

Minutes of the Hurricane City Council meeting held on September 13, 2023, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 5:00 p.m.

Members Present: Mayor Nanette Billings and **Council Members:** Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Power Superintendent Scott Hughes, City Planner Gary Cupp, Planning Assistant Fred Resch III, Recreation Director Tiffani Wright, and City Recorder Cindy Beteag.

AGENDA

5:00 p.m. Called to Order

Mayor Billings welcomed everyone and called the meeting to order.

Doug Heideman offered the prayer and led the pledge.

Mayor Billings reported that Daniel Cox is requesting to change the name of the gym space to include his name. The City Council is not open to updating the name.

1. Discussion regarding the General Plan Amendment to adopt a Downtown Master Plan.

Gary Cupp recapped his understanding that the City Council has expressed concerns about implementations, design guidelines, and land use recommendations. He explained that approval of this plan does not restrict the City to specific designs or buildings. Fred Resch III reported that there were questions regarding the location of crosswalks. He explained that crosswalks are noted on the plan per Utah Department of Transportation (UDOT) recommendations, and UDOT wants to avoid painted crosswalks on SR9. Mayor Billings asked if a crosswalk could be painted between the Community Center and the Fine Art Building. Mr. Resch III reported that painted crosswalks are allowed on City streets. Councilman Prete explained that he has previously suggested ensuring everyone is on the same page and focusing on what they agree on. Mr. Cupp stated his understanding is there was a desire to eliminate mixed-use and there was no consensus on the catalyst project. Councilman Prete noted that Mayor Billings had concerns about the City's role in private land. Councilman Thomas reported that the City could facilitate a land lease that changes over time on a graduated scale.

Councilman Prete noted that the Council wants the property to be a properly maintained, family-friendly green space. He recommends reviewing each item to determine what the City Council agrees upon and determine what should be addressed in further discussions. Mr. Cupp reiterated that this plan is an advisory document. Mr. Resch III reported that the consultants will incorporate the City Council's directives.

The City Council agreed to allow the mixed-use option, excluding the two blocks owned by the City. Mr. Resch III reviewed the recommendations included in the Downtown Master Plan. He explained that the plan identifies Main Street from 100 North to 200 South. The City Council made the directive to change the wording from main street to any of the downtown areas. The City Council would like to create an ordinance to incentivize the revitalization of vacant property. The City Council's directives are as follows: make no changes to Create Additional Public Gathering Spaces, Built Environment, Transportation, Parks, and Civic Spaces. Revise or define the floor ratio. Remove the curb gutter bulb-outs in Urban Design. Remove bioswales and solar-based lights from Green Infrastructure. Soften the language on

critical site upper floors and reduce parking requirements in Housing. Replace detailed market analysis and leakage study verbiage to explore economic strategies in Economic Development. A work meeting was scheduled for October 5th to discuss Target Development Scenarios.

Councilman Prete explained that he envisions a revitalized downtown with increased walkability, green space, and commercial opportunities. He wants to preserve the current open space; he does not want car dealerships in the downtown area.

Joseph Prete was excused at 6:35 p.m.

David Hirschi motioned to have a work meeting regarding the General Plan Amendment to adopt a Downtown Master Plan on October 5th and add the plan to the City Council agenda for a decision on October 19th. Seconded by Kevin Thomas. Dave Sanders, Doug Heideman, David Hirschi, and Kevin Thomas – aye. Motion carried unanimously.

2. Discussion regarding Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to affordable housing.

Dayton Hall reported that the affordable housing plan recommends that the City adopt an attainable housing ordinance. The ordinance's purpose is to incentivize developers to build these projects. The incentive will be available if the developer dedicates ten percent or more of the units as affordable. He explained the definition of affordability, noting that the Low-Income Housing Tax Credit (LITHC) definition of affordability differs from the definition in the ordinance. He asked the City Council if they wanted to adopt the LITHC standards or something similar. As of February 1st, the City Council will no longer see preliminary plats, and it is crucial to have an ordinance in place. Mayor Bills has two presentations for the next work meeting that might help guide this discussion. Fred Resch III will provide the City Council with a spreadsheet showing different options.

3. Consideration and possible approval of declaring City equipment/vehicles as surplus property.

Dayton Hall explained the rodeo ground equipment is not needed for the new rodeo grounds and the vehicles are not in use. The City Council must declare the equipment and vehicles as surplus property to authorize the sale of the equipment. The recommendation is not to list a minimum bid.

David Hirschi motioned approval declaring City equipment/vehicles as surplus property. Seconded by Dave Sanders. Joseph Prete, Kevin Thomas, Doug Heideman, David Hirschi, and Dave Sanders – aye. David Hirschi motioned to adjourn the meeting. Seconded by Dave Sanders. Motion carried unanimously.

Adjournment: 7:00 p.m.