

**Hurricane Planning Commission
Meeting Minutes
July 10, 2025**

Minutes of the Hurricane City Planning Commission meeting held on July 10, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Ralph Ballard, Brad Winder, Kelby Iverson, Michelle Smith, and Amy Werrett (online)

Members Excused: Paul Farthing, Shelley Goodfellow

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

6:05 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Brad Winder

Prayer and/or thought by invitation give by Ralph Ballard

Kelby Iverson motioned to approve the agenda with the amendment to move new business item #2 first. Brad Winder seconded the motion. Unanimous.

Declaration of any conflicts of interest – none

Public Hearings

1. A Zone Change Amendment for 20 acres located near 110 North 1150 West, 974 West 100 North, and 147 N 870 W, the future site of the Hurricane Civic Center, from R1-10, single family residential one unit per 10,000 sqft, and PF, public facility to R1-4, single family residential one unit per 4,000 sqft, PF, public facility, and GC, General Commercial.

Gary Cupp explained the zone change process, noting that no decision would be made during this meeting. The planning commission will provide a recommendation to the city council, which is the approving body. This meeting serves as the public hearing, and there will not be another one at the city council level. The city purchased the property to the west in 2021 with the intent of developing a civic center due to a growing need for additional office space. The focus will be on constructing a new police station and city building, though no timeline or detailed development plan has been created for the remaining portions. The council approved a master plan for the area in December 2024.

The proposed zoning changes include: 3 acres to be rezoned to R1-4 for approximately 22 single-family homes on 4,000 square foot lots (with no specific concepts yet), 8 acres designated as Public Facility to include the new police department, new city offices, a park, and associated parking (while retaining the current city office), 5 acres of General Commercial with no confirmed uses yet, and 4 acres that will remain R1-10. Although the master plan initially showed some multifamily in the R1-10 area, that component is no longer being considered. Mark Sampson emphasized that the need for the project is long overdue and urged the city to move forward with it.

There are public comments submitted and attached in the packet.

Heather Fatkins submitted a letter but also wanted to speak. She expressed concern about the proposed R1-4 zoning for the 3-acre area, noting it could allow up to 32 units, compared to the 11 homes on their similarly sized street which has multiple access points. They questioned the lack of parameters for how many units can be placed on a cul-de-sac and raised concerns about parking overflow and emergency access. They also questioned how affordability would be achieved, assuming lower home prices could lead to lower construction quality. They asked how affordability is regulated and whether that regulation is within the city's control. They urged the commission to reject the R1-4 zoning and consider R1-8 instead.

Angie Excell submitted an email expressing ongoing public concern regarding the R1-4 zoning. She stated that she is frequently approached with questions about how many homes will be built and how traffic impacts will be addressed. While she noted that the public facility (PF) portion of the project is not a major concern, she emphasized that no one has communicated with Heather or nearby neighbors about what the development will look like or how it will affect them.

Laurie Marsh expressed concern about the rapid growth in the area and asked whether the designated public facility space would allow room for future additions, such as a library. Gary Cupp responded that the current plan includes two civic buildings and a new police station, but there is space available to accommodate additional uses if needed in the future.

Valarie Douglas expressed concern about the proposed R1-4 zoning, stating she would prefer the area remain R1-10 to match the surrounding neighborhoods. She also raised concerns about the potential impact of blasting in the public facility area once development begins.

Bradley Irer expressed concern about the inclusion of housing in the proposed civic center area. While he understood the need for public facilities, he questioned the layout and why elements are being added that don't appear to align financially or aesthetically with the existing area. He also raised a safety concern regarding fire access, specifically questioning whether additional fire requirements would be needed in a neighborhood with a cul-de-sac.

Sharon Hall shared that she moved to Hurricane to get away from high-density development, not to replicate what she left behind in California. While she supports the idea of a civic center, she questioned the need to include housing in the plan. She expressed that civic buildings alone should be sufficient and that housing, particularly the type being proposed, does not reflect what the community wants. She compared her expectation of a civic center to the one in St. George, emphasizing that homes and parks should not be prioritized if the focus is supposed to be on city business.

Doug Heideman submitted a letter to the Council and Mayor expressing opposition to the proposal. He suggested the city should expand existing buildings rather than develop new ones, and recommended saving for 5–10 years to pay for improvements with cash. He opposed the city competing with the private sector and felt that R1-4 zoning is too dense for Hurricane. Drawing from past experiences, he noted similar situations in Price, Provo, and Salt Lake where cities constructed buildings that ultimately weren't necessary.

Mac Hall, who has farmed the land for 30 years, expressed concern that the property has become run down due to the city's takeover. He valued the land as grazing space for his cows and believes development will be detrimental to him. He questioned the rationale behind placing so many houses in a small area and is worried that if the development proceeds, the city will require him to build a road. He

prefers to maintain his quiet neighborhood and is strongly opposed to the proposed development for personal reasons.

Jeannette Beck expressed significant concern about the already heavy traffic on 1050 North, emphasizing that no parking should be allowed on this road. She believes any development in the area will only worsen traffic conditions. Jeannette strongly feels that the land should be reserved entirely for public facilities rather than housing, stressing that once the space is given up for housing, it cannot be reclaimed.

Francisco Man noted that the town has experienced rapid growth recently, raising concerns about water availability. He questioned whether the impact on local schools has been considered, highlighting that schools are already overcrowded. Adding 20 more houses, each potentially with three children, would significantly increase student numbers, potentially worsening the student-to-teacher ratio to 36 to 1, which could negatively affect education quality. He also expressed concern about increased traffic from the development.

Claine Tanner expressed that the city appears to have invested significant funds without a clear plan for the property. He feels the current proposal is an attempt to recover those costs by including elements that may not be necessary or appropriate for the area.

Sharon Webb, a long-time resident, expressed that the R1-4 zoning will have the greatest impact on the area due to its high density. She finds it more concerning than the general commercial development proposed nearby and feels it will negatively affect both herself and her closer neighbors.

Christine Stolworthy 381 w 500 s expressed concern that the R1-4 density will result in a significant increase in the number of children in the area, raising questions about where they will attend school and how the additional traffic will be managed.

OLD BUSINESS

1. PP25-07: Discussion and consideration of a possible approval of a preliminary plat for SkyRim Townhomes, a 132 unit townhome development located at 290 N 3320 W. Brad Brown, Applicant. Reeve & Associates, Agent.

Fred Resch III explained that this item was tabled in November to allow the applicant to address issues related to power, water, and site access, which have now been resolved. Amy Werrett asked about a referenced letter concerning sewer access easements, but Resch confirmed that sewer has also been addressed. Ralph Ballard inquired whether the water allocation for this project is part of the 25,000 units assigned from the conservancy district. Gary Cupp clarified that staff comments were based on the previous review and all departments are now satisfied. Ballard raised concern about the broader need to monitor how many units have been approved in relation to available water, emphasizing the importance of tracking entitlements. Resch responded that approximately 75,000 units have been approved county-wide, and while numbers fluctuate monthly, more permits are currently being approved than plats. Michelle Smith expressed concern about there being only one access for 132 units and asked if all easements have been granted. Clark Connaway clarified that there are two accesses and a master-planned future road and confirmed that all necessary easements have been granted.

Brad Winder motioned to approve PP25-07 subject to JUC and staff comments. Amy Werrett seconded the motion. Unanimous.

2. LUCA25-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory buildings in front yards.

Ralph Ballard motion to table LUCA25-06. Kelby Iverson seconded the motion. Unanimous.

NEW BUSINESS

1. ZC25-07: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment for 20 acres located near 110 North 1150 West, 974 West 100 North, and 147 N 870 W, the future site of the Hurricane Civic Center, from R1-10, single family residential one unit per 10,000 sqft, and PF, public facility to R1-4, single family residential one unit per 4,000 sqft, PF, public facility, and GC, General Commercial. Hurricane City, Applicant. Commissioner Michelle Smith expressed concern with the R1-4 zoning designation, stating it needs to be addressed. Commissioner Ralph Ballard agreed and commented that the R1-4 zoning was developed without a clear foundation. He noted that the council's original intent behind R1-4 was as a funding mechanism and possibly for a public-private partnership, although Councilmember Kevin Thomas clarified that the housing component is no longer part of a partnership. Councilman Thomas also stated that the homes would not be deed restricted, and the city cannot control who purchases them. Gary Cupp confirmed that workforce housing has been removed from consideration, and that affordability is now tied to smaller lot sizes allowed by R1-4 zoning. Commissioner Smith asked whether these units could be rented or used as nightly rentals, to which Mr. Cupp responded that nightly rentals are not allowed and the units will be for long-term rental, not for sale.

Commissioner Kelby Iverson noted he hadn't supported R1-4 previously but saw its potential. He acknowledged that the zoning is much denser than the city has had and asked why such density and commercial elements are being proposed. He pointed out that the city needs to fund its new police station and city hall and that this approach is an attempt to avoid burdening citizens with higher taxes. However, he said he would not support this without a traffic study and suggested designating an open space zone to preserve park areas. He voiced opposition to the R1-4 zoning.

Commissioner Brad Winder agreed with Commissioner Iverson, adding that a change to R1-4 might benefit the city financially but questioned how much revenue would be generated and noted concerns over financial transparency. He emphasized that the police station is urgent due to growth, especially with the entertainment center coming, and that alternative funding options are necessary.

Commissioner Ballard asked whether the city would retain ownership of the property. Mr. Cupp confirmed that the commercial portion would remain under city ownership via ground lease. Councilman Thomas added that only the R1-4 residential area would be sold to generate immediate funds for civic buildings. He expressed surprise at public opposition to a 22-unit proposal, noting the difference is only about 10 units. He reiterated that R1-4 was intended to promote affordability, not maximize land value. Commissioner Ballard appreciated the city's efforts to avoid tax increases and asked what size of home fits on R1-4 lots. Mr. Cupp responded that with the 1,500 sq. ft. maximum footprint set forth in the development standards, a two-story home is possible.

Commissioner Amy Werrett appreciated the public comments and agreed with many concerns. She supported the public facility zoning, recognized the need for it, and was not overly concerned with the general commercial zoning. However, she was opposed to the R1-4 portion. She understood the push for smaller homes but questioned the need for R1-4. Commissioner Werrett also expressed concern over the city becoming a landlord and emphasized that public land use must be in the public interest.

Commissioner Ballard asked if there was a significant value difference between R1-4 and R1-10 zoning. Councilman Thomas explained that R1-4 was not chosen for maximizing value, but to demonstrate how affordable housing could be done responsibly, with setbacks and standards to avoid issues seen in other developments. He added that financially, developing as R1-10 might yield the same profit as R1-4. Councilman Thomas also confirmed that only the R1-4 section would be sold, while the rest of the property would be retained for future needs.

Commissioner Iverson acknowledged that the land would be more valuable with R1-4 zoning. Commissioner Ballard emphasized the city's intent to help citizens by reducing tax burdens. Commissioner Mark Sampson noted the urgency around zoning decisions for public facilities. Commissioners discussed zoning boundary lines and possible recommendations. Commissioner Smith stated the site design could be adapted to better serve citizens and asked how much park space was included. Mr. Cupp replied that park space is not yet finalized. Commissioner Ballard and Commissioner Smith advocated for a more citizen-focused design. Commissioner Sampson concluded that a redesign is not feasible at this point, and the commission needs to make a recommendation.

Ralph Ballard made a motion to recommend to the City Council there be a redesign in the alignment of the public facilities, expanding the public facility zone into the currently proposed R1-10 zone area and reconfigure and discuss the other proposed zones. Michelle Smith seconded the motion. Roll call. Michelle Smith – aye, Ralph Ballard – aye, Mark Sampson – nay, Kelby Iverson – nay, Brad Winder – nay, Amy Werrett – nay. Motion fails.

Further discussion was held among the commissioners to reach a consensus and craft a motion that all members felt comfortable supporting.

Kelby Iverson motioned to recommend approval of ZC25-07 to the City Council, excluding the R1-4 and general commercial zones, with the exception that the section where the park will be located be rezoned to open space instead of public facility. The motion included direction for continued discussion regarding the remaining zones and overall development. Brad Winder seconded the motion. Roll call. Amy Werrett – aye, Brad Winder – aye, Kelby Iverson – aye, Mark Sampson – aye, Ralph Ballard – nay, Michelle Smith – nay. Motion carries.

2. FSP25-07: Discussion and consideration of a possible approval of a final site plan for Calvary Chapel, a church, located at 100 N 870 W. Calvary Chapel, Applicant. Chapman Construction, Agent.

Chapman Construction stated that the project is a chapel and they are ready to proceed. It will be a turnkey project for Pastor Dustin and the congregation..

Kelby Iverson motioned to approve FSP25-07 subject to staff and JUC comments. Michelle Smith seconded the motion. Unanimous.

Amy Werrett motioned to adjourn. Brad Winder seconded the motion. Unanimous.

Adjournment at 8:05PM