

**Hurricane Planning Commission  
Meeting Minutes  
February 8, 2024**

Minutes of the Hurricane City Planning Commission meeting held on February 8, 2024, 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, Rebecca Bronemann, Brad Winder, and Kelby Iverson

**Members Excused:** Michelle Cloud

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

**6:00 p.m. - Call to Order**

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

**Public Hearings**

**1. A Zone Change Amendment request located at approximately 700 W and 2350 S from PF, public facility, to M-1, light industrial. This change will affect the west portion of parcel number H-3-2-10-2313.**

The comment submitted is attached at the end of these minutes. No further comments.

**NEW BUSINESS**

**1. ZC24-01: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request located at approximately 700 W and 2350 S from PF, public facility, to M-1, light industrial. This change will affect the west portion of parcel number H-3-2-10-2313. Beau Davis, Applicant. Karl Rasmussen, Agent.**

Dayton Hall reported that Beau Davis acquired the property after the initial zone change was approved. Mr. Davis approached the city requesting additional property in exchange for cleaning up the wash and creating a bike park on the property. He is now requesting a zone change on the additional property deeded by the city. Mr. Hall explained that the property is a detention basin. However, the city engineer reported that the basin was larger than necessary, and there were no concerns regarding Mr. Davis's use of the property. Beau Davis reported that he is working with Tyler McCall on the park design.

*Paul Farthing motioned a recommendation of approval of ZC24-01 to the city council. Kelby Iverson seconded the motion. Unanimous.*

**2. FSP24-07: Discussion and consideration of a possible approval of a final site plan for Angell Heights storage, a storage unit complex located at 2095 S 700 W. Beau Davis, Applicant. Karl Rasmussen, Agent.**

Karl Rasmussen reviewed the drainage design. Paul Farthing clarified that the storage units are shipping containers. Mr. Farthing asked for clarification regarding access to the development. Mr. Davis stated that the complex has one entrance and a gated egress for emergency vehicles.

*Rebecca Bronemann motioned to approve FSP24-07 as presented. Shelley Goodfellow seconded the motion. Unanimous.*

**3. CUP24-02: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height located at 2191 S Angell Heights Dr. Russell Thornton, Applicant.**

*Shelley Goodfellow motioned to approve CUP24-02. Rebecca Bronemann seconded the motion. Unanimous.*

**4. 2022-PP-26: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Desert Sky Estates, a 73 lot single family residential subdivision located south of 2100 W and 3000 S. Ty Meyers, Applicant. Ben Wilits and Tony Carter, Agent.**

Dayton Hall explained that the landowner has entered into a contract with the Power Department to extend power capacity to the project. Jeremy Pickering reported that concerns from the Engineering Department have been discussed, and he feels confident they will be resolved.

*Paul Farthing motioned to approve the one-year extension for 2022-PP-29. Ralph Ballard seconded the motion. Unanimous.*

**5. 2023-PP-01: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Dixie Meadows, a 238 lot single family subdivision located at approximately 4392 W 2400 S. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.**

Karl Rasmussen reviewed the status of the project.

*Ralph Ballard motioned to approve the one-year extension for 2023-PP-01. Paul Farthing seconded the motion. Unanimous.*

**6. 2023-PP-02: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Bench Lake Townhomes, a 200 townhome lot subdivision located at approximately 3145 S 1100 W. Blue Mountains Property Enterprises, Applicant. Karl Rasmussen, Agent.**

Karl Rasmussen reviewed the project's status. Shelley Goodfellow asked if the developers who have entered into a power agreement with the Power Department will be granted primary access to the power. Dayton Hall stated that the developers are granted access to the power based on the submission dates of the preliminary plats.

*Brad Winder motioned to approve the extension for 2023-PP-02, subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

**7. Presentation on the State of the City**

Gary Cupp reported that Hurricane City is the third-largest city by square miles and one of the fastest-growing cities in the State. Mr. Cupp reviewed the breakdown of building permits issued in 2023 and the final plats currently approved without building permits.

**Approval of Minutes:**

**1. January 25, 2024**

*Kelby Iverson motioned to approve the minutes from the January 25, 2024, meeting. Brad Winder seconded the motion. Unanimous.*

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

**Adjournment**