

**Hurricane Planning Commission
Meeting Minutes
February 13, 2025**

Minutes of the Hurricane City Planning Commission meeting held on February 13, 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, Brad Winder, Kelby Iverson, Amy Werrett, and Michelle Smith.

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, Water Department Representative Kory Wright, Power Department Representative Scott Hughes, and City Council Representative Kevin Thomas.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Kory Wright

Prayer and/or thought by invitation given by Kelby Iverson

Declaration of any conflicts of interest – none declared

Paul Farthing motioned to approve the agenda as presented. Kelby Iverson seconded the motion. Unanimous.

Public Hearings

1. **A Zone Change Amendment request located approx. 126 S 850 W from RM-2, multifamily 10 units per acre, to RM-3, multifamily 15 units per acre. Parcel number H-PMSD-4-A, H-3-1-34-3228 and H-3-34-3205.**

No comments

2. **A Zone Change Amendment request located at 380 W 500 S from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Parcel number H-TKRE-1-4.**

No comments

3. **A Zone Change Amendment request located at 495 E 800 N from M-1, light industrial, to HC, highway commercial. Parcel number H-316-A-1-H.**

No comments

NEW BUSINESS

1. ZC25-02: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approx. 126 S 850 W from RM-2, multifamily 10 units per acre, to RM-3, multifamily 15 units per acre. Parcel number H-PMSD-4-A, H-3-1-34-3228 and H-3-34-3205. Interstate Homes, Applicant. Amanda Pectol, Agent.

Mitch Godfrey with Interstate Homes shared that they would like to add two additional units to their existing Pecan Meadows subdivision. Commissioner Shelley Goodfellow stated that it conforms to the four questions we look at with a zone change. Her only question was whether the amenity of the basketball court was going to be replaced. Mr. Godfrey shared there is another area in the development that will be revamped but they aren't adding an additional amenity area.

Brad Winder motioned a recommendation for approval of ZC25-02 to the City Council subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. ZC25-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 380 W 500 S from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Parcel number H-TKRE-1-4. Don Behunin, Applicant.

Don Behunin shared that they would like to add a casita but would like to add it onto the house instead of it being a separate building. The setback of an R1-8 would allow them to attach it to their house. Commissioner Mark Sampson asked if there was a way to allow an exception to be given because a zone change seems to be extreme. City Attorney Dayton Hall shared that the only way they could seek relief of the current required setback of 20' is through a variance but it's not likely this type of request would be approved because the appeals board has strict guidelines. Gary Cupp stated that this would allow them to have a 10' rear setback which right now the setback required is 20'. Commissioner Sampson asked if we anticipate this type of request happening a lot. Mr. Cupp stated that he doesn't believe so. Commissioner Kelby Iverson asked if there was a way this could be a conditional use. Mr. Hall stated that we have adopted a handful of uses that could be conditional uses and this type of request isn't one of them. We would have to put conditions on approval standards the request would need to meet and how would we choose which properties should receive that and which shouldn't? Commissioner Brad Winder questioned the potential trail that we've discussed along Goulds Wash and how this addition would affect it. Commissioner Shelley Goodfellow responded that if the trail were to go in, it would have to be in the wash. She's unsure how many owners are going to give up land to put in that trail and the city cannot exercise eminent domain for trails not along master planned roadways. Commissioner Michelle Smith asked if this will be a casita and if it'll be a short-term rental. Mr. Behunin stated that there will be a casita with a door accessing the outside but it will not be used as a short-term rental. Commissioner Iverson asked if we have some R1-8 zoning along Goulds Wash? Fred Resch III showed on the zoning map that we do have some multifamily and R1-8 zoning along Goulds Wash along 400 S. Commissioner Amy Werrett asked if the addition would be a completely separate living area. Mr. Behunin shared that they'll expand their dining room and add a master suite.

Paul Farthing motioned a recommendation for approval of ZC25-03 to the City Council. Kelby Iverson seconded the motion. Unanimous.

3. ZC25-04: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 495 E 800 N from M-1, light industrial, to HC, highway commercial. Parcel number H-316-A-1-H. Matt Lowe, Applicant. Clint Hancock, Agent.

Clint Hancock shared that this is the old Eagles Lounge that has been vacant for a while. They are seeking a highway commercial zone to revamp the building and put in a restaurant. Commissioner Mark Sampson asked why this is light industrial and not commercial when it is along the highway. Gary Cupp speculates it is because the neighbors to the west are light industrial uses. Commissioner Shelley

Goodfellow thinks that anytime an old building gets a face lift, it is good for the city. Historically, this has been used commercially so it makes sense to allow the change.

Amy Werrett motioned a recommendation for approval of ZC25-04 to the City Council. Kelby Iverson seconded the motion. Unanimous.

4. Discussion and possible approval of a parking modification for the former Eagles Club located at 495 E 800 N. Matt Lowe, Applicant. Clint Hancock, Agent.

Fred Resch III explained that the city's parking requirement for a restaurant is one space per 100 square feet, which would amount to 53 spaces for this location. However, the applicant has provided only 30 spaces, along with a justification supporting the adequacy of that number. Commissioner Shelley Goodfellow earlier referenced a section of the code that permits the commission to waive parking requirements for revitalization projects involving older commercial buildings. There is also a provision allowing modification of parking requirements if sufficient justification is provided, and staff believes the parking study submitted meets that standard. Commissioner Mark Sampson asked who on staff reviews such studies, and Mr. Resch responded that he does. He further remarked that the standard parking requirement for restaurants is somewhat excessive and believes a reduction is reasonable for this and future restaurant projects. Commissioner Michelle Smith expressed concern primarily about visibility when exiting the parking lot. Clint Hancock added that the interior would need remodeling to expand the kitchen area, as the existing space is insufficient for a full kitchen. Commissioner Sampson inquired about the parking situation at River Rock in LaVerkin, known for parking challenges, and whether staff feels comfortable with the proposed parking here. Mr. Resch stated he has never experienced parking issues there. Commissioner Goodfellow felt that reducing parking spaces might actually reduce traffic congestion at the intersection, suggesting that encouraging some parking further down the street could be safer than everyone exiting from the lot directly. However, Commissioner Paul Farthing disagreed, warning that if the business is as successful as River Rock, this reduced parking and the current lot layout would likely cause significant parking problems. While he acknowledged the parking study, he felt the number of spaces was insufficient and would create ongoing issues. Commissioner Goodfellow reiterated that staff views the code's parking requirement as excessive and believes the provided parking is adequate for the proposed use.

Shelley Goodfellow motioned to approve the parking modification for the former Eagles Club located at 495 E 800 N. Ralph Ballard seconded the motion. Brad Winder, Michelle Smith, Kelby Iverson, Mark Sampson, Shelley Goodfellow, Amy Werrett, and Ralph Ballard – aye. Paul Farthing – nay. Motion carries.

5. PP25-03: Discussion and consideration of a possible approval of 2060 S Estates, a three-lot single family residential subdivision located at 2060 S 950 W. Scott Stratton, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen explained that the proposed project is located adjacent to Hurricane Fields Estates and that the lots will be similar in size. The applicant is seeking preliminary plat approval in order to stub utilities to the lots along 2060 South. Commissioner Shelley Goodfellow inquired about the zoning, and Mr. Rasmussen confirmed it is RA-0.5, consistent with the neighboring subdivision. Commissioner Brad Winder raised concerns noted by staff regarding power capacity and also asked about a reference to tortoise habitat on the plans. Staff clarified that the tortoise habitat note was a misprint and not applicable to this property. Gary Cupp stated he had spoken with the power director earlier in the day and confirmed that the power supply is ready to proceed—the necessary agreements have been made, and payments into the utility program have been completed. Commissioner Goodfellow also asked about the long-term plans for roadway access, specifically how 1100 West will connect in the future. Mr. Rasmussen explained that for now, the intersection will function as a standard access point, but

eventually, 2060 South will extend west to connect with the planned 1100 West alignment. At that time, the small lane currently serving the area will be removed.

Paul Farthing motioned to approve PP25-03 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

6. PSP25-04: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Dental, a medical office, located at 779 W 100 N. Charles and Jessica Elkington, Applicant. Riley Young, Agent.

Charles Elkington explained that because the city chose not to renew their long-term lease at their current location, they plan to build a new facility to continue providing dental services in Hurricane. Commissioner Shelley Goodfellow asked if the applicant had any concerns about staff comments related to cross access and coordination with neighboring properties. Dr. Elkington responded that he has been in communication with one neighbor and that there are no concerns or obstacles anticipated in establishing the necessary cross access.

Kelby Iverson motioned to approve PSP25-04 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

7. PP25-05: Discussion and consideration of a possible approval of a preliminary plat for Hideaway Ridge Phase 2, a three-lot single family residential subdivision located at 1080 S 50 W. Todd Trane, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen provided a brief history of the property, noting that they have worked through several issues—most notably resolving a right-of-way concern. Although the preliminary plat had previously been approved, that approval expired, and the applicant is now seeking re-approval to proceed. Commissioner Kelby Iverson requested clarification regarding the canal adjacent to the property. Fred Resch III explained that the master plan trail for the Hurricane Canal does not extend to this site. Commissioner Ralph Ballard added that the canal on the north end is currently closed off for safety reasons and will remain inaccessible. Commissioner Shelley Goodfellow disclosed a potential conflict of interest due to her husband having submitted a preliminary bid on the project and therefore abstained from voting on the matter.

Paul Farthing motioned to approve PP25-05 subject to staff and JUC comments. Kelby Iverson seconded the motion. All ayes except Shelley Goodfellow who abstained.

8. PP24-30: Discussion and consideration of a possible approval of a preliminary plat for The Orchards, a 41-lot single family residential subdivision located at 3600 W 1640 S. Dennis Miller, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen passed out a diagram and explained their plan. Commissioner Shelley Goodfellow asked why staff still recommended denial. Gary Cupp shared that as it stands, its isolated and reliant on the Peach Spring Estates to be finished to provide as the access as well as some of utilities. We don't feel we can make a finding of adequate public facilities. It is the prerogative of the commission that if they feel that it can be provided timely, that decision can be made. Commissioner Goodfellow asked how adding these few lots changes the decision made the last time it was approved in December. She doesn't feel comfortable denying when we've already approved it. The commissioners and staff discussed how PID's work and the status of the PID for this development specifically.

Shelley Goodfellow motioned to approve PP24-30 subject to no construction drawings being approved until the dedicated public access and provisions of utilities are completed by the project proponent or the PID and subject to JUC comments.

Commissioner Paul Farthing asked whether the PID was responsible for completing this portion of the project. Karl Rasmussen clarified that Gateway Drive falls under the PID's scope and will facilitate improved connectivity. Dayton Hall added that the PID itself is not a developer but rather a financing mechanism authorized by the city to issue bonds and raise funds for infrastructure projects. The PID contracts with contractors and other professionals to carry out the actual construction work

Amy Werrett seconded the motion. Brad Winder – aye, Michelle Smith – nay, Kelby Iverson – aye, Paul Farthing – nay, Mark Sampson – aye, Shelley Goodfellow – aye, Amy Werrett -aye, Ralph Ballard – aye. Motion carries.

9. PP24-01: Discussion and possible approval of an extension of a preliminary plat approval for Trails at Sand Hollow, a 673-unit multifamily development located at 4000 W Sand Hollow Road. Brad Mabey, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen shared that this was before the commission last year. The reason for the extension was because they were waiting for some PID roads to get done.

Kelby Iverson motioned to approve the preliminary plat extension for PP24-01. Paul Farthing seconded the motion. Unanimous.

10. FSP25-04: Discussion and consideration of a possible approval of a final site plan for Firerock Townhomes, a 30-unit townhome development located at 184 N 2170 W. Randy Simonsen, Applicant. Gerold Pratt, Agent.

Paul Farthing motioned to approve FSP25-04 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

11. CUP25-02: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2501 W Grandview Dr. Brian and Heather Swearington, Applicant. Terry Spinks, Agent.

Terry Spinks shared that his client would like to build a detached garage. Commissioner Shelley Goodfellow doesn't understand why our ordinance wouldn't allow this.

Amy Werrett motioned to approve CUP25-02. Shelley Goodfellow seconded the motion. Unanimous.

12. CUP25-03: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 296 S 1760 W. David Christensen, Applicant.

David Christensen shared that this garage will be for his vehicles. The color will match his existing block buildings of the burnt red color. Commissioner Amy Werrett shared that there are a lot of metal buildings in this area so it fits.

Kelby Iverson motioned to approve CUP25-03. Paul Farthing seconded the motion. Unanimous

13. FSP25-05: Discussion and consideration of a possible approval of a final site plan for Southern Utah Sheds, a retail establishment, located at 980 W State St. Rachael Rasmussen, Applicant.

Kelby Iverson motioned to approve FSP25-05 subject to staff and JUC comments. Amy Werrett seconded the motion. Unanimous.

Paul Farthing motioned to adjourn. Kelby Iverson seconded the motion. Unanimous.

Adjournment at 8:34PM