

**Hurricane Planning Commission  
Meeting Minutes  
September 26, 2024**

---

Minutes of the Hurricane City Planning Commission meeting held on September 26, 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, Rebecca Bronemann, Michelle Cloud, Brad Winder, and Kelby Iverson.

**Members Excused:** Ralph Ballard

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

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

Roll Call

Pledge of Allegiance by Brad Winder

Prayer and/or thought by invitation given by Mark Sampson

Declaration of any conflicts of interest

Mark Sampson amended the agenda to add a discussion and update on the Southern Utah moderate income housing workshop from last Friday.

*Brad Winder motioned to approve the agenda with the addition of a discussion item at the end. Paul Farthing seconded the motion. Unanimous.*

**Public Hearings**

1. **A comprehensive amendment to the Future Land Use Map**

No comments.

**OLD BUSINESS**

1. **AFP24-10: Discussion and consideration of a possible approval of an amended final plat for Canyons RV Phase 1 Amended and Extended, located at 100 N 2800 W. Western CRE, Applicant. Joby Venuti, Agent.**

Fred Resch III shared that the applicant has requested the item be continued. Mark Sampson asked why the applicant would like to continue. Mr. Resch III shared that the applicant has some issues they would like to work through before a decision is made.

*Shelley Goodfellow motioned to continue AFP24-10. Brad Winder seconded the motion. Unanimous.*

**NEW BUSINESS**

**1. PP24-22: Discussion and consideration of a possible approval of a preliminary plat for Strawberry Fields, a 13 lot single family residential subdivision, located at 1100 S 400 W. Interstate Rock Products, Applicant. Kyson Spendlove, Agent.**

Crayton Stratton explained that this proposal is strictly a subdivision. Some of the outstanding issues are expected to be resolved during the construction drawing phase. However, Gary Cupp expressed that due to the current engineering comments and concerns, it would be appropriate to postpone further action until those issues are fully addressed.

Mr. Stratton acknowledged the comments and stated they believe the issues can be resolved. He emphasized that final city approval of the plans is required before any progress can be made. No work can proceed without prior approval from the city. He also noted that the utility agreement appears to be the most significant outstanding concern.

Mr. Cupp pointed out that the power department has indicated easements along 400 West have not been secured. Since the provision of adequate services is a requirement for preliminary plat approval, and those services are currently lacking, the project cannot yet move forward.

Mike Ramirez added that there are no existing power poles or known easements along 400 West, which are necessary to provide power to the development.

Mr. Stratton responded that Kyson is actively working to resolve these issues and, to his knowledge, intends to meet all city requirements.

Jeremy Pickering clarified that Public Utility Easements (PUEs) can be recorded with the final plat, but the specific power easements still need to be secured. A letter from the Johnsons would be required, acknowledging and agreeing to grant the necessary roadway and easement. Because the Johnsons' property is under agricultural protection, the city may have limited ability to intervene if they become uncooperative once development begins.

*Paul Farthing motioned to table PP24-22 for no longer than 6 months. Michelle Cloud seconded the motion. Unanimous.*

**2. PP24-23: Discussion and consideration of a possible approval of a preliminary plat for Lakeview Townhomes Phase 1, a 38 unit townhome subdivision, located at 4640 W Dixie Springs Dr. The Hollows LLC, Applicant. DSG Engineering-Logan Blake, Agent.**

*Rebecca Bronemann motioned to approve PP24-23 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.*

**3. PSP24-29: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Self Storage, a storage unit complex, located at 260 N 3700 W. Mike Wade, Applicant. Jordan Williams, Agent.**

*Michelle Cloud motioned to approve PSP24-29 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

**4. AFP24-13: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat C Lots 257 and 258, located at 3647 W 2540 S. Gregory Higgs, Applicant. Terry Spinks, Agent.**

Terry Spinks shared that the applicant is wanting to combine their lot to build an RV garage and maybe a swimming pool.

*Paul Farthing motioned to approve AFP24-13 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.*

**5. CUP24-20: Discussion and consideration of a possible approval of a conditional use permit for three metal buildings located at 125 N 325 W. Mitchell Holm, Applicant.**

Rebecca Bronemann asked for confirmation that the units will be used for storage purposes. Mitchell Holm confirmed that they will be used as storage.

*Shelly Goodfellow motioned to approve CUP24-20 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.*

**6. AFP24-14: Discussion and consideration of a possible approval of an amended final plat for Scenic Pointe Phase 2-Partial Amendment A, located at 795 S 1480 W. David Eves, Applicant. Barry Thompson, Agent.**

Gary Cupp stated that staff's recommendation has changed and they are now recommending approval of the project. Barry Thompson added that the common area will be incorporated into the adjacent subdivision and will be formally accepted through the owner's dedication on the final plat.

*Rebecca Bronemann motioned to approve AFP24-14 seeing as the new changes bring the lot into compliance with zoning standards and subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.*

**7. Discussion and consideration of a recommendation to the City Council on a comprehensive amendment to the Future Land Use Map.**

Gary Cupp went over the changes from last time and the workshop from last week with the Council on the map presented in the meeting.

*Paul Farthing motioned a recommendation of approval based on the fact that it better matches existing zoning and development patterns and the citizens desires of Sand Mountain. Rebecca Bronemann seconded the motion. Unanimous.*

**8. Discussion on a domestic lot split ordinance**

The commission discussed a domestic lot split ordinance, noting that this initiative was directed to staff by the city council and mayor. The goal is to explore ways to encourage infill development within the city by allowing lot splits without requiring full compliance with all current zoning standards. Staff will continue to research and develop proposals, with further discussion and recommendations to be presented at a future meeting.

**9. Discussion on the Southern Utah Moderate income housing workshop**

A diagram with contributing factors to unaffordable housing was presented and reviewed. This diagram is attached at the end of these minutes.

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

**Adjournment at 8PM**