

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

Minutes of the Hurricane City Planning Commission meeting held on November 14, at 5:30 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, Michelle Cloud, Brad Winder, and Kelby Iverson.

Members Excused:

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, Water Representative Kory Wright, Power Representative Scott Hughes and City Engineer Representative Jeremy Pickering.

5:30 p.m. - Planning Commission Business:

1. Discussion on proposed amendments to the airport overlay zone

Gary Cupp explained that a state house bill passed last year requires cities to update their ordinances related to airports. Hurricane has complied by adding an airport influence area and a horizontal surface elevation area to the overlay zone. The update also clarifies building requirements and stipulations within these influence areas. The city must adopt these changes by the end of December. When Mark Sampson asked about the reason for the ordinance update, Mr. Cupp stated that it was triggered by the state house bill, but he was unsure what prompted the state to revise its regulations.

6:00 p.m. - Call to Order

Roll Call

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

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation give by Kelby Iverson

Declaration of any conflicts of interest – no interests declared

Public Hearings

1. A Zone Change Amendment request located at 259 N Main St. from R1-10, residential one unit per 10,000 square feet, to RM-3, multifamily 15 units per acre.

Comments were submitted and are on record; they are attached in the meeting packet.

Jerry Vanderdoon expressed concern that the space allotted for three units is too small and believes dividing it into three would set a problematic precedent. However, he said he would not oppose dividing it into two units.

2. A Zone Change Amendment request located at 1015 W 250 N from R1-10, residential one unit per 10,000 square feet, to RA-0.5, residential agriculture one unit per half acre.

Mac Hall, a property owner directly north of the site, expressed support for the proposed zoning change, stating that he believes it should stand on its own merits.

3. A Zone Change Amendment request located at 1268 W 650 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet.

Comments were submitted and are included at the end of these minutes.

Colt Stratton expressed concern about consistency, noting that he has submitted multiple zone change requests in this area that were denied because the city preferred to maintain RA zoning. He urged the city to remain consistent and keep the zoning as RA.

4. A Land Use Code Amendment to Title 10 Chapter 23 regarding Planned Development Overlays and Title 10 Chapter 11 and Chapter 17 regarding the Public Facility zone.

Lance Gifford questioned what specific changes are being made to the code, expressing concern about updating regulations without clear details on the proposed amendments.

Kammy Collard expressed concern regarding the proposed civic center, questioning how a zone change can proceed amid ongoing issues with the center's layout. She suggested tabling the zone change and holding a public hearing specifically on the civic center to establish a clear plan, noting the controversy surrounding the project makes proceeding with a zone change premature.

Dave Barton echoed similar concerns, particularly noting that such code updates could lead to increased high-density housing developments.

Kelby Iverson motioned to take the agenda out of order and discuss item number 15 first. Rebecca Bronemann seconded the motion. Unanimous.

OLD BUSINESS

1. LUCA24-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient lodging facilities in commercial zones. Hurricane City Planning, Applicant.

Gary Cupp reminded the commission of the discussion from the last meeting, noting that they reviewed the suggestions. While no changes were made based on those suggestions, he believes the concerns can be addressed in the downtown overlay ordinance, which is planned for development in early to mid-next year.

Shelley Goodfellow motioned a recommendation of approval of LUCA24-05 with the direction that we bring the option to allow short term rentals in historical buildings in the downtown overlay and that it be looked at by the end of January 2025. Michelle Cloud seconded the motion. Unanimous.

2. LUCA24-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapter 28 regarding development standards in rockfall zones. Hurricane City Planning, Applicant.

Gary Cupp reminded the commission of the purpose of the review, explaining updates related to building in various hazard areas within the rockfall zone. He clarified that the review requirements are the same for medium and low hazard areas as for high hazard areas. All developments require a geotechnical report prepared by a geotechnical engineer, which includes a geological report prepared by both an engineer and a geologist. Kelby Iverson asked about 10-28-2-C-4 "No structure shall be allowed in any

rockfall zone as determined by Utah Geological Survey Special Study 127 unless a site-specific study as outlined in subsections A and B above finds that the proposed structure is not located in a rockfall zone. The site-specific study may redefine the rockfall zone boundary. The adequacy, implementation, and acceptance of the site-specific study shall be determined by the City Engineer or designee..." so we're going to hire a professional that specialize in this very thing and then we're going to allow someone who is not a professional in this very thing accept or deny it?

Paul Farthing motioned a recommendation of approval of LUCA24-06. Rebecca Bronemann seconded the motion. Paul Farthing, Brad Winder, Shelley Goodfellow, Ralph Ballard, Mark Sampson, Michelle Cloud, Rebecca Bronemann – aye. Kelby Iverson – nay. Motion carries.

NEW BUSINESS

1. ZC24-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 259 N Main St. from R1-10, residential one unit per 10,000 square feet, to RM-3, multifamily 15 units per acre. Interstate Homes LLC, Applicant.

Mitch Godfrey shared plans to build a four-plex on the property to provide attainable housing and contribute to downtown infill. Amanda Pectol emphasized the focus on affordability. Commissioner Paul Farthing expressed concern that the proposed density is too high, preferring a tri-plex instead, noting that four units equate to 16 units per acre—exceeding current zoning allowances. Shelley Goodfellow agreed, stating a four-plex would be overwhelming, referencing nearby infill projects with three units that already felt dense. Pectol explained the request includes a density bonus requiring one unit to be deed restricted. Goodfellow raised parking concerns, noting the average household often has two or more vehicles, which may exceed available parking. Commissioner Ralph Ballard expressed growing reservations about infill projects. Commissioners Michelle Cloud and Rebecca Bronemann supported the proposal, indicating it meets zone change criteria and aligns with infill goals. Commissioner Kelby Iverson asked about the layout, and Godfrey stated the four units would be arranged side by side.

Paul Farthing motioned a recommendation of denial of ZC24-09 based on the findings that the zone change is not harmonious with the overall character of the existing neighborhood and the proposed change will have an adverse effect on the area. Ralph Ballard seconded the motion. Roll call. Paul Farthing, Shelley Goodfellow, Ralph Ballard, Mark Sampson, Kelby Iverson – aye. Brad Winder, Michelle Cloud, Rebecca Bronemann – nay. Motion carries.

2. ZC24-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1015 W 250 N from R1-10, residential one unit per 10,000 square feet, to RA-0.5, residential agriculture one unit per half acre. Jaymie Wetzel, Applicant. Karl Rasmussen, Agent.

Shelley Goodfellow asked the applicant about their thoughts on dedicating land for access. Karl Rasmussen responded that a condition cannot be placed on a zone change and that they prefer to maintain their prescriptive rights, noting they are not subdividing. Mrs. Goodfellow added that there should be no restrictions since their proposed impact is less than what is currently allowed.

Shelley Goodfellow motioned to send a recommendation of approval of ZC24-10 to the City Council. Ralph Ballard seconded the motion. Unanimous.

3. ZC24-11: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1268 W 650 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet. CCH&N Holdings LLC, Applicant. Daryl Brown, Agent.

Watts Construction explained their request to change the zoning to align with the general plan for a housing development. Kelby Iverson expressed concern, noting the commission has rarely encouraged changing zoning to conflict with the general plan, and several residents opposed the change. Jeremy Pickering highlighted roadway access requirements, emphasizing the need to work with neighbors for feasible access in and out of the development. However, the applicant noted that neighbor cooperation should not influence the zone change decision. When asked if a more suitable zoning option exists, the applicant stated they aim to be compatible with the adjacent subdivision. Shelley Goodfellow asked if the proposed road is part of the master plan; the applicant replied it will be a standalone road.

Michelle Cloud motioned a recommendation of approval of ZC24-11 as it meets the four criteria for a zone change in the affirmative. Motion dies due to the lack of a second.

Paul Farthing motioned a recommendation of denial of ZC24-11 based on the findings that it is not harmonious, it will adversely affect the adjacent properties, and there are not adequate public facilities. Roll call. Paul Farthing, Brad Winder, Shelley Goodfellow, Ralph Ballard, Mark Sampson, Rebecca Bronemann, Kelby Iverson – aye. Michelle Cloud – nay.

4. AFP24-17: Discussion and consideration of a possible approval of an amended final plat for Ridge at Zion Vista Phase 1B, Lots 19 & 20, located at 557 S 1800 W. Interstate Homes LLC, Applicant. Dannie Green, Agent

Kelby Iverson motioned to approve AFP24-17. Rebecca Bronemann seconded the motion. Unanimous.

5. AFP24-18: Discussion and consideration of a possible approval of an amended final plat for Windsong Subdivision Lots 1 & 2, located at 335 W 1180 S. Beau Davis, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen explained that one of the lots will be enlarged, but since it is within a subdivision, the change must go through the amended final plat process. He confirmed that the lot configurations still comply with the zoning size requirements.

Rebecca Bronemann motioned to approve AFP24-18 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

6. PP24-26: Discussion and consideration of a possible approval of a preliminary plat for Cielo at Coral Canyon, a subdivision consisting of 54 townhomes, 140 vacation rental units, and 218 single family residential lots and commercial space, located at Old Highway 91 and Foothills Canyon Dr. Cole West, Applicant. Tony Carter, Agent.

Adam Allen with American Consulting and Engineering shared that this project is part of the old Coral Canyon subdivision and represents the final phase. Paul Farthing inquired about the sensitive lands and whether any additional review was needed. Gary Cupp responded that the sensitive lands had been previously reviewed and approved, and this phase does not alter that determination.

Shelley Goodfellow motioned to approve PP24-26 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

7. 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.

Austin Overman shared that this project is part of the development of old Colina Tina. Rebecca Bronemann inquired about JUC comment #5 and whether the redline revisions had been addressed. Jeremy Pickering responded that while the densities were adjusted, the roadway alignments remained

largely unchanged. Michelle Cloud asked if the water looping was an additional requirement, to which Mr. Pickering explained that many surrounding developments have completed water looping and stub installations. Although it may not be mandatory here, it will be reviewed during the construction drawing phase. Gary Cupp noted that any power line installations require approval from the council, contingent upon a prior recommendation from the power board.

Paul Farthing motioned to table PP24-27 until the issues with the power are resolved. Shelley Goodfellow seconded the motion. Unanimous.

8. PP24-28: Discussion and consideration of a possible approval of a preliminary plat for Hawk Ridge, a residential subdivision consisting of 146 town homes and two single family lots, located near 2800 w and Cliffhanger Dr. Perry Development-Mitch Weis, Applicant. Bush & Gudgell, Agent.

Brady Pierce with Perry Development shared that the original layout of this section of the Peregrine Pointe East subdivision included multifamily four-plexes and single-family homes split by the hill, but the proposed townhomes along and behind the single-family homes are considered more marketable. Fred Resch III noted that staff has concerns regarding open space and amenities, and that the powerline extension has not yet been approved. Shelley Goodfellow inquired about the water looping, and Mr. Pierce explained that the plans have been modified to loop the water line, with an updated plan submitted earlier in the week addressing that concern.

Ralph Ballard motioned to table PP24-28 to allow staff to give an updated recommendation and for issues to be worked out. Paul Farthing seconded the motion. Unanimous.

9. PP23-21: Discussion and consideration of a possible approval of an extension of the preliminary plat for Gateway at Sand Hollow Commercial, a six lot commercial subdivision located between SR-9 and Sand Hollow Road, Western Mortgage & Realty Company, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen reminded the commissioners of this project. It was approved a year ago but they are still working through construction drawings and need an extension.

Rebecca Bronemann motioned to grant the extension for PP23-21 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

10. CUP24-26: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2521 W 250 S. Brick Loring, Applicant.
Brick Loring shared that this is an RV garage with an ADU to make his wife happy. The garage will be approximately 16' off the ground and the rest of the structure will be approximately 23' with the typography of the lot.

Michelle Cloud motioned to approve CUP24-26 as it meets the conditions. Rebecca Bronemann seconded the motion. Unanimous.

11. CUP24-27: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 498 S 1310 W. Jay and Tracy Mansanarez, Applicant.
Jay Mansanarez shared that the zoning is R1-10 and the metal building needs special approval.

Michelle Cloud motioned to approve CUP24-27 as it meets the conditions. Rebecca Bronemann seconded the motion. Unanimous.

12. FSP24-74: Discussion and consideration of a possible approval of a final site plan for Rush Funplex, an indoor recreation and entertainment facility located at Coral Junction Rd and Coral Canyon Blvd. Rush Funplex, Applicant. Dan Milich, Agent.

Dan Milich shared that parking issues have been resolved. They have completed the drawings and are ready to begin. He noted that the parking demand is significantly less than the ordinance requires, and a submitted parking study demonstrates that adequate parking will be provided despite not meeting the ordinance's minimum parking requirements.

Paul Farthing motioned to approve FSP24-74 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

13. PP24-29: Discussion and consideration of a possible approval of a preliminary plat for Red Slate Estates, a 135 lot single family subdivision located at approximately 4020 W Bash Parkway. Heritage Land Development, Applicant. Alpha Engineering, Agent.

This preliminary plat was originally approved in 2022 and phase one is nearly finalized. However, the final plat was never filed, causing the preliminary plat to expire. They are now reapplying for preliminary plat approval to proceed with submitting the phase one final plat.

Rebecca Bronemann motioned to approve PP24-29 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

14. FSP24-73: Discussion and consideration of a possible approval of a final site plan for Hurricane Self-Storage, a storage unit complex, located at 260 N 3700 W. Mike Wade, Applicant. Guy Williams, Agent.

No comments from the commissioners.

Shelley Goodfellow motioned to approve FSP24-73. Paul Farthing seconded the motion. Unanimous.

15. LUCA24-08: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 23 regarding Planned Development Overlays and Title 10 Chapter 11 and Chapter 17 regarding the Public Facility zone.

Dayton Hall explained that a zone change is necessary to develop the civic center as planned. Gary Cupp noted the only change to the public facility zoning is to explicitly allow government services, which are currently being provided but not formally permitted. Fred Resch III added that staff sees government services as the most appropriate use within a public facility zone. They clarified that public housing is intentionally excluded from public facility zones and controlled separately through the PDO, which would only apply to city-owned property.

Mr. Cupp mentioned minor clarifications are still pending and the draft may change before city council review. Paul Farthing supported these updates as corrections to existing oversights rather than major ordinance changes. Shelley Goodfellow opposed giving the city special treatment, but Mr. Cupp explained that zoning the civic center as public facility allows the city to apply for a PDO as proposed. Michelle Cloud agreed with Paul, noting the city can already proceed without changes, and that only the city would apply for public facility zoning.

Kelby Iverson had no objections to allowing government services in public facility zones and asked what zoning government services currently require. Mr. Cupp explained government services are only allowed in commercial zones, parks in residential zones, and PDOs can allow government services, but the PDO language is somewhat unclear. He cautioned against giving the city zoning privileges beyond what citizens have.

Councilman Kevin Thomas clarified the civic center plans resulted from a committee's oversight; a commission member was not involved, and the omission was unintentional. The city hired a consultant to explore feasible options to build the city office and police station without raising taxes. Ralph Ballard asked about which departments would move to the new city office. Kaden DeMille responded that the city administration and police have outgrown their current spaces; the old building will be remodeled for courts, and other departments may be accommodated there as the city grows.

Kelby Iverson motioned to table LUCA24-08 until the City Attorney has had the chance to do his further review and make changes. Ralph Ballard seconded. Roll call. All ayes. Motion carries.

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

Adjournment at 9:18PM