

**Hurricane Planning Commission
Meeting Minutes
January 9, 2025**

Minutes of the Hurricane City Planning Commission meeting held on January 9, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, Brad Winder, and Kelby Iverson (joined at 6:19pm).

Members Excused:

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, City Water Dept. Representative Kory Wright, and City Power Dept. Representative Scott Hughes.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Shelley Goodfellow.

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 – none declared.

Public Hearings

~~1. A Zone Change Amendment request to amend the approved site plan for Pecan Valley to allow for a residential treatment facility located at 5147 W and 5159 W 2200 S. This application has been withdrawn~~

2. A Zone Change Amendment request located at 808 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre to allow for a lot split.
No comments.

OLD BUSINESS

1. PSP24-36 PP24-34: Discussion and consideration of a possible approval of a preliminary site plan and preliminary plat for BASH Mancaves, a mixed-use development consisting of 14

mancaves, 42 residential units, and office/retail space located at west of Marla at Elim Valley. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen stated that they would like to table this. After meeting with public works, they have some issues that need to be worked through before bringing it back for discussion.

Ralph Ballard motioned to table PSP24-36 and PP24-34. Rebecca Bronemann seconded the motion. Unanimous.

2. PSP24-37: Discussion and consideration of a possible approval of a preliminary site plan for Luisa's Corner, a commercial development located at the southwest corner of Sand Hollow Road and Bash Parkway. Brent Moser, Applicant. Karl Rasmussen, Agent.

Fred Resch III shared that this was tabled last time because the use of the property was vague and it needed to be clarified. There are still some things that need to be worked through but staff feels comfortable moving forward with it. No comments or concerns from the commissioners.

Rebecca Bronemann motioned to approve PSP24-37 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

NEW BUSINESS

1. ZC25-01 Discussion and consideration of a recommendation to the City Council on a zone change amendment request located at 808 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre to allow for a lot split.

Gary Cupp shared that they have an updated recommendation for approval. Karl Rasmussen stated the property owner wants to build two houses and this is needed to do that. Ralph Ballard asked if this will be the only one in the neighborhood at half acre. Mr. Rasmussen shared that there are a few other properties that are half acre. Mark Sampson asked what the plan for 920 W is. Fred Resch III stated that it is a minor collector and the applicant will be required to put in the roadway improvements along their portion of the property. Mr. Sampson asked what the width of a minor collector is. Jeremy Pickering stated that it is 60'.

Brad Winder motioned a recommendation of approval of ZC25-01 to the City Council subject to staff and JUC comments. Paul Farthing seconded the motion. All ayes except Kelby Iverson who abstained. Motion carries.

2. PP24-35: Discussion and consideration of a possible approval of a preliminary plat for Copper Meadows, a 121-lot single family residential subdivision, located at the southeast corner of Jellystone Road and Gateway Blvd. Western Mortgage and Realty Co – Tim Tippet, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen shared that they didn't ask for preliminary plat approval last meeting because they needed a zone change which was seen at the commission meeting in December and it was approved by Council. It's an R1-8 with a PDO. Michelle Cloud asked engineering what the concerns are on this plat. Jeremy Pickering shared that most of them are directed at the applicant and that there are a lot of possibilities that could occur. The preliminary plat is the first opportunity for comments to be presented to the applicant and the commissioners. Mark Sampson asked about it being isolated. Karl Rasmussen shared that it is no longer isolated and can be accessed from multiple roadways that are now there.

Paul Farthing motioned to approve PP24-35 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

Karl Rasmussen requested to continue item #7.

3. CUP25-01: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 3665 W 2540 S. Greg Higgs, Applicant. Cole Spinks, Agent.

Cole Spinks shared that the property owner wants a big RV garage to store his recreational toys and some extra storage. It'll look nice and match his existing home.

Rebecca Bronemann motioned to approve CUP25-01 subject to staff and JUC comments with the findings that it will blend with the existing home and not be a detriment to the community. Michelle Cloud seconded the motion. Unanimous.

4. PP25-01: Discussion and consideration of a possible approval of a preliminary plat for Firerock Phase 4, a 23-lot single family subdivision located at 400 N Firerock Way. Sky Mountain Holdings LLC, Applicant. Pratt Engineering, Agent.

Fred Resch III shared that in 2018, they applied for a preliminary plat for the entire Firerock subdivision. For some reason, the Council only approved phases 1-2 for reasons that were unclear. This did not come to our attention until they tried to apply for construction drawings on phase 4. They will need to apply for a preliminary plat on phases 5 & 6. Mark Sampson asked how they got phase 3 approved if only phase 1-2 were approved. Mr. Resch III stated that we had a different planning director in 2018 than we did when phase 3 had construction drawings approved and was recorded. It met the city standards, we just missed that the preliminary plat was not approved. Mr. Sampson asked why the developer would want to plat all the phases differently. Dayton Hall shared that it could be financing or a number of reasons. Jed Christensen shared that they were originally going to do the remainder of the project in two phases but decided to do it in smaller phases. Part of that was because of funding for infrastructure. They do know they will need to finish the roadway to the north. They felt it would be best to put the road in with phase 5 because that is where the road will tie in, the connectivity will just be better at that point. They know phase 5 will not be approved without showing the roadways. Shelley Goodfellow asked about the comment that states that they should be required to put in 2170 W at this time and if this is made subject to staff and JUC comments, will that require them to put it in? Mr. Resch III shared that his intent was for the commission to clarify in their motion on if that would be required at this time or not. Mrs. Goodfellow shared that to her, as long as there is a plan for the road to go in, they are okay to move forward.

Shelley Goodfellow motioned to approve PP25-01 subject to staff and JUC comments with the code being met in ph 5 with tying in 2170 W at that time. Rebecca Bronemann seconded the motion. Unanimous.

5. PSP25-01: Discussion and consideration of a possible approval of a preliminary site plan for Southwest Vision, a medical office located at 83 S 2600 W. DGR Holdings LLC, Applicant. CivilScience-Brandee Walker, Agent.

Brandee Walker shared that they are proposing a building on this corner of state street and 2600 W. The parking lot will be reconfigured and the utilities are stubbed there already because it was planned for. No comments or concerns from the commission.

Michelle Cloud motioned to approve PSP25-01 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

6. FSP25-01: Discussion and consideration of a possible approval of a final site plan for Gateway to Zion (Neil Detox), a rehabilitation center, located at 860 N State St. Brandon Neil, Applicant. CivilScience-Brandee Walker, Agent.

Mark Sampson asked when this was last here. Fred Resch III shared that it was a couple months ago. Dayton Hall asked if the power box will be relocated or will they build around it? Brandee Walker shared that power is moving behind the current curb and gutter, it'll all be in conformance with the roadway they are putting in. Further easements will need to be granted as well. Rebecca Bronemann is concerned about the proximity to the cliff and bridge but that isn't part of this process. No further comments.

Paul Farthing motioned to approve FSP25-01 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

7. PP25-02: Discussion and consideration of a possible approval of a preliminary plat for The Orchards at Elim Valley, a 63-lot single family subdivision located east of 3400 W between Jellystone Road and Bash Parkway. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.

Paul Farthing motioned to continue PP25-02. Rebecca Bronemann seconded the motion. Unanimous.

8. FSP25-02: Discussion and consideration of a possible approval of a final site plan for Applebees, a restaurant located at 980 W State St. Danwick LLC (Wick Gubler), Applicant. Gerold Pratt, Agent.

Mark Sampson asked what has been worked out with the lot behind this location. Jeremy Pickering shared that this is all just one large property. Applebees will be cutting the driveway on 100 N but it'll just be gravel until we get the next higher use on the shed sales site. Mr. Sampson asked about the parking for the entire site. Fred Resch shared that they have more than enough. Paul Farthing feels there will be a lot of traffic on that driveway to 100 N and feels it should be paved.

Shelley Goodfellow motioned to approve FSP25-02 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

9. FSP25-03: Discussion and consideration of a possible approval of a final site plan for Black Ridge Ph 1A, a 20-townhome development located at 500 S 1760 W. Austin Overman, Applicant. Rob Reid, Agent.

Rob Reid shared that this is a 20 unit multifamily subdivision. The density meets the development agreement and we have been through all the required reviews, this is the last step. Paul Farthing asked if there was an issue with the power. Scott Hughes shared that there are not any issues with this phase. Kelby Iverson asked if the neighbor's concerns about a retaining wall had been resolved? Mr. Reid shared that there is a retaining wall on the north east side that he thinks has addressed those concerns. Mr. Iverson asked if Wasatch Builders owns all the property to the south and if they are planning to finish it all out. Austin Overman shared that they own all the property to 1300 south.

Rebecca Bronemann motioned to approve FSP25-03 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

10. Training on the Open and Public Meetings Act

Fred Resch III shared that an 8 minute video needs to be watched in order to meet the state Open and Public meeting Act year training requirements.

Michelle Cloud motioned to adjourn. Rebecca Bronemann seconded the motion. Unanimous.

Adjournment at 7:41PM