Minutes of the Hurricane City Council meeting held on July 16, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4 p.m.

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

Members Excused: Drew Ellerman

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall (online), Police Chief Kurt Yates, Public Works Director Mike Vercimak, Assistant Public Works Director Weston Walker, Streets Superintendent Hayden Roberts, Water Superintendent Kory Wright, City Planner Gary Cupp, Assistant Planner Fred Resch III, Power Director Mike Johns, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

4:00 p.m. Joint Work Meeting with the Planning Commission

Planning Commissions Members Present: Paul Fathering, Mark Sampson, Shelley Goodfellow, Ralph Ballard, and Michelle Smith

1. Presentation and discussion on Lorin Lowe's master plan for his property

Lorin Lowe introduced himself and explained the property has been in his family for many years. They waited to see how the Southern Parkway alignment would affect the property before moving forward. He stated they hired Hoyt Cousins to prepare a master plan for the approximately 2,700-acre property. Mr. Cousins explained they have been developing the master plan since last summer and felt it was time to hold a work meeting to discuss the overall vision. He said the goals of the General Plan are best achieved through long-term master planning and that the property presents a unique opportunity to create a gateway into the city while promoting smart growth. The vision includes a sustainable balance of jobs, walkable neighborhoods, affordable housing, open space, parks, and reduced traffic. Mr. Cousins reviewed the proposed eleven-neighborhood concept (displayed on the screen), which is organized around the City's street master plan. Each neighborhood is designed to be within a five-minute walk, creating stable, accessible, and safe communities. He acknowledged the project's size and the Council's responsibility to carefully evaluate it. He expressed hope that the review process would provide clear policies and goals and allow the public and private interests to be balanced through the master plan.

Mr. Lowe stated they were unsure whether moving forward would require a General Plan amendment or a zoning change. Gary Cupp explained nothing has been officially submitted and the proposal remains conceptual. He said staff asked the applicants not to apply until several issues were worked through. Some of the property is currently designated light industrial and would require a General Plan amendment. Staff also believes the project is too large to process as a single application because the long-term buildout could change as property is sold and developed by different owners. Mr. Cupp said staff recommends developing the project in phases. As utilities and services become available, those areas could move forward with the necessary General Plan amendments and zone changes. He explained the purpose of the meeting was to introduce the project and receive feedback from the Planning Commission and City Council.

Mr. Lowe stated they value open space and want to provide housing options for a variety of income levels. The vision is to create connected neighborhoods where people can walk to work and nearby commercial areas. He said they need assurance that, after investing in infrastructure, they will be able to complete the overall master plan rather than developing one piece at a time. Mark Sampson noted that during the last General Plan update, the area along SR-7 was designated for light industrial uses. He said the proposed plan could reduce those opportunities and recommended an employment land analysis, similar to one completed for Point of the Mountain, to evaluate what the City could lose if industrial land is reduced. Mr. Cousins responded that they do not intend to eliminate industrial uses but to integrate them throughout the communities. He supported completing an employment land analysis and said they would demonstrate how the uses can work together. Mr. Lowe added that integrating industrial areas into the neighborhoods would allow people to walk to work and help make the development a premier area for the city.

Councilman Imlay expressed concern that each phase should include commercial development. Mr. Cousins responded that the plan could include more commercial and light industrial areas than currently designated. He explained that well-planned neighborhoods create opportunities for new business districts and reviewed the commercial areas proposed within each neighborhood. He added that residential areas have been identified, but densities have not yet been determined. Approximately one-quarter of the land is planned for streets, one-quarter for commercial uses, and one-quarter for residential uses, with densities to be established as the project progresses. Michelle Smith asked when power would be available to serve the area. Mr. Lowe said they have worked with the Power Department and donated a right-of-way for a high-voltage transmission line that is expected to go out to bid within the next year. He added that sewer service is available along 3000 South and through proposed neighborhood 10, with water available on the north end. He said they have worked closely with the City by donating well, tank, power line, and easement sites. Mayor Fawcett agreed they have been excellent to work with and noted the transmission line would serve Neighborhood Six. Mike Vercimak added that a substation is planned south of 3000 South, and Mayor Fawcett said another is planned near the SR-9/SR-7 interchange. Mr. Lowe confirmed they have reserved land for that substation. Councilman Imlay asked whether the development would resemble the recreational focus of the D.R. Horton Long Valley development. Mr. Cousins said those details have not been determined, although one neighborhood could include that type of development while the others would have distinct identities. Councilman Imlay then asked about the estimated number of homes. Mr. Cousins replied that residential areas have been identified, but densities have not yet been established. Councilman Imlay noted utility planning requires estimated densities. Mr. Lowe asked whether that could be determined during the application process, and Mr. Cupp responded it would be established during the zoning process.

Ms. Smith clarified that the developer would be responsible for constructing the roads. Mayor Fawcett explained the City may construct major collector roads, but the developer would be responsible for the internal road network. When asked about UDOT interchanges, he stated those would also be the developer's responsibility. Mayor Fawcett asked how the group wanted the application to proceed. Mr. Sampson said the applicants have already identified proposed General Plan changes and recommended bringing the project to the Planning Commission for a detailed discussion. Paul Farthing noted the project is expected to take about 40 years to complete and should be developed in phases. Mr. Lowe agreed it would be phased but noted they need a clear path forward so the overall vision remains consistent despite future changes in City leadership. Mr. Sampson suggested the applicants provide a list of the proposed changes so the Planning Commission can determine what needs to be addressed and in what order. Mr. Cupp clarified the focus should be on how much of the project they want to entitle initially rather than how much will be built first. Mayor Fawcett stated commercial development typically follows residential growth, although industrial uses could be developed earlier to create jobs. Shelley Goodfellow asked about preserving existing fields and ridgelines. Mr. Lowe said preserving those natural areas is important to him. Mayor Fawcett added he would like to see trails connecting those areas. Ms. Smith asked about a long-term development agreement and its proposed duration. Mayor Fawcett said he would prefer not to use a development agreement because long-term agreements have created challenges for the City. Instead, he favored using a planned area approach. Mr. Lowe said they would like a framework that provides certainty for long-term infrastructure planning. Mayor Fawcett responded that long-term entitlements have created issues in the past and the City Attorney prefers not to tie the project to a development agreement. Mr. Lowe confirmed they can submit a General Plan request in August.

The Planning Commissioners and Gary Cupp were excused at 5 p.m.

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

Mr. Resch III reported the City has met this year's affordable housing requirements. He noted the Planning Commission recently held a lengthy discussion on residential hosting and accessory dwelling units (ADUs) and decided to postpone any code changes for future consideration. Mayor Fawcett said he included the topic in his weekly Mayor's report but has not received significant public feedback either way, so he is comfortable leaving the current ordinance unchanged. His primary concern is the lack of transparency, as neighboring property owners are often unaware an ADU is being proposed until it has already been constructed. Mr. Resch III also reported that Planning has received two applications for home-based furniture reupholstery businesses and asked whether the Council supported that use in residential neighborhoods. The Council members indicated they did not want that type of business permitted in neighborhoods.

Mr. LeBaron explained that in the Sand Hollow Resort area, the City owns property between two parcels owned by the School District. The School District would like the City to relocate its 30-acre parcel to the west so the District's property can be consolidated for a future high school and middle school site. Mayor Fawcett agreed that combining the School District's property is a reasonable approach. Mr. LeBaron also reported that the State now requires elementary school playgrounds to be enclosed by fencing. Because the City has a joint-use agreement with the School District for Three Falls Park, the District asked whether the City would be willing to fence the park. Mr. LeBaron told them no but suggested installing a fence along the south side between the school grounds and Three Falls Park. He said this would satisfy the fencing requirement while allowing the park to remain open for shared use under school supervision. He added that the School District does not plan to make any changes on the north side.

Weston Walker stated the annual MS4 training for employees and the Council has been distributed, as required. Staff is also developing long-term MS4 management plans, with inspections scheduled to begin at the start of the year. Public Works has approved plans for two industrial lots in Silverwood and several telecommunications projects throughout the City. He added that staff continues to work through a large number of pending plan reviews. Councilman Excell expressed concern that construction on 700 West has damaged sidewalks on both sides of the street and asked when they would be replaced. Hayden Roberts said he did not have a timeline but would follow up on the project the next day.

Mike Johns stated the City reached a record power usage level last week, noting that peak demand typically does not occur until late July or August. He also announced the hiring of a new groundsman who graduated from Hurricane High School.

Mike Vercimak stated that staff is hearing concerns from the development community indicating a slowdown in activity. He said the City has been cautious about hiring additional employees, noting there have been no new subdivision preconstruction meetings in the past couple of months and building permits have been reduced by half. He added that staff remains busy working with utility suppliers on current projects. Councilman Imlay asked whether the City is prepared for potential monsoon storms. Mr. Roberts confirmed they have been preparing throughout the week. Kaden DeMille reported that a notice was sent to residents regarding sand and sandbag locations. Sandbags are available at the Police Station and Streets Building, with additional supplies being brought to the Administration Building. Councilman Excell added that sandbags are also available at the fire stations and thanked Kory Wright for his assistance with sandbagging efforts.

Hayden Roberts reported the slurry project is scheduled to begin August 3rd, and he will distribute an updated project map. He also announced that two open positions have been filled, with both new employees recently starting. He added that they are prepared for the upcoming monsoon season.

Sel Lovell stated he tried to get the new utility clerk here, but she was unable to attend due to a prior commitment. He then reviewed current open positions. He noted Kirra Dixon has given her notice to leave, creating an upcoming vacancy that may be difficult to fill. He explained the policy manual has been approved and is undergoing final review before being distributed to staff. He also stated staff are renegotiating the website contract and consolidating services, with a redesign expected to launch in approximately six to eight months.

Kory Wright reported the booster tank is scheduled to begin filling the Sky Ranch well on the 29th and should be in use within a few weeks. He stated drilling at the Goulds Wash Well has reached just over 600 feet, with less than 200 feet remaining. The Sky Ranch Well was temporarily down for repairs but is back in operation and has reached 100 feet. He stated there was a water line break behind the movie theater Saturday night that caused rocks to shoot across the roadway and vehicles. Police responded quickly to assist with traffic control, and Interstate provided a sweeper to help clear the road. Crews have spent the last three days replumbing services because the previous configuration is no longer allowed. He mentioned there have been discussions to increase participation in the water app and promote water conservation. Staff is considering a drawing for a smart clock for residents who sign up for the app. A contractor has volunteered to install the smart clock for the winner, and staff hopes to begin advertising the drawing at the beginning of the month.

Tiffani Wright stated the bike park grand opening was successful and the park is now open to the public. She also met with Southern Utah Parks and Recreation this week and toured the Wheels Park in Washington. She reported that the Farmer’s Market has been sold. Mayor Fawcett stated he was unaware that vendors were being charged for space and that the market was being operated as a business. Kaden DeMille explained the market is being run as a business but currently receives free power and space from the City. Mayor Fawcett stated he believes the business should obtain a license and pay applicable fees. Mrs. Wright added that one of the flower vendors purchased the market and that the matter will need further discussion. She stated the production of *Frozen* has opened. Employee tickets are still available but will be distributed differently, with employees needing to call ahead to reserve tickets for their preferred date. She mentioned a part-time custodian position is available at the gym. A movie in the park, *Angels in the Outfield*, will be shown tomorrow at the baseball field. Councilwoman Werrett asked about the reserved seating software for the Fine Arts. Mrs. Wright stated the City Treasurer is working with the software company to finalize details and she hopes it will be ready by the next production.

Larry Palmer reported that since the last meeting, fourteen single-family permits and one commercial tenant improvement permit for a bakery have been submitted. He also reported that the final inspection for Golden West Credit Union was completed this week.

Brenden Angus introduced himself and stated he is in his second week with the City. He will be filling Paige Chapman's position.

Chief Yates stated they had a busy 4th of July, with most issues occurring near Sand Hollow State Park. The park reached capacity by 11:00 a.m., causing traffic backups to Dixie Springs Drive. He coordinated with park personnel, and the decision was made to close the park; however, allowing walk-ins after the closure created additional traffic issues. He scheduled a meeting with the State Parks and DNR to discuss a more proactive approach. Moving forward, when the park is closed, walk-ins will not be allowed, and they agreed to send more officers to assist with traffic control. He stated testing for the task force position will take place next week and staff is excited to fill the position. He added that all four officers currently in field training should complete the program by mid-August. He announced the promotion of Ian Atkinson to Sergeant, which will provide 24-hour supervisor coverage. He also announced that Wyatt Jensen's last day was today and expressed appreciation that he will be able to return to his hometown. He reported an opening for an animal shelter attendant, a new position created due to the increased workload at the shelter.

Mayor Fawcett stated he sent out town hall assignments and asked Council Members to provide dates that work for them so the schedule can be finalized. He stated he has been getting questions regarding fireworks for the 24th. He explained the fireworks ban expired on the 5th, and the City will follow the proclamation approved in April allowing fireworks in five designated locations. He noted he has not received any updated recommendations from the State and has notified the Fire District of they will be allowed. He expressed hope that recent moisture and rain will help improve conditions.

Councilman Excell thanked Hayden Roberts and his crews for their help in getting the Youth City Council signs up. He also thanked Gary Cupp for determining the locations. He stated the youth director is hoping to get going as soon as school starts.

Councilwoman Werrett stated the Historical Committee met this week and discussed concerns about insects around the museum. She stated Phyllis would like to submit for a CLG grant for the maintenance on the buildings. Kaden DeMille stated he will follow up with her. Councilwoman Werrett added that Phyllis is also concerned that the flag does not have a light on it by the museum. Mayor Fawcett stated it did at one time. Mr. DeMille stated he will follow up on that too. Lastly, Councilwoman Werrett stated she has been approached about the bus stop by Walmart and how hot it is. She had someone contact her about building something if there is funding for the materials.

Cindy Beteag stated a special meeting has been scheduled for July 30th at 5 p.m. to vote on the vacant Council position. The application period will close on the 27th at noon and then she will send out the packet to the Council to review.

6:00 p.m. - **Call to Order** –

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Mayor Fawcett

Pledge: Tiffani Wright

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for June 18, 2026, and Special Meeting June 25, 2026

Amy Werrett motioned to approve the June 18, 2026, and June 25, 2026, minutes as written. Seconded by Dave Imlay. Motion carried unanimously.

Recognition of Officer Atkinson on his promotion to Patrol Sergeant

Chief Yates introduced Ian Atkinson as the department's newest Patrol Sergeant. He explained that Sergeant Atkinson successfully completed a competitive testing and interview process, and the department was very impressed with his performance. He noted that the Patrol Sergeant position is one of the most important leadership roles within the department, with significant responsibility for supervising patrol operations and supporting officers in the field. He expressed confidence that Sergeant Atkinson will excel in his new role. Sergeant Atkinson's wife presented him with his sergeant stripes, and Chief Yates concluded the ceremony by presenting him with a commemorative pin.

Public Forum – Comments From Public

April Pinkston stated she is running for State District House 72 because in July 2023 she was unconstitutionally arrested in her home and she doesn't want it to happen it anyone else. She recounted the event in detail. She concluded by stating that she was unconstitutionally arrested and she wants to be made whole.

Kristen Isham stated she was a witness and everything April said is true.

OLD BUSINESS

1. Consideration and possible approval of Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319; Kent Burdick Rowley Trust, applicant; Teri Humphries, agent

Fred Resch III stated the applicant asked for this applicant to be tabled.

Joseph Prete motioned to table Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319. Seconded by Lynn Excell. Motion carried unanimously.

NEW BUSINESS

Joseph Prete motioned to go into a public hearing at 6:29 p.m. Seconded by Dave Imlay. Motion carried unanimously.

1. Public Hearing to take comments on the following;
    a. A request for abandonment and vacation of easements along Gateway Boulevard and Jellystone Road for parcels H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, H-4-2-1-201, & H-4-2-12-1208-GS1

No comments.

b. A request for abandonment and vacation of easements along Desert Sands Parkway, Dunes Drive, and Sand Hollow Resort Parkway in The Dunes at Sand Hollow Resort

Jeff Morgan stated he lives in the Dunes area. He respectfully requests the Council to approve this request as the easement prevents the homeowners from constructing anything in the last ten feet of their yard. They became aware of this when they submitted a permit for a pool and were denied. He stated the City has no plans to utilize the easement.

c. The size, scope, and nature of funding related to the planned construction of the Hurricane City Police Station

Kaden DeMille explained that the City is applying for funding through a CIB grant. As part of the application process, a public hearing is required to allow residents an opportunity to provide input. He reviewed the proposed size of the police building, estimated construction costs of approximately $19 million, and the overall project cost of approximately $25 million, which includes design, infrastructure, legal and financial costs, and site work. He explained that the financing plan includes selling the current police building, reducing the amount needed to be financed to approximately $22 million. He reviewed potential financing options, including requesting $5 million in grant funding through CIB and financing the remaining balance. The alternative would be obtaining an open market bond. He stated the current repayment sources include the public safety impact fee fund and funds budgeted in the General Fund. If the City receives CIB funding, the estimated annual payment would be approximately $822,000. Without grant funding and using an open market bond, the annual payment could increase to approximately $1.2 million. He explained that staff has evaluated the impact on residents and does not anticipate the need for increased user fees, special assessments, or property taxes. He noted the City has been planning and budgeting for this expense over the past several years, and as other City bonds are paid off in the coming years, those existing payments can be redirected toward the police facility.

No comments from the public.

Joseph Prete motioned to go out of a public hearing at 6:40 p.m. Seconded by Lynn Excell. Motion carried unanimously.

2. Consideration and possible approval of **Ordinance 2026-16 Approving the abandonment and vacation of public utility easements** on parcels H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, & H-4-2-1-201

Councilman Imlay asked why the easements were originally included. Arthur LeBaron explained that the roads were part of the initial groundbreaking plans associated with the Gateway PID, so the dedication plats were approved before development was proposed. As the roads are constructed, utilities are placed within the roadway rather than the easements. He explained that the easements within the subdivision are intended to provide utility services to individual lots and that the City generally avoids placing major utilities in backyards. He stated property owners would like to build walls to address grade issues, but walls are not allowed within utility easements. Staff completed an analysis and determined the easements are no longer needed, so staff is recommending they be abandoned.

Dave Imlay motioned to approve Ordinance 2026-16 Approving the abandonment and vacation of public utility easements on parcels H-4-2-1-1112-GS1, H-4-2-1-202-GS1, H-4-2-1-200-GS1, H-4-2-1-201-GS1, & H-4-2-1-201. Seconded by Joseph Prete. Motion carried unanimously a roll call vote.

3. Consideration and possible approval of **Ordinance 2026-17 Approving the abandonment and vacation of public utility easements** along Desert Sands Parkway, Dunes Drive, and Sand Hollow Resort Parkway in The Dunes at Sand Hollow Resort

Arthur LeBaron stated this is a similar situation to the last item. This development is 20 years old at this point. He stated he appreciates the comments that were received. After surveying the area, he noted several structures have already been built within the easement. Since all utilities are already installed, staff believes abandoning the easement will allow residents full use of their yards. Staff recommends approval.

Lynn Excell motioned to approve Ordinance 2026-17 Approving the abandonment and vacation of public utility easements along Desert Sands Parkway, Dunes Drive, and Sand Hollow Resort Parkway in The Dunes at Sand Hollow Resort. Seconded by Amy Werrett. Motion carried unanimously by roll call vote.

4. Consideration and possible approval of **Resolution 2026-28 Identifying methods to fill midterm vacancies** on the Hurricane City Council – Dayton Hall

Dayton Hall explained that the State Legislature passed a bill requiring cities to adopt a resolution establishing a procedure for breaking ties when filling midterm vacancies. He stated the City followed a similar process last year but did not formally adopt it by resolution, and this action will fulfill the State requirement. He explained that under the procedure, the Mayor may break a tie vote. If the Mayor is unable to do so, the tie may be resolved by a random method, such as a coin toss or selecting a number from a container. He added that when the City previously filled a vacancy, the Council adopted additional procedures outlining the interview and selection process, and he plans to bring a similar procedure back for consideration in two weeks.

Joseph Prete motioned to approve Resolution 2026-28 Identifying methods to fill midterm vacancies on the Hurricane City Council . Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

5. Consideration and approval of **local consent for a single event liquor license** for Pecan Valley Resort – Chris Wyler

TJ Packer stated Red Rock Island Vibe is hosting a reggae event on August 8th and is requesting approval to serve Mai Tais, piña coladas, and operate a beer garden on the second floor. He stated they will follow all DABS requirements and are seeking local consent. This will be the first event at the venue to include a beer and liquor garden. Chief Yates stated there have been no reported issues with previous events. Councilman Imlay expressed concerns about parking capacity and potential impacts on nearby residents. Mr. Packer stated the venue has added two new parking lots and additional parking near the retention basin. He added that the venue strictly follows the 10:00 p.m. closing time, uses security guards, and checks bags. The event will be open to the public with tickets purchased through the hosting venue.

Dave Imlay motioned to approve for local consent for a single event liquor license for Pecan Valley Resort on August 8th. Seconded by Joseph Prete. Motion carried unanimously.

6. Consideration and possible approval of the **Underground Standards and Specifications** for the Power Department – Mike Johns

Mike Johns stated most of the changes consisted of edits, reformatting, and consolidating existing policies to eliminate repetition. Councilman Prete confirmed the City Attorney reviewed and approved the changes. Mr. Johns added that the Power Board also recommended approval. Dayton Hall confirmed he had reviewed the updates.

Amy Werrett motioned to approve the Underground Standards and Specifications for the Power Department. Seconded by Lynn Excell. Motion carried unanimously.

7. Mayor, Council, and staff reports

Councilman Imlay stated he has received complaints regarding parking at Pecan Valley during events. There is not enough room on weekends when there are a lot of toys at the rentals. He recommended the Council drive through there during a busy weekend. It might need to be addressed. Councilman Prete asked how that got approved without enough parking. Weston Walker explained that part of the issue is when groups come to the vacation rentals and they all bring 20-30 cars per rental. Then if they bring toys it adds to it. He stated a lot of the side streets are wall to wall parking. Mayor Fawcett stated there is not enough parking even for the water park and restaurant. He stated the owner has an application for another parking lot to the south. Councilman Excell stated as more development comes in for this area, this issue needs to be addressed. Fred Resch III stated the Council will see a zone change soon. He added that one space per bedroom is required for a vacation rental. Mayor Fawcett stated they need to have a place for the toys. Mr. Resch III stated the applicant is planning that in the next phase.

8. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

A closed meeting was held.

Adjournment: Joseph Prete motioned to adjourn at 7:03 p.m. Seconded by Dave Imlay. Motion carried unanimously.