

**Hurricane Planning Commission**  
**Meeting Minutes**  
March 14, 2024

Minutes of the Hurricane City Planning Commission meeting held on March 14, 2024, at 6:00 p.m. in the City Council Chambers located at 147 North 870 West Hurricane UT, 84737

**Members Present:** Mark Sampson, Paul Farthing, Rebecca Bronemann, Michelle Cloud, Kelby Iverson. Shelley Goodfellow joined online.

**Members Excused:** Brad Winder and Ralph Ballard

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

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

Roll Call

Pledge of Allegiance, led by Michelle Cloud

Prayer and/or thought by invitation given by Rebecca Bronemann

*Michelle Cloud motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.*

Declaration of any conflicts of interest

**Public Hearings**

**1. A Zone Change Amendment request located at 2600 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-32-41011.**

Patt Lyon lives behind this parcel and asked for clarification on this project. Gary Cupp explained that it would be commercially zoned with multifamily, commercial, and retail uses. Mr. Lyon understands the community lacks affordable housing, but he feels single-family homes are the best fit for this area.

Herald Walcott asked if the site plan would be discussed in future meetings. Mark Sampson reported that this will be discussed during tonight's meeting.

No further comments.

**2. A Zone Change Amendment request located at approximately 2544 S 3700 W from PF, public facility, to R1-10, residential one unit per 10,000 square feet, and at approximately 2300 S and 3700 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel numbers H-4-2-12-1102-GS3, H-4-2-12-131-GS3, H-4-2-12-130-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, H-4-2-13-1408-GS3, and H-4-2-13-1406-GS3.**

Comments submitted are on record and attached at the end of these minutes.

Steve Helverson lives on 2540 South. His primary concern is the pump protection zones on 3700 West and the potential damage to the surrounding homes due to blasting.

Judie Wallace's home is directly on the corner of this new proposal. She echoes Mr. Halverson's concerns. Her home already has cracks from the blasting currently taking place in the area.

No further comments.

## **NEW BUSINESS**

**1. ZC24-02 PSP24-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2600 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-32-41011. VE Management and Investment Co. Applicant. Skylar Stewart, Agent.**

Skylar Stewart reported that the current highway commercial zoning allows an RV park or a hotel. However, the applicant would rather build a mixed-use project. The renderings provided are those of a project the applicant completed on Main St. in Cedar City. They feel they have provided adequate information to move forward. Fred Resch III shared that a preliminary site plan is a requirement of a planned commercial zone. The zone change cannot be approved without a preliminary site plan, and the information is insufficient. Gary Cupp reported that staff recommends tabling the applicant pending a site plan.

*Michelle Cloud motioned to table ZC24-02 and PSP24-03 to allow the applicant time to submit a preliminary site plan. Rebecca Bronemann seconded the motion. Unanimous.*

**2. ZC24-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at approximately 2544 S 3700 W from PF, public facility, to R1-10, residential one unit per 10,000 square feet, and at approximately 2300 S and 3700 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel numbers H-4-2-12-1102-GS3, H-4-2-12-131-GS3, H-4-2-12-130-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, H-4-2-13-1408-GS3, and H-4-2-13-1406-GS3. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.**

Jeff Thomas with Pro Value Engineering reported that Washington County Water Conservancy District (WCWCD) spearheaded this zone change. To create a water campus and tie everything together, WCWCD and Western Mortgage completed a land swap. WCWCD does not intend to transition to a Public Facility at this time. The blasting contractor is state-regulated, and they are required to adjust the blasting as they move closer to the homes. Michelle Cloud feels this meets the four-zone change criteria. Kelby Iverson feels this fits with the Master Plan.

*Paul Farthing motioned a recommendation of approval for ZC24-03, noting the citizens' concern regarding blasting and limiting the change to the R1-10. The parcel pertaining to the public facility will not be rezoned at this time. Michelle Cloud seconded the motion. Unanimous.*

**3. AFP24-04: Discussion and consideration of a possible approval of an amended final plat for Canyon Ridge subdivision located at 321 N 3420 W. David and Cindy Howard and April Gunn, Applicant. Cody Arnoldson, Agent.**

Cindy Howard and April Gunn are amending the final plat to add a portion of one property's yard to the second property. Fred Resch reported that this meets the R1-10 setback standards.

*Rebecca Bronemann motioned to approve AFP24-04 subject to any staff and JUC comments that may apply. Michelle Cloud seconded the motion. Unanimous.*

**4. FSP24-17: Discussion and consideration of a possible approval of a final site plan for the American Conservation Experience, a hostel located at 73 S Main St. American Conservation Experience, Jim Kuhn, Applicant. Civil Science, Brandee Walker, Agent.**

Fred Resch III reported that the preliminary site was approved last summer. The applicant is changing the site plan to add an addition to the building. Brandee Walker reported that the applicant is adding restrooms and improving the kitchen. The view from Main Street will not change.

*Kelby Iverson motioned to approve FSP24-17 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

**5. AFP24-05: Discussion and consideration of a possible approval of an amended final plat for Pecan Valley Phase 2 located at 5210 W 2100 S. Chris Wyler, Applicant. Brandee Walker, Agent.**

Brandee Walker reported that the two lots were held aside as a temporary basin in phase two. As the development proceeds, they can be backfilled and developed as buildable lots.

*Paul Farthing motioned to approve AFP24-05 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.*

**6. AFP24-06: Discussion and consideration of a possible approval of an amended final plat for Mountain View Estates Lots 32 & 33 located at 1220 W 650 S. Brown Consulting - Steve Kamlowsky, Applicant. Travis Fewkes, Agent.**

Fred Resch III reported that the staff and JUC comments cover moving the electrical equipment.

*Rebecca Bronemann motioned to approve AFP24-06 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.*

**7. PP24-08: Discussion and possible approval of a preliminary plat for Peach Springs Estates, a 64-lot subdivision located at 3700 W and Bash Parkway. Smooth Stone Homes, Applicant. Karl Rasmussen, Agent.**

Jeff Thomas reported that the previous approval lapsed within the two-year time limit. The roadways and infrastructure are now in progress. They would like to move forward when the water line is complete. Gary Cupp reported that the staff report does not include water comments. He noted that a water loop is necessary. Fred Resch III noted that this approval is for phase one only.

*Paul Farthing motioned to approve PP24-08 subject to staff and JUC comments with the modification to include the required water looping. He noted that staff and JUC comments must be satisfied prior to construction drawing approval, and this approval only applies to phase one on the condition of dedicated public access and utilities provided by the project to the site. Michelle Cloud seconded the motion. Unanimous.*

**8. PSP24-04: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane City Gymnasium 2, a four-court indoor basketball facility located at 748 N 200 W. Hurricane City, Applicant. Karl Rasmussen, Agent.**

Fred Resch III reported that the facility is transitioning to a recreation campus.

*Rebecca Bronemann motioned to approve PSP24-04 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

**9. FSP24-25: Discussion and consideration of a possible approval of a final site plan for Hurricane Retail Pads, a three-building commercial development located at 3400 W 90 N. Chasebrook Hurricane LLC, Applicant. Jay Larsen, Agent.**

Jay Larsen reported that this project splits two lots into three. They have worked through staff and JUC comments and are here for final approval.

*Michelle Cloud motioned to approve FSP24-25 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

**10. HIL24-02: Discussion and possible approval of a Sensitive Lands application for Angell Heights storage located at 2360 S 600 W. Beau Davis, Applicant. Karl Rasmussen, Agent.**

Gary Cupp reported that the applicant is using the infill for the Angell Heights Storage units. The neighbors have voiced concern regarding the sensitive lands. He explained that the intent is to restore the property to reflect its natural state. Dayton Hall noted that the City Engineer has not formally reviewed the plan.

*Rebecca Bronemann motioned to approve HIL24-02 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

**11. FSP24-27: Discussion and consideration of a possible approval of a final site plan for Hat Trick Townhomes, a 13-unit townhome development located at 520 W 100 N. Hat Trick Holdings, LLC Applicant. Tyler Hughes, Agent.**

Fred Resch III reported that the landscaping plan provided is satisfactory.

*Michelle Cloud motioned to approve FSP24-27 subject to JUC and staff comments. Rebecca Bronemann seconded the motion. Unanimous.*

**12. Election of a possible new chairperson and appointment of a possible new alternate chair**

*Kelby Iverson motioned to suspend the rules, placing Mark Sampson and Shelley Goodfellow back into their positions by acclamation. Michelle Cloud seconded the motion. Roll call: Kelby Iverson, Michelle Cloud, Rebecca Broneman, Mark Sampson, and Paul Farthing - aye. Unanimous.*

**Approval of Minutes:**

**1. February 8, 2024**

*Kelby Iverson motioned to approve the minutes from February 8, 2024, as presented. Rebecca Bronemann seconded the motion. Unanimous.*

Fred Resch III reviewed the upcoming conferences and asked for a count of Planning Commissioners planning to attend.

*Michelle Cloud motioned to adjourn the meeting. Paul Farthing seconded the motion. Unanimous.*

**Adjournment**