

**Hurricane Planning Commission
Meeting Minutes
April 24, 2025**

Minutes of the Hurricane City Planning Commission meeting held on April 24, 2025, at 6:03 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Brad Winder, Michelle Smith, and Amy Werrett.

Members Excused: Ralph Ballard, Kelby Iverson

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, Building and Planning Clerk Karri Richardson, City Engineer Representative Jeremy Pickering.

6:03 p.m. - Call to Order
Roll Call

Pledge of Allegiance-Paul

Prayer and/or thought by invitation-Amy

Declaration of any conflicts of interest

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

OLD BUSINESS

1. LUCA25-03: Discussion and consideration of recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 3, 7, 12, and 14 regarding farm stands. Hurricane City, Applicant.

The item was continued previously to allow time for discussion with legal counsel and to address concerns about land size requirements. The only change made since then was eliminating the land size requirement. Commissioner Paul Farthing proposed that commercial sales be limited to 25–30% of total sales. Commissioner Shelley Goodfellow raised concerns about the proposed language requiring all products sold at the farm stand to be grown or produced on the same property. She noted that this could unintentionally prohibit neighboring farmers from sharing a farm stand on one property, which is a common and practical arrangement. Gary Cupp clarified that this restriction was specific to the CUP version of farm stands that include commercial sales, while Fred Resch III added that regular farm stands without commercial sales already allow for shared use and have no size limitations. The commission discussed how much commercial product should be allowed, with Commissioner Goodfellow advocating to maintain a 50% cap to accommodate seasonal changes and the need for supplemental sales. There was also clarification on whether business licenses would be required.

Paul Farthing motioned to send a recommendation of approval of LUCA25-03 to the City Council subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

NEW BUSINESS

1. PSP25-09: Discussion and consideration of a possible approval of a preliminary site plan for Pecan Apartments, a duplex located at 126 S 850 W. Stratton Development LLC, Applicant. Mitch Godfrey, Agent.

No questions or concerns.

Amy Werrett motioned to approve PSP25-09 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. FSP25-17: Discussion and consideration of a possible approval of a final site plan for Coral Cliffs Entertainment Center, an indoor recreation facility located at 800 W State St. Coral Cliffs Entertainment, Applicant. Chase Stratton, Agent.

Gary Cupp stated that he has no issues with the request for a parking modification. Commissioner Shelley Goodfellow commented that the current code requires five parking stalls per bowling lane, but she feels that two stalls per lane would be more appropriate. Commissioner Amy Werrett asked whether the parking arrangement would negatively impact nearby businesses. Chase Statton clarified that the neighboring businesses have their own dedicated parking stalls included as part of their sites, so the proposed parking modification would not affect them. No commissioners expressed concerns regarding the proposed parking.

Paul Farthing motioned to approve FSP25-17 and the parking modification subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

Planning Commission Business:

1. Discussion and possible approval of canceling the May 8th, 2025 Planning Commission meeting.

It was noted that the APA Conference is scheduled on this date, and representatives from the Planning Department will be out of the office attending the event.

Mark Sampson motioned to approve the cancellation of the meeting on May 8th, 2025. Amy Werrett seconded the motion. Unanimous.

2. Discussion on accessory dwelling units in front yards.

The commission held a detailed discussion on accessory dwelling units (ADUs) in front yards, prompted by an applicant who intends to build a new structure in the front yard to serve as their primary residence, converting the existing home into an ADU. Gary Cupp explained that while the current code does not clearly prohibit accessory buildings in front yards, it creates confusion and inconsistency in application. The commission debated whether to revise the code to explicitly restrict front yard ADUs or to allow them under specific conditions. Discussion covered setback requirements, fire access, and consistency in applying standards. Commissioner Paul Farthing expressed concern that ADUs should resemble smaller casitas, not large structures, and worried that allowing them in front yards could increase density in neighborhoods not designed for it. Fred Resch clarified that zoning and CUP provisions already allow larger structures, and owner occupancy is still required for ADU rentals. Commissioner Shelley Goodfellow argued that allowing front yard ADUs could support affordable housing goals, especially on deep lots, as long as they meet setback requirements. She emphasized that only ADUs—not sheds or shops—should be permitted in front yards and suggested adding design standards. Other commissioners inquired about fire code implications, with Fred Resch III noting that fire access is generally not required for ADUs unless on flag lots. Commissioner Amy Werrett asked whether only one front yard ADU could be allowed per lot, and Mr. Cupp confirmed that only one would be permitted. The commission expressed general openness to the idea, with agreement that strict design standards and

utility upgrade requirements should be included. A draft amendment will be brought back for further review.

Shelley Goodfellow motioned to adjourn. Paul Farthing seconded the motion. Unanimous.

Adjournment