

**Hurricane Planning Commission
Meeting Minutes
January 23, 2025**

Minutes of the Hurricane City Planning Commission meeting held on January 23, 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, Rebecca Bronemann, Michelle Cloud, Kelby Iverson, and Brad Winder.

Members Excused: Ralph Ballard

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Brad Winder

Prayer and/or thought by invitation given by Mark Sampson

Declaration of any conflicts of interest – none

Paul Farthing motioned to approve the agenda as presented. Brad Winder seconded the motion. Unanimous.

OLD BUSINESS

1. ZC24-06 PSP24-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approximately 5210 W 2250 S from A-5, agriculture one unit per 5 acres, to RR, recreational resort. Parcel numbers H-4138-A, H-4138-G, and H-4-2-15-112. Chris Wyler, Applicant. CivilScience, Agent.

Brandee Walker reminded the commission that this proposal is for an expansion of Chris Wyler's Pecan Valley Resort, located just west of the subject property. The proposed use includes a parking lot, several pickleball courts, and the relocation of some resort units. Mr. Wyler's clubhouse is directly south of the property, and he feels additional parking is needed for the overall development. Commissioner Michelle Cloud asked how many new units were being requested. Gary Cupp clarified that while 17 units are planned for this section, they are not in addition to what's already approved. Rather, it's a redistribution of existing density within the development. Dayton Hall confirmed that the existing Pecan Valley development agreement includes a cap on the total number of units, so no additional units beyond that cap can be created. Mrs. Walker reiterated that the proposal does not add to the unit count, just shifts units within the approved total. Commissioner Mark Sampson asked whether the property to the east has agricultural protection. It was clarified that the neighboring pistachio farm and the property owned by Dylan Stratton do not have ag protection status and that the only protected agricultural land nearby is Ash Creek's property farther north. Commissioner Shelley Goodfellow expressed concern that the application appears to be adding 17 units rather than simply reallocating existing ones. Mr. Hall

recommended that any approval should be conditioned on amending the development agreement to ensure no increase in total units beyond what is already permitted. Commissioner Brad Winder referenced staff comment #5, which noted the expanded site area would exceed 20 acres, and asked whether that would be an issue. Mr. Cupp responded that the code uses the word “should,” not “shall,” and that it makes sense for this area to remain zoned as resort. Commissioner Paul Farthing agreed, so long as the total unit count is not increased. Mrs. Goodfellow also asked whether the development agreement binds the land or the owner. Mr. Cupp confirmed it runs with the land and applies regardless of ownership.

Shelley Goodfellow motioned a recommendation of approval of ZC24-06 and PSP24-09 to the City Council with the stipulation that the development agreement be amended and that it does not increase the number of already approved units in the overall development and subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

2. 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.

Karl Rasmussen would like to continue this item for one more meeting because they would like to meet with staff one more time about the new layout and the reduced units.

Rebecca Bronemann motioned to table PP25-02 at the request of the applicant until such time the applicant is able to work through things with staff. Brad Winder seconded the motion. Unanimous.

NEW BUSINESS

1. PSP25-03: Discussion and consideration of a possible approval of a preliminary site plan for Bash Park, a park located at the southeast corner of Bash Parkway and Glampers Way. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen explained that the proposed park is located approximately half a mile from Gateway Park, which was approved about a month earlier. The primary feature of the new park is a large ball field. He noted that if any changes are made to the plan, they will submit a revised preliminary site plan. At the request of Darren Barney, they have brought on a landscape architect to ensure the design aligns with the preferences and requirements of the City's Parks Department. Gary Cupp followed up with Mr. Barney and reported that no concerns have been raised. Commissioner Mark Sampson expressed that the Parks Department has seemed somewhat standoffish about the project. Dayton Hall noted he was pleased that a landscape architect is involved and emphasized that the park will not be funded by the city. Instead, it will be financed through the Public Infrastructure District, as negotiated during the PID approval process. Once completed, the park will be dedicated to and maintained by the city.

Paul Farthing motioned to approve PSP25-03 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2. AFP25-01: Discussion and consideration of possible approval of an amended final plat for Dixie Springs Plat B Lots 122 & 123, located at 2689 S Wilson Drive. Jeffrey and Tiffany Nelson, Applicant. Ryan Scholes, Agent.

Ryan Scholes explained that the property owner intends to construct an accessory building, such as a casita, and in order to do so, the two parcels must be combined. This combination is necessary to meet zoning and development requirements for the planned structures.

Michelle Cloud motioned to approve AFP25-01 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

Planning Commission Business: None

Approval of Minutes: None

Paul Farthing motioned to adjourn. Brad Winder seconded the motion. Unanimous.

Adjournment