

Minutes of the Hurricane City Council meeting held on May 18, 2017 in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

Members Present: Mayor John Bramall and **Council Members:** Pam Humphries, Darin Larson, Kevin Thomas and Cheryl Reeve. **Absent:** Kevin Tervort

Also Present: City Manager Clark Fawcett, Assistant City Manager/Recorder Kaden DeMille, City Attorney Fay Reber, Police Chief Lynn Excell, Power Superintendent Dave Imlay, Public Works Director Mike Vercimak, Planning Director Toni Foran, City Engineer Arthur LeBaron, GIS Specialist Joe Rhodes and Fire Department Chief Kuhlmann

AGENDA

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

Chief Kuhlmann – the new fire engine will be in the parking lot during break for Council to look at.

Dave Imlay – They have moved into their new building. They are busy getting things organized and settled.

Bryce King – all of the pool hires have been completed for the summer. They are busy preparing for the Sand Hollow Triathlon event coming up. Mr. King stated that with the AmeriCorps crews coming through this November to help build trails in the area, and they will need to find other accommodations. He expressed that their crews cannot be staying overnight at the Community Center as it is not up to code for overnight accommodations. Mayor Bramall suggested renting out the Boy Scout area and Chief Excell suggested that they stay at the Quail Lake campgrounds where they will have access to showers and restrooms.

Chief Excell – they are having an issue with people camping in the Walmart parking lot. Walmart as a whole, allows people to camp overnight in their parking lots. The issue they are having is people are camping in the parking lot for extended periods. Chief Excell explained that the St. George Walmart prohibits any camping in their parking lot because of their City Ordinance. Ms. Foran sent a letter to the Manager of our Walmart stating our City Ordinance also prohibits camping in parking lots. Ms. Foran stated that the Manager called her back and he is in favor of enforcing the Ordinance and not allowing people to camp in the parking lot.

Chief Excell also stated that they have a new potential hire. He is currently going through the steps and if everything works out he will start on June 5, 2017. Their department is also targeting texting and driving and stop sign violations. There will also be a drunk-driving task force in effect for the Memorial Day weekend.

Toni Foran – reported that LiteHouse is trying to push their lead time of our approval process, but they haven't even submitted plans yet. Ms. Foran stated that if they don't have signed construction drawings then staff can't push things through. She will keep Council updated.

Mike Vercimak – he gave a handout to Council regarding the Infrastructure Punch List for Elim Valley. He expressed that this is a draft and not a final list. Mr. Vercimak has concerns about issuing permits when there is a blanket easement over the entire property especially when there is an ongoing lawsuit. Ms. Foran also has concerns over the irrigation issues. She thought that the infrastructure would be completed before any permits were issued. Kevin Thomas voiced concerns over the pending lawsuit.

Mayor Bramall suggested that there should be a stipulation that if they don't complete items by certain dates, then the development stops.

Arthur LeBaron – UDOT is working on some preliminary design of the Southern Parkway. Focus points are on south of Sand Hollow Reservoir, by the Spilsbury property and another at 3000 South where there will have an interchange. Mr. LeBaron reported that his department has been busy reviewing plans that have been submitted. Their turnaround time is approximately one week. Mr. LeBaron wanted to remind Council that the Bike Rodeo is this weekend and that the Police Department has worked hard to put on this event.

Pam Humphries left the meeting at 5:50 p.m.

6:00 p.m. - Call to Order –

Pledge: Kevin Thomas Prayer: Arthur LeBaron

Presentation of 10 year service award to Eric Crosby – Clark Fawcett and Mayor Bramall presented the award.

Presentation of 25 year service award to Michelle Prince – Mayor Bramall and Clark Fawcett presented the award.

Approval of Council minutes: 03/16/17

Cheryl Reeve made a motion to approve the 03/16/2017 City Council minutes. Seconded by Darin Larson. Motion approved with Cheryl Reeve, Darin Larson and Mayor Bramall voting aye. Kevin Thomas abstained.

6:15 p.m. – Public Forum – Comments From Public

None.

NEW BUSINESS

1. Consideration and possible approval of the *Pride Rock Development Agreement*

Fay Reber – he sent the latest draft of the Development Agreement to Council for their review. Pam Humphries had concerns of what the improvements are going to be and wanted them to be included in the Development Agreement. Mr. Reber suggested that Council approve the Development Agreement but specify the improvements within the motion. Ms. Humphries listed these specific improvements as:

- Block wall on both sides from the front to the sides of the property
- Trees or shrubs that don't lose their leaves in the winter to be planted along the south and north sides of the property
- Cement or asphalt surface going east past the hopper
- It is requested that they identify the use/plan of the vacant property between Black Gate LLC and Pride Rock

Kevin Thomas had concerns regarding the submitted site plan stating it wasn't detailed enough. Darin Larson suggested to Council that they dictate to the Planning Commission the details and as the site plan comes in, they can review it.

Pam Humphries returned to the meeting at 6:15 p.m. Ms. Humphries reiterated the four improvements that need to be included in the Development Agreement and made note that there are timeframes in which these improvements need to be completed. She explained that the trees and shrubs to be planted on the north side would serve as a living fence between them and Mr. Davies and that would help dampen the dust. Mr. Stewart added that he has had several meetings with Mr. Davies. Mr. Davies is support of the batch plant and what they are trying to accomplish. Mr. Reber wanted to point out to Council that the Sunroc and Pride Rock are considered small source generators and they receive exemptions to many rules pertaining to air quality, emissions, etc. Mr. Reber explained that he added a paragraph to the Agreement that being a small source generator they will have to meet the terms and conditions of the City's Fugitive Dust Ordinance.

Motion made by Pam Humphries to approve the Pride Rock Development Agreement with the stipulations of the four items that were discussed and they are taken up with the Planning Commission to implement those on the site plan. In addition, Mayor Bramall may sign both the Ordinance approving the zone change and the Development Agreement. Kevin Thomas seconded. Motion approved with Cheryl Reeve, Kevin Thomas, Pam Humphries and Darin Larson voting aye.

2. *Consideration and possible approval of a proclamation regarding fire conditions and the discharging of fireworks*

Mayor Bramall made a proclamation regarding fire conditions and the discharging of fireworks. The proclamation declares Condition 2. Condition 2 is described as:

1. Fireworks may be discharged beginning on June 23 and ending July 27 beginning on December 29 and ending on December 31; and two (2) days before and on the Chinese New Year.

2. Fireworks may not be discharged in any area within two hundred feet (200') of dry brush, vegetation, or buildings.

Motion made by Cheryl Reeve to adopt the fireworks ordinance by proclamation. Seconded by Kevin Thomas. Motion approved with Cheryl Reeve, Kevin Thomas, Pam Humphries and Darin Larson voting aye.

3. *Presentation and report on the 2017 Mountain Bike Festival and discussion regarding AmeriCorps volunteers-DJ Morisette*

DJ Morisette – Mountain Bike Festival had 500 participants. It was a great turnout. Had a lot of positive feedback and both vendors and participants were happy. The Beer Garden also had a good turnout. Bryce King stated the pump track was a great event as well. Ms. Morisette explained that the volunteers from AmeriCorps will be coming back this fall to do trail maintenance. She was asking if Council would sponsor AmeriCorps again, and if they could use the Community Center again. Mr. King said that when the Community Center was offered it was a trial thing, and now we are on year three. The Community Center is not fire coded for overnight stays but the volunteers could use it as a meeting facility. Mayor Bramall suggested they use the Quail Lake campgrounds or the Boy Scout facilities while they are here doing trail maintenance. Council will sponsor them again. Ms. Morisette said that she hasn't heard back from the property owner yet, but she will keep Council updated.

4. Consideration and possible approval of an amended plat for the 920 West Subdivision-Kevin DeMille applicant

Mayor Bramall stated that this item was recommended for approval by the Planning Commission.

Motion made by Darin Larson to approve an amended plat for the 920 West Subdivision. Seconded by Kevin Thomas. Motion approved with Cheryl Reeve, Kevin Thomas, Pam Humphries and Darin Larson voting aye.

5. Consideration and possible approval of a zoning map change from HC, Highway Commercial, to R-1-10, Single Family Residential for two parcels equal to .55 acre at 1195 W. 100 North-Kelton and Tina Webb applicants

Mayor Bramall stated that this item was recommended for approval by the Planning Commission.

Motion made by Pam Humphries to approve the zoning map change from HC, Highway Commercial, to R-1-10, Single Family Residential for two parcels equal to .55 acre to 1195 W. 100 North. Seconded by Cheryl Reeve. Motion approved with Cheryl Reeve, Kevin Thomas, Pam Humphries and Darin Larson voting aye.

6. Mayor, Council and Staff reports

Mayor Bramall	Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering-
Kevin Thomas	Emergency Management, Streets & Drainage, Youth City Council-
Pam Humphries	Court, Water, Power, Solid Waste- person grabbed her and said she has an issue with a vacation rental. Someone ran over her son’s cat. Let this be on your radar that we are in need of a Code Enforcement Officer. Mayor Bramall stated that included in the 2018-2019 Budget we will have funds for a Code Enforcement Officer.
Darin Larson	Planning Commission, Economic Development, Planning Department, Building and Inspection, Recreation-
Cheryl Reeve	Parks & Cemetery, Swimming Pool, Board of Adjustment, Historical Preservation, Tree Board, Beautification- Over by the Community Center and the Fine Art buildings, there are two bronze sculptures on display. These are on loan for a year.
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District-
Clark Fawcett	City Administration-

Kaden – vacation rentals – It has been a year since we passed the vacation rental ordinance and as part of the requirements the city recalculates on an annual basis the number of vacation rental permits allowed to be issued. Based on the current estimated population of 17,685, the city has grown by 1,685 residents during the past year based on the base population determined at the time of the ordinance of 16,000. The ordinance allows 3 vacation rentals per thousand residents but the ordinance is unclear on how the calculation will be done whether calculating the number in increments of a thousand or by +/-

334 additional residents. If it is calculated based on one thousand additional residents then the city would allow 3 additional permits this year. If the number is based on the 334 residents then the city would allow 5 additional permits this year. The council agreed to issue 5 additional permits this year. The future calculation will go off of the additional increase of residents as the number increases by 334 annually.

Fay Reber reported that since the annexation was approved it needs to be signed by the County Surveyor. The County Surveyor said that the County did not properly notify all of the property owners within 300 feet of the annexation. He will send it up to the Governor's office, but if the Governor rejects the paperwork then we will have to back track the annexation process to the Public Hearing.

7. Adjournment: 6:57 p.m.
