

**Hurricane Planning Commission
Meeting Minutes
February 27, 2025**

Minutes of the Hurricane City Planning Commission meeting held on February 27, 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: Kelby Iverson and Paul Farthing

Staff Present: City Planner Fred Resch III, City Attorney Dayton Hall, Building and Planning Clerk Karri Richardson, City Engineer Representative Jeremy Pickering, Water Department Representative Kory Wright, Power Department Representative Scott Hughes, and Councilman Kevin Thomas.

6:00 p.m – Call to Order

Roll Call

Pledge of Allegiance led by Brad Winder

Prayer and/or thought by invitation given by Ralph Ballard

Shelley Goodfellow motioned to approve the agenda as presented. Ralph Ballard seconded the motion. Unanimous.

Declaration of any conflicts of interest – none were expressed

Public Hearings

1. **A Zone Change Amendment request located at 952 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-NTW-2**

No comments

OLD BUSINESS

1. **ZC24-07 PSP24-21: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment and Preliminary Site Plan request from NC, Neighborhood Commercial to R1-8 (PDO), Single Family Residential R1-8 with a Planned Development Overlay, located at 2230-2254 W 600 N. Parcel H-3-1-29-2213, H-3-1-29-2214. 317 Sycamore LLC, Applicant. Beau Ogzewalla, Agent.**

Fred Resch III shared that the neighboring agreement has not yet been received, and staff's recommendation is to table the item. There was some discussion regarding the access easement from the neighbors; they were expected to present the agreement, but it has not been submitted.

Ralph Ballard motioned to table ZC24-07 and PSP24-21. Brad Winder seconded the motion. Unanimous.

Mark Sampson asked the residents walking out what their concerns were regarding the item. Sky Mountain residents expressed concern that the notification was insufficient. Fred Resch III clarified that there is no requirement to renotify, as a public meeting occurred in August 2024. Mr. Sampson explained that the developer has rights to utilize the land along 600 N as neighborhood commercial and noted that the primary concern was fire access. He clarified that negotiations are ongoing to secure that access. A resident mentioned that the last update they received indicated the developer was working on the access situation, but now discussions involve a water loop. Mr. Sampson responded that during staff review, the water loop was evaluated, but the current issue is the secondary fire access. The resident added that they have not heard from the builder, despite the builder stating at the last meeting that they would reach out. Beau Ogzewalla, the builder, stated he obtained contact information from one resident and did not receive further communication after an email exchange; he also sent an email to Debbie but received no response. Mr. Sampson suggested Beau try reaching out again, and Mr. Ogzewalla confirmed he had provided contact information to the residents. Jim Merseur, a resident, spoke regarding T-box issues for balls heading in that direction, noting they just want the developer to be aware. Mr. Sampson advised that the item will appear on a future agenda for follow-up.

NEW BUSINESS

- 1. ZC25-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 952 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-NTW-2. Christine Stratton, Applicant. Nicholette Parker, Agent.**

Dennis Parker and Nicolette Parker presented their request. Dennis explained that the applicants husband passed and their son would like to build a house to be closer to his mother. Brad Winder noted that a similar project was recently completed nearby and looks good. Amy Werrett and Shelley Goodfellow expressed no concerns, though Shelley added that they could create three lots instead of two, if desired, and that the lots would still be larger than those behind them. Michelle Smith asked whether curb, gutter, and sidewalk would be required when building. Dayton Hall explained that to add a second house on the parcel, they would need to plat it as a subdivision, which would include the required improvements. Ralph Ballard stated he had no concerns.

Shelley Goodfellow motioned a recommendation of approval of ZC25-05 to the City Council subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

- 2. PP25-06: Discussion and consideration of a possible approval of a preliminary plat for Desert Dunes at Desert Sands, a 100 unit patio home subdivision located at 4750 W Dixie Springs Dr. The Hollows LLC, Applicant. DSG Engineering - Logan Blake, Agent.**

Brett Burgess provided a continuation on the Desert Sands master plan. He explained that the patio home units are intended to create a lifelong community where residents can start in the townhomes and eventually move into single-family homes. He addressed confusion regarding the cut slope, noting that they believe they can work with the existing slope and make it function for their request. Jeremy Pickering clarified that there is a 6-foot difference between what is proposed and the existing slope. Mr. Burgess explained that access to public space includes a trail approximately 1.25 miles long for biking and running. The northern area will be open space with a trailhead and a primitive park. He noted that access could be provided by Lot 92, where the slope is less steep, or alternatively between Lots 39-40

for better public access. Mr. Pickering clarified that his concern was about the public area inside the development, not the outside area, noting the retaining walls surrounding it. Mr. Burgess responded that they can develop a plan with stairs and other access solutions and adjust lot placement to improve the grade. Mr. Pickering confirmed that items in the staff report are meant to guide discussion but that staff supports proceeding tonight. Ralph Ballard asked whether the 16-foot requirement is mandatory or a suggestion. Fred Resch III explained that while 16 feet is the maximum height for cut and fill slopes, staff has discretion; the proposal shows 22 feet, but because the units are two stories and will help hide the slopes, staff is exercising discretion. Mr. Ballard asked if the trail connects to other areas. Mr. Burgess clarified that it is a loop around the development intended for park and recreation use. Michelle Smith inquired about landscaping responsibility. Mr. Burgess explained that the HOA will maintain the pool, amenity areas, and common spaces, including those platted as common areas within the subdivision. Mr. Ballard asked if the HOA will also maintain the exterior loop trail. Mr. Burgess confirmed that the commercial HOA will handle maintenance and that the primitive trail requires minimal upkeep, though sand may cause some challenges. Mrs. Smith asked about ownership of the trail. Mr. Burgess stated that it will be owned by the master HOA of the development, not the city.

Amy Werrett motioned to approve PP25-06 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

3. FSP25-06: Discussion and consideration of a possible approval of a final site plan for Washington County Fairgrounds Emergency Operations Center and Parks Building, a civic building located at 5710 W Shooting Sports Park Road. Washington County, Applicant. Ryan Neilson, Agent.

Fred Resch III explained that almost two years ago, the property was zoned for public space, prompting the initial zone change request. The project was tabled previously due to county budget considerations, but they are now ready to move forward. Mark Sampson asked why the approval didn't expire. Mr. Resch clarified that preliminary site plans do not expire as they do not grant vested rights. Amy Werrett stated she had no concerns. Shelley Goodfellow asked about emergency response facilities and Jeff Mathas explained that the site will be used for EOC storage for trailers, trucks, and similar equipment, but it is not a response center.

Shelley Goodfellow motioned to approve FSP25-06 subject to staff and JUC comments. Amy Werrett seconded the motion. Unanimous.

Ralph Ballard asked Mr. Mathas if they will use the other building currently used for meetings. Brad Winder clarified that the building is part of the fairgrounds. Jeff Mathas added that the middle part of the front building is a larger training room with bathrooms and showers, intended to be used for meetings and similar activities.

Planning Commission Business:

Shelley Goodfellow asked if there is a minimum for patio homes on a cul-de-sac. Fred Resch III explained that there is a maximum but no minimum, and Jeremy Pickering added that frontage requirements would be the only factor that creates a minimum space. Mrs. Goodfellow then asked about WCWCD and at what point the units are counted—preliminary plat, final, etc. Mr. Resch pulled up a spreadsheet showing totals for reporting to WCWCD, separated by preliminary and final plat stages, with numbers updating as applications move through. Mrs. Goodfellow asked if the city is over the allotted amount. Dayton Hall explained that when the city joined the agreement, the district just wants to be informed of upcoming water needs for planning purposes. He emphasized that applicants must pay WCWCD prior to permit issuance, and as a Planning Commission, water is a resource to consider when

reviewing land use applications. Ralph Ballard asked if the city should consider existing water usage to protect in-town and downtown areas rather than diverting it for new development. Dayton Hall confirmed that water usage is tracked and reported to the state for water rights and for what the city purchases from WCWCD. Mrs. Goodfellow asked if the excess water usage fee is paid to WCWCD, and Mr. Hall explained that the city provides most of its own water, with purchased water going to WCWCD minus an administrative fee. Mrs. Goodfellow noted that citizens not on district water are still paying for district water. Michelle Smith asked if water is allocated at subdivision approval or building stage. Mr. Hall said once a final plat is recorded, it's difficult to deny water, and impact fees guarantee water availability. He also referenced conservation measures adopted in 2006, including limits on lawn size and water features. Mr. Ballard emphasized protecting existing citizens. Discussion shifted to the Eagles property, and Mrs. Goodfellow raised concerns that water is being taken from existing residents to supply recreation and resort areas. She suggested limiting amenities in resort zones. Mr. Resch showed Chapter 26 requiring amenities like pools. Mrs. Goodfellow suggested removing the pool requirement, and Mr. Hall asked for commission feedback. Mr. Ballard noted that Southern Shores uses its own water rights. Mark Sampton added that hook-up rates for new development now act as a deterrent. Discussion continued about daytime watering restrictions, pressurized irrigation, and pool evaporation. Mrs. Goodfellow stressed the need for fairness: citizens face restrictions while resorts have amenities. Amy Werrett asked why pools were required in resort zones and Mrs. Goodfellow said it was to make them attractive. Mr. Resch noted that even if pools weren't required, most developers would still build them. Mr. Ballard and Mrs. Werrett discussed efficient water use, grass restrictions, and excess water charges as an incentive to reduce water-intensive landscaping.

Approval of Minutes: None to approve.

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

Adjournment