

Hurricane City Council Special Meeting Minutes – March 2, 2021

Minutes of the Hurricane City Council and Planning Commission joint meeting held on March 2, 2021, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 5 p.m.

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

Planning Commissioners Present: Dayton Hall, Mark Sampson, Rebecca Bronemann, and Shelley Goodfellow

Also Present: City Manager Kaden DeMille, Planning Director Stephen Nelson, and City Recorder Cindy Beteag

AGENDA

5:00 p.m. General Plan Workshop: Discussion and workshop concerning the proposed General Plan and General Plan Map Update.

Balance of Nature has purchased 162 acres that is currently designated as agriculture on the General Plan. They would like a different classification to be able to add a location to Hurricane. They presented the Council and Planning Commission with an overview of what they are wanting to do. Dr. Howard is the founder of the company and he lives in Hurricane. Dennis Leavitt stated they are a twenty year old company headquartered in St. George. They just opened a second location in St. George and another one in Hildale and they want to come to Hurricane. The Future Village Campus in Hurricane is what they want to name it. He explained the concept is similar to Thanksgiving Point. The proposed property is located about 2100-2600 West and 2700 South. Mayor Bramall pointed out 2100 West is where water wants a line as soon as possible. They need a campus for Balance of Nature. The theme will be a colonial pioneer mix. Richard Wedig commented they want to contribute to the area. There will be an entertainment and reception area; education and career training center with programs and employment resource center; fishponds and petting zoo; medical, wellness, and fitness services; multi-family and single family housing with commercial on the bottom and living on the top; administrative and sales offices; healthy cooking instructions and food preparation. It is a no noise and environmentally clean manufacturing plant that they invite the public in to see how they are made.

Dr. Howard stated they are no debt company. The land is paid for but the water rights have not been obtained. The concept is a mixed use that intermingles together. They would like to build the first building by next year. They currently have 300 employees but they would hire 150 more if they could. They are recruited by other States but they want to stay in Southern Utah. The area they are looking at is currently showing agriculture so they are requesting it to be changed to mixed use designation when the General Plan is updated. Council discussed what uses have been on the property.

Dayton Hall stated this was discussed at Planning Commission. They had concerns that it cut off the Lowe property to the West. They felt it would isolate the Lowe's property and squeeze them out of production but they didn't know the details of this proposal when they discussed it. Darin Larson commented it is adjacent to an ag area so it would be a good mix. This is 1/5 of the size of the Romney Group's proposal. Nanette Billings questioned where the water will come from if the Lake Powell pipeline is not completed. The Water District hasn't not responded to this development yet. Mayor Bramall stated there is deep water below Hurricane that could be used if a well is installed or they could use reuse water. Balance of Nature would still have to go through the zone change process but they

want the City to update the General Map before it is adopted. This location would be larger than their St. George location. They would probably help pay some of the infrastructure in the area. 2300 South will be an arterial road in the future. This would be a good opportunity to keep kids here with education and job options.

Stephen Nelson introduced Jim Carter with Logan Simpson. The Planning Commission and Logan Simpson have put a lot of work into this. Joseph Prete mentioned he had pre-meeting to see what the difference was between the existing plan and the proposed plan and the reason for changing it. The differences are; more commercial was added on SR-9, removed heavy industrial on the south end, added some light industrial areas, the agriculture area is a little smaller, and it has more planned communities. Some of the other changes were to conform to the existing zoning and added more open space. Darin Larson mentioned the previous plan followed property lines but this proposal just gives a general area. This plan also adds some rural residential areas to preserve the agricultural feel. This plan spreads the commercial throughout the City instead of just along SR-9. Council agreed the map is well thought out and have no issues with how it was presented.

Mr. Prete stated they need to take more proactive steps to preserve the agriculture in the area. He suggested creating a committee to work on it. Mr. Nelson mentioned they could add an ag committee to the policies so they are working towards preserving the agriculture. Discussed the City paying for the trail in the South fields and the possibility of tying it into the Balance of Nature project. The City needs to budget money every year towards trails; it can't be done all in one year. Residents wanted to see more trails throughout the City so it was added to the General plan to help achieve these goals. The goals and policies are the way to implement the General Plan. Mayor Bramall mentioned the south end of the canal trail has not been preserved. The City owns it and needs to maintain it.

Preserving dark skies was a controversial topic among the Planning Commission. Shelley Goodfellow mentioned she is concerned the "shall" in that section contradicts what the current code says. She would like to see it enforced with incentives and education instead of enforcing policies. Dayton Hall encouraged the City Council to change strategies #5 to should review wording not shall. Kevin Tervort commented the darker you go the more crime there is. This plan should be vaguer than the code. Vacation rentals were brought up but the Planning Commission determined that is an enforcement issue not a zoning issue.

Mr. Nelson summarized the proposed map is good other than updating the Balance of Nature site. He will go through the dark sky items and make sure it is updated to what the Commissioners recommended. He will highlight the recommended changes from tonight for the meeting on Thursday. Ms. Goodfellow suggested the goal for water quality strategy #3 should be updated to commercial not residential and change it to recommend not require. It was decided to change it to consider.

Adjournment: 7:00 p.m.