

**Hurricane Planning Commission
Meeting Minutes
June 26, 2025**

Minutes of the Hurricane City Planning Commission meeting held on June 26, 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, Michelle Smith, and Amy Werrett.

Members Excused:

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer given by Ralph Ballard

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

Declaration of any conflicts of interest – Amy Werrett disclosed that she knows the applicant of new business item #3 CUP25-04 but she will still be voting.

Public Hearings

1. A Land Use Code Amendment request to Title 10, Chapters 12-17, regarding allowed use table updates.

Fred Resch III explained this is a cleanup to make use tables consistent across all chapters.

No comments from the public.

2. A Land Use Code Amendment request to Title 10, Chapter 43, regarding approval authority for site plans for Mobile Home/Recreational Vehicle parks.

Fred Resch III shared this is also a cleanup. Final site plans for RV parks are approved by the City Council; this amendment moves approval authority from City Council to Planning Commission to align with other site plan processes.

No comments from the public.

OLD BUSINESS

1. PP24-27: Discussion and consideration of a possible approval of a preliminary plat for Black Ridge Phase 2, a 45 lot single family subdivision, located north of 900 S and east of 1760 W. Wasatch Commercial Builders, Applicant. Focus Engineering, Agent.

Fred Resch III noted that this preliminary plat was originally reviewed nearly seven months prior but was tabled in November to resolve power capacity issues, which have now been addressed and approved by the City Council. Brad Winder inquired about the status of power lines and irrigation water line concerns; Resch stated these will be finalized during the construction drawing phase. Winder also asked about sensitive lands in the area; Resch explained that while there are advisory notes regarding sensitive lands, the terrain is not steep in this portion of the subdivision. Jeremy Pickering confirmed the advisory nature of this note and that the applicant may proceed. Paul Farthing expressed concern over approving developments with limited road access, noting that 1760 S is not a fully developed road and 920 W has steep grades. Mark Sampson asked if improvements are planned for 1760 W; Pickering replied that with new developments like the Hampton Inn and Dominion Energy projects, improvements are expected to occur as the area develops, and there remain several alternate routes for access. Michelle Smith asked for clarification on the increase from 35 to 45 lots, confirming that the lot and home sizes will be smaller, and whether these homes would be low income; Resch responded they will be smaller lots and homes and all be market rate. Ralph Ballard asked if a road to the south would provide another outlet; Pickering confirmed that 1300 S is the next road south, and the developer is also working on extending connections off Arlington and 1300 S to improve access.

Paul Farthing motioned to approve PP24-27 subject to staff and JUC 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 building in front yards.

Kevin Thomas shared that he believes the City Council's goal is to avoid allowing detached structures within street side yard setbacks. The commission had a detailed discussion about whether accessory buildings should be permitted in front of the main house. Lot size emerged as a key factor: for lots that are half an acre or larger, any structure type could potentially be allowed, while lots smaller than half an acre would require a conditional use permit. The group also discussed setting a standard that accessory buildings must be architecturally compatible with the main home. Staff was directed to draft language reflecting these ideas and bring it back for further review at the next meeting.

Amy Werrett motioned to continue LUCA25-06 to the next meeting. Ralph Ballard seconded the motion. Unanimous.

NEW BUSINESS

1. PP25-16: Discussion and consideration of a possible approval of a preliminary plat for Firerock Phase 5, a 34 lot single family subdivision located at 460 N Firerock Way. Randy Simonsen, Applicant. Gerold Pratt, Agent.

Gerald Pratt shared they have to put in a 6' sidewalk and a retaining wall due to the widening of 600 N. Mark Sampson asked about the project approved down by Goulds Wash, is that not going in? Fred Resch III shared that there was a project with 23 units and the way it was approved, it was crucial this subdivision tied into that property to the east.

Shelley Goodfellow motioned to approved PP25-16 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

2. PP25-12: Discussion and consideration of a possible approval of a preliminary plat for Oasis at Red Cliffs, a 19 lot single family subdivision located at 2170 W and 600 N. Broken Kids LLC, Applicant. Rhett Beazer, Agent.

Kirk Coppinger shared they are looking at maybe going to 16 lots but right now they have 19 single family homes with amenities. The parking lot to the south belongs to Jay Rice and not a part of this development. Mr. Coppinger believes parking will be available for rent.

Amy Werrett motioned to approved PP25-12 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

3. CUP25-04: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 3499 W 290 N. Sean Picklesimer, Applicant.

Sean Picklesimer is building a shop. Commissioners discussed whether metal buildings should be staff-approved in future.

Paul Farthing motioned to approve CUP25-04 subject to staff and JUC comments. Kelby Iverson seconded the motion.

4. AFP25-03: Discussion and consideration of a possible approval of an amended final plat for Hurricane Industrial Park Lots 11 & 12 located at 375 N 2260 W. Renee Thompson, Applicant. Nicholette Parker, Agent.

Nicholette Parker shared they are asking for an amendment to allow a lot line adjustment between lots 11 & 12. After speaking with staff, they added the horseshoe driveway for fire turnaround and shared driveway access.

Kelby Iverson motioned to approve AFP25-03 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

5. PSP25-05: Discussion and consideration of a possible approval of a preliminary site plan for a Monopole Telecommunications Facility located at 180 N 3700 W. SBA Communications Corporation, Applicant. Joseph Banko, Agent.

Shahzad, the architectural engineer, presented the project on behalf of SBA Communications, which holds a master service agreement with Walmart to install wireless communication infrastructure on their properties. The proposed facility is a 100-foot stealth monopole tower designed for use by multiple carriers, with sufficient ground space to accommodate additional equipment as needed. Access to the tower will be provided via a gravel road coming from the rear parking lot of Walmart. Commissioner Ralph Ballard inquired about the type of monopole and how it would be disguised. Shahzad responded that, at the request of the city, the pole would be camouflaged as a pine tree. Mr. Ballard also raised concerns about radio wave emissions. Shahzad explained that while radio waves are emitted from the structure, they are fully regulated by the federal government to ensure safety.

Paul Farthing motioned to approve PSP25-05 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

6. AFP25-04: Discussion and consideration of a possible approval of an amended final plat for Gateway Business Park #2 located at Gateway Park Circle and Old Highway 91. Sunroc Corporation, Applicant. Ryan Scholes, Agent.

Ryan Scholes shared that Sunroc owns both these properties, they are just merging and removing the lot line between them.

Kelby Iverson motioned to approve AFP25-04 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

7. LUCA25-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 12-17, regarding allowed use table updates.

Shelley Goodfellow asked whether there were any changes between the different zoning districts or within the allowed use table itself. Fred Resch III explained that the primary change was the addition of clarifying language stating that if a use is not listed, it is not allowed. He emphasized that no new uses were prohibited and that the few items added were not previously restricted. Dayton Hall reinforced the point that under state law, if a use is not listed in the code, it is considered prohibited. Kelby Iverson raised a concern about agritourism uses, noting that he does not believe they should be restricted in residential agriculture zones. Mr. Hall clarified that there were no changes to the actual uses permitted—this update simply introduces a consistent table format across all zoning chapters.

Shelley Goodfellow motioned a recommendation of approval of LUCA25-07 to the City Council. Paul Farthing seconded the motion. Unanimous.

8. LUCA25-08: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapter 43, regarding approval authority for site plans for Mobile Home/Recreational Vehicle parks.

Mark Sampson asked whether mobile home and RV park developments are the only types of projects that do not currently have their final site plans approved by the Planning Commission, and whether there were any concerns about transferring that responsibility to the commission. Fred Resch III explained that final site plan approval is considered an administrative action, and the State of Utah has advised that such decisions should not go before the City Council. He posed the question of whether approval should be the Planning Commission or potentially be delegated to staff entirely. Shelley Goodfellow inquired whether the code is written to ensure that site plans cannot be approved unless they meet specific criteria. Dayton Hall confirmed that under state law, if an applicant meets the established standards, the city is obligated to approve the plan. This amendment is simply about reassigning who grants that approval. Ralph Ballard added that easing some of the restrictions on these types of developments could support affordable housing efforts, noting that options like these have become increasingly rare.

Shelly Goodfellow motioned a recommendation of approval of LUCA25-08 to the City Council regarding the planning commission being the approval body on final site plans for Mobile Home/Recreational Vehicle parks. Paul Farthing seconded the motion. Unanimous.

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

Adjournment at 8:20PM