

**Hurricane Planning Commission
Meeting Minutes
May 22, 2025**

Minutes of the Hurricane City Planning Commission meeting held on May 22, 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: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, Water Department Representative Kory Wright, and Councilman Kevin Thomas.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Michelle Smith

Prayer and/or thought by invitation given by Shelley Goodfellow

Paul Farthing motioned to approve the agenda as presented. Ralph Ballard seconded the motion. Unanimous.

Declaration of any conflicts of interest – Amy Werrett shared that she used to work with the representative of Valley Academy. Shelley Goodfellow noted that her daughter is currently enrolled at Valley Academy, and Michelle Smith shared that her daughter works for Interstate Rock – the Stratton Brothers. All indicated that they will vote.

Public Hearings

1. A Zone Change Amendment request located at 40 N 2480 W from RM-2, multifamily 10 units per acre, to HC, highway commercial. Parcel number H-3-1-32-1101-A.

No comments

2. A request to adopt a development agreement to allow for, among other terms, an increased height limitation of 85 feet within the Highway Commercial zoning on parcel numbers H-3-2-6-1406-GS1, H-3-2-6-1407, and H-3-2-6-1408-GS2.

Gary Cupp explained that the request pertains to the Zion Regional Medical Center. The property is currently zoned Highway Commercial, which permits a maximum building height of 35 feet. The applicant is seeking a variance through a development agreement to allow building heights up to 85 feet.

No comments

3. A Land Use Code Amendment to Title 10 Chapter 43 regarding site built dwelling units in platted RV parks.

Gary Cupp shared that this request pertains to a specific RV park, The Canyons. They are requesting a code update to allow a 900 square foot footprint, which would permit the addition of a garage and a second story, resulting in a maximum of 1,400 square feet. Although this is a general code update, it will only apply to certain RV parks due to date limitation language already in the ordinance.

No comments

4. A Land Use Code Amendment to Title 10 Chapter 7 regarding classification of new and unlisted business uses.

Fred Resch III explained that this request aligns with a recent state code update, which requires the city to adopt a specific process and comply with state-mandated procedures.

No comments.

NEW BUSINESS

1. ZC25-13: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 40 N 2480 W from RM-2, multifamily 10 units per acre, to HC, highway commercial. Parcel number H-3-1-32-1101-A. James Cheney/JACI Properties, Applicant. Gerold Pratt, Agent.

Gerold Pratt shared that the property, a third of an acre just north of the IHC campus, would be appropriate for medical or general office use. The proposal allows for a building up to 2,500 square feet with the required parking. Michelle Smith asked about parking adequacy, and Mr. Pratt confirmed that a study was conducted and the proposed building size is the maximum allowed to meet parking standards. Paul Farthing inquired why the entire corner wasn't zoned commercial, and Mr. Pratt explained that while it might have been ideal in hindsight, the surrounding units were already built.

Amy Werrett motioned to send a recommendation of approval of ZC25-13 to the City Council subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. PSP25-12: Discussion and consideration of a possible approval of a preliminary site plan for Zion Regional Medical Center, a hospital and medical office development, located at 3150 W State St. Western Mortgage and Realty Company, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen shared the roadway plans for the PID, which encompasses a 35+ acre hospital campus including a rehab and cancer center, labor and delivery, and related facilities. Kelby Iverson asked if any major issues stood out at the workshop meeting, and none were expressed beyond what is included in the staff report. Amy Werrett asked about the traffic study, and Mr. Rasmussen confirmed that a regional traffic study has already been performed. Paul Farthing stated that the project is beneficial for the city, providing high-paying medical jobs locally and contributing positively to the community. Jared Cox, the land developer, explained that UDOT recently passed a policy prohibiting additional access points onto SR-9, and a right-of-way is being dedicated to UDOT for an overhead main power line. Michelle Smith asked if the power lines would interfere with the project, and Mr. Rasmussen confirmed the buildings are set far enough back to avoid conflict. Shelley Goodfellow commented that the project will be great for the community. Ralph Ballard expressed concern about the lack of access off SR-9, stating that alternative solutions to redirect traffic should be considered rather than relying solely on slowing traffic.

Paul Farthing motioned to approve PSP25-12 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Roll call, unanimous.

3. Discussion and consideration of a recommendation to the City Council on a request to adopt a development agreement to allow for, among other terms, an increased height limitation

of 85 feet within the Highway Commercial zoning on parcel numbers H-3-2-6-1406-GS1, H-3-2-6-1407, and H-3-2-6-1408-GS2. ZRMC Operating LLC, Applicant. Jared Cox and Karl Rasmussen, Agents.

Dayton Hall stated that a development agreement would be a better solution than an ordinance update to address all legal considerations. Commissioner Kelby Iverson asked if an 85-foot height limit is truly necessary given 12-foot floor stories. The applicant shared a rough sketch illustrating the layout of the proposed five-story buildings. Commissioner Shelley Goodfellow noted that she has observed the site for years and felt it would be ideal for a hospital. Mr. Hall asked whether the 85-foot height request applies uniformly across the property or only to certain buildings. The applicant explained that the request is for the entire property to allow flexibility in campus design, but parking requirements will naturally limit building heights in some areas, preventing 85-foot structures across the board.

Shelley Goodfellow motioned to send a recommendation of approval of the development agreement that will allow for an increased height limit to 85' across these parcels subject to staff and JUC comments with the notes that the applicant keep the taller buildings closer to the bluff. Amy Werrett seconded the motion. Roll call, unanimous.

4. LUCA25-04: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 43 regarding site built dwelling units in platted RV parks. Western CRE-Joby Venuti, Applicant. Rosenberg & Associates, Agent.

Joby Venuti clarified that this is a platted RV subdivision originally established in 1987 with a total of 168 lots. At the time of platting, 80 lots were developed, and the remaining undeveloped lots were purchased by Mr. Venuti and his brother. They coordinated with city engineering staff to plat 100 N and, after discussions, agreed that 945 square feet was the appropriate building size to meet all setback requirements.

Kelby Iverson motioned a recommendation of approval of LUCA25-04 to the City Council. Paul Farthing seconded the motion. Unanimous.

5. ZC25-11 PSP25-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2400 W and Liberty Way from M-1 and R1-10 (PDO) to R1-10 (PDO) and to update the overall PDO for the property. Parcel H-3373-NP-BL.

Balance of Nature Gardens is a destination garden focused on promoting happiness, health, and wellness. The applicant shared that they would like consideration of private streets so that Balance of Nature has control over them. There is perimeter parking around the site for pick-up and drop-off at the town square, and at the center of the village, they want to ensure it is a walkable area. They are requesting to remove the M-1 zoning, leaving the remainder of the property zoned R1-10 PDO. They emphasized that having control of the streets is important but that they are open for discussion.

Mark Sampson stated that they were cut out of the process. Dayton Hall responded that they were not cut out; staff prepared the application because the applicant's submission was essentially a sales pitch. Staff spent significant time ensuring the commission had all the information needed to make an educated decision. Mr. Sampson said there should be work meetings to hash this out like there was previously. Shelley Goodfellow pointed out that the applicant has already presented their requests regarding public and private streets, and it is up to the commission to decide whether to allow them. She noted there is a lot of information to discuss, but the conversation is warranted because it is on the agenda.

Kelby Iverson commented that this represents a shift from manufacturing to more of a residential area, and he might be more in favor of the concept. Karl Rasmussen noted that the density proposed is essentially RA-0.5. Brad Winder compared the development to Disneyland, noting that once inside, it is

all private streets with transportation provided. Ralph Ballard stated that his perception is the project has shifted from a live-work concept to being almost entirely transient. Amy Werrett asked why there is a shift from manufacturing, and the applicant explained that Balance of Nature has changed its business model. Mrs. Werrett asked if the site functions like an admissions-only area, and the applicant clarified it is meant to invite people in to visit Balance of Nature Gardens. She also asked about the medical center, and the applicant shared it will be holistic. He explained the housing situation and commercial rental aspects, noting all components would be under single ownership with some long-term rental housing and hotel units.

Shelley Goodfellow asked if there is a PID on the property. Mr. Rasmussen stated that a PID was approved but the applicant chose not to use it due to interest rates on bonds. Mrs. Goodfellow asked if a new owner could utilize the PID, and Mr. Hall said potentially yes. Mrs. Goodfellow expressed concern that roughly 90% of the project is commercial, making the R1-10/PDO zone potentially inappropriate. Gary Cupp clarified that the property was already zoned R1-10, and the request is only to remove the M-1. Mrs. Goodfellow emphasized concern that a new owner could completely revamp the project if not properly tied to a development agreement. Mr. Hall explained that a PDO is tied to the development agreement and site plan, and any amendments would require commission approval and potentially a zone change.

Mrs. Goodfellow noted that previous adjacent property requests similar to this had been denied and said that she is unsure this project would have been approved if submitted in its current form originally. Paul Farthing asked if the development agreement limits the units to the proposed 239. Mr. Hall clarified that the R1-10/PDO allows housing at 1.5 units per acre, which applies only to residential units, not commercial or other uses. Mr. Cupp reiterated that the request is only to remove the 27 acres of M-1. Mrs. Goodfellow stated that she valued the previous light industrial zoning because it brought jobs to Hurricane City.

Kelby Iverson asked how many of the prior M-1 jobs remain in Washington County. Richard Wedig responded that much of the M-1 was warehouse space with few employees. The new plan will provide more job opportunities while creating a greener setting instead of an industrial one.

Paul Farthing motioned a recommendation of approval of ZC25-11 and PSP25-08 to the City Council subject to staff and JUC comments. Brad Winder seconded the motion. Roll call. Brad Winder – aye, Ralph Ballard – aye, Amy Werrett – aye, Kelby Iverson – aye, Mark Sampson – aye, Shelley Goodfellow – nay, Michelle Smith – nay, Paul Farthing – aye. Motion carries.

6. PSP25-10: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Storage, a storage unit facility, located west of the northwest corner of Turf Sod Road and Sand Hollow Road. Cristina Companies, Applicant. Tony Carter, Agent.

Mark Sampson asked Mr. Carter why more storage units are needed. Mr. Carter responded that his guess is because smaller lots are being built, residents need somewhere to store their recreational toys. Shelley Goodfellow stated that she likes the self-service car wash but asked if the conservancy hadn't recently limited car washes. Fred Resch explained that each car will be limited to 35 gallons of water. Dayton Hall added that the city adopted a conservation standard requiring all new car washes to have a recirculation system to reuse water, and no more than 35 gallons per car can be used; the project will need to comply with this. Kelby Iverson asked how water conservation will be enforced? Mr. Hall responded that enforcement for a self-service wash is uncertain but will be addressed during the construction drawings phase.

Shelley Goodfellow motioned to approve PSP25-10. Amy Werrett seconded the motion. Unanimous.

7. AFP25-05: Discussion and consideration of a possible approval of an amended final plat for 920 W subdivision, located at 952 S 920 W. Christine Stratton, Applicant. Nicholotte Parker, Agent.

Nicholotte Parker shared that this item involves a lot split and lot line adjustment. She noted that their client has agreed to dedicate roadway along 920 West and to comply with curb, gutter, and sidewalk standards. She confirmed that the necessary corrections have been made and submitted them back to planning and engineering for review. There were no comments from the commission.

Amy Werrett motioned to approve AFP25-05 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

8. PP25-13: Discussion and consideration of a possible approval of a preliminary plat for The Villas at Lava Knolls, a 44-townhome development located at 330 N 3220 W. Stratton Brothers LLC, Applicant. Chase Stratton, Agent.

Chase Stratton shared that this project involves the townhouses in the Lava Knolls subdivision. He explained that initially the units were intended to remain as four-plex rental properties, but the plan was changed to plat them individually so they can be purchased. He stated that townhouses are ideal as starter homes and emphasized the need for more of them. Amy Werrett asked whether the individual platting would provide yard space. Mr. Stratton responded that each unit will have a private patio, but most of the outdoor area will be communal space with access to shared amenities.

Paul Farthing motioned to approve PP25-13 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

9. FSP25-23: Discussion and consideration of a possible approval of an amended final site plan for Valley Academy, a school, located at 36 N 1000 W. Tracy Stevens, Applicant. Kyle Welch, Agent.

Tracy Stevens shared that they are splitting their campus due to growth and need to add some ADA-compliant parking spaces as well as meet a few other standards. They also plan to remodel the interior of the building. Shelley Goodfellow asked why there isn't a playground. Mr. Stevens explained that the area will serve the older grades, but they will provide shaded areas and tables for picnics. Mrs. Goodfellow commented that it is important for children to have outdoor time during the day.

Amy Werrett motioned to approve FSP25-23, the amended final site plan for Valley Academy subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

10. PSP25-14: Discussion and consideration of a possible approval of a preliminary site plan for Magnolia Court, a residential development consisting of six single family lots and 19 townhomes, located at 700 W 100 N. Mike Stewart, Applicant. Civil Science, Agent.

Zac Issacc, representing Civil Science, shared that this is a proposed subdivision consisting of 19 townhome units and 6 single-family lots, located at the roundabout at 700 W and 100 N.

Paul Farthing motioned to approve PSP25-14 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

11. AFP25-06: Discussion and consideration of a possible approval of an amended final plat for Port at Gateway Partial Amendment A, located at 276 Old Hwy 91. Clint Waters, Applicant. Karl Rasmussen, Agent.

Kolby Rasmussen shared that they are requesting the amendment to align the property lines with the retaining walls that were built. There were no comments from the commissioners.

Ralph Ballard motioned to approve AFP25-06 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

12. AFP25-07: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat C, located at 2700 S 3440 W. Ron Prosser, Applicant. Civil Science, Agent.
Zac Issac shared that lots 117 and 118 would like to adjust the property lines to accommodate a pool on one lot and improve the house layout on the other. There were no comments from the commission.

Amy Werrett motioned to approve AFP25-07 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

13. FSP25-25: Discussion and consideration of a possible approval of a final site plan for Sky Valley Townhomes Phase 4, a 16 townhome development, located at 570 N 3030 W. Frank Lindhardt, Applicant. Civil Science, Agent.

Zac Issac shared that this is the continuation of Sky Valley Townhomes. Michelle Smith asked about parking, and Mr. Issac confirmed that each townhouse will have two parking spots in addition to the garage.

Paul Farthing motioned to approve FSP25-25 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

14. LUCA25-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 7 regarding classification of new and unlisted business uses. Hurricane City, Applicant.

Fred Resch III shared that this discussion is in regard to a state code update. Mark Sampson asked about the May 7th deadline, and Mr. Resch explained that they are just now addressing it. Mr. Sampson inquired about the purpose of the update, and Mr. Resch stated that currently, when someone requests a use that doesn't fit into an existing category, staff has to do their best to accommodate it. This update establishes a formal process to allow such uses to be considered. Gary Cupp added that it provides business owners an additional avenue to request council approval for uses that would normally be denied because they don't fall into a defined category within the ordinance.

Ralph Ballard motioned to send a recommendation of approval of LUCA25-05 to the City Council. Shelley Goodfellow seconded the motion. Unanimous.

Paul Farthing asked for an update on the projects around town and requested a reminder of what is planned and where. Staff gave a quick update.

Shelley Goodfellow asked if, within a PDO, there is a way to enforce the underlying density and the standards for commercial development, specifically how to cap the commercial uses within the PDO. Dayton Hall responded that this is handled through the site plan and the development agreement.

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

Adjournment