Minutes of the Hurricane City Council meeting held on August 20, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor Clark Fawcett and **Council Members**: Joseph Prete, Dave Imlay, Lynn Excell, Amy Werrett, and Merlin Spendlove.

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, Water Superintendent Kory Wright, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

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

Fred Resch III explained that with the new sign ordinance, wind signs are no longer allowed. Staff passed out flyers to businesses that were in violation in hopes that they would voluntarily remove them. The Planning Commission had a large agenda last week, where they approved a cell tower on 3000 South, two zone changes that are on tonight’s agenda, and two preliminary plats: one near Grandpa’s Pond and one on Old Hwy 91. The Water Conservancy District also proposed a zone change on approximately 600 acres, but it was tabled because the application was not ready. Mayor Fawcett stated they reached out to him to discuss the application because they were unable to resolve it with staff. Mr. Resch III stated they had a productive meeting yesterday with the applicant. He then continued with the Planning Commission approvals, including a preliminary site plan for the new fire station on Sand Hollow Road and preliminary site plans for Angelica’s and Cross Country Diner.

Gary Cupp stated next week’s Planning Commission meeting has been canceled due to no applications.

Hayden Roberts recognized and thanked the Police and Water Departments for their help during the recent flood. He stated the Street crews are still in cleanup efforts. Slurry seal is going well, and they will be starting Sky Mountain next week. Mayor Fawcett stated S&S Steel reached out to him about donating for the flood victims and they will match donations up to $30,000. He opened an account at State Bank for people to donate and encouraged everyone to donate if they can. Mr. Roberts stated he did not have a count on how many homes were damaged but reported there were no injuries. Councilman Imlay stated the flood water got into the secondary bars of the transformers, which are bare and exposed. He reported that no fuses were blown, no one was shocked, and everything stayed energized.

Mike Johns added that one of the boxes was completely submerged under water, but it never shut off or skipped a beat. There were a couple of others that were hit, but they have all dried out now. He stated some of the department's equipment basements were full of water, but it did not get into the primary power section. He also stated the UAMPS conference is next week, and the generators are continuing to run.

Mike Vercimak stated Turf Sod Road will need rehabilitation after the rain. He also stated that sand that ran down from the flood will need to be cleaned up at the intersection of Sand Hollow Road and SR-7. They are continuing to assess the damage around town from the flood. He stated they continue to see development activity. They held a preconstruction meeting that morning for Magnolia Court, and next Tuesday there is another meeting for a subdivision on 2600 West.

Sel Lovell introduced Kayla Bronson as the new Utility Clerk and Shalise Flanigan as the new Payroll Coordinator. Kaden DeMille added that Kirra Dixon has brought the payroll position a long way over the last four years and she will be greatly missed. Mr. Lovell then reviewed the recent new hires and stated there are still quite a few positions open. He stated staff have been trying to move to paperless as soon as possible and are still working on the website redesign. The City will also hold a CPR class for employees soon.

Kory Wright thanked Interstate Rock, Cody Goodfellow, a few employees from the Water District, and many others that helped with the flood. They passed the leak test and water sample test on the Sky Ranch Tank and are close to connecting it to the City's system as soon as they receive approval from the State. They are still drilling at the Goulds Wash Well, but drilling at the Sky Ranch Well is still shut down due to equipment problems. The start date for the first phase of the irrigation project is scheduled for September 15th. They are just waiting on a few more numbers for the second phase of the pressurized irrigation pipe expansion project and will then be able to bring it to the Council for approval.

Chief Yates announced that Paige Roundy is the new SRO at the Intermediate School. He stated she will do a great job, and they are excited to have her in the position. They will be conducting interviews next week for the Animal Shelter Attendant. He stated that on September 26th from 6:00–8:00 p.m., they will be holding their National Night Out event. They have invited multiple agencies from around the county and will have free hot dogs and water. This is a great opportunity for the community to come out and meet local law enforcement. He stated they were also able to hire a new lateral officer from Cedar City. His father previously worked for the City's Police Department, and he will be introduced soon. He lives in Southern Utah and wants to remain in the area.

Larry Palmer reported that since the last meeting they have had thirteen single family permits, a three plex townhome unit, and two two-unit townhomes submitted.

Tiffani Wright announced that they have implemented a ticketing system for the Theater. They will test the system with the Christmas show to work out any issues before using it for the Spring show. The Recreation Coordinator moved to another position, so that position has been opened. She reviewed some of the changes within the department that created additional open positions. They are busy preparing for Peach Days. The boys' bathroom will hopefully be completed before the event begins. The current show at the Theater is doing well. They are halfway through the season and are halfway to where they need to be. Councilman Spendlove stated he has heard many great comments that the plays are really good.

Dayton Hall stated that the Appeals Board held a hearing yesterday regarding a variance request for a lot in Fire Rock. The owner requested an exception to the setback requirements to move the house closer to the street. Their justification was that the rock retaining wall in the backyard reduced the usable size of the lot, so they needed to move the house forward to utilize the lot. He explained that State law establishes criteria for approving a variance, including that the hardship cannot be self-imposed and cannot be solely economic in nature. He stated the Appeals Board reviewed all the information and did not approve the variance request. The amendment to the Sand Hollow Mesa development agreement has been recorded, so applications can now be processed for Neighborhood Six. He stated Mayor Fawcett has requested a closed meeting to discuss a proposed development agreement, and Mr. Hall would also like to discuss a matter involving the purchase of property.

Kaden DeMille thanked all the employees, officers, Mayor, and Council for their help with the flood. He stated everyone did a great job responding to the situation and beginning the cleanup as soon as possible. The City Campus project is moving forward. Staff applied for a CIB grant, but he heard there was not enough funding available for all of the applications received. They have a meeting on September 3rd to present their application and hopefully secure more favorable financing.

Councilman Imlay stated that Mike Johns flew his drone over all the substations and identified each piece of apparatus, which he presented at the Power Board meeting last week. He stated Mr. Johns did a great job and that he would like to show the Council a short version of the presentation. He stated they conducted a trial rollout of the MI metering but experienced a few problems that need to be corrected before they proceed with the full rollout. He stated the City needs an Emergency Management Operator for future emergencies. He stated the flood was handled very well, but there could be issues in the future if the City does not have one in place.

Councilman Prete mentioned that he has a monthly meeting with the Police Chief. He stated it is a very informative meeting and believes it is a valuable practice. He went to help with the flood cleanup on Sunday afternoon and found that it was not very organized. He suggested that in the future, the City organize the workers. He stated he wanted to help, but it took some time to figure out where he could assist. He then asked for an update on the retention project at the top of Gould's Wash. Mr. DeMille explained that it is a $67 million NRCS project, with the City contributing $5 million. He believes the comment period has just ended. There are new maps that he will forward to the Council. He stated it will probably be another three to four years before the project is completed after going through all the required processes.

Councilman Excell stated he is very proud of all the departments for working together during the flood efforts. He stated the community really came together to get everything cleaned up. There was a Mosquito Abatement meeting last week, and there have been a few cases of West Nile Virus reported in Washington County, but none in Hurricane. There are no human cases at this time. He stated they are working diligently to prevent any problems.

Councilwoman Werrett stated she was able to help with the flood cleanup on Saturday afternoon and was impressed with the community coming together. She added that local businesses were also donating and helping. She then asked if Hurricane City would be getting any electric vehicle charging stations. Mr. DeMille stated he was not aware of any private stations, but there is conduit for them at the four-court gym, and they have plans to install conduit at the new City Campus. Mr. Johns stated a lot of work would need to be done because the stations require a significant amount of power. Councilwoman Werrett stated that 12 Step meetings are held at the Museum, but they are running out of room. She asked if there was another location where they could meet. She then asked for an update on replacing the chair on the Historic Preservation Committee. Mayor Fawcett stated he is still working on that. Councilwoman Werrett asked if they would receive more direction regarding the town hall meetings. Mayor Fawcett stated he will put something together to provide to the Council at the next meeting.

Councilman Spendlove echoed his thanks for all the help with the floods. He stated that many members of the community came out to help, and a lot was accomplished. He attended his first Airport Board meeting this week. There will be an item on tonight’s agenda that the Board recommended. He stated he is learning a lot from serving on the Board and will also serve on the committee for hiring the consultant. His first Ash Creek Board meeting is next week. He plans to volunteer at the next golf tournament.

Mayor Fawcett stated he will conduct an after-action review of the flood response. He stated they had a lot of people working, but more could have been accomplished if the efforts had been better organized. He stated he has been doing a monthly activity to engage citizens. He is planning one this Saturday at 10:00 a.m. with the youth, where they can build their own seed displays. The displays will then be displayed at Peach Days.

6:00 p.m. - **Call to Order** –

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Kaden DeMille

Pledge: Tiffani Wright

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for August 6, 2026, and Special Meeting July 30, 2026

Dave Imlay motioned to approve the August 6, 2026, and Special Meeting July 30, 2026, minutes as written. Seconded by Amy Werrett. Motion carried unanimously.

Public Forum – Comments From Public

None.

NEW BUSINESS

1. Consideration and possible approval of amending Ordinance 2026-19 regarding the monthly drainage utility fee

Mayor Fawcett explained that he asked Arthur LeBaron to come up with options for implementing the fee gradually or all at once. Mr. LeBaron explained that he and Mayor Fawcett discussed finding a way to implement the full non-residential fee over a four-year period. The discounted rates would apply to developments with fees over $100 per month. The proposal tonight is to begin charging all properties under the $100 tier their calculated rate, while implementing the larger tiers gradually over four years, with the full amount reached in the fourth year. He explained that Scenario 1 would implement the fees as proposed with no discounts. Scenario 2 would discount the tiers above $100 per month by having them pay 25% in year 1, 50% in year 2, 75% in year 3, and 100% in year 4. He explained that the downside to this scenario is that during the first year, a property in one of the higher tiers could potentially pay less than a smaller development that does not receive the discounted implementation. He explained that with Scenario 3, he addressed this issue by having tiers 10–30 pay $99 and tiers 31–200 pay 25% in the first year. In year 2, tiers 10–18 would pay $99 and tiers 19–200 would pay 50%. In year 3, tiers 10–12 would pay $99 and tiers 13–200 would pay 75%. Year 4 would be full implementation. He also calculated the revenue loss if the fee is not implemented as proposed, which would be $662,607. He reviewed the proposed scenarios and what commercial and industrial properties would pay under each scenario. He stated they are proposing to cap the fee at 1 million square feet so larger properties are not overcharged. He stated that using tiers spreads the cost out evenly.

Mr. LeBaron explained that the Utility Department is limited in implementing the fee due to the City's software. He stated that using tiers will work better for the department. He stated another question is when year 2 would begin if the four-year plan is approved. He recommended that year 2 begin in July 2028 because he does not want to overwhelm the Utility Department, as they already have to make many rate adjustments at the beginning of the year. He mentioned that he spoke with St. George, and they calculate their fees very similarly. Councilman Imlay suggested sending out a letter explaining to businesses how the fee will be implemented over the four-year period. Councilwoman Werrett pointed out that the revenue shortfall means the projects will not be completed as quickly. Mr. LeBaron stated that the City's first obligation for these funds is the MS4 program. He stated he has been asked by many citizens how the City allowed the flood to happen. He explained that the City has been working on detention for the Goulds Wash drainage for eight years. It is a $67 million project, with the City responsible for $5 million. He stated that implementing the fee as proposed is a good way for the City to raise those funds. Councilwoman Werrett asked for his recommendation on how to move forward. Mr. LeBaron stated his recommendation is Scenario 3.

Dayton Hall stated there is not a written ordinance for the Council to vote on tonight, and State law requires an ordinance before it can be voted on. He stated staff is looking for direction on which scenario the Council is comfortable with, and the item can then come back to the Council for approval. Councilman Imlay stated he likes Scenario 3 but wants a letter sent to all nonresidential properties explaining what they will be charged. Councilwoman Werrett agreed. Councilman Excell added that the letter should explain what MS4 means. Councilman Spendlove asked about upgrades to detention facilities. Mr. LeBaron stated that if a property has detention that exceeds the City's standards, the City could give them a credit. He explained that even if a property builds a detention basin, it still affects the system by increasing flows. Councilman Spendlove stated some of the larger businesses may want to do that instead of paying a higher fee. Mr. Hall confirmed that staff will bring back an ordinance for Scenario 3 for the Council to review and adopt.

2. Consideration and possible approval of Ordinance 2026-21 Amending 9-1-2 to Adopt the Wildland- Urban Interface Code as set forth under the Utah Code – Larry Palmer

Larry Palmer explained that the State has been reviewing and updating the designated Wildland Fire Hazard Areas. He stated that the City needs to formally adopt these areas so they can be incorporated into the City's ordinance and provide guidelines for building and designing infrastructure to help protect homes.

Amy Werrett motioned to approve Ordinance 2026-21 Amending 9-1-2 to Adopt the Wildland- Urban Interface Code as set forth under the Utah Code. Seconded by Merlin Spendlove. Motion carried unanimously by roll call vote.

3. Consideration and possible approval of local consent for single event liquor permit for Trail Hero – Rich Klein

Rich Klein stated he is requesting local consent for the Trail Hero event. This will be his 11th year hosting the event, and he stated they have had good success in the past. He stated they have strict standards for how the event is run. They moved the event to the Washington County Fairgrounds last year. This will be their fourth year selling beer, and they have not had any problems in the past. Councilman Prete confirmed there are no changes to the outline of the event. Mr. Klein confirmed that all State regulations are followed and that they keep a close eye on how the event is monitored.

Dave Imlay motioned to approve local consent for single event liquor permit for Trail Hero. Seconded by Joseph Prete. Motion carried unanimously.

4. Consideration and possible approval of Ordinance 2026-20 Amending 1-4-7 and 9-7-7 regarding civil penalties – Weston Walker

Mike Vercimak stated the purpose of these changes is to implement civil penalties for MS4 code violations. It also allows the MS4 Coordinator to issue citations. He stated they are not expecting a lot of citations, and the main citation would be for illegal discharge. However, they are required to give several warnings before a citation can be issued. He added that any money collected must be used for community education. He stated it is not their intention to be heavyhanded with this. Councilman Prete asked if it is necessary for the City to enforce this to comply with State requirements. Dayton Hall stated yes. Councilman Excell questioned why the City is passing this if they do not plan to enforce it. Mr. Vercimak stated the City is required by State law to give four warnings before a fine can be issued. Staff are prepared to follow through with warnings and citations if this is approved. Councilwoman Werrett confirmed that a developer is required to clean up the road if they are in violation. Councilman Imlay pointed out that there are many areas that are fields, so mud being tracked onto the road happens often. He asked if they would receive a violation notice. Weston Walker explained that in that scenario, the MS4 Coordinator would be dispatched to review the situation and work it out with the property owner. He stated the State created a table for control measure violations, and there are also illicit discharge violations that are not limited to new construction. Councilman Imlay stated he is disappointed that the fines cannot be kept to be used within the City. Mr. Walker stated the fines can only be used for public education.

Amy Werrett motioned to approve Ordinance 2026-20 Amending 1-4-7 and 9-7-7 regarding civil penalties. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

5. Possible termination of the lease agreement for the shade hangar pad at Plot 50 of the City Airport – Stephen Lemmon, Final Design Group, LLC

Mike Vercimak stated that about a year ago, Steve Lemmon negotiated a shade hangar lease that he intended to build on. However, he never proceeded with the project. When he received the bill for the second-year lease, he decided he was not going to move forward and requested to cancel the lease. The Airport Board heard the request on Tuesday and recommended approval of terminating the lease. Councilman Prete confirmed that no work had been done on the property.

Joseph Prete motioned to approve the termination of the lease agreement for the shade hangar pad at Plot 50 of the City Airport. Seconded by Merlin Spendlove. Motion carried unanimously.

6. Consideration and possible approval of Zone Change Ordinance No. ZC26-13 to rezone Lot 6 of the Crocker Enterprises industrial subdivision located near the north end of the industrial portion of Old Highway 91 from Light Industrial (M-1) to Heavy Industrial (M-2); File No. ZC26-13; Parcel Nos. H-CREL-6 and H-CREL-6-RD3; Richard O'Shields, applicant; Karl Rasmussen, agent.

Karl Rasmussen explained that they are requesting M-2 zoning so his client can construct a concrete batch plant. Once the zoning is approved, they can move forward with construction drawings. Mayor Fawcett asked if anything had been built around the proposed property. Mr. Rasmussen stated there is a building to the northwest, but the rest of the area is open. Councilman Excell stated that the neighboring property owner was at the Planning Commission meeting to speak in opposition but was not allowed to speak during the item. He told him to attend the Council meeting that night, and he would be given an opportunity to speak. He stated this is a batch plant that is moving from within the City, and the City has not received complaints about the business. He stated that if this is approved, it needs to remain compatible with the surrounding businesses. Dayton Hall clarified that at the Planning Commission meeting, the neighboring property owner got up during the public hearing and began asking questions. The Chairman told him it was his time to make comments, not to engage with the Commissioners and ask questions. After that, the business owner did not come back up to voice his concerns. Councilman Prete asked if the neighboring business could be harmed by a batch plant. Councilman Excell stated that if it is properly controlled, it should not affect the business. Councilman Imlay pointed out that the boat shop down the road has never been happy about having a batch plant next to it, stating that dust from the neighboring batch plant settles on the boats. Councilman Spendlove stated they should be required to have track-out measures that must be kept clean and that there should be measures in place to control dust. Councilman Prete asked about the impact of cement trucks on the roads. Arthur LeBaron stated Silver Reef Way was recently built to City standards. He stated this would be a better location for the business, and they are already operating their trucks on City roads. He stated that at the applicant's current batch plant location, they do not have a water source, so they have been using a hydrant meter to obtain water from Hurricane City. Gary Cupp stated the area is a light industrial park and that the zoning anticipates trucking.

Dave Imlay motioned to deny the Zone Change Ordinance No. ZC26-13 to rezone Lot 6 of the Crocker Enterprises industrial subdivision located near the north end of the industrial portion of Old Highway 91 from Light Industrial (M-1) to Heavy Industrial (M-2) based on the grounds that it is not compatible with the surrounding uses and there is no guarantee of what will be built there once the zone is changed. Seconded by Lynn Excell. Motion carried unanimously by a roll call vote.

7. Consideration and possible approval of Zone Change Ordinance No. ZC26-11 to rezone a 0.85-acre parcel from Residential Agricultural 0.5 (RA-0.5) to Recreation Resort (RR); and a 0.5-acre parcel from Agricultural 5 (A-5) to Recreation Resort (RR); both parcels are located within the Pecan Valley Resort area; File Nos. ZC26-11 and PSP26-08; Parcel Nos. H-4-2-15-118 and H-4138-F; Chris Wyler, applicant; Brandee Walker, agent.

Chris Wyler explained that he has acquired two parcels within the resort and wants to add them to the resort. He stated they are not adding any additional units but will use the parcels for amenities. He stated they are restricted from new zoning due to the lack of a secondary access. However, there is another development that entered into a development agreement outlining the entitlements and requirements that had to be completed at each stage. Dayton Hall explained that the next item on the agenda is 40 acres adjacent to this property. The rezone for the adjacent property was granted subject to the second access being required concurrently with the development. Staff’s recommendation is that if the Council approves this zone change, the applicant be subject to the same requirements. The site plan for the resort was approved a few years ago as part of the development agreement, so if this application is approved, the site plan would also need to be updated. He stated the applicant is willing to keep the unit count the same. In addition to adding these two areas to the Recreation Resort zoning, the applicant is asking to update the layout of the units and the location of the roads.

He stated homes cannot be built in the rezoned property until the second access is completed. However, when the second access issue was raised, the Council stated that anything with preliminary plat approval could continue. Mr. Wyler has multiple other preliminary plats that have been approved and can be built. Therefore, under the Council's direction, staff was going to allow those units to continue. He stated he believes the pickleball facility amenities may attract more people than just homes, so his recommendation is that the pickleball facilities cannot be built until the second access is completed. Mr. Wyler stated the pickleball court will not be open to the public. Councilman Excell pointed out that is what the applicant says now, but that could change and events could be held there. He stated he is not in favor of this unless they have the same agreement that nothing is allowed until the second access is completed.

Councilman Spendlove stated he spoke to the Fire District about this, and their concern was making sure the road connects from Turf Sod Road to Dixie Springs Drive. Mr. Wyler stated he anticipates the second access will happen soon, but he wants the amenity to be allowed now. He is willing to reduce some of his entitlements if the pickleball courts are allowed. Councilman Prete asked about the current traffic concerns. Mr. Hall explained that parking concerns in this area were raised by the Council at a previous meeting, so a pickleball facility may increase those concerns. He stated the bigger concern is that there are more units than what is allowed under fire code with only one access. Mr. LeBaron echoed Mr. Hall's comments regarding parking and the second access. He stated he is mostly concerned with the intersection at Turf Sod Road and Sand Hollow Road. Chief Yates stated it could be a concern if there were an emergency and people needed to be evacuated from the area. Mr. Hall presented the exhibit from the development agreement showing where the road requirements would be. Mr. Wyler stated he was told about the parking concerns on the street. He tried to regulate that through the CCRs, but was told he cannot regulate street parking, so he does not know how to enforce it. He stated a possible solution is to have water park patrons park in the large parking lot. Mr. Hall asked if the Council wanted to see the finalized agreement before they voted. Councilman Imlay stated there are a lot of details in the packet and asked what staff is recommending for approval. Mr. Hall stated the applicant is requesting to add two parcels to the resort development agreement, which will require updating the site plan. Staff is recommending approval on the condition that the applicant agrees to all the same requirements that Andrew Hall agreed to regarding the second access. Councilman Excell confirmed that nothing can be done until the second access is completed. The Council agreed that is what they wanted. Mr. Wyler stated he would like to have the pickleball facility built first and asked if they would consider making changes to allow that. Councilman Excell stated he is not in favor of that. He stated the second access is critical.

Lynn Excell motioned to continue the Zone Change Ordinance No. ZC26-11 to rezone a 0.85-acre parcel from Residential Agricultural 0.5 (RA-0.5) to Recreation Resort (RR); and a 0.5-acre parcel from Agricultural 5 (A-5) to Recreation Resort (RR); both parcels are located within the Pecan Valley Resort area for two weeks and directed staff to draft an agreement that matches the agreement with Andrew Hall. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

8. Consideration and possible approval of revisions to the Andrew Hall Development Agreement in Pecan Valley to update owner information and second access route – Dayton Hall

Bob Hermandson stated the only change they are requesting is to update the alignment of the roads with Mr. Wyler's development. He stated Andrew Hall has closed on the property and is ready to move forward. Dayton Hall stated the exhibit has been reviewed by the Water Department and Public Works to work out the details. He asked Mr. Wyler if he was in agreement regarding the new road locations shown on the exhibit regardless of what happens with his zone change request. Brandee Walker, representing Mr. Wyler, stated they are good with it. Mike Vercimak stated there is a pressure-reducing valve, so when the roadway is extended, the valve will need to be moved further to the south. Mr. Hall stated the second change made to the agreement was to add a new paragraph stating that the applicant will relocate the valve at his expense when the second access roadway is constructed.

Amy Werrett motioned to approve the revisions to the Andrew Hall Development Agreement in Pecan Valley to update owner information and second access route. Seconded by Merlin Spendlove. Councilman Prete confirmed this change doesn't affect the master plan roads. Motion carried unanimously.

9. Consideration and possible approval of Resolution 2026-30 Appointing Michelle Cloud to the Appeals Board

Dayton Hall explained that the Appeals Board is a three-member board with specific requirements for each seat. Bob Peterson, a former Planning Commissioner, has served very well on the Appeals Board but has asked to retire from the board. Michelle Cloud is being considered to fill the vacancy. She previously served as a Planning Commissioner for eight years. He stated he felt she did a good job and made informed decisions. Gary Cupp agreed that she is a good choice and will do a good job.

Lynn Excell motioned to approve Resolution 2026-30 Appointing Michelle Cloud to the Appeals Board. Seconded by Amy Werrett. Motion carried by a roll call vote.

10. Discussion regarding accessory dwelling units (ADUs) – Councilman Imlay

Councilman Imlay stated he has been researching ADUs and feels it is confusing what is allowed. He asked if Planning staff could provide details on what is required for each type of ADU. Fred Resch III presented an overview of Hurricane City's current accessory dwelling unit (ADU) regulations, including the differences between internal and detached ADUs, permitted size and height, setbacks, parking, utilities, and the conditional use permit (CUP) process. He also reviewed State regulations governing ADUs and explained what Hurricane City can and cannot regulate for both internal and detached ADUs. He reviewed the number of ADU permits that have been issued over the last year.

Councilman Imlay confirmed that detached ADUs could be required to be smaller. Councilman Prete expressed concern that in the future people may try to split an ADU off and make it its own lot. Mr. Cupp stated the current ordinance would not allow that. Councilman Imlay stated he is not opposed to small ADUs but does not like the large ones. Mayor Fawcett stated ADUs are allowed in most zones and that he feels they make single-family zones more like multifamily areas. He stated his biggest concern with ADUs is that they are allowed without notifying surrounding property owners, so they can end up with multifamily uses around them without an opportunity to voice their concerns. Mr. Cupp stated the State requires the City to allow one ADU, but the City's code allows two if the lot is large enough, so that could be changed. Councilman Excell agreed that detached ADUs should be limited. Councilman Imlay added that they could change the code so larger ADUs are not allowed through a conditional use permit (CUP). Dayton Hall stated the City is required to grant the CUP if the applicant meets the conditions. Mayor Fawcett asked the Council if they wanted to make any updates to the code. Councilman Prete suggested raising the issue at the town halls and addressing it later in the year if there is enough interest.

11. Mayor, Council, and staff reports

No additional reports were necessary.

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

Joseph Prete motioned to go into a closed session at 7:52 p.m. for a strategy session to discuss property purchase, a proposed development agreement, and proposed development financing. Seconded by Lynn Excell. Motion carried unanimously.

Adjournment: Joseph Prete motioned to adjourn at 8:41 p.m. Seconded by Merlin Spendlove. Motion carried unanimously.