



HURRICANE CITY UTAH

City Council

*Drew Ellerman
Joseph Prete
Dave Imlay
Lynn Excell
Amy Werrett*

Mayor

City Manager

Clark Fawcett

Kaden DeMille

Hurricane City Council Meeting Agenda

April 16, 2026

4:00 PM

City Council Chambers 147 N 870 W, Hurricane

Notice is hereby given that the City Council will hold a Regular Meeting in the City Council Chambers 147 N 870 W, Hurricane, UT. [Meeting Link on Webex](#) Meeting number: 2630 456 5376 Meeting password: HCcouncil Join from a video or application Dial 26304565376@cityofhurricane.webex.com. You can also dial 173.243.2.68 and enter your meeting number. Join by phone +1-415-655-0001 US Toll Access code:26304565376. A silent roll call will be taken, followed by the Pledge of Allegiance and prayer by invitation. **THOSE WISHING TO SPEAK DURING PUBLIC FORUM MUST SIGN IN WITH THE RECORDER BY 6:00 P.M.**

4:00 p.m. Work Meeting

1. Discussion on Storm Drain Utility fees and Storm Drain impact fees
2. Agenda Summary

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Special City Council Meeting for March 30, 2026

Presentation on recycling - Kathy Freeman

Public Forum – Comments from Public

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Cindy Beteag in writing before 12:00 p.m. the Tuesday one week before the Council meeting.

OLD BUSINESS

1. Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC26-05** to rezone a 0.522-acre portion of a 8.36-acre property located at 630 S 60 E from Residential Agriculture RA-1 to Single Family Residential R1-10; File

No. ZC26-05; parcel no. H-362; Samantha Hinton, applicant (**APPLICANT HAS REQUESTED THIS ITEM TO BE TABLED**)

NEW BUSINESS

1. Consideration and possible **approval of awarding a contract** for the 700 West Pavement Rehabilitation Project - Arthur LeBaron
2. Presentation on the **Reuse Pipeline Project** - Trinity Stout with WCWCD
3. Consideration and possible approval of **awarding a contract for Construction Manager/General Contractor (CMGC) services** for the new City Hall and Police Station - Kaden DeMille
4. Consideration and possible approval of **Resolution 2026-19 approving a Memorandum of Understanding** between the cities of St. George, Ivins, Santa Clara, Washington, and Hurricane, for the purpose of establishing a coalition to guide local planning and implementation of stormwater management practices and procedures
5. Mayor, Council, and staff reports
6. Tentative Closed Meeting held pursuant to Utah Code section 52-4-205, upon request
7. Consideration and possible approval of a **35-day extension of the term of the Development Agreement** for Sand Hollow Mesa Project -Dayton Hall

Adjournment

The undersigned City Recorder does hereby certify that the agenda was posted to the city website, posted to the state public notice website, and at the following locations: the City office, the post office, and the library on April 15, 2026. Cindy Beteag, City Recorder

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Recorder, 435-635-2811 x 106, at least 24 hours in advance if you have special needs.

Agenda Summary for Hurricane City Council April 16, 2026

4:00 p.m. Work Meeting

1. Discussion on Storm Drain Utility fees and Storm Drain impact fees

5:00 p.m. Pre-Meeting

6:00 p.m. Call to Order

Minutes for March 30, 2026.

Presentation on recycling – Kathy Freeman

Old Business

1. To: Hurricane City Council
From: Gary Cupp, Planning Director

This item was continued from the April 2, 2026, City Council meeting at the request of the applicant. The property owner is requesting a zone change from Residential Agriculture RA-1 to Single Family Residential R1-10 for a 0.522-acre portion of a larger 8.36-acre parcel located at the south end of Main Street. The applicant has stated their intention, after rezoning, is to split off the smaller piece from the larger parcel for the purpose of building one single-family home on the new lot. A public hearing was held at the March 26, 2026, Planning Commission meeting. The public hearing was attended by a large audience of neighbors who oppose the zone change, and they were represented by about half a dozen speakers who voiced concerns about future subdivision of the property, increases in traffic on the narrow street, the inadequacy of the street to accommodate more units, and increased water usage. The Planning Commission discussed similar concerns as those voiced in the public comments and asked questions of staff about the road-improvement requirements that would be needed. Staff responded, stating that none are required for the zone change, but any lot split or subdivision of the property would include access and fire safety analyses to determine what level of road improvements would be required to assure that city standards are properly met. A motion to approve was made, but it failed with a vote of 4 to 3 against. After further discussion regarding how the four standards for approval for a zone change cited in the city code were adequately satisfied, a second motion to recommend approval passed 4 to 3 in favor.

Property Information

Property Size – 8.36 acres

Current Zoning – RA-1

General Plan – Single Family

Existing Development – One single-family residence and several outbuildings.

Parcel No. H-362

Staff finds that the request adequately satisfies the four approval standards for zone changes:

1. Is the proposed amendment consistent with the goals, objectives, and policies of the City's General Plan? The General Plan Map designates this area as "Single Family," and the proposed Single Family Residential R1-10 zoning is consistent with that designation. Although the property is currently used for agricultural purposes, something that the General Plan generally supports preserving, it is not designated for long-term agricultural use under the "Single Family" land use designation. The General Plan also supports development that is consistent with surrounding land uses, and this proposal meets that consistency requirement since the site is surrounded by existing R1-10 zoning that is predominately developed with single-family homes.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity? Development in the area is zoned and developed similarly. The zone change amendment would be harmonious with development in the immediate area since the site is surrounded by existing R1-10 zoning that is predominately developed with single-family homes.

3. Will the proposed amendment adversely affect the adjacent property? The applicant's proposal to create one additional lot after the zone change with a future lot split is not anticipated to adversely affect neighboring properties. A lot split or subdivision would require verification of adequate access and fire safety, and as such, the potential to adversely affect neighboring properties is unlikely. Also, the proposed density is consistent with that prescribed by the General Plan.

4. Are public facilities and services adequate to serve the subject property? There are no concerns with the adequacy of public facilities to serve this property. The JUC reviewed the proposed zone change and recommends approval.

Staff recommends approval.

New Business

1. This item is slated to award a construction contract to rehabilitate the pavement surface and underlying base of 700 West from 400 South to State Street. No utility work is anticipated in this contract. The pavement will be removed, cement powder will be injected into the underlying base, and following compaction, new pavement will be placed. The existing curb and gutter will remain in place.

Hurricane City advertised this project for bids according to the purchasing policy and bids were received from four qualified contractors. Here are some relevant numbers:

Engineer's Estimate: \$730,420.00

High Bid: \$730,701.00

Low Bid: \$498,998.00

The schedule for this project is anticipated to start at the end of May and be finished by the first of July.

The bids were evaluated for errors or irregularities and none were found. This Engineer's estimate was accounted for in the budget, so if the low bid is awarded the City will have ample funds to complete the project.

It is recommended that the project be awarded to Western Rock in the amount of \$498,998.00. Western Rock recently completed the same type of pavement rehabilitation for Hurricane City out on Old Hwy 91. – Arthur LeBaron

2. Presentation on the Reuse Pipeline Project.
3. This agenda item relates to the future City Hall and City Police Station buildings located on the City Campus. With the completion of schematic design, elevation profiles, and floor layout designs of the two buildings, Hurricane City staff are ready to advance the project to the construction design phase.

After prior discussions internally and with elected officials, it was determined to follow the CMGC process of selecting a contractor for the project design and build phases. This allows the city to have the contractor on board, as a team member, at the front of and throughout the project to help with the designing, cost estimating, and engineering of the project. The CMGC method ultimately delivers an overall better project with fewer change orders and by sorting out and solving problems before they become surprises or major issues.

The City received 13 bid proposals for the CMGC services, which demonstrates a high level of interest in these buildings from our building community. The 13 bid proposals were judged based upon factors including associated rates and fees, thoroughness of the proposal, similar experience, management strategy, and team resumes.

With the aid of FFKR and a selection committee of 6 members including Mayor Fawcett, Councilmember Joseph Prete, City Manager Kaden DeMille, City Building Official Larry Palmer, City Engineer Arthur LeBaron, Police Chief Kurt Yates, the selection committee made a unanimous decision of recommendation to the council for approval of the CMGC services for the two buildings.

Recommendation

After review of the 13 submittals, our selection committee is unanimously recommending to the City Council to approve awarding a contract to Big-D to perform as the CMGC for both the City Hall and Police Station buildings. Included in the packet is the scoring sheet summarizing the scores of all 13 submittals.

Written by: Kaden DeMille

4. As a new member of the Southwest Utah Stormwater Coalition, this MOU is to show support and solidarity with the other members of the Coalition. Hurricane City is under the same mandates with regards to stormwater as our colleagues. Being part of this coalition helps us have joint interaction and consensus of the handling of stormwater issues in our region. Participation will be done through quarterly meetings with

representatives from each MS4 city. As well as helping with organizing and engaging in public outreach. There are no financial considerations or contributions at this time. Dayton has reviewed this MOU and has no objections. Staff recommend approving this MOU. - Weston Walker

5. Mayor, Council, and staff reports.
6. Closed meeting if necessary.
7. The City and the developers of the proposed Neighborhood 6 plat have made progress in the negotiations surrounding the developer's appeal of the City's denial of the preliminary plat. However, a resolution has not yet been reduced to an agreement that could be approved. The term of the subject development agreement ends on April 29, 2026. As the parties work to finalize a written resolution, it is proposed to extend the term of the development agreement by 35 days to May 21st, which is the date of the second Council meeting in May. The City Attorney recommends the extension. Additional details may be shared with the Council in a closed meeting. - Dayton Hall

1 Minutes of the Hurricane City Council special meeting held on March 30, 2026, at the Storm
2 Court Gym 820 N 200 West, Hurricane, Utah at 4:00 p.m.

3 **Members Present:** Mayor Clark Fawcett and **Council Members:** Drew Ellerman, Joseph Prete,
4 Dave Imlay, Lynn Excell, and Amy Werrett.

5

6 **Also Present:** City Manager Kaden DeMille, Finance Manager Paige Chapman, and HR Director
7 Sel Lovell.

8

9 **AGENDA**

10 **4:00 p.m.** Discussion regarding the 2026-2027 budget

11 The City Council met with various Department Heads to discuss the upcoming budget requests.

12

13 **Adjournment: 10:15 p.m.**



STAFF COMMENTS

Item: Consideration and possible approval of **Zone Change Amendment Ordinance No. ZC26-05** to rezone a 0.522-acre portion of a 8.36-acre property located at 630 S 60 E from Residential Agriculture RA-1 to Single Family Residential R1-10; File No. ZC26-05; parcel no. H-362; Samantha Hinton, applicant.

Discussion: This item was continued from the April 2, 2026, City Council meeting at the request of the applicant. The property owner is requesting a zone change from Residential Agriculture RA-1 to Single Family Residential R1-10 for a 0.522-acre portion of a larger 8.36-acre parcel located at the south end of Main Street. The applicant has stated their intention, after rezoning, is to split off the smaller piece from the larger parcel for the purpose of building one single-family home on the new lot. A public hearing was held at the March 26, 2026, Planning Commission meeting. The public hearing was attended by a large audience of neighbors who oppose the zone change, and they were represented by about half a dozen speakers who voiced concerns about future subdivision of the property, increases in traffic on the narrow street, the inadequacy of the street to accommodate more units, and increased water usage. The Planning Commission discussed similar concerns as those voiced in the public comments and asked questions of staff about the road-improvement requirements that would be needed. Staff responded, stating that none are required for the zone change, but any lot split or subdivision of the property would include access and fire safety analyses to determine what level of road improvements would be required to assure that city standards are properly met. A motion to approve was made, but it failed with a vote of 4 to 3 against. After further discussion regarding how the four standards for approval for a zone change cited in the city code were adequately satisfied, a second motion to recommend approval passed 4 to 3 in favor.

Property Information

Property Size – 8.36 acres

Current Zoning – RA-1

General Plan – Single Family

Existing Development – One single-family residence and several outbuildings.

Parcel No. H-362

Findings: Staff finds that the request adequately satisfies the four approval standards for zone changes:

1. Is the proposed amendment consistent with the goals, objectives, and policies of the City's General

Plan? The General Plan Map designates this area as “Single Family,” and the proposed Single Family Residential R1-10 zoning is consistent with that designation. Although the property is currently used for agricultural purposes, something that the General Plan generally supports preserving, it is not designated for long-term agricultural use under the “Single Family” land use designation. The General Plan also supports development that is consistent with surrounding land uses, and this proposal meets that consistency requirement since the site is surrounded by existing R1-10 zoning that is predominately developed with single-family homes.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property’s vicinity? Development in the area is zoned and developed similarly. The zone change amendment would be harmonious with development in the immediate area since the site is surrounded by existing R1-10 zoning that is predominately developed with single-family homes.

3. Will the proposed amendment adversely affect the adjacent property? The applicant’s proposal to create one additional lot after the zone change with a future lot split is not anticipated to adversely affect neighboring properties. A lot split or subdivision would require verification of adequate access and fire safety, and as such, the potential to adversely affect neighboring properties is unlikely. Also, the proposed density is consistent with that prescribed by the General Plan.

4. Are public facilities and services adequate to serve the subject property? There are no concerns with the adequacy of public facilities to serve this property. The JUC reviewed the proposed zone change and recommends approval.

Recommendation: Staff recommends approval. – Gary Cupp



STAFF COMMENTS

Agenda Date:	03/26/2026 - Planning Commission
Application Number:	ZC26-05
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Samantha Hinton
Agent:	N/A
Request:	Approval of a Zone Change from RA-1 to R1-10.
Location:	630 S 60 E
Zoning:	RA-1
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant requests a zone change from Residential Agricultural RA-1 to Single Family Residential R1-10 for a 0.522-acre portion of the larger 8.36 acre parcel located at the south end of Main Street. The applicant has stated their intention after rezoning is to split off the smaller piece from the larger parcel for the purpose of building one single-family home on the new lot.

	Zoning	Adjacent Land Use
North	R1-10	Single Family Homes
East	RA-1, OS	Agriculture, Hurricane Cliffs
South	RA-1, R1-10	Single Family Homes, some agriculture
West	R1-10	Single Family Homes



Vicinity Map

Zone changes on any parcel of land within the City of Hurricane requires consideration of the following factors pursuant to Title 10 – Hurricane City Land Use Ordinance, Section 10-7-7 (cited below):

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

E. Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the City's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*
- 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

Analysis:

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as Single Family, which intends that,

“...uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.”

The proposed single-family R1-10 zoning is consistent with the “Single Family” general plan designation of the area. The site is located within an already developed area, with community uses such as churches and parks nearby. Although the property is currently used for agricultural purposes, something that the General Plan generally supports preserving, it is not designated for long term agricultural use. The General Plan also supports development that is consistent with surrounding land uses, and this proposal meets that consistency requirement.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property’s vicinity?

Response: Development in the area is zoned and developed similarly. The amendment is considered harmonious with development in the surrounding area.

3. Will the proposed amendment adversely affect the adjacent property?

Response: The applicant’s proposal would not result in the creation of more than one additional lot after a future lot split. As such, the potential to adversely affect neighboring properties is limited, and the proposed density is consistent with that prescribed by the General Plan.

4. Are public facilities and services adequate to serve the subject property?

Response: See JUC comments below. There are no concerns with the adequacy of public facilities to serve this property.

JUC Comments:

The following comments will need to be addressed

1. **Public Works:** [No comments received.]
2. **Power:** Zone changes may require extensive off site upgrades. Developer will bear the cost of all upgrades from multiple locations. Please set up a meeting with Hurricane City Power to discuss upgrades and receive a quote.
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering:** No comment.
7. **Fire:** Access will need to be addressed
8. **Cable:** Approved.
9. **Phone:** Approved.
10. **Fiber:** Approved.
11. **Gas:** Approved.
12. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional

information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments:

1. Main Street is not a master planned road past the current end of the street. Accommodations will need to be made for turnarounds for fire.
2. The applicant is requesting a rezone for 0.522 acres. While a parcel of this size could typically accommodate two 10,000-square-foot lots, but there is insufficient width to create an additional conforming lot, because the proposed lot width of 85 feet would not allow for further subdivision, since the minimum lot width is 80 feet. The creation of a flag lot is also precluded, since it would require a 26-foot-wide access staff.

Findings:

Staff makes the following findings:

1. The application complies with the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is similar to what is proposed.
3. The proposed amendment will not adversely impact the area.
4. Services are anticipated to be adequate to serve the area and proposed project.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code, and consider any comments received at the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and JUC comments.

Narrative:

Currently we have a little over 8 acres of land in an RA-1 zone. We'd like to create 1 parcel without giving up too much agricultural land, so closer to a ½ acre parcel or less instead of the current zone of 1-acre parcels for single family homes. The surrounding subdivisions and parcels are in R1-10 zones, so that seemed like the proper zone to request, giving us more flexibility with the Lot width. The parcel is deep, so creating an easement at the front of it to allow for the fire trucks to turn around would hopefully satisfy any turnaround requirements regarding emergency vehicles. The total distance from 580 South to the extended length of Main Street would be less than 600 feet.

R1-10

OBJECTID	30777
Zoning Classification	R1-10
Planning Commission Date	
City Council Date	4/3/08, 6:00 PM
Former Zone Code	
Acres	9.003622
Notes	
Last Update Date	
Last Editor	
Parcle ID	
globalid	8cab1047-a71e-4395-b4fd-40d3411daa7d
st_area(shape)	57481.896050
st_length(shape)	1703.217077

City of Hurricane

objectid	1
name	City of Hurricane
munityp	City
muniarea	53.366450
localfips	37170
lastupdate	6/20/17, 1:00 AM
lasteditor	34154.0897707769
globalid	a02b4dae-1582-4659-8088-c515636c746e
globalid_1	23622637-0b6a-4891-a004-f44a01084fd4
created_user	HC_GISFIELD
created_date	1/8/26, 10:07 AM
last_edited_user	HC_GISFIELD
last_edited_date	1/8/26, 10:07 AM
SHAPE__Area	1487862574.135742
SHAPE__Length	281609.595668

Last edited by HC_GISFIELD on 1/8/2026, 10:07 AM.

OBJECTID	2297
Acessor ID	75955
House Num	680 S
Unit Num	
Full Address	680 S 180 W
Alt Address	
Community	HURRICANE
Zip Code	84737
Owner Type	Privately Owned
Sub Name	
Sub Phase	
Lot Text	
Zoning Class	R1-10
Stated Area	0.656388370097861
Description	
Parcel ID	H-3-2-3-1214
Dedicated	0.000000
Subdivision Code	
globalid	14a45fe7-08cb-4935-8fca-703e34bcc46b
General Plan	
created_user	HC_GISFIELD
created_date	1/8/26, 10:07 AM
last_edited_user	HC_GISFIELD
last_edited_date	2/10/26, 1:23 PM
SHAPE__Area	28591.578125
SHAPE__Length	678.927795
Lot Number	

Last edited by HC_GISFIELD on 2/10/2026, 1:23 PM.



From: [beki huffman](#)
To: [Public Comment](#)
Subject: Delay of zone change request
Date: Thursday, March 26, 2026 2:57:47 PM

I am asking that you, the Planning Commission, DELAY a decision on the zone change amendment request located on a portion of the south Main Street access to 630 S 60 E. Rezoning the property is contrary to the Trust the property is governed by. We would like more time to discuss this between all relevant parties named in the Trust.

Thank you for considering a delay,

Rebecca (Hinton) Huffman

Comments for Zone Change, 639 S. 60 E., Hurricane, UT Planning Commission

- *The Property is historical to Hurricane Pioneer settlement
- *Roads concern for lot structure population build-out (8.36 acres, 10,000 sf)
- *60 East preservation to residents, leave as-is (no tree removal, curb & gutter, etc)
- *Preserve Pecan trees planted by pioneers
- *Protect natural habitat (deers, turkeys, raccoons, etc)
- *Protect pioneer monument (Cistern) memorial on 60 East
- *Develop Three Falls Trailhead without using 60 East access.
- *Create Three Falls Trailhead with rezone development, access from Main Street, to Southern border of this Zone change then build City road in dry canal area to Three Falls Trailhead. There currently is no parking, public structures.
- *Make 60 East a dead end street for historic property owners up to the last property, the Hinton pioneer home in the Zone change.
- *Irrigation canal water rights historic to the properties remain protected and not used in new Zoning development. Flow rate is already low pressure.

Mar. 26, 2026

Hilma Larson
585 S 60 East
Hurricane

3 child of Carlton + Verna Hinton
Grand Child of William + (Mary Workman) Hinton

Don OR Larson
585 S 60 East

Name (printed)	Address	Signature	Date
Kyle Ballard	609 S Main St	Kyle Ballard	3-19-26
John Ballard	477 S. 60 E.	John Ballard	3-19-26
Jack Herdner	535 S. 60 E	Jack Herdner	3/19/26
Janet Bills	535 S 60 E	Janet Bills	3/19/26
Erica Hawkins	535 S. 60 E	Erica Hawkins	3-19-26
Brian Hawkins	535 S. 60 E	Brian Hawkins	3-19-26
Ashtee Stout	556 S 60 E	Ashtee Stout	3-19-26
Coony Stout	556 S 60 E	Coony Stout	3/19/26
Ginette McDonald	515 S. 60 E	Ginette McDonald	3/19/26
Georgina Demille	578 S. 60 E	Georgina Demille	3/19/26
Christina Higgins	590 S. 60 E	Christina Higgins	3/19/26
Trevor Higgins	590 S. 60 E	Trevor Higgins	3/19/26
PHIL HIGGINS	590 S 60 E	Phil Higgins	3-19-26
Wilma Larson	585 S. 60 E	Wilma Larson	3-19-26
DONALD LARSON	585 S 60 E	Donald Larson	3-19-26
BRECK WEBB	610 S 60 E	Breck Webb	3-19-26
JESSE BROWN	595 S. 60 E.	Jesse Brown	3-19-26
Rhonda Sanders	540 S. 60 E.	Rhonda Sanders	3-19-26
Travis Sanders	540 S. 60 E.	Travis Sanders	3-19-26
Shantel Stout	540 S 60 E	Shantel Stout	3-19-26
Rex Pupsch	492 S 60	Rex Pupsch	3-19-26
Ashtyn Abbott	492 S 60 E	Ashtyn Abbott	3/19/26
Katie Lamkin	438 S 60 E	Katie Lamkin	3/19/26
Mickie Westfall	439 S. 60 E	Mickie Westfall	3/19/26
Ray Westfall	439 S. 60 E	Ray Westfall	3/19/26
Jessica Mandtke	48 E 400 S	Jessica Mandtke	3-19-26
Brian Mandtke	48 E 400 S	Brian Mandtke	3/19/26
Man Dutton	709 W 100 N	Man Dutton	3/19/26
Bishop Williams	48 E 400 S	Bishop Williams	3/19/26
JAXIN WILLIAMS	48 E 400 S	Jaxin Williams	3/19/26
Trayson Abbott	492 S 60 E	Trayson Abbott	3/19/26
Anna Abbott	487 W 400 S	Anna Abbott	3/19/26
Charles Abbott	487 W 400 S	Charles Abbott	3/19/26
Paula Abbott	487 W 400 S	Paula Abbott	3/19/26
Melissa Scott	465 W 650 S.	Melissa Scott	3/19/26
BRUCE BALLARD	477 S. 60 E	Bruce Ballard	3-19-26
Adam Reeve	411 S. 60 East	Adam Reeve	3-19-26
Roger McDonald	515 S. 60 East	Roger McDonald	3-21-26
LISA LAWTON	565 S. 60 E.	Lisa Lawton	3-21-26
CLINT LAWTON	565 S. 60 E	Clint Lawton	3-21-26
PHYLLIS LAWTON	565 S. 60 E.	Phyllis Lawton	3-21-26

Daniel Pacheco

575 S. 60 E.

Hurricane Utah, 84737

danpacheco611@yahoo.com

March 31st 2026

Hurricane City Council

147 N 870 West

Dear Members of the City Council,

I am writing as a resident of this community to respectfully express my strong opposition to the proposed zoning change for the property located near 630 South 60 East in Hurricane, Utah. This area is not simply a parcel of land awaiting development. It is a place deeply rooted in the history, character, and natural integrity of our community. Any decision regarding its future should be made with great care, thoughtful consideration, and a commitment to preserving what makes this area unique.

The property in question is historically significant to the Hurricane pioneer settlement. It reflects a legacy that is not easily replaced or replicated once it is altered. The presence of long-standing features, including pecan trees planted by early settlers and the historic cistern monument, serves as a living connection to the families and individuals who helped establish this community. These are not just aesthetic elements. They are part of our shared story. To allow development that compromises these features would be to erase an important piece of local heritage.

Beyond its historical value, the current structure and character of this area are not well suited for increased density or reconfiguration through zoning changes. The proposed lot structure, particularly with smaller lot sizes and higher population build-out, raises serious concerns about the impact on existing infrastructure and quality of life. Roads in this area, especially 60 East, were not designed to accommodate a significant increase in traffic or density. Residents rely on the current layout for safety, accessibility, and a sense of quiet neighborhood stability.

Many of us strongly believe that 60 East should remain as it is today, without expansion, curb and gutter installation, or significant alteration. Its current condition contributes to the character of the neighborhood and serves the residents who live along it. Converting it into a higher-capacity roadway would not only disrupt the established environment but also create unnecessary safety concerns for those who call this area home. Additionally, there is strong support for maintaining 60 East as a dead-end street, at least up to the final historic property, including the Hinton pioneer home within the proposed zone change area.

There are also important environmental considerations that must not be overlooked. This property supports natural habitat for local wildlife, including deer, turkeys, raccoons, and other species that rely on this space for shelter and movement. Development would inevitably disrupt these habitats, further reducing the already limited natural spaces available in our area. Preserving this land in its current state supports ecological balance and contributes to the overall health and beauty of our community.

Equally important are the irrigation canal water rights that are historically tied to these properties. These water rights are not only part of the land's history but are also essential to the current use and sustainability of the area. Any zoning change that results in the transfer, reduction, or repurposing of these water rights raises serious concerns. The flow rate is already low, and additional strain from development could negatively impact both existing residents and future land use. These rights should remain protected and continue to serve the properties as they have historically.

There has also been discussion regarding access to the Three Falls Trailhead. While improving access to community amenities is a worthwhile goal, it should not come at the expense of existing neighborhoods. Development that relies on access through 60 East would place an undue burden on residents and alter the nature of the area. If improvements to the trailhead are to be made, they should be thoughtfully planned with access from more appropriate routes, such as Main Street, and designed in a way that does not disrupt established residential areas. At present, there is no adequate parking or public infrastructure to support increased traffic, and this must be addressed before any such plans are considered.

The cumulative effect of these concerns leads to a clear conclusion: the proposed zoning change is not in the best interest of the current residents, the historical integrity of the area, or the long-term well-being of the community. Growth is inevitable, and development has its place. However, not every piece of land is appropriate for increased density or reconfiguration. Some areas should be preserved, both out of respect for their history and in recognition of their value to the community as they currently exist.

I urge the Council to carefully consider the lasting impact of this decision. Once changes of this magnitude are made, they cannot be undone. Preserving this property as it stands protects not only the past but also the quality of life for current and future residents.

Thank you for your time, your service, and your thoughtful consideration of this matter.

Respectfully,

Daniel Pacheco

Comments for Zone Change, 639 S. 60 E., Hurricane, UT Planning Commission

- *The Property is historical to Hurricane Pioneer settlement
- *Roads concern for lot structure population build-out (8.36 acres, 10,000 sf)
- *60 East preservation to residents, leave as-is (no tree removal, curb & gutter, etc)
- *Preserve Pecan trees planted by pioneers
- *Protect natural habitat (deers, turkeys, raccoons, etc)
- *Protect pioneer monument (Cistern) memorial on 60 East
- *Develop Three Falls Trailhead without using 60 East access.
- *Create Three Falls Trailhead with rezone development, access from Main Street, to Southern border of this Zone change then build City road in dry canal area to Three Falls Trailhead. There currently is no parking, public structures.
- *Make 60 East a dead end street for historic property owners up to the last property, the Hinton pioneer home in the Zone change.
- *Irrigation canal water rights historic to the properties remain protected and not used in new Zoning development. Flow rate is already low pressure.

Donald R. Larson
585 S 60 E
Husband of Wilma

Wilma Larson
585 S. 60 East
Hurricane UT.
daughter of Carlton & Verna Hinton

ORDINANCE NO ZC26-05

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE ZONE CHANGE FOR A PORTION OF PARCEL H-362 FROM RESIDENTIAL AGRICULTURAL 1 (RA-1) TO SINGLE FAMILY RESIDENTIAL 10 (R1-10)

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries; and

WHEREAS, the proposed amendment is generally compatible with the current General Plan; and

WHEREAS, the proposed amendment is generally in harmony with the overall character of the proposed surrounding development; and

WHEREAS, the proposal will not have an adverse impact on the surrounding area; and

WHEREAS, there are adequate facilities to support the proposed zone change; and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed zone change.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

That a 0.522 portion of parcel H-362 is rezoned from Residential Agricultural 1 (RA-1) to Single Family Residential 10 (R1-10).

PASSED AND APPROVED on this 16th day of April 2026.

Hurricane City

Clark Fawcett, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of April 2026. Whereupon a motion to adopt and approve said Ordinance was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	___	___	___	___
Drew Ellerman	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

Cindy Beteag, City Recorder

EXHIBIT A
ZONING MAP



STAFF COMMENTS

Item: Consideration and possible approval of awarding a contract for the 700 West Pavement Rehabilitation Project.

Discussion: This item is slated to award a construction contract to rehabilitate the pavement surface and underlying base of 700 West from 400 South to State Street. No utility work is anticipated in this contract. The pavement will be removed, cement powder will be injected into the underlying base, and following compaction, new pavement will be placed. The existing curb and gutter will remain in place.

Hurricane City advertised this project for bids according to the purchasing policy and bids were received from four qualified contractors. Here are some relevant numbers:

Engineer's Estimate: \$730,420.00
High Bid: \$730,701.00
Low Bid: \$498,998.00

The schedule for this project is anticipated to start at the end of May and be finished by the first of July.

-Arthur LeBaron

Findings: The bids were evaluated for errors or irregularities and none were found. This Engineer's estimate was accounted for in the budget, so if the low bid is awarded the City will have ample funds to complete the project.

Recommendation: It is recommended that the project be awarded to Western Rock in the amount of \$498,998.00. Western Rock recently completed the same type of pavement rehabilitation for Hurricane City out on Old Hwy 91. – Arthur LeBaron

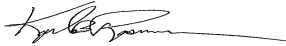
BID TABULATION FOR:

Bid: HURRICANE CITY 700 WEST REHAB ENG ESTIMATE 2026

Date: 7-Apr-26

BID SCHEDULE: TOTAL DEPTH RECLAMATION

ITEM No.	ITEM DESCRIPTION	QUANTITY	UNITS	ENGINEER'S ESTIMATE		WESTERN ROCK		SUNCORE		INTERSTATE ROCK		FELLER ENT.	
				UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
1	Mobilization	1	LS	\$45,000.00	\$45,000.00	\$35,200.00	\$35,200.00	\$60,000.00	\$60,000.00	\$41,300.00	\$41,300.00	\$20,000.00	\$20,000.00
2	Traffic Control	1	LS	\$50,000.00	\$50,000.00	\$28,500.00	\$28,500.00	\$54,225.00	\$54,225.00	\$23,000.00	\$23,000.00	\$54,255.00	\$54,255.00
3	SWPPlan	1	LS	\$14,000.00	\$14,000.00	\$9,500.00	\$9,500.00	\$11,350.00	\$11,350.00	\$3,000.00	\$3,000.00	\$11,820.00	\$11,820.00
4	Reconstruct Manhole	10	EA	\$1,500.00	\$15,000.00	\$635.00	\$6,350.00	\$1,050.00	\$10,500.00	\$1,800.00	\$18,000.00	\$1,283.00	\$12,830.00
5	Reconstruct Valve Box	20	EA	\$1,000.00	\$20,000.00	\$430.00	\$8,600.00	\$640.00	\$12,800.00	\$1,600.00	\$32,000.00	\$843.00	\$16,860.00
6	Reconstruct Monument	4	EA	\$1,250.00	\$5,000.00	\$670.00	\$2,680.00	\$1,085.00	\$4,340.00	\$1,350.00	\$5,400.00	\$1,539.00	\$6,156.00
7	Asphalt Sawcut	200	LF	\$2.00	\$400.00	\$1.85	\$370.00	\$2.00	\$400.00	\$2.80	\$560.00	\$3.00	\$600.00
8	Dust Control & Watering	100	1000 GAL	\$125.00	\$12,500.00	\$84.00	\$8,400.00	\$6.00	\$600.00	\$30.00	\$3,000.00	\$132.00	\$13,200.00
9	Roadway Excavation	600	CY	\$20.00	\$12,000.00	\$22.00	\$13,200.00	\$15.75	\$9,450.00	\$11.00	\$6,600.00	\$38.00	\$22,800.00
10	Soft Spot Repair – Excavate out Material	600	CY	\$12.00	\$7,200.00	\$17.50	\$10,500.00	\$16.50	\$9,900.00	\$9.35	\$5,610.00	\$16.00	\$9,600.00
11	Soft Spot Repair – Placement of Granular Borrow	600	CY	\$25.00	\$15,000.00	\$8.75	\$5,250.00	\$31.50	\$18,900.00	\$32.50	\$19,500.00	\$38.00	\$22,800.00
12	Pulverization, 13-1/2" Depth	86,000	SF	\$0.25	\$21,500.00	\$0.15	\$12,900.00	\$0.15	\$12,900.00	\$0.24	\$20,640.00	\$0.60	\$51,600.00
13	Haul off Pulverized Material, 3-1/4" Depth	86,000	SF	\$0.25	\$21,500.00	\$0.11	\$9,460.00	\$0.16	\$13,760.00	\$0.21	\$18,060.00	\$0.50	\$43,000.00
14	Placement of Cement Treated Pulverized Material as Base Course, 10" Depth	1,000	SY	\$1.50	\$1,500.00	\$1.20	\$1,200.00	\$3.90	\$3,900.00	\$8.75	\$8,750.00	\$4.50	\$4,500.00
15	Full Depth Reclamation, 10" Depth	86,000	SF	\$0.92	\$79,120.00	\$0.60	\$51,600.00	\$0.64	\$55,040.00	\$0.70	\$60,200.00	\$0.60	\$51,600.00
16	Type II Blended Cement	300	Ton	\$450.00	\$135,000.00	\$258.00	\$77,400.00	\$299.00	\$89,700.00	\$330.00	\$99,000.00	\$365.00	\$109,500.00
17	Geogrid, Tensar EX1200 or equivalent	1,000	SY	\$8.00	\$8,000.00	\$4.15	\$4,150.00	\$2.75	\$2,750.00	\$4.10	\$4,100.00	\$5.00	\$5,000.00
18	Geotextile, Mirafi 140N or equivalent	1,000	SY	\$7.00	\$7,000.00	\$4.15	\$4,150.00	\$1.74	\$1,740.00	\$3.35	\$3,350.00	\$4.00	\$4,000.00
19	Asphalt Pavement, 3-1/2" Depth	1,900	Ton	\$125.00	\$237,500.00	\$104.00	\$197,600.00	\$92.00	\$174,800.00	\$97.50	\$185,250.00	\$129.00	\$245,100.00
20	Paint Striping	90	Gal	\$60.00	\$5,400.00	\$39.00	\$3,510.00	\$62.45	\$5,620.50	\$44.50	\$4,005.00	\$67.00	\$6,030.00
21	Pavement Messages	6	EA	\$250.00	\$1,500.00	\$46.00	\$276.00	\$117.00	\$702.00	\$52.50	\$315.00	\$125.00	\$750.00
22	Road Base, if needed	200	Ton	\$40.00	\$8,000.00	\$22.00	\$4,400.00	\$26.00	\$5,200.00	\$21.50	\$4,300.00	\$38.00	\$7,600.00
23	Sign	2	EA	\$1,000.00	\$2,000.00	\$104.00	\$208.00	\$584.00	\$1,168.00	\$120.00	\$240.00	\$625.00	\$1,250.00
24	Relocate Street Sign	2	EA	\$1,000.00	\$2,000.00	\$77.00	\$154.00	\$584.00	\$1,168.00	\$87.50	\$175.00	\$625.00	\$1,250.00
25	Microcracking	86000	SF	\$0.05	\$4,300.00	\$0.04	\$3,440.00	\$0.04	\$3,440.00	\$0.01	\$860.00	\$0.10	\$8,600.00
TOTAL of ENGINEERS ESTIMATE=				\$730,420.00			\$498,998.00		\$564,353.50		\$567,215.00		\$730,701.00
						TOTAL SCORE=>	99.00		93.37		95.19		82.32

I, Karl B. Rasmussen, 
 certify that the above bid tabulation is correct and represents the bids accepted by the CITY OF HURRICANE.

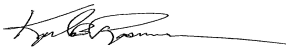
BID TABULATION FOR:

Bid: HURRICANE CITY 700 WEST REHAB ENG ESTIMATE 2026

Date: 7-Apr-26

BID SCHEDULE: TOTAL DEPTH RECLAMATION

ITEM No.	ITEM DESCRIPTION	QUANTITY	UNITS	ENGINEER'S ESTIMATE		WESTERN ROCK		SUNCORE		INTERSTATE ROCK		FELLER ENT.	
				UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents	UNIT PRICE Dollars & Cents	ITEM PRICE Dollars & Cents
1	Mobilization	1	LS	\$45,000.00	\$45,000.00	\$35,200.00	\$35,200.00	\$60,000.00	\$60,000.00	\$41,300.00	\$41,300.00	\$20,000.00	\$20,000.00
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4	Reconstruct Manhole	10	EA	\$1,500.00	\$15,000.00	\$635.00	\$6,350.00	\$1,050.00	\$10,500.00	\$1,800.00	\$18,000.00	\$1,283.00	\$12,830.00
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6	Reconstruct Monument	4	EA	\$1,250.00	\$5,000.00	\$670.00	\$2,680.00	\$1,085.00	\$4,340.00	\$1,350.00	\$5,400.00	\$1,539.00	\$6,156.00
7	Asphalt Sawcut	200	LF	\$2.00	\$400.00	\$1.85	\$370.00	\$2.00	\$400.00	\$2.80	\$560.00	\$3.00	\$600.00
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14	Placement of Cement Treated Pulverized Material as Base Course, 10" Depth	1,000	SY	\$1.50	\$1,500.00	\$1.20	\$1,200.00	\$3.90	\$3,900.00	\$8.75	\$8,750.00	\$4.50	\$4,500.00
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16	Type II Blended Cement	300	Ton	\$450.00	\$135,000.00	\$258.00	\$77,400.00	\$299.00	\$89,700.00	\$330.00	\$99,000.00	\$365.00	\$109,500.00
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18	Geotextile, Mirafi 140N or equivalent	1,000	SY	\$7.00	\$7,000.00	\$4.15	\$4,150.00	\$1.74	\$1,740.00	\$3.35	\$3,350.00	\$4.00	\$4,000.00
19	Asphalt Pavement, 3-1/2" Depth	1,900	Ton	\$125.00	\$237,500.00	\$104.00	\$197,600.00	\$92.00	\$174,800.00	\$97.50	\$185,250.00	\$129.00	\$245,100.00
20	Paint Striping	90	Gal	\$60.00	\$5,400.00	\$39.00	\$3,510.00	\$62.45	\$5,620.50	\$44.50	\$4,005.00	\$67.00	\$6,030.00
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23	Sign	2	EA	\$1,000.00	\$2,000.00	\$104.00	\$208.00	\$584.00	\$1,168.00	\$120.00	\$240.00	\$625.00	\$1,250.00
24	Relocate Street Sign	2	EA	\$1,000.00	\$2,000.00	\$77.00	\$154.00	\$584.00	\$1,168.00	\$87.50	\$175.00	\$625.00	\$1,250.00
25	Microcracking	86000	SF	\$0.05	\$4,300.00	\$0.04	\$3,440.00	\$0.04	\$3,440.00	\$0.01	\$860.00	\$0.10	\$8,600.00
TOTAL of ENGINEERS ESTIMATE=					\$730,420.00		\$498,998.00		\$564,353.50		\$567,215.00		\$730,701.00
						TOTAL SCORE=>	99.00		93.37		95.19		82.32

I, Karl B. Rasmussen, 

certify that the above bid tabulation is correct and represents the bids accepted by the CITY OF HURRICANE.

Agenda Item #4

Consideration and possible approval of awarding a contract for Construction Manager/General Contractor (CMGC) services for the new City Hall and Police Station

Item Introduction

This agenda item relates to the future City Hall and City Police Station buildings located on the City Campus. With the completion of schematic design, elevation profiles, and floor layout designs of the two buildings, Hurricane City staff are ready to advance the project to the construction design phase.

After prior discussions internally and with elected officials, it was determined to follow the CMGC process of selecting a contractor for the project design and build phases. This allows the city to have the contractor on board, as a team member, at the front of and throughout the project to help with the designing, cost estimating, and engineering of the project. The CMGC method ultimately delivers an overall better project with fewer change orders and by sorting out and solving problems before they become surprises or major issues.

The City received 13 bid proposals for the CMGC services, which demonstrates a high level of interest in these buildings from our building community. The 13 bid proposals were judged based upon factors including associated rates and fees, thoroughness of the proposal, similar experience, management strategy, and team resumes.

With the aid of FFKR and a selection committee of 6 members including Mayor Fawcett, Councilmember Joseph Prete, City Manager Kaden DeMille, City Building Official Larry Palmer, City Engineer Arthur LeBaron, Police Chief Kurt Yates, the selection committee made a unanimous decision of recommendation to the council for approval of the CMGC services for the two buildings.

Recommendation

After review of the 13 submittals, our selection committee is unanimously recommending to the City Council to approve awarding a contract to Big-D to perform as the CMGC for both the City Hall and Police Station buildings. Included in the packet is the scoring sheet summarizing the scores of all 13 submittals.

Written by: Kaden DeMille

Scoring Totals for Selection of CMGC services for Hurricane City Center

GC's	Rank	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #4	Reviewer #5	TOTAL SCORE
Big-D	1	1936	1956	1786	1816	1926	9420
Sirq	2	1928	1888	1768	1798	1748	9130
Layton	3	1934	1870	1744	1804	1524	8876
Willmeng	4	1896	1902	1576	1746	1586	8706
Watts	5	1775	1869	1475	1745	1785	8649
Jacobsen	6	1841	1857	1751	1781	1361	8591
Sletten	7	1804	1828	1424	1814	1470	8340
Hughes	8	1910	1906	1550	1770	1140	8276
Zwick	9	1795	1785	1425	1755	1385	8145
Mahas	10	1634	1838	1474	1524	1554	8024
Westland	11	1777	1821	1407	1757	1237	7999
Bonneville	12	1598	1842	1288	1358	1188	7274
Caliber	13	1508	1804	1118	1358	698	6486
AVERAGES AND COUNTS		1795.08	1858.92	1522.00	1694.31	1430.92	8301.23
MINIMUM		1508	1785	1118	1358	698	6486
MAXIMUM		1936	1956	1786	1816	1926	9420
DIFFERENCE		428	171	668	458	1228	2934



STAFF COMMENTS

Item: Consideration and possible approval of Resolution 2026-19 approving a Memorandum of Understanding between the cities of St. George, Ivins, Santa Clara, Washington, and Hurricane, for the purpose of establishing a coalition to guide local planning and implementation of stormwater management practices and procedures.

Discussion: As a new member of the Southwest Utah Stormwater Coalition, this MOU is to show support and solidarity with the other members of the Coalition. Hurricane City is under the same mandates with regards to stormwater as our colleagues. Being part of this coalition helps us have joint interaction and consensus of the handling of stormwater issues in our region. Participation will be done through quarterly meetings with representatives from each MS4 city. As well as helping with organizing and engaging in public outreach. There are no financial considerations or contributions at this time. Dayton has reviewed this MOU and has no objections. Staff recommend approving this MOU. - Weston Walker

Findings:

Recommendation:

RESOLUTION NO. 2026-19

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITIES OF ST. GEORGE, IVINS, SANTA CLARA, WASHINGTON, AND HURRICANE, FOR THE PURPOSE OF ESTABLISHING A COALITION TO GUIDE LOCAL PLANNING AND IMPLEMENTATION OF STORMWATER MANANGEMENT PRACTICES AND PROCEDURES

WHEREAS the State of Utah has passed a series of mandates with regards to the management of stormwater issues; and

WHEREAS these mandates apply to all of the Parties equally; and

WHEREAS the Parties feel that because of the interconnection between the Parties and the joint interaction and influence of these stormwater issues on the Parties, there needs to be a consensus on their handling, permitting, inspecting, etc.; and

WHEREAS this MOU will provide an efficient means of handling, controlling and communicating about these issues.

NOW, THEREFORE, BE IT RESOLVED that the Hurricane City Council authorizes the Mayor to execute the MOU attached hereto as Exhibit "A".

PASSED, APPROVED AND ADOPTED by the Hurricane City Council of Hurricane City, Utah, this 16th day of April, 2026.

HURRICANE CITY MAYOR

Clark Fawcett, Mayor

ATTEST:

Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of April 2026. Whereupon a motion to

adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___
Dave Imlay	___	___	___	___
Lynn Excell	___	___	___	___
Amy Werrett	___	___	___	___

Cindy Beteag, Recorder

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (hereinafter MOU) is entered into this 18th day of February, 2026, by and between Ivins City, City of Santa Clara, City of St. George, and Washington City, Hurricane City, Utah (hereinafter referred to as the "Parties"). It is made in response to the Stormwater mandates issued by the State of Utah in compliance with the National Pollution Discharge Elimination System permit (NPDES/UPDES).

PREAMBLE

WHEREAS, the State of Utah has passed a series of mandates with regards to the management of stormwater issues; and

WHEREAS, these mandates apply to all of the Parties equally, and

WHEREAS, the Parties feel that because of the interconnection between the Parties and the joint interaction and influence of these stormwater issues on the Parties; there needs to be a consensus on handling, permitting, inspecting, etc., and

WHEREAS, this MOU will provide an efficient means of handling, controlling and communicating about these issues;

NOW THEREFORE, the undersigned representatives of the Parties enter into this Memorandum of Understanding for the purpose of establishing a coalition to guide local planning and implementation of stormwater management practices and procedures.

AGREEMENT

1. Participants

The participants (Parties) in the MOU are the following units of government: Ivins City, City of Santa Clara, City of St. George, Washington City, and Hurricane City.

The Parties agree that:

- **All are equal partners in this MOU.**
- **Each Party will have one (1) representative at quarterly meetings.**
- **Actions of the coalition shall be by consensus.**
- **There will be no financial consideration or contribution at this time.**
- **All enter into this MOU or coalition in a spirit of cooperation.**
- **The public is better served if the Parties are jointly agreed on uniform practices and procedures for permitting, inspecting, and otherwise managing stormwater mandates and concerns.**
- **All agree that the sharing of knowledge, and in some cases resources, will achieve better stormwater management while**

improving working relationships with the Parties and members of the public served by each.

2. Purpose and Process


The purpose of this MOU is to outline the planning, coordination, and integration of activities necessary to maintain a comprehensive, cooperative and multi-agency stormwater planning program between the Parties.


The Parties agree to meet quarterly to:

1. Review and work on Stormwater Management Plans.
2. Review and conduct training of Stormwater Best Practices.
3. Organize and engage in public outreach.

PARTIES:

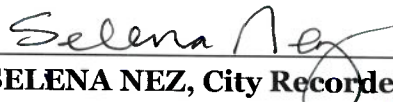
IVINS CITY

By: 
KEVIN SMITH, Mayor

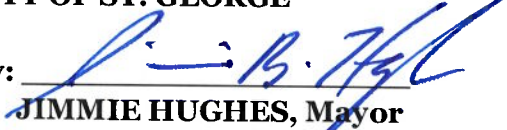
ATTEST:

KARI JIMENEZ, City Recorder

CITY OF SANTA CLARA

By: 
JARETT WHITE, Mayor

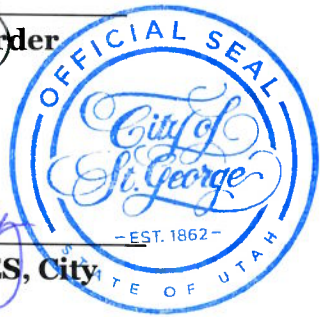
ATTEST:

SELENA NEZ, City Recorder

CITY OF ST. GEORGE

By: 
JIMMIE HUGHES, Mayor

ATTEST:

CHRISTINA FERNANDES, City Recorder



WASHINGTON CITY

By: 
KRESS STAHELI, Mayor

ATTEST:

TARA PENTZ, City Recorder

HURRICANE CITY

By: _____
CLARK FAWCETT, Mayor

ATTEST:

CINDY BETEAG, City Recorder



STAFF COMMENTS

Item: Consideration and possible approval of a 35-day extension of the term of the Development Agreement for Sand Hollow Mesa Project.

Discussion: The City and the developers of the proposed Neighborhood 6 plat have made progress in the negotiations surrounding the developer's appeal of the City's denial of the preliminary plat. However, a resolution has not yet been reduced to an agreement that could be approved. The term of the subject development agreement ends on April 29, 2026. As the parties work to finalize a written resolution, it is proposed to extend the term of the development agreement by 35 days to May 21st, which is the date of the second Council meeting in May. The City Attorney recommends the extension. Additional details may be shared with the Council in a closed meeting. -Dayton Hall

Findings:

Recommendation: