Minutes of the Hurricane City Council meeting held on October 3, 2022, 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, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimak, Planning Director Stephen Nelson, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, City Recorder Cindy Beteag, Finance Manager Paige Chapman, Human Resource Director Selwin Lovell, Parks Director Darren Barney, and GIS Analyst Pam Blackmore

AGENDA

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

Arthur LeBaron had a multiple federal agency field trip to Goulds Wash. It was good to show them what Goulds Wash consists of. He met with the Bureau of Land Management regarding the proposed access to the equestrian park. He is waiting to hear back, but it sounds promising. Two proposed subdivisions are on either side of the proposed roadway dedication for Antenna Avenue. The subdivisions can only move forward once the dedication is approved. Mayor Billings reported that some developers had expressed concern regarding the plan review time frame. She asked if developers could pay an independent inspector to move their project along faster. Mr. LeBaron's biggest concern is whether the consultant will work in the City's best interest. Stephen Nelson pointed out that the building permit review looks at the international building code defined by the State; however, each City has different standards for engineering reviews, and outside firms may not be familiar with Hurricane City standards. Councilman Prete asked what was causing the delays. Mr. LeBaron explained that most the pending projects depend on the PID infrastructure to develop their site, and the Engineering Department is still extremely busy. Councilman Heidemann reported that he was in the meeting with the developers and thanked Mr. LeBaron for handling it so well. Mayor Billings reported that she reviewed the list, and some plans have been here since June. She also noted that this is not only affecting the PIDs; some developers feel like the City is holding up their projects and costing them money. Mr. LeBaron stated that the review fees most likely do not cover the costs. He noted that the department is short-staffed.

Stephen Nelson reported that Jason Cordova passed his mechanical test last week, and he's been a great asset. The Appeals Board met today on a variance request and a request to enlarge a nonconforming structure, and both were approved. The first meeting for the Downtown Master Plan was held last week.

Weston Walker reported that the department has been busy with city cleanup. He noted that there were piles of garbage around the dumpsters, and contractors dumped a large amount of construction debris that should have been dumped in their dumpsters. Mayor Billings explained the City has a contract to have dumpsters twice a year, but the City will have to pay for the extra dumpsters brought in for the trash outside the dumpsters. Councilman Heidemann feels city cleanup is an excellent way to keep the City beautiful, and it should be continued. Mr. Walker noted that the chip seal project is near completion, and they will be back tomorrow to blow off sidewalks and approaches.

Chief Excell reported that there are message boards around town reminding drivers to adhere to red lights. Highway Safety is providing funding to support overtime shifts for patrol officers. Mr. Excell sent a message to the prosecutor explaining that there is a zero-tolerance policy for these traffic violations, and they expect violators to be cited. These traffic accidents are costing a lot of time and lives. Trail Hero is this weekend, but they have yet to request any help from the City. To date, the Police Department has responded to 6,700 cases. Cases involving the youth homes have increased by sixty percent. The basement of the Police Department flooded. No electronics were damaged, but some packaging in the evidence room was damaged. One officer is finishing field training this week, three officers are in the Police Academy, and two more will start next month. The department is fully staffed; however, one officer is leaving in December. They tested for Sargents last week, and the position will be filled at the beginning of the year. Councilman Heidemann expressed sadness regarding the fatal accident. Mr. Excell reported that the incident is still under investigation, and he is not aware of any witnesses yet. Many cars are parked on the road in that area, creating a sight distance problem.

Mike Vercimak reported that the City office is fielding complaints regarding the flooding and chip seal. He noted that the City is still extremely busy. The frenzy has changed, and there is a rush to finish projects and complete bonding.

Sel Lovell reported that the recently hired Hearing Officer is no longer with City. There are still openings in the Parks and Power Department.

Darren Barney reported that they are trying to fill full-time and part-time positions. He reported that the park bathrooms are being destroyed by vandalism, and he plans to add cameras to next year's budget.

Tiffani Wright reported the pool is closed for the season, and aside from the pump going out, it was a good season. They are also getting vandalized, so they are looking at getting cameras too. Trunk or Treat is on October 27th from 6:00 p.m. to 8:00 p.m. The Christmas Tree Lighting is on November 7th. Mayor Billing reported that the ribbon cutting for the Equestrian Park is on November 5th.

Paige Chapman reported that the auditors are coming next week.

Scott Hughes invited the City Council to attend Public Power Day on October 4th. The department is extremely busy and understaffed.

6:00 p.m. - Call to Order –

Mayor Nanette Billings welcomed everyone to the meeting.

Prayer, Thought, and Pledge: Cassie Daughtery

Declaration of any conflicts of interest

None

Swearing in of the new Youth City Council

Recognition of employees

Mayor Billings recognized the Street Department for their work during City Clean Up and the flooding. She thanked Crystal Wright for promptly investigating and solving a customer's concern regarding their solar credits. Lastly, she thanked Stephen Nelson for his positive energy and vision for Hurricane City.

Public Forum – Comments From Public

OLD BUSINESS

1. Consideration and possible approval of **Ordinance 2022-50 amending Title 7, Chapters 4, 8, 10, 11; amending Title 13; and creating Title 7, Chapter 12 regarding Utility Franchises** - Dayton Hall

Dayton Hall explained that this is the second time this has come to Council. Department Heads have reviewed the ordinance, and Mr. Hall added their recommendations. He discussed the changes made to the draft ordinance. There is concern regarding cuts made by providers installing conduits in the roadway. Providers are required to maintain the conduits until the road is repaved. Another addition to the draft is that utilities must be provided to public buildings and facilities, even in low-density areas, if the City requests. Mr. Hall reported that each applicant must provide a plan and a schedule as to when service will be provided throughout the service area. He noted that Hurricane City is the service area. Infowest has no concerns with this ordinance.

David Hirschi motioned to approve Ordinance 2022-50, amending Title 7, Chapters 4, 8, 10, 11; amending Title 13; and creating Title 7, Chapter 12 regarding Utility Franchises. Seconded by

Doug Heideman. Joseph Prete, Kevin Thomas, Dave Sanders, David Hirschi, and Doug Heideman, voting aye. Motion carried unanimously.

2. Consideration and possible approval of **Ordinance 2022-51 Amending Section 7-5 regarding the City Cemetery** - Darren Barney

Darren Barney reported that the summary and ordinance were provided in the packet. Mayor Billings requested to increase the height of veteran headstones to match the headstones provided by the National Monument Company. This amendment also restricts burials on holidays observed by Hurricane City. Councilman Prete questioned the wording on 7-5-13. The section states that monuments in the specific areas designated for infant and cremation burials shall be flush with the surface of the lawns. He suggested revising the section to clarify that monument should flush with the ground so it doesn't interfere with the mowers. The last line mentions that if the monument interferes with a sprinkler, the owner is responsible for paying for it. He asked how that is determined and how the City addresses monuments in violation. Mr. Barney explained that they have not had to address this type of problem. Councilman Thomas feels that the code should determine if a monument can be oversized, not the Cemetery Superintendent. Mayor Billings confirmed that this ordinance applies to monuments moving forward. Dayton Hall asked for clarification on the process for enforcing non-compliant monuments. He suggests a thirty days grace period to bring the monument into compliance. If the City is forced to bring the monument into compliance, then the City will bill the owner. Councilman Thomas thinks sixty days is more appropriate due to the speed of the monument companies.

Doug Heideman motioned to approve Ordinance 2022-51, amending Section 7-5 regarding the City Cemetery with the addition that the monuments are flush with ground, not grass. The code determines if a monument is non-compliant, and the customer is given sixty days to bring the monument up to code. Final approval is subject to City Attorney review. Seconded by Dave Sanders. Kevin Thomas, Joseph Prete, David Hirschi, Doug Heideman, and Dave Sanders, voting aye. Motion carried unanimously.

Mayor Billings asked if the citizens could rent the Equestrian Park. Mr. Barney confirmed that the park can be rented, and they are working on a fee schedule.

NEW BUSINESS

1. Consideration and possible approval of a **donation to the Hurricane High School's robotics team Black Ops**

Hanna Martin reported that the team placed second in Utah and first in Idaho last year. One hundred sixty teams competed in nationals, and the Hurricane High School team placed in the top ten in three categories. Bella Nichols reported that this is the team's 7th year. Last year they asked for funding for three First Lego League (FLL) teams and were approved for $2316. However, they could not fully take advantage of the funding due to timing so they never received the money. They raised over $30,000 through donors and sponsors to support their team last year. They are asking the Council to support the growth of the Science, Technology, Engineering, and Math (STEM) program by reapproving the funds and providing a space to create three FLL teams.

Kaden DeMille reported there are several items on the agenda requesting funds. Some of which are recurring. He explained that city funds come from citizens, and it is important to be good stewards. This has never been budgeted, but the Council does have a small contingency fund. He recommends setting perimeters for what type of projects should be supported. Councilman Thomas thinks they are a great asset to the community, and he supports it on a personal level. He read a quote from Horatio Bunce. Five or six groups are on the agenda asking the City for support. He would support them from his pocket but not from the City. Councilman Heideman commended them on raising the money. He agrees with Councilman Thomas. More groups are reaching out, but they must draw the line somewhere. Councilman Hirschi commends them for their courage to come before the City Council. He clarified that the City approved money last year but could not use the funds because they were halfway through the season.

Mayor Billings asked what the City Council members could do to help. Hanna Martin suggests forming a subcommittee led by a Council Member, Engineers, and team members to host a STEM night at the recreation center once a month. Mr. Vick explained that they are not here solely asking for money. They are looking for sponsors that want to invest in the kids. He teaches the team fiscal responsibility. They didn’t take the money last year because it wouldn't be responsible. It is essential to invest in the students who will build the future. Mayor Billings believes people, not government solve problems. Mr. Vick agreed that government does not solve problems, but they help organize those who intend to help solve the problem. Councilman Prete is inspired by multiple comments tonight. Reading through the agenda, he was concerned about the number of groups seeking funding but after hearing from the Robotics Team he feels this is a worthy cause. Councilman Sanders appreciates their passion and how it was presented. He thinks the Council can help with a room and network with community members that can help.

Rebecca Martin has had two children in this program. She appreciates the City Council's consideration of taxpayers’ dollars. This funding is meant to help elementary-aged children get an early start.

Mr. Vick reported that after the kids received the funding last year, they went to all schools in the City promoting this program. He asked for $772 to fund one team. The program will fund one team to match the City's investment. The City Council members personally donated funds to support the team.

Patty Nation built a program called Project Lead the Way. She would love to meet with the teams to provide support.

Joseph Prete motioned to approve funding for one robotics team in the amount of $772. Seconded by Dave Sanders. Joseph Prete and Dave Sanders voting aye. David Hirschi and Kevin Thomas voting nay. Doug Heideman abstained. Mayor Billings voting, aye breaking the tie. Motioned carried.

2. Consideration and possible approval of a **Domestic violence Proclamation** -Lindsey Boyer, DOVE Center

Councilman Prete read the proclamation and explained that this proclamation designates October as Domestic Violence Awareness month.

Joseph Prete motioned to approve the Domestic violence Proclamation. Seconded by Dave Sanders. Kevin Thomas, Doug Heideman, David Hirschi, J Seph Prete, and Dave Sanders, voting aye. Motion carried unanimously.

3. Consideration and possible approval of a **donation to the Foster Grandparent and Senior Companion Program** - Joanne Lyman, Five County Association of Governments

Joanne Lyman provided flyers explaining the programs for low-income seniors. The senior companions are paid $3.50 an hour. The Foster grandparents go to schools to help students with reading. The program has received a federal grant from Americorp; however, the program must match $10,000 to qualify for the grant. She explained a large portion of the match money comes from the Cities and Counties. She has been allowed to do the vendor booths at the Senior Conference In May to raise money. Councilman Prete asked if the Council has always given $1000. Ms. Lyman stated six years ago, the Council funded $500, and the funding has slowly increased over the years. Councilman Thomas supports their program, but his feelings are the same as the last application. Councilman Prete feels this is a remarkable program that he can support.

Kevin Thomas motioned to deny the donation to the Foster Grandparent and Senior Companion Program. Seconded by David Hirschi. David Hirschi and Kevin Thomas voting, aye. Joseph Prete, Doug Heideman, and Dave Sanders voting, nay.

Doug Heideman motioned to approve the donation of $1000 to the Foster Grandparent and Senior Companion Program. Seconded by Dave Sanders. Joseph Prete, Doug Heideman, and Dave Sanders, voting aye. David Hirschi and Kevin Thomas voting nay. Motion carried.

4. Consideration and possible approval of **allocating funds to the Tourism Board** - April Gates/Doug Heideman

Mayor Billings reported that the applicant requested a continuation.

Joseph Prete motioned to continue possible approval of allocating funds to the Tourism Board. Dave Sanders seconded the motion. David Hirschi, Kevin Thomas, Dave Sanders, Doug Heideman, and Joseph Prete voting aye. Motion carried unanimously.

5. Consideration and possible approval of **allocating funds to whileyourintown.com** - Nanette Billings

Mayor Billings explained that while running for office, she was asked how community members could find information in Hurricane City. The proposed company lists all businesses in Hurricane, things to do, and events in the area. The annual fee is $3,000. She explained the QR codes would be placed throughout town and at every business. She feels that there is a lack of traffic on the City website, and people need to know what is going on in the City. Councilman Prete thinks this is a low price to pay for advertising. This will only solve some of the problem, but it gets the word out there. He does not love the idea of being locked in with one business.

Kaden DeMille envisioned something more extensive. He thinks the City needs to look at social media to promote events. He is discouraged that the City must do all the work to provide the data to whileyourintown.com

Kevin Thomas motioned to deny allocating funds to whileyourintown.com. Seconded by Doug Heideman. Joseph Prete, Dave Sanders, David Hirschi, Kevin Thomas, and Doug Heideman, voting aye. Motion carried unanimously.

6. **Public Hearing** to take comments on the following:

A. The proposed temporary road closure at the intersection of the City streets designated as 1515 West and 200 South

Joseph Prete motioned to go into public hearing. Seconded by Dave Sanders. Motion carried unanimously.

James Bishop lives on the property near the proposed intersection. The gate will only stop the vehicles, and most of the problem is people walking up and down the street. He would like something in place to stop the pedestrians. There should be a barrier between residential and commercial. He stated that if the City pays for the wall, he will donate the land for a road from the RV Park. The owner of the RV park wants a block wall as long it still meets access requirements. Mayor Billings feels it makes more sense to have the wall on the commercial side.

Dale Grange submitted comments which are in the packet. His main concern is that the gate doesn't solve the problem. Secondly, he is concerned about the temporary description of the gate.

Kevin Kennedy is the owner of the RV park. He understands that his property is the issue, and a crash gate will not stop pedestrian traffic. He is willing to discuss the costs of putting a wall up.

Wayne Baldwin urged the Council to address the situation. The problem is worse now than it was a month ago. The neighbors will help with the cost if it is a money issue.

Kevin Thomas motioned to go out of public hearing. Seconded by Joseph Prete. Motion carried unanimously.

7. Consideration a d possible approval of **Ordinance 2022-48 regarding a temporary road closure at the intersection of the City streets designated as 1515 West and 200 South**

Councilman Hirschi thinks the Council is in support of permanent closure. Dayton Hall explained the process and reported that the City has satisfied the notice requirements. If the Council intends to close the road permanently, the master transportation plan needs to be reviewed and the second access issue needs to be addressed.

Kevin Thomas motioned to approve ordinance 2022-48 regarding a temporary road closure at the intersection of the City streets designated as 1515 West and 200 South. Seconded by Dave Sanders. Joseph Prete, David Hirschi, Doug Heideman, Kevin Thomas, and Dave Sanders, voting aye. Motion carried unanimously.

8. Consideration and possible approval of a **new airport lease template** - Dayton Hall

Dave Houston explained that Steve Lemmon requested to build a large hangar complex. The Airport Board voted to approve the project. There was one dissenting vote. Councilman Prete asked where the language for the lease came from. Mr. Houston explained they combined paragraphs from the existing leases and the lease used by St. George City. He noted that the previous lease didn't address commercial uses. Dayton Hall explained that the key issues are the term of the lease, the rental costs, and how it is increased. Councilman Prete asked if the airport charges the lowest rent per square foot compared to other airports. Mr. Houston reported that it is difficult to compare the costs considering the airport has a short runway, no lights, and there are not utilities to all the hangars. Councilman Heideman noted that there are very few new hangars due to the soil in the area. Mr. Houston included soil testing language in the lease. Mr. Hall reported that the lease clarifies that if the airport is relocated City will pay the cost of relocating the hangars.
Councilman Prete asked if ground leases are a better option. Moving the airport would be a considerable expense for the City, especially if the City pays to move the hangars. Stephen

Lemmon reported that everything in this lease is the standard language. Mr. Hall will meet with Councilman Prete to discuss ground leases if the Council wants to go that route.

Dave Sanders motioned to approve the new airport lease template. Seconded by Kevin Thomas. Doug Heideman, David Hirschi, Dave Sanders, and Kevin Thomas, voting aye. Joseph Prete voting nay. Motion carried.

9. Consideration and possible approval of Resolution 2022-46 **appointing David Sterling to the Gateway at Sand Hollow Public Infrastructure District 1, 2, and 3 Board** - Matt Ence

Matt Ence explained these are three-member boards. David Sterling is well-known and active in his community. Tim Tippetts and Brent Moser remain on the board. They anticipate five meetings a year, which can be attended electronically. Members of this board make financial decisions and issue bonds. Councilman Thomas asked how someone is qualified to serve on the board. Mr. Ence explained that a board member must be a property owner or an officer of a company that owns property and be a registered voter within the development.

Dave Sanders motioned to approve appointing David Sterling to the Gateway at Sand Hollow Public Infrastructure District 1, 2, and 3 Board. Seconded by Doug Heideman. Kevin Thomas, David Hirschi, Dave Sanders, a d Doug Heideman, voting aye. Joseph Prete voting nay. Motion carried.

10. Consideration and possible approval of Resolution 202 -45 **appointing Dustin Sullivan to the Coral Junction Public Infrastructure District Board** - Matt Ence

Matt Ence reported that Derek Nelson and Rowley are remaining on the board. Dustin Sullivan does not own property within the PID, but he is the project manager for Pinnacle Development. Mr. Ence reported that state law does not prevent employees from serving on the board. Councilman Prete confirmed that conflicts must be disclosed and ethical rules apply.

David Hirschi motioned to approve appointing Dustin Sullivan to the Coral Junction Public Infrastructure District Board. Seconded by Dave Sanders. Kevin Thomas, Doug Heideman, David Hirschi, and Dave Sanders, voting aye. Joseph Prete voting nay. Motion carried.

11. Consideration and possible approval of a preliminary plat for **Fox Meadows Estates, a 20 lot residential subdivision located at 2898 S 1100 W.** Gavin Godfrey Applicant. Luke Godrey Agent.

Dave Sanders motioned to table possible approval of a preliminary plat for Fox Meadows Estates, a 20 lot residential subdivision located at 2898 S 1100 W. per the applicants' request. Seconded by Kevin Thomas. Joseph Prete, Doug Heideman, David Hirschi, Dave Sanders, and Kevin Thomas, voting aye. Motion carried unanimously.

12. Discussion regarding the **approval process for Glamper's Inn Project** - Scott Nielson

No discussion necessary.

13. Ordinance 2022-54 Consideration and possible approval of a **A Zone Change Amendment request for Steward Land Holdings located at approx.. 3112 West State Street from HC, highway commercial, to PC, planned commercial.** Parcel number H-3-1-31-3009. Steward Land Holdings Applicant. Brad Brow Agent.

Brad Brown reported that they have met with staff several times and this is the product of what they have discussed. This proposal places the planned commercial on the south end with higher density in the middle. Stephen Nelson reviewed the surrounding uses. Mayor Billings is concerned because eliminating commercial highway zoning pushes out commercial. Their proposal is only a small portion of the commercial. Mr. Brown reported they have been working through challenges with the City and surrounding owners. He feels that this follows the master plan. Mr. Nelson explains that there is limited access to the property. There are a lot of hills, and the plan shows the commercial on the bottom portion of the property with the density behind the hill. Mr. Brown explained that the high density is the buffer between the single-family and commercial. Councilman Prete noted that this proposal allows for fifteen units per acre with a building height of fifty-five feet. Councilman Heideman feels that the high density that has been approved has yet to make rent more affordable. He would like the commercial to extend further north. Mr. Brown reported that their goal is to provide attainable housing. There is limited access to the property and they are working on access with Walmart and the Stratton's.

Stephen Nelson reported that the Planning Commission and staff gave a positive recommendation. He explains that overall, they do not exceed the density, but there may be higher density in some areas. He reported that the staff is okay with that. The code allows a building height of fifty-five feet. Councilman Hirschi feels there is not adequate access for this size of development. Mayor Billings is concerned that reducing commercial will affect the citizens. Dayton Hall asked the Council to focus on the four-zone change criteria. Councilman Hirschi feels this is not harmonious with surrounding uses, this and will negatively affect the adjacent properties. Mr. Nelson feels there are benefits to this type of development. He explained that rooftops help commercial flourish.

Scott Hughes reported that the Power Department has not run an analysis on the circuit. Councilman Prete noted that the fourth factor four is not solely utilities. It is police, fire, and school. He feels the Council need to broaden how they view adequate facilities. Mr. Nelson reported that the school district has property in this area for a future school. Councilman Thomas is is is open to this concept but is not thrilled about the building height. Councilman Prete feels this proposal is in line with the General Plan. He would be more open to the proposal if a larger portion of the project was commercial. Although he feels it is important to give merit that staff and the Planning Commission recommended approval. Mr. Nelson noted that the concerns can be addressed with a development agreement. Councilman Thomas would like to limit the high-density buildings to three stories. Councilman Prete would prefer to continue this so concerns can be addressed.

Joseph Prete motioned to continue A Zone Change Amendment request for Steward Land Holdings located at approx... 3112 West State Street from HC, highway commercial, to PC, planned commercial until the developer comes back with a different proposal based on tonight's comments. Seconded by Doug Heideman. Kevin Thomas, Dave Sanders, Joseph Prete, and Doug Heideman, voting aye. David Hirschi voting nay. Motion carried.

Dayton Hall reported other cities do not allow Council to interact with developers. Hurricane City does not have a policy that explicitly disallows interactions with developers. Councilman Prete would like to scale back on communications with developers, and he prefers to make impartial decisions.

14. Ordinary e 2022-53 Consideration and possible approval of a **Land Use Code Amendment request to Title 10 Chapter 21: Agriculture Protection Overlay, Title 10 Chapter 14: Residential Agriculture Zoning Standards, Title 10 Chapter 7 Section 9: Conditional Use Permit Standards, and Title 10 Chapter 12: Agriculture Zoning Standards.**

Stephen Nelson reported that the Planning Commission feels it is important to update the code and directed staff to bring this to the City Council for consideration. The first change allows a property owner to obtain an agriculture protection if they have five acres of continuous property in the City. Councilman Prete pointed out that this change substantally restricts development. Mr. Nelson noted that the Planning Commission is aware of the impact. The Planning Commission directed staff to obtain direction from the City Council on whether land not within city limits can be used towards the five acres. Another change allows smaller lots if a master roadway dedication is required. The last change allows reception centers as a conditional use permit. Stephen Nelson read through the changed and reported that parking will calculated according to the parking ordinance. Councilman Prete asked if the fire department had any concerns. Mr. Nelson will follow up with Fire Chief.

Kevin Thomas was excused at 10:50 p.m.

Joseph Prete motioned to continue Consideration and possible approval of a Land Use Code Amendment request to Title 10 Chapter 21: Agriculture Protection Overlay, Title 10 Chapter 14: Residential Agriculture Zoning Standards, Title 10 Chapter 7 Section 9: Conditional Use Permit Standards, and Title 10 Chapter 12: Agriculture Zoning Standards. Seconded by Doug Heideman.

Dave Sanders, David Hirschi, Joseph Prete, and Doug Heideman, voting aye. Motion carried unanimously.

15. Consideration and possible approval of an **amended final plat for Moccasin Flats Lot 18 & 19 located at approximately 4500 S 1100 W**. Anish Bhatia Hidden Rock Development Group Applicant. Bush and Gudgell (Gregg Meyers) Agent.

Dallin owns two large lots in Moccasin Flats that he is proposing to split into three lots. The lots on the north end are one acre and ten acre lots in the middle. Stephen Nelson mentioned that the Power Department has plans to expand the lines in the area, but they are concerned there won't be adequate power if more is approved before they can install it. He feels that creating one lot is less impactful, and JUC has to sign off on the amended plat before it can be recorded. He noted that the Planning Commission recommended approval before the heightened power concerns.

Dayton Hall explained that this is an important issue to discuss. He explained the three-phases of development. Zone changes have been granted for many years without adequate infrastructure. After the zone is changed, the next step is the preliminary plat and then the construction drawings. Approving preliminary plats without adequate facilities forces the JUC to stop the development. His opinion is that an adequate plan is one with a signed construction drawing showing bonded facilities to the area. The power department has reviewed approved construction drawings and feels they have reached capacity. Dayton Hall suggested putting a note on one lot declaring that the lot cannot be developed until there is adequate power services. Councilman Prete noted that the drainage also needs to be addressed in this area.

Joseph Prete motioned to approve the amended final plat for Moccasin Flats Lot 18 & 19 located at approximately 4500 S 1100 W. subject to a notation on the final plat restricting one of the three lots until it is proven there is adequate power in the area, and all staff and JUC comments. Seconded by David Hirschi. Doug Heideman, Dave Sanders, Joseph Prete, and David Hirschi, voting aye. Motion carried unanimously.

16. Consideration and possible approval of an **amended final plat for Quail Lake Estates Lots 26 and 26A located at 4400 W State St #26**. Darrell and Christine Leigh Applicant. Ryan Scholes/Alpha Engineering A ent.

Darrell Leigh explained they want to combine the two properties they purchased this year. Stephen Nelson reported staff's only concerns is rerouting the utilities. The water in master metered in this development; therefore, power is the only utility that needs to be capped.

David Hirschi motioned to approve the amended final plat for Quail Lake Estates Lots 26 and 26A located at 4400 W State St #26 subject to staff and JUC comments and disconnection of the power. Seconded by Dave Sanders. Joseph Prete, Doug Heideman, David Hirschi, and Dave Sanders voting aye. Motion carried unanimously.

17. Consideration and possible approval of a **road dedication plat for Antenna Avenue** - Arthur LeBaron

Doug Heideman motioned to approve the road dedication plat for Antenna Avenue. Seconded by Joseph Prete. David Hirschi, Dave Sanders, Doug Heideman, a d Joseph Prete voting aye. Motion carried unanimously.

18. Consideration and possible approval of a **donation to the Latino Resource Fair** - Luis Mendez & Dave Stirland

Dave Stirland reported that the LDS 18th Ward would like to sponsor a Latino resource fair on October 22nd from 11:00 a.m.to 2:00 p.m. The resource fair provides services for immigration, employment, and English lessons. They are asking for the City to allow them to use city facilities. Tiffani Wright reported that room rental is fifteen dollars an hour, outdoor accommodations are thirty-five, the stage is four hundred, and supplying power is one hundred.

Doug Heideman motioned to approve sponsorship for the Latino Resource Fair by use of facilities, stage, and electricity without charge. Seconded by David Hirschi. Dave Sanders, David Hirschi, Doug Heideman, and Joseph Prete voting aye. Motion carried unanimously.

Joseph Prete motioned to go into closed session to conduct a strategy session regarding purchasing assets. Seconded by Doug Heideman. David Hirschi, Dave Sanders, Joseph Prete, and Doug Heideman, voting aye. Motion carried unanimously.

Adjournment: 12:08 a.m.