

Minutes of the Hurricane City Council Work Meeting held on February 09, 2017 at 5:00 PM in the City Council Chambers at 147 North 870 West, Hurricane, Utah

**Members present:** Mayor Pro-Temporae Pam Humphries, Council members Kevin Thomas, Cheryl Reeve, Kevin Tervort, and Darin Larson.

Mayor John Bramall was excused.

**Staff members present:** City Manager Clark Fawcett, City Engineer Arthur LeBaron, City Planner Toni Foran, Power Superintendent Dave Imlay, and City Attorney Fay Reber

**Also present** in the audience were Copper Rock representative Bill Zitting and Mike Bradshaw of Alliance Consulting and interested residents of the area.

**Work meeting to discuss proposed Copper Rock development agreement:**

Pam Humphries called the meeting to order at 5:04 p.m. Staff provided copies of the draft agreement and large copies of the master plan maps.

The group discussed the major concerns of annexing this project, including the density of the project, the likelihood of failure, the viability of the golf course, and the impact on the City whether it is annexed or not annexed.

They then discussed specific areas of concern with the agreement including the night sky protection provisions and the future request for a full liquor license at the proposed clubhouse. Council members reviewed the Police Chief's comments on both concerns, especially lights at critical intersections and public safety concerns with the distance to the clubhouse site. They recommended taking out language in the agreement that assumes a future application for a full liquor license will meet City and state approval requirements and left night sky protections vague in the agreement.

Another area of concern was a mechanism to ensure the agreement does not permanently tie up the land in the same way that the Elim Valley and Colina Tinta agreements have become a problem for the City with lawsuits and owners after foreclosure. Fay Reber pointed out the language he recommends including in the agreement to try to give the City some authority to ask for financial assurance throughout the project and terminate the agreement if the assurance is not satisfactory. He also recommended a term of not more than five years without development in the project

There was extensive discussion of timing of the project, ensuring the developer is responsible for paying for all public utility service for the project area, and ensuring staff continues to work on the agreement to protect tax payers currently living in the city.

The meeting adjourned at 6 p.m.