

Hurricane City Council Minutes – July 01, 2021

Minutes of the Hurricane City Council meeting held on July 01, 2021, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4 p.m.

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

Also Present: City Attorney Fay Reber, Police Chief Lynn Excell, Lieutenant Brisk, Power Superintendent Dave Imlay, Planning Director Stephen Nelson, HR Director Beccie Williams, City Recorder Cindy Beteag and Fire Chief Tom Kuhlman. Joe Weston.

AGENDA

4:00 Closed Session

Dave Sanders motioned to move into a closed session. Seconded by Nanette Billings. Motion carried with Nanette Billings, Dave Sanders, and Kevin Tervort voting aye.

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

Beccie Williams introduced Weston Walker as the new Street Superintendent. The new Rec Director will start next Tuesday. She stated they want to start having department heads at the 5:00 meeting.

Nanette Billings read the schedule for the 4th of July.

Dave Imlay reported the Carbon Free Power Project has settled on a six-pod unit which is up to 75 megawatts per unit. Subscriptions are going up. It produced a new plan of finance that allows entities to go up or down or stay where they are at. He is recommending staying where we are at. We are already the third-largest participant in the program. The Power Board is studying resources for 2030. He would like to have a power tour showing how everything works. He will send an email to Council to set a date. Power prices have moderated some.

Chief Excell reported on the flooding in Springdale. He showed pictures of what happened. They were able to send resources to help. Their City office was hit and took out some of the vehicles. With the Council's support, they have been able to pick up a lot of emergency items and vehicles. No lives were lost. Fingerprinting is back up and running. They are pushing out information letting everyone know there are no personal fireworks allowed for the 4th of July. They will be enforcing the resolution. They pulled officers from the City fireworks to help with enforcement. They are losing veteran employees. We can't afford to lose them. Hiring officers right now is really hard. Salt Lake City is currently down a hundred and thirty police officers. Ken Thompson is overseeing the Animal Control Division now. They are making numerous changes to streamline the process. The traffic officer is going to have to be pulled out due to the officer that resigned. They are still finalizing the dates for the Citizen's Academy in September.

Chief Kuhlman stated their salary study just came back and forty percent of his workers could quit today and work at Arby's for a pay raise. They are looking at how to retain employees. We need to all work together. They are still working on their budget. They also helped neighboring towns with the flooding. It is great that all the communities work together. They will have extra crews over the weekend. They responded to twenty-seven fires in Hurricane last year over the holiday. They will be doing some firework tests out at Sand Hollow tomorrow night.

Weston Walker reported they have a perspective person to hire. They are small in numbers right now. They will put signs up tomorrow for the parade. Ms. Billings mentioned the Beautification Committee wants to have a cleanup in August. Dates haven't been set yet.

Stephen Nelson stated there are items on the agenda from the Planning Commission but he can discuss them during the meeting. The Active Transportation Plan is moving forward. They will be holding an open house and a public hearing. They are redesigning the disc golf course. There will be new maps and signage for it. There will also be tee pads. He is hoping to have it done by end of summer. The Water Board met last week, and they made a request to change the design standards to bring secondary water. They will also do a Resolution for policies of how to help conserve water. They went and inspected the business at 3700 West. Drainage is not a problem, but some slopes are a problem. The property owner is willing to fix the problem.

Fay Reber stated the City has received a letter from Perry Homes regarding building permits. The City has fourteen days to review plans and if they don't then the applicant doesn't have to seek further review. Their letter states they have submitted an application for a model home in the Front Nine subdivision. The fourteen days have expired so they are claiming they are moving ahead. Mr. Nelson mentioned the City had verbally told them the issues but didn't put it in writing. The State statute states the City has fourteen days from when a complete application is received. They didn't submit a complete application. Mr. Reber has drafted a letter to send back to them. If they proceed, they are in violation. Council agreed to send the letter.

6:00 p.m. - Call to Order –

Pledge: Nanette Billings Prayer: Dave Sanders

Presentation of an award to a youth for community service-Rowdy Reeve & Jody Rich

Rowdy Reeve representing the Hurricane Prevention Coalition recognized Lana Segmiller for trailblazing the way and her courage. She is making a difference in the community and when the board recommended her it was unanimous between them all.

Public Forum – Comments From Public

OLD BUSINESS

1. Consideration and possible approval of an **Ordinance amending Title 3, Chapter 10**-Cindy Beteag

Dave Sanders motioned to approve the Ordinance amending Title 3, Chapter 10. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Dave Sanders and Kevin Tervort voting aye.

NEW BUSINESS

1. Consideration and possible approval of a proposed **zone change amendment request located at approx. 1200 S Sand Hollow Rd from GC, general commercial, to RM-2, multi-family 10 units per acre**; which will align with the current zoning to the property to the west. Parcel ID H-4-2-11-121, H-4-2-11-127, and H-4-2-11-111 Brett Christian Applicant, Bush & Gudgell Inc Agent.

Bob Hermandson with Bush and Gudgell explained Brett Christian is purchasing this property from his family and the property to the north. Mr. Hermandson is building townhouses and retail. He had already started designing the townhomes on his property but now Mr. Christian has joined him, and they want

to do it together. They would like to have some restaurant pads. Stephen Nelson mentioned the Planning Commission recommended denial of this because of the General Plan. It is important to note the circles on the General Plan map could provide uses to support the community. They felt with the amount of development in the area that commercial was needed there. The current zoning was changed in April, so they felt it was too soon to change it again. Nanette Billing's concern is they lose the tax base of commercial. She thinks we need to stay with that plan. Commercial is needed in this area. Mr. Nelson commented Glamper's Inn has three restaurant pads. Mr. Hermandson stated their intent is to align the townhomes and build the commercial.

Nanette Billings motioned to deny the zone change request at approximately 1200 S Sand Hollow Road based on commercial is needed in the area, the zone was just changed recently, and there is already multifamily there. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Dave Sanders and Kevin Tervort voting aye.

2. Consideration and possible approval on a **preliminary plat for Scenic Point Ph 2-4, a 37-lot subdivision located at 1530 W 725 S**. Dennis Back and Foothill Associates LC Applicant, Jeremy Back-Agent

The Planning Commission recommended approval for phase 2 but phase 3 and 4 was conditioned upon realigning the roadway.

Nanette Billings motioned to approve the preliminary plat for Scenic Point phase 2 and phases 3-4 subject to being worked out with the roadway alignment. Approval includes JUC and staff comments. Seconded by Dave Sanders. Joseph Prete joined the meeting electronically at 6:23 p.m. Motion carried with Nanette Billings, Dave Sanders, Joseph Prete, and Kevin Tervort voting aye.

3. Consideration and possible approval of a **preliminary plat for Pecan Valley Resort, a 222 Unit Recreation Resort Subdivision located at 5200 W 2500 S**. Chris Wyler Applicant, Civil Science Agent.

Chris Wyler reported the water loop has been installed. This will be the secondary access that is needed for the area. Stephen Nelson stated the Planning Commission wanted to recommend approval subject to the clubhouse and pool being included in the first phase. Each unit is required to be a minimum of thirty feet wide in the recreational resort zone. The Council removed this requirement a few months ago from multifamily but not recreation zone. He is in favor of eliminating this requirement. Council could continue this item until the code has been changed or approve it based on it meets the intent of the code with understanding the code will be changed. Some of the units are twenty-five feet wide and go up to forty feet. Council agreed that was the intent when the code was changed. Based on the deed restriction the clubhouse has to be built when all the infrastructure is being installed.

Nanette Billings motioned to approve the preliminary plat for Pecan Valley Resort with the twenty-five feet minimum width. Approval is based on the code being updated and the clubhouse is completed in the first phase. Seconded by Dave Sanders. Motion carried with Nanette Billings, Dave Sanders, Joseph Prete, and Kevin Tervort voting aye.

4. Consideration and possible approval of a **preliminary plat, Sand Hollow Townhomes, a 61-lot townhome subdivision, located at 1200 S and Sand Hollow Road**. Bob Hermandson Applicant, Bush & Gudgell, Inc.

There was a discussion at Planning Commission about the north access. They have requested the entrance be moved to the east. Bob Hermandson stated they are fine to move the road and change the layout of the units. Stephen Nelson mentioned the Bash Facility is going into the north of this project. They have construction drawings signed off. They already have a dedicated road so this can tie into what they have planned. Notes need to be added to the plat for the phasing plan. They are planning on doing three phases. They will not be vacation rentals. They are hoping to keep them in the family and rent them out long-term.

Nanette Billings motioned to approve the preliminary plat for Sand Hollow Townhomes subject to staff and JUC comments, Seconded by Kevin Tervort. Motion carried with Nanette Billings, Dave Sanders, Joseph Prete, and Kevin Tervort voting aye.

5. Mayor and Council reports

Mayor Bramall	Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering – We need to look at wage scales to keep our police here.
Nanette Billings	Parks & Cemetery, Appeals Board, Airport, Historical Preservation, Solid Waste District and Youth Council – Youth City Council purchased flags with fundraiser money. The Power Department put them up today. They will be up until after the 24 th . The splash pad at Dixie Springs was repaired yesterday and the downtown one was repaired today. Park Department is finally fully staffed. She met with the historical committee, and they are in the process of putting the bell somewhere
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 – He thanked the police for their help with Springdale
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District –The Water Conservancy sent out a toolbox to help residents conserve water. The Water Board reviewed it this week and will make recommendations.
Kaden DeMille	City Administration -

Doug Heideman commented he has attended numerous meetings with various departments. He is very impressed with how everything has been handled.

Chief Excell feels there are some things that need to be tweaked in the budget. He had a seven-year veteran quit yesterday that left to go work for Washington. Other communities in the County have changed their budgets to get officers to come there. We need to come up with two to three hundred thousand. St. George, Washington, and UHP are recruiting our officers. It is a concern of where to find the money. He will do whatever he can to keep his crew here. We will lose more than the wages; we lose all their training too. The City has been approved for 2.14 million for ARPA. Chief Excell would like

to make the request to consider taking enough money from that fund to cover two years' worth of wages to accommodate better wages. Due to the type of calls that are coming in, officers have to go on calls as teams. They are down to one car to patrol. He understands this isn't just the police department problem.

Sergeant Brisk stated it will take over six months to train someone to replace the one that just left. Nanette Billings commented the budget was just approved and wages were discussed to get them where they needed to be. She wants to see numbers before they consider anything. She thinks all Council members need to be here to discuss this issue. Tom Kuhlman explained they follow the wage scale that follows the State's mean scale. It is a dynamic scale that has changed a lot over the last year. Chief Excell needs direction of what direction they can go. Dave Sanders commented there is a new normal over the last year. People have created a black eye on law enforcement. People don't want to be an officer anymore. No one even wants to work. He is impressed with our police staff, and it will be detrimental to them if they lose more employees.

Nanette Billings motioned to move into a closed session. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Dave Sanders, Joseph Prete, and Kevin Tervort voting aye.

Adjournment: 8:45 p.m.