

**Hurricane Planning Commission**  
**Meeting Minutes**  
July 25, 2024

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Minutes of the Hurricane City Planning Commission meeting held on July 25, 2024, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

**Members Present:** Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, Brad Winder, and Kelby Iverson.

**Members Excused:** Mark Sampson

**Staff Present:** Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

**5:00 p.m. - Planning Commission Business:**

**1. Discussion on updates to the Future Land Use Map**

Gary Cupp shared that the new R1-4 zone requires we update our general plan to put it into a classification area. Dayton Hall thought this general plan update was to re-designate areas that we had previously talked about. From a legal standpoint, he gets concerned that we are making zoning decisions that are not consistent with what the general plan says. If we still feel like that is the zoning we want in those areas, if we are going to do a general plan update anyways, we should look at those issues if we are going through the process anyways. Brad Winder shared that when he zoned his property to half acre lots, he was required to have an entire block rezoned to half acre. The update wouldn't change how that zone currently is, would it? Mr. Hall shared that the general plan is a guide to facilitate how the city develops so it will not impact existing zones. But when we have made zoning decisions that are inconsistent with the general plan, let's update it so it is consistent with how we want to zone in the future. That is the purpose of the general plan, to have a reasonable and rational way to move ahead with how we handle land use applications. The commissioners asked where the mobile home/RV zone falls into the general plan. Fred Resch III shared that all the existing mobile home parks are in designated multifamily on the general plan.

**2. Discussion on short-term rentals in commercial zones**

Fred Resch III shared that this has been brought up by the mayor and council about short-term rentals in commercial areas. He thinks the idea came from having a conversation with the mayor of Springdale where they were having an issue with all their commercial areas closing up and being turned into short term rentals. They now require a zone change in order to do so. He doesn't think that is something we need to do but we need to look at things for our commercial land so it's not getting converted to short term rentals. Rebecca Bronemann asked if there have been people who are looking for commercial property that haven't been to find it? Mr. Resch III stated that we hear from business owners in town that there is not enough commercial office space or retail locations in town, especially if you cannot afford to build a new building. Brad Winder thinks that instead of allowing it by use, have it be a case by case basis; looking at what other potential businesses surround it and what the property could otherwise potentially be utilized as. Shelley Goodfellow asked if we could make it a conditional use for short term rentals in commercial areas. Mr. Resch III stated that we could make it a conditional use that would have standards for approval. Paul Farthing stated that the problem with conditional use is, you lay out the best conditions, they meet those standards, and you have to say yes. He likes the idea of a zone change request like Springdale. He's willing to listen but we need to protect our commercial space. Mrs.

Goodfellow asked if this would require anyone who wants to use a commercial space for a hotel or motel to get a zone change? Mr. Resch III stated that we could craft the ordinance that way but our code does specify the difference between hotels and short term rentals. We could say that hotels are allowed, we might want to change some of the definitions to clarify things but if we want to do like the cabins by Maverick, we might want to look at it differently. Michelle Cloud stated the other option is to not allow short term rentals in commercial areas. Mrs. Goodfellow mentioned that we have a lot of historic homes in the downtown area and those homes are falling apart. If we were to allow those homes to become short term rentals, a lot of people would invest and rehabilitate those homes. Ralph Ballard asked what is the obstacle stopping people from going full commercial rather than short term rentals? If it was more beneficial to go commercial than rentals, that is what you would do. He asked if it really is more profitable to go short term rental than straight commercial. Mr. Resch III stated that he believes that with the cabins next to Maverick, the barrier for entry to build the cabins and do short term rentals is lower than other types of business. Kelby Iverson feels like we did away with the short-term rentals and he thinks we did it right in the residential areas. We gave those who invested in those properties to continue that. Now we're going to also chop it off in the commercial areas. When we look at the commercial uses like insurance agencies, dealerships, and the people who are manufacturing stuff, are those types of business going to be in the heart of Hurricane? Probably not. We're going to have boutiques, little shops, and art galleries and if you have those things to create this downtown masterplan, you need places for people who are going to buy that stuff to stay. If we chop the short term rentals out of the downtown area then where are they going to go? Rebecca Bronemann shared that we don't have the same amount of traffic as Springdale or St. George stopping in our downtown area. For her, if we have a two story building in the downtown area with a shop on the bottom and a vacation rental on top, then the whole building is getting utilized and the whole building is being maintained and she doesn't see that as a problem. Staff comment number 5 states that we get a lot of tax revenue to the point of 1.8 million and that vacation rentals are a low impact and low traffic business, why is that a bad thing?

### **3. Discussion on a proposed domestic lot split ordinance**

Gary Cupp stated we are looking at looking at potential ideas on infill of properties within the downtown area. Another idea is to maybe increase housing supply. This is basically a streamline process to create two lots, similar to a traditional lot split but the difference being that the lots would not have to meet the minimum lot size required by the zoning. Shelley Goodfellow thinks this would cause a lot more applications that would create flag lots.

### **6:00 p.m. - Call to Order**

Roll Call

Pledge of Allegiance led by Michelle Cloud

Prayer and/or thought by invitation given by Rebecca Bronemann

*Paul Farthing motioned to approve the agenda as presented. Rebecca Bronemann seconded the motion. Unanimous.*

Declaration of any conflicts of interest

Rebecca Bronemann shared that her husband works for the applicant of PSP24-18 and because he is the sole breadwinner of the family, she is going to abstain from voting.

### **Public Hearings**

1. **A Zone Change Amendment request located at approximately 2250 S 5140 W from A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel numbers H-4138-K-1 and H-4-2-15-112.**

No comments.

## **OLD BUSINESS**

1. **ZC24-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2250 S 5140 W from A-5, agriculture one unit per 5 acres to RA-0.5, residential agriculture one unit per half acre. Parcel numbers H-4138-K-1 and H-4-2-15-112. Dylan Stratton, Applicant. Brandee Walker-Civil Science, Agent.**

Gary Cupp reminded the commission this is a change on an item seen in May. There was an illegal lot split done so we tabled it. They have come to request a zone change on both parcels and have requested a few dedications that are currently moving forward. They need this zone change to go back and approve the lot split. Dayton Hall stated the biggest issues on this is that there were some parcels included in phase three of Pecan Valley, they were essentially protective strips and one of the conditions be that those parcels be dedicated to the city so these property owners to the south have access to public roadways. The deed of dedication on those parcels was recorded with the county recorder today.

*Rebecca Bronemann motioned a recommendation of approval to the city council subject to staff and JUC comments also acknowledging this will resolve the lot split zoning issue. Michelle Cloud seconded the motion. Unanimous.*

## **NEW BUSINESS**

1. **PSP24-18: Discussion and consideration of a possible approval of a preliminary site plan for Coral Cliffs Family Fun Center, an indoor recreation center, located at 765 W 50 S. Coral Cliffs Entertainment, Applicant. Chase Stratton, Agent.**

Chase Stratton shared it has taken a minute to figure out parking and the building location. This is what they have settled with. Michelle Cloud asked if it was going to be connected to the existing movie theater so you could go back and forth between the two buildings. Mr. Stratton stated that right now it is not planned to be connected by buildings. Paul Farthing asked what would be inside the recreation center. Mr. Stratton stated they will have mini golf with 9 holes inside and 9 holes outside, laser tag, an arcade, axe throwing, etc. Mr. Farthing asked about access to 700 W.

*Paul Farthing motioned to approve PSP24-18 subject to staff and JUC comments. Kelby Iverson seconded the motion. All ayes with Rebecca Bronemann abstaining. Motion carries.*

2. **FSP24-50: Discussion and consideration of a possible approval of a final site plan for Sky Ridge Apartments, a 120-unit apartment complex, located at 2600 W 50 N. Shadow Glen 420 Inc, Applicant. Brandee Walker, Agent.**

Frank Lindhart is the developer for this project. They have received their zone change and preliminary site plan approved. They are just down to final site plan now, they had some minor changes after going through the construction drawings but they are ready. Ralph Ballard asked about the landscaping plan. Mr. Lindhart stated he will get staff the updated plan. Paul Farthing asked about covered parking. Mr. Lindhart shared the parking spaces will be covered.

*Michelle Cloud motioned to approve FSP24-50 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.*

150 **3. CUP24-17: Discussion and consideration of a possible approval of a conditional use**  
151 **permit for a building of greater height located at 2765 S 3480 W. Francisco and Mayra Martinez,**  
152 **Applicant. Steve Haddox – American Heritage Homes, Agent.**  
153 Steve Haddox shared the owners want to put a casita in their backyard to rent to their family. It reaches  
154 21' and the restriction is 16'. All commissioners are in consensus the plan is good.  
155  
156 *Brad Winder motioned to approve CUP24-17 subject to staff and JUC comments. Michelle Cloud*  
157 *seconded the motion. Unanimous.*  
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159 Gary Cupp shared that we have the Utah League conference coming up in September 4<sup>th</sup>-5<sup>th</sup> in  
160 Downtown Salt Lake and we need a head count. Michelle Cloud stated she would go.  
161  
162 *Kelby Iverson motioned to adjourn. Brad Winder seconded the motion. Unanimous.*  
163  
164 **Adjournment**