

Minutes of the Hurricane City Council meeting held on November 4, 2021, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

Members Present: Mayor John Bramall and **Council Members:** Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders, and Kevin Tervort.

Also Present: City Manager Kaden DeMille, City Attorney Fay Reber, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimak, Recreation Director Kole Staheli, Planning Director Stephen Nelson, GIS Specialist Joe Rhodes, and City Recorder Cindy Beteag

AGENDA

4:00 p.m. Work Meeting to discuss Canyons RV

Joby Venutti explained that he and his brother have been working on Canyons RV for the last five years. The Canyons RV project has been in progress and owned by several parties over the past thirty years. Mr. Venutti reviewed the intent for the property according to the original brochure. The subdivision is a mix of permanent residents and nightly rental spaces. He would like to operate this project as a recreation resort; however, this doesn't comply with any of the zones. He asked for direction from the City Council regarding nightly rental use.

Councilwoman Billings explained that recreation resort zoning requires a clubhouse, pool, and full-time onsite management. She is concerned that changing the use will affect current homeowners in the development. Mayor Bramall feels the fair thing to do is hold a Public Hearing.

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

David Viavos reported that the LPGA tour brought two million dollars in economic and media impact. They are currently working on a project with the golf channel. The tournament has obtained fifteen more sponsors for the upcoming event and seven national partners. He presented information and explained what other cities pay to sponsor events, such as the Bahamas, Delray Beach Open, and Utah Championship. He would like the City to be a part of the LPGA tour. Hurricane City will benefit from the economic and media impact. He provided information detailing the different package costs.

Scott Hughes reported that the Power Department received one bid to grade the substation, which is close to the engineer's estimate.

Chief Excell introduced new officers, Jimmy Duffey and Riley Rodriguez. They have been working with Dixie State University Police Academy to recruit more officers. The department is

short-staffed, and officers work long hours to cover the gap. The active-shooter investigation is complete. The incident impacted fifteen vehicles. He will forward the information to the City Council. He noted that Shop with Cop would be in person on December 11th.

Kole Staheli sent an email explaining the condition of the swimming pool. The new Aquatic Director started on Monday. The Aquatic Director and maintenance staff are making repairs and improvements to the facility in preparation for next year's pool season. He met with the High School, and they pledged their continued support to Hurricane City. The Christmas Tree lighting and festival is on November 29th. The department is still accepting applications to decorate and donate trees to the silent auction. The proceeds will go to Kony Coins for Kids. Councilwoman Billings recommended meeting with Cherish Families before committing to donating to Kony.

Mike Vercimak expressed gratitude to the employees, Mayor, and City Council members. Development is bustling, and he appreciates everyone's efforts. The Parks Department is still short-staffed, but the Water and Street Departments are fully staffed. The Streets Department will start crack sealing soon.

Arthur LeBaron reported that the Utah Department of Transportation is erecting the proposed signal at Quail Lake on Monday. This will impact traffic for four weeks. The location of the bell tower has been staked, and the Parks Department will start digging holes tomorrow. Mr. LeBaron met with NRCS regarding environmental work for the detention basin and channel improvement of Gould's Wash. He will forward the information to the City Council.

Stephen Nelson reported that the walking survey is open until November 14th. Councilman Prete explained that the purpose of the survey is to gain feedback from the community regarding ways to create a positive Downtown area. Mr. Nelson presented the first draft of the Planning Commission and City Council Quick Reference Guide. The guide describes each zoning area, overall zone density, and administrative and legislative decisions. Mr. Nelson is planning training and workshops for the upcoming Planning Commissioners, City Council Members, and Mayor.

6:00 p.m. - Call to Order –

Mayor John Bramall congratulated and welcomed incoming Mayor Nanette Billings.

Pledge: Mark Sampson

Prayer: April Pinkston

Development Report from the Planning Department

Fred Resch III reviewed all preliminary site plans and plat applications approved in 2021. He reported that 12,622 new residential units were approved this year. He provided a breakdown of the type of residential units approved.

Public Forum – Comments From Public

OLD BUSINESS

1. Consideration and possible approval of a **proposed zone change located at approximately 4700 S and 2600 W from RA-1 to R1-10. Parcel numbers H-3-2-32-310 and H-3-2-32-320.** Calypso Ridge Properties Applicant, Karl Rasmussen Agent.

Karl Rasmussen explained that this application was tabled subject to a development agreement. Stephen Nelson noted and explained the changes made to the initial development agreement. The applicant is in agreeance with the agreement.

Darin Larson motioned to approve the zone change request located at approximately 4700 S and 2600 W from RA-1 to R1-10. Parcel numbers H-3-2-32-310 and H-3-2-32-320. Subject to the proposed development agreement, Staff, and JUC comments. Seconded by Kevin Tervort. Nanette Billings, Darin Larson, Dave Sanders, and Kevin Tervort, voting aye. Joseph Prete voting nay. **Motion carried.**

NEW BUSINESS

1. Introduction and presentation of the **Hurricane High School's robotics team Black Ops**

Kaleb Henderson is part of the robotics team in Hurricane City. The stem community is getting bigger, which is an excellent opportunity for students.

The Hurricane High School's Robotics team won three competitions last year and placed second overall at the State level. Each year the teams get a new challenge to complete. Currently, the team mentors the Hurricane Elementary Robotics team, hosts competitions and does science camps. Haylee Martin reported that the school does not fund the teams. The team receives donations from the community. Mr. Henderson explained that the team's goal is to provide more opportunities for other students. Kaleb Shumway explained that they want to build a relationship with the City and asked if the City has resources to help their team. Haylee Martin noted that they also need a meeting venue, and she would like to start an FLL (First Lego League). Mayor Bramall feels the Community Center could provide a space for their meetings. Councilman Larson feels the Recreation Department could get involved too. Councilwoman Billings would like the applicant to commit to funding one team.

2. Consideration and possible approval of a donation to the Hurricane High School's robotics team Black Ops

Nanette Billings motioned to approve a donation to the Hurricane High School's robotics team Black Ops. To fund three FLL teams at \$772 per team with the students working towards funding one more team. Seconded by Dave Sanders. Darin Larson, Kevin Tervort, and Nanette Billings, voting aye. Joseph Prete voting nay. **Motion carried.**

3. Consideration and possible approval of a proposed zone change located at 161 W 600 N from MH/RV to RM-1. Parcel number H-281-A-4-N. Katie and Lloyd Leavitt Applicant

Katie Leavitt explained that the lot is currently zoned MH/RV. She feels that a duplex is a better fit. She discussed the parking that will be provided.

Kevin Tervort motioned to approve the zone change located at 161 W 600 North from MH/RV to RM-1 subject to staff and JUC comments. Seconded by Dave Sanders. Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders, and Kevin Tervort, voting aye. **Motion carried unanimously.**

4. Consideration and possible approval of a proposed zone change request located at approximately 3900 W and 1000 S in Sand Hollow PID from R1-6 and R1-8 to R1-6 and R1-8 with a PDO. A piece of parcel number H-4-2-1-1103 and a section of H-4-2-12-1102. Western MTG and Realty Co Applicant. Brent Moser Agent

Karl Rasmussen explained that that is south of Glamper's Inn. Funding for the PID will take place next week, and infrastructure will start soon. Mr. Rasmussen thinks the infrastructure will be complete within the following year. The PID roads will include trails, and the applicant is meeting with Staff to discuss the park amenities. Stephen Nelson reported that the roads exceed the maximum street block length.

Dave Sanders motioned to approve the zone change request located at approximately 3900 W and 1000 S in Sand Hollow PID from R1-6 and R1-8 to R1-6 and R1-8 with a PDO subject to Stephen Nelson's comment regarding the block lengths, efficient parking, staff, and JUC comments. Seconded by Kevin Tervort. Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders, and Kevin Tervort, voting aye. **Motion carried unanimously.**

5. Consideration and possible approval of a proposed zone change located at approximately 2700 S and 2300 W from RA-1 to R1-10 with a PDO for 133 acres and M-1 for approximately 27 acres. Parcel number H-3373-NP. Molly's View, LLC Douglas Howard, CEO Applicant. Richard Wedig Agent.

Tom Patent with Orcutt Winslow Architect reported that the applicant agrees to the development agreement, and he provided a Master Plan Booklet for the development. They will have to extend infrastructure to the site, and they have submitted the preliminary drainage plan. However, the water that flows through this site will have to be addressed. The mission and goal of the community is to create a community based on family, health, wellness, and spirituality. The project contains expansive community gardens and green space. The proposed community hospital and medical campus will provide emergency services for this area of town. Councilwoman Billings reported that people are excited about the American Village and the services the PID will provide.

Nanette Billings motioned to approve the zone change located at approximately 2700 S and 2300 W from RA-1 to R1-10 with a PDO for 133 acres and M-1 for approximately 27 acres as presented subject to staff comments and development agreement. Seconded by Kevin Tervort. Darin Larson, Dave Sanders, Nanette Billings, and Kevin Tervort, voting aye. Joseph Prete abstained. **Motion carried.**

6. Consideration and possible approval of a **preliminary plat, containing 64 lots, located at 2105 S 3325 W.** Western MTG and Realty Co Applicant, Matt Lowe Agent.

Mayor Brammall reported that the Planning Commission and JUC recommend approval. Karl Rasmussen reported that this project is southeast of the park approved in the Sand Hollow PID. Mr. Rasmussen confirmed that there are no issues regarding fire access.

Darin Larson motioned to approve the preliminary plat for Peach Spring Estates subject to staff and JUC comments. Seconded by Nanette Billings. Joseph Prete, Dave Sanders, Kevin Tervort, Nanette Billings, and Darin Larson, voting aye. **Motion carried unanimously.**

7. Consideration and possible approval of a **proposed code amendment to Hurricane City Code 10-26.** Hurricane City Planning Applicant.

Stephen Nelson recommended continuing this item to give the City Council time to review and consider the changes. The main changes pertain to the phasing of amenities. Councilman Prete suggested requiring the amenities within the first phase, and Councilwoman Billings wants to make sure that onsite management is required.

Joseph Prete motioned to continue consideration and possible approval of a proposed code amendment to Hurricane City Code 10-26. Seconded by Kevin Tervort. Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders, and Kevin Tervort, voting aye. **Motion carried unanimously.**

8. Consideration and possible decision of **declaring Falcon Ridge Lot 38 as surplus property**

Sharon Shores explained that Habitat for Humanity cannot purchase property in the current housing market, which is why they are asking the City to donate this lot. Councilwoman Billings noted that this property is not a buildable lot due to the slopes. Fay Reber explained that the City Council must consider whether the City has or anticipates that it will have no practical, economical, efficient, or appropriate use for the property currently or in the foreseeable future. After that determination is made, no disposition of surplus property shall be made for less than fair market value unless the City determines that the disposition of the property is in the public's best interest. Councilwoman Billings noted that the Historical Committee would like to place a marker and overlook in this area.

The City Council agreed that this is not surplus property.

Nanette Billings motioned to deny declaring Falcon Ridge Lot 38 as surplus property. The property is usable to the community and not surplus property. Seconded by Joseph Prete. Darin Larson, Dave Sanders, Kevin Tervort, Joseph Prete, and Nanette Billings, voting aye. **Motion carried unanimously.**

9. Consideration and possible decision regarding extending the renewal date for Joyce Glenn

Joyce Glen purchased this home as future retirement income. She added landscaping, a gazebo, and a pool and invested \$12,000 in installing an overhead sprinkler system and a water main break this summer, costing her \$10,000. She also had a private fire inspection on the overhead sprinkler system and the city inspection. Ms. Glenn noted that she did receive the renewal notice and thought she had paid the fee. Mayor Bramall asked if extending the license would cause unrest amongst the applicants on the waitlist. Fay Reber reported that the short-term vacation rental ordinance is part of the business license ordinance. He is unaware of any exception in the ordinance allowing the City Council to overrule this; however, the City Council has given other applicants additional time to comply.

Joseph Prete motioned to approve extending the renewal date or reinstating her license because Joyce Glen testified that she did not receive the notice and demonstrated her good faith and intent. Seconded by Nanette Billings. Darin Larson, Dave Sanders, Kevin Tervort, Nanette Billings, and Joseph Prete, voting aye. **Motion carried unanimously.**

10. Consideration and possible approval of awarding the bid for the Hurricane City Power Substation Grading & Utilities Plan - Scott Hughes

Kevin Tervort motioned to approve awarding the bid for the Hurricane City Power Substation Grading & Utilities Plan. Seconded by Dave Sanders. Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders, and Kevin Tervort, voting aye. **Motion carried unanimously.**

11. Discussion regarding economic impacts to the City - Kaden DeMille

Kaden DeMille explained that the City has great employees; however, there has been a large amount of turnover. It has been challenging to find new employees. Mr. DeMille is worried about employees burning out. He reported that the City increased wages by three percent in July; however, many surrounding communities are increasing wages by up to ten percent in January. Hurricane City must stay competitive. Councilman Prete asked to what extent the City can reallocate tax revenue to wages or pull from other funds. Mr. DeMille reported that he typically reviews additional revenues when considering wage increases. Councilwoman Billings asked if this pertains to all employees. Mr. DeMille reported that these wage increases usually don't apply to employees with poor performance or who are topped out on their pay scale. Councilman Larson noted this issue in the private and public sectors. Councilwoman Billings suggested a work meeting to review the budget and discuss options. Chief Excell voiced gratitude towards Mr. DeMille and the City Council for their support. He explained seventy percent of new recruits in the Police Department have left in the past year. The City invests a lot of money in their training only to lose them a short time later. Councilwoman Billings asked Mr. DeMille to review the budget and present options to the City Council.

Mayor and Council reports

Mayor Bramall	Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering -
Nanette Billings	Parks & Cemetery, Appeals Board, Airport, Historical Preservation, Solid Waste District, and Youth Council – Reported that Washington Cities Veterans Program is at 10:00 a.m. on November 11 th .
Darin Larson	Planning Commission, Economic Development, Planning Department, Power, and Swimming Pool -
Joseph Prete	Court, Water, Recreation, Tree Board, and Beautification Committee -
Dave Sanders	Emergency Management, Streets & Drainage, Prosecutor's Office, Code Enforcement, and Building and Inspections -
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District -
Kaden DeMille	City Administration -

Dave Sanders motioned to go into a closed meeting. Seconded by Joseph Prete. Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders, and Kevin Tervort, voting aye. **Motion carried unanimously.**

Adjournment: 9:50 p.m.