

**Hurricane Planning Commission
Meeting Minutes
September 25, 2025**

Minutes of the Hurricane City Planning Commission meeting held on September 25, 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, and City Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation given by Shelley Goodfellow

Brad Winder motioned to approve the agenda as presented. Shelley Goodfellow seconded the motion. Unanimous.

Declaration of any conflicts of interest

OLD BUSINESS

1. PP25-09: Discussion and consideration of a possible approval of a preliminary plat for Ridgecrest, a 21 lot manufactured home subdivision, located at 2680 W 200 N. Joby Venuti, Applicant.

No comments. Staff recommends approval now that concerns and comments were addressed.

Amy Werrett motioned to approve PP25-09 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. LUCA25-06: Clarification on a previous recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 3, regarding the definition of accessory dwelling units.

Gary Cupp noted that the definition previously included a reference to family member relationships, which has now been removed due to the inability to regulate or enforce it. Ralph Ballard requested clarification on the changes and the reasoning behind them. Dayton Hall explained that the current definition now classifies an ADU as a unit rented to individuals who are not family members, as the previous language was being misused by those submitting multiple units under the pretense that family members were occupying them, even in areas where such units were not allowed. Under the revised

definition, only one unit is permitted regardless of who resides in it. Mr. Ballard commented that this change is reminiscent of past restrictions on multiple kitchens in a single home.

Paul Farthing motioned a recommendation of approval of LUCA25-06. Amy Werrett seconded the motion. Unanimous.

NEW BUSINESS

1. PP25-14: Discussion and consideration of a possible approval of a preliminary plat for The Vineyards at Elim Valley, a 32 lot single family residential subdivision located east of Jellystone Road and 3400 W. Western Mortgage and Realty Company, Applicant. Karl Rasmussen, Agent.

Fred Resch III stated that the item was initially recommended to be tabled due to unresolved issues, but those concerns have since been addressed, allowing the project to move forward. Karl Rasmussen noted that the abandonment of Flora Tech Road, which the development borders, has now occurred and the area will consist of single-family homes.

Amy Werrett inquired about the status of gated communities and private streets; Mr. Rasmussen confirmed those elements have been removed and all streets will be public. Shelley Goodfellow asked for clarification on the plat's location on the satellite map and whether there would be access to the parcel east of phase three. Mr. Rasmussen explained that only phase one is being platted at this time and the marked line on the map indicates a slope exceeding 30%, not a separate parcel.

Commissioner Goodfellow questioned the city's policy on private communities. Dayton Hall clarified that such developments require City Council approval post-construction and must meet city standards. When asked how Southern Shores became gated, Mr. Hall explained it was approved during the preliminary plat stage by the City Council.

Michelle Smith raised concerns about limited access, noting that the area is currently unimproved. Mr. Rasmussen confirmed access would be from Bash Parkway and the former Flora Tech Road, now designated as 3400 West and reiterated that only phase one is proceeding at this time. He added that all city concerns will be addressed during the plan submission process. Gary Cupp stated that adequate public facilities can be provided in time for construction drawings. Mr. Rasmussen concluded by stating the homes will be high-end, parade-of-homes quality.

Shelley Goodfellow motioned to approve PP25-14 subject to staff and JUC comments. Paul Farthing seconded the motion. Ralph Ballard, Amy Werrett, Mark Sampson, Shelley Goodfellow, and Brad Winder - aye. Michelle Smith - nay.

Commissioner Smith said that she does not believe the project is ready for plat approval, stating that several issues still need to be resolved before moving forward.

2. PP25-08: Discussion and consideration of a possible approval of a preliminary plat for Rock Hollow, a 55 lot single family residential subdivision located at 3300 S 1100 W. Teancum Properties LLC, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen provided background on the project, explaining that once the development resurfaced to move forward it was discovered that the original construction drawings had expired. The applicant decided to bring the project forward again for approvals. Adjustments have been made to improve access into the subdivision, specifically modifying one section of the development to function more efficiently. They are currently working with staff to finalize updated construction drawings. Mr. Rasmussen also provided an overview of the surrounding area and ongoing projects, noting that this

development will contribute to the cost of the new sewer line being installed along 1100 West. All associated improvements and related components will move forward to staff for review as a complete package.

Shelley Goodfellow asked about the name "Sediment Lane." Jeremy Pickering explained that it will serve as an extension of a roadway through the North Slope area, designed to maintain limited access to the gravel pit while minimizing direct access points off 1100 West. The alignment will match existing accesses across the street for improved traffic flow and safety. He was unsure of the origin of the roadway's name but noted that future planning should take into account potential land uses once the gravel pit is no longer operational.

Amy Werrett asked for clarification regarding a note referencing the Washington County Water Conservancy District and how this development will be accounted for in their planning. Dayton Hall confirmed that when the development is approved, it will be included in WCWCD's calculations for the number of homes they must plan to supply water to. Ralph Ballard asked whether vacant lots within the city are already included in that count. Fred Resch III explained that only lots within recorded subdivisions are counted not undeveloped or split parcels. Mr. Hall further clarified that the WCWCD tracking tool is used solely for planning purposes to ensure adequate water supply in future agreements. It does not represent an allocation of water, only a planning metric.

Commissioner Ballard then asked about soil settlement in the area. Mr. Rasmussen stated that settlement varied between one and two feet in some areas. Commissioner Goodfellow asked whether any work would be done to address the lots and Mr. Rasmussen noted that the site had settled approximately 20 feet overall and was over-excavated 4 to 8 feet. He added that this zone is closer to the gravel layer, so settlement issues are less significant than further west.

Brad Winder expressed a safety concern regarding traffic along 1100 West, which is posted at 45 mph but often traveled at higher speeds. He noted that the location of the subdivision's access could create a visibility issue if Lot 1 includes a six-foot wall, as it may obstruct the line of sight for vehicles entering or exiting the development.

Shelley Goodfellow motioned to approve PP25-08 subject to staff and JUC comments with the recommendation that they ensure the site triangle is to standards. Brad Winder seconded the motion. Unanimous.

3. PSP25-22: Discussion and consideration of a possible approval of a preliminary site plan for Culver's, a restaurant located at 489 W State St. State Street Properties LLC, Applicant. Rick Meyer, Agent.

Rick Meyers reported that this project is a 4,300 sq. ft. restaurant located at the former Ace Hardware location. Will Henry will serve as the operator of the new restaurant; he also owns a location in St. George. The restaurant is expected to employ 50–80 individuals, with approximately 10% of employees being neurodivergent or otherwise disabled.

Jeremy Pickering noted that the applicants voluntarily closed off one of the existing accesses. He recommended exploring a possible cross-access with the parking lot to the west. The new property owner would need to meet with the high school to determine if a new agreement could be negotiated. Mr. Pickering stated that the city could serve as neutral ground for such a discussion. He added that the current site layout will be further refined as the process moves forward.

Amy Werrett suggested clearly marking the parking to prevent it from being filled with high school students. Paul Farthing asked if the state or city had plans for a center median along State Street, noting difficulty exiting parking lots due to traffic volumes. Mr. Pickering responded that right-out-only

restrictions could be implemented but advised against addressing the issue one location at a time. He suggested the city could raise the matter with UDOT.

Ralph Ballard emphasized the importance of SR-9 and the role of medians but noted the lack of side roads for safe turnaround options. He cautioned that while more medians may be desirable, traffic circulation must be carefully considered to avoid creating further issues.

Shelley Goodfellow asked whether the school district supported a cross-access arrangement. Mr. Pickering responded that David Stirland had expressed interest when previously contacted, though further discussions would be necessary. Mr. Meyers noted that Mr. Pickering's red lines improved the layout and added parking spaces.

Commissioner Goodfellow again raised concern about high school students parking at the site. Mr. Henry stated he has a meeting scheduled with Mr. Stirland and anticipated concessions could be made with the school. Commissioner Ballard asked whether future access to the Subway property might be possible. Mr. Pickering explained that such cross-access should be considered when the building south of Subway reaches the end of its useful life and is redeveloped.

Paul Farthing motioned to approve PSP25-22 subject to staff and JUC comments. Amy Werrett seconded the motion. Unanimous.

Approval of Minutes:

1. **March 13, 2025**
2. **March 27, 2025**

Amy Werrett motioned to approve the minutes for March 13, 2025 and March 27, 2025 as it. Shelley Goodfellow seconded the motion. Unanimous.

Paul Farthing motioned to adjourn the meeting. Amy Werrett seconded the motion. Unanimous.

Adjournment at 7:12pm