

**Hurricane Planning Commission
Meeting Minutes
June 12, 2025**

Minutes of the Hurricane City Planning Commission meeting held on June 12, 2025, at 6:11 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Shelley Goodfellow, Ralph Ballard, Brad Winder, and Kelby Iverson.

Members Excused: Michelle Smith, Paul Farthing, and Amy Werrett

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance by Shelley Goodfellow

Prayer and/or thought by invitation by Mark Sampson

Shelley Goodfellow motioned to approve the agenda. Kelby Iverson seconded the motion. Unanimous.

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 2085 S 700 W, from R1-15, residential one unit per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308.

Cheryl Hall, a longtime community member since 1989 who has operated multiple home-based businesses, expressed her full support for the applicant's request to establish a salon with more than one chair. She noted that she has known the applicant for nearly the entire time she has lived in Hurricane and emphasized that her property is completely surrounded by commercial uses.

2. A Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8, residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-GS1.

No comments.

3. A Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J.

Several community members voiced concerns regarding proposed development near agricultural lands. Their comments are included in this packet.

Jeremy Wilson, owner of Wilson Pecan Farm adjacent to the site, expressed worries similar to those raised during a previous Wyler zone change. He highlighted challenges with fertilizer, dust, and noise associated with farming operations, noting that despite efforts to control dust, it is sometimes unavoidable. Wilson also raised concerns about potential flooding from runoff once the land is leveled.

Tony Tullius, a long-time resident with 37 years at the second permanent foundation nearby, stated that no one wants additional development in the area. His primary concern centers on road access and easement issues, noting that property owners are reluctant to relinquish road rights. Jeremy Pickering recently met with Tullius to discuss easement language and emphasized that developers should not encroach on existing private roads or split them down the middle, as some roads run very close to residences.

Jeremy Hargis, another nearby resident, questioned when agricultural lands should be protected and when it is appropriate to allow development. He stressed the importance of making firm decisions now to preserve agricultural zones, noting that once these lands are converted, they cannot be reclaimed.

Beth Eschler spoke about the broader scope of agriculture, including raising livestock. She shared that her family purchased 10 acres to raise horses, reflecting a lifestyle that is increasingly rare due to ongoing development pressure. She emphasized the adverse impact that development would have on her and her neighbors, making it difficult to maintain their way of life.

4. A Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory buildings in front yards.

No comments

NEW BUSINESS

1. ZC25-14: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2085 S 700 W, from R1-15, residential one unit per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308. Michael and Aimee Carnell, Applicants.

Aimee Carnell shared that her property is situated between two storage unit facilities—one existing and one currently under construction—and she is requesting a zone change to allow her to operate a small salon business. She explained that her two-car garage has been converted into a salon space that accommodates her and three to four booth renters. Staff indicated that they did not see significant concern with the potential loss of a single-family residence, given the surrounding light industrial and civic uses. Shelley Goodfellow commended the applicant for her initiative and noted that there are already several home-based salons in the community with more than one chair. She suggested it may be time to revisit the code that currently limits home salons to a single chair, perhaps allowing two or three instead. In the context of this specific property, she felt commercial zoning was a logical fit. Ralph Ballard questioned the community's interest in prohibiting residential uses within commercial zones. Gary Cupp responded that in other communities he is familiar with, one residential use may be permitted in commercial zones, but that is not the case here. He explained that the intent behind excluding residential uses is to preserve commercial properties exclusively for commercial purposes, preventing residential encroachment. Dayton Hall added that the development agreement will ultimately regulate the residential use, clarifying that the current discussion includes allowing the existing residential use to remain while Aimee owns the property, but that it would convert fully to commercial upon sale. The commission expressed consensus that the residential use should be allowed to continue even with the sale of the home, so long as it remains in conjunction with the commercial use. Mr. Hall stated that the commission could make that recommendation, and the City Council would ultimately decide what to include in the final development agreement.

Ralph Ballard motioned a recommendation of approval of ZC25-14 to the City Council subject to staff and JUC comments with the caveat that a development agreement allow the residential aspect be allowed to continue as long as it in conjunction with the commercial use. Shelley Goodfellow seconded the motion. Unanimous.

2. ZC25-15: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8, residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-GS1. Western Mortgage and Realty Co-Tim Tippet, Applicant. Karl Rasmussen, Agent.
Mark Sampson asked why the substation location had not been included in the original plan. Karl Rasmussen explained that, at the time of the original planning, no one knew exactly where the substation would need to be located. Now that utility planning has progressed, it's clear that the substation needs to be placed in this area to adequately supply power to the surrounding development.

Shelley Goodfellow motioned to send a recommendation of approval of ZC25-15 to the City Council subject to staff and JUC comment. Kelby Iverson seconded the motion. Unanimous.

3. ZC25-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J. Andrew Hall, Applicant. Bush & Gudgeon-Ryan Lay, Agent.

Shelley Goodfellow pointed out that there are clearly unresolved drainage and sewer issues on the site, which is why staff had recommended denial of the request. She referenced prior concerns raised during the agricultural zoning discussion and asked whether the road in question was part of the City's master plan. Fred Resch III confirmed that it is identified as a 77-foot-wide master planned roadway. Mrs. Goodfellow then asked how the City would acquire the roadway if the neighboring property owners had not agreed to give it up. Dayton Hall explained that one method would be through negotiation with the property owners, and the other would involve exercising eminent domain, provided the City could demonstrate a legitimate public need for the road. In that case, the landowners would be compensated at fair market value for the property taken. Mrs. Goodfellow also raised concerns about where a suitable buffer between the proposed development and existing uses would be located. Brad Winder noted that the current turf sod road in the area is neither improved nor maintained and predicted that future residents would likely complain about the conditions if development proceeded as-is. Kelby Iverson expressed discomfort with moving forward at this stage, stating that the proposal felt premature and that more progress and resolution on the surrounding infrastructure was needed before granting approval.

Ralph Ballard motioned to table ZC25-16 until the applicant is ready. Brad Winder seconded the motion. Unanimous.

4. PP25-15: Discussion and consideration of a possible approval of a preliminary plat for Sandwater Estates, a 255 lot single family subdivision located at Sand Hollow Road and 2300 S. Western Mortgage & Realty Co, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen noted that a lot has changed since the previous application. The developers have essentially combined two subdivisions into one cohesive project. He also pointed out that this plat is adjacent to the site where the school district plans to construct new intermediate and elementary schools, making the location especially relevant for future residential development.

Shelley Goodfellow motioned to approve PP25-15 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

5. FSP25-26: Discussion and consideration of a possible approval of a final site plan for Shadow Ridge Apartments Phase 2, a 16-unit apartment building, located at 6129 W 100 S. Landon Anderson, Applicant. Curtis Anderson, Agent.

Kyle Arbizu reminded the commission of the project details, noting that they are essentially building permit ready but had overlooked this portion of the approval process. Mark Sampson asked whether affordable housing was included in the project. Mr. Arbizu responded that while it had been considered initially, they ultimately decided to set that component aside for a different development.

Kelby Iverson motioned to approve FSP25-26 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

6. AFP25-08: Discussion and consideration of a possible approval of an amended final plat for Hurricane Commercial Center located at 83 S 2600 W. DGR Holdings, LLC, Applicant. Civil Science-Brandee Walker, Agent.

Fred Resch III explained that the proposed new building for Southwest Vision is located adjacent to the Gubler Therapy building. To facilitate access to utilities and parking across the site, the developer is proposing to incorporate the property into the existing subdivision. Dayton Hall inquired whether the subdivision's CC&Rs have been or will be amended to guarantee legal access to shared utilities and parking before the amendment is approved. Jeremy Pickering confirmed that during the building review process, shared parking, cross access, and utility access were identified as key issues, which led to this approach of formally including the site within the subdivision boundaries. Mr. Hall emphasized that approval from the current unit owners will be required to allow the new building to share parking and utilities, and that the city must ensure these legal rights are secured. This requirement is noted in the staff report, and the city will confirm the necessary agreements are in place prior to recording the amended plat.

Kelby Iverson motioned to approve AFP25-08 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

7. PSP25-13: Discussion and consideration of a preliminary site plan for Goldenwest Credit Union, a bank, located at 28 N 2000 W. Eric Malmberg, Applicant.

The agent shared that Goldenwest is currently under contract for one of the lots within the overall development. They expressed general agreement with most of the comments provided by staff. However, some feedback from the JUC and staff pertained to the entire development site and therefore they cannot fully comply with those requests. The applicant agreed to expand landscaping to cover their portion of the UDOT right-of-way and to construct a detention basin on their site as required. Gary Cupp noted that more detailed discussions and resolutions of complex issues will take place during the construction drawing phase.

Ralph Ballard motioned to approve PSP25-13 subject to staff and JUC comments and that the rest of the details be worked out before the final site plan. Kelby Iverson seconded the motion. Unanimous.

8. Discussion and consideration of a possible approval of a sign of greater size for Coral Cliffs Entertainment, located at 835 W State St. Rainbow Sign and Banner, Applicant.

Nick Davis, representing Rainbow Sign and Banner, presented the proposed sign for the theater, stating that it will be 34.5 feet tall—just under the 35-foot maximum height allowed. The new sign will utilize the existing foundation and structural elements from the current theater sign but will feature a new design. Shelley Goodfellow asked about the total square footage of the sign. Gary Cupp responded that the sign's area is 225 square feet, which exceeds the ordinance's 200-square-foot maximum. Mrs. Goodfellow also raised concerns about brightness, referencing the sign at the nearby intermediate

school, which she described as “blinding” and disruptive to the surrounding neighborhood. Mr. Cupp noted that while brightness is not currently regulated by the ordinance, the police chief had requested that it be considered during the review to avoid creating a distraction to drivers or nearby residents. Mr. Davis explained that the intermediate school sign uses true pixels—each color is its own individual bulb—making it significantly brighter. He stated that the new theater sign will have a higher resolution with pixels closer together, resulting in about 30% less brightness than the school’s display. The commissioners discussed possible resolutions for signs that may be too bright.

Ralph Ballard motioned to approve the greater size sign as long as the owner is willing to take care of complaints and regulate the hours. Shelley Goodfellow seconded the motion. Unanimous.

9. FSP25-16: Discussion and consideration of a possible approval of a final site plan for Southwest Vision, a medical office located at 83 S 2600 W. DGR Holdings LLC, Applicant. Civil Science-Brandee Walker, Agent.

Fred Resch III stated the amended final plat will need to be recorded before they can move forward.

Shelley Goodfellow motioned to approve FSP25-16 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

10. 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 building in front yards.

Mark Sampson questioned where the 100-foot setback requirement originated. Gary Cupp explained that he is trying to balance the intent of the code with practical, logical considerations. Mr. Sampson followed up by asking why it would necessarily be a bad thing to allow an accessory dwelling unit (ADU) in the front yard. Mr. Cupp acknowledged that in some cases, it may not be an issue. Shelley Goodfellow added that the code should clearly distinguish between ADUs and simple sheds or outbuildings, emphasizing that any ADU should be architecturally compatible with the primary residence.

Shelley Goodfellow motioned to continue LUCA25-06 to the next meeting. Ralph Ballard seconded the motion. Unanimous.

Planning Commission Business:

1. Presentation and discussion on updates to use tables

It was explained that each chapter of the land use code contains multiple zones, and each zone lists its own set of allowed uses. However, these allowed uses have varied from chapter to chapter, leading to inconsistency. To resolve this, staff has created a master list of allowed uses that will now be applied uniformly across all zones in each chapter, ensuring consistency throughout the code.

2. Presentation and discussion on transfer of development rights

Fred Resch III shared a slide show. It is attached in the packet.

Shelley Goodfellow motioned to adjourn. Ralph Ballard seconded the motion. Unanimous.

Adjournment at 9:00PM