

**Hurricane Planning Commission
Meeting Minutes
October 23, 2025**

Minutes of the Hurricane City Planning Commission meeting held on October 23, 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, and Amy Werrett.

Members Excused: Michelle Smith and Paul Farthing.

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Mark Sampson

Prayer and/or thought by invitation given by Shelley Goodfellow

Amy Werrett motioned to approve the agenda as presented. Shelley Goodfellow seconded the motion. Unanimous.

Declaration of any conflicts of interest

NEW BUSINESS

1. WCUP25-01: Discussion and consideration of a possible approval of a conditional use permit for a wall of greater height located at 2170 W 600 N. Hurricane City Power, Applicant. Jared Ross, Agent.

Jared Ross shared that construction on the Sky Mountain Substation originally began in 2021 but was placed on hold to allow completion of the Three Falls Substation located on 1300 South. The Sky Mountain project is now resuming to provide additional power capacity for future development to the west and south. Plans include the construction of an eight-foot wall for security purposes and to minimize visibility from the public right-of-way. There were no comments from the commissioners.

Ralph Ballard motioned to approve WCUP25-1 for a wall of greater height and based on the fact that it meets city code requirements. Brad Winder seconded the motion. Unanimous.

2. AFP25-11: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat E Lots 31 & 32 located at 3723 W 2800 S. Teresa Peters, Applicant. Cody Arnoldson, Agent.

Terry Spinks shared that this lot is to combine the two lots to build a garage. No comments from the commissioners.

Amy Werrett motioned to approve AFP25-11 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

3. PSP25-21: Discussion and consideration of a possible approval of Desert Sands Garage Condos, a storage unit development located at 2950 S Sand Hollow Road. The Hollows LLC, Applicant. Logan Blake, Agent.

Brett Burgess shared that they were encouraged to include some commercial development along Sand Hollow Road. After hearing community feedback about the need for commercial space in the area, they incorporated it into their master plan. One of the recurring issues they have encountered among residents is the lack of storage options on this side of town. Many of the residential lots are smaller and do not allow sufficient space for storage. The intent of this proposal is to provide storage solutions for residents and to determine whether there is continued interest in commercial development in the area. Mr. Burgess noted that the demand for this type of use has primarily come from residents within their own community.

Mark Sampson asked for clarification on the comments regarding private and public streets. Fred Resch III explained that commercial developments are somewhat different from residential areas and that street ownership is less of a concern. Mr. Sampson asked whether the proposal would include any living space, and Mr. Burgess responded that it would consist solely of storage units. He stated that they would prefer to include gates for security, which would require the private streets to be maintained by the HOA. If the city requires the streets to remain public, they are willing to comply, though their preference is to keep them private.

Ralph Ballard asked if the commercial portion would be open to various commercial enterprises. Mr. Burgess explained that their plan is to retain ownership and rent the units; however, they may condo them to allow for individual sales if necessary. If required, they are open to including restrictions through a development agreement. Their goal is to receive feedback on this initial four-acre phase before proceeding with additional development on the rest of their commercial property. Mr. Ballard asked whether opening the property for commercial use could allow other businesses to operate from the site. Mr. Resch responded that any change in use would require an updated site plan and a review of parking requirements.

Brad Winder asked why storage use would be permitted if it is not currently allowed in the neighborhood commercial zone. Gary Cupp explained that when this project was originally approved, storage was a permitted use. Although the code has since been updated to remove that use, the project remains entitled under the previous approval.

Amy Werrett asked whether the storage units would be limited to residents of the associated HOA or open to the general public. Mr. Burgess confirmed that the facility would be open to anyone.

Brad Winder motioned to approve PSP25-21 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

4. PSP25-23: Discussion and consideration of a possible approval of a preliminary site plan for Desert Sands Commercial, a commercial development consisting of six retail/restaurant buildings and a self-service car wash. 4640 W Dixie Springs Drive. The Hollows LLC, Applicant. Logan Blake, Agent.

Brett Burgess explained that they have already seen interest from several businesses for this site and intend to move forward with a series of triplex-style commercial units. Along the frontage, they plan to include a self-service wash, which they believe will be highly used given the proximity to the dunes, as well as a pad for a future gas station.

Ralph Ballard asked about the project timeline. Mr. Burgess said they plan to move ahead as soon as approvals are in place. Their intention is to begin with two or three buildings to test demand before expanding further. When asked which components would be built first, Mr. Burgess said the wash station and a restaurant would likely be the initial phases.

Shelley Goodfellow noted that the area is likely to become a future commercial hub and expressed hope that both proposed projects in the vicinity see long-term success. Amy Werrett asked whether there were any concerns with the pylon signs shown in the concept. Gary Cupp clarified that all signage will be required to comply with city standards, and staff will ensure compliance as the project moves into later stages.

Mrs. Werrett also asked about the drive-through being placed closer to the roadway and how that appears on the presented plan. Jeremy Pickering explained that the driveway and landscaping standards will guide the layout and that the current design is an efficient way to meet those requirements.

Mrs. Goodfellow then asked if Mr. Burgess was aware of the city's 35-gallon-per-car water limit for washes. Mr. Burgess said he was not but would comply. Mr. Ballard questioned whether reclaimed water factored into that limit—whether the 35 gallons refers to total water use or water lost. Dayton Hall noted that this part of the code has never been applied to a car wash, so interpretation will need to be worked out. Mrs. Goodfellow said she would like to understand how the standard applies to a self-serve wash. Mr. Hall reiterated that preliminary site plan review is the stage where these concerns are identified so they can be addressed as the project progresses.

Shelley Goodfellow motioned to approve PSP25-23 subject to staff and JUC comments. Amy Werrett seconded the motion. Unanimous.

5. FSP25-34: Discussion and consideration of a possible approval of a final site plan for Adventus, a mixed use development consisting of three buildings located at the southeast corner of Bash Parkway and Sand Hollow Road. Enhanced Home Builders, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen shared that the project would include underground parking. He noted that both Bash Parkway and Sand Hollow Road have been constructed, and the developer is ready to move forward. Shelley Goodfellow asked whether staff still recommended tabling the item. Gary Cupp responded that previous concerns have been addressed and staff is now recommending approval.

Mark Sampson asked how many living units would be included in the development. Mr. Rasmussen reviewed the unit count and explained that the project will include a mix of uses, featuring commercial space, amenities such as a spa, gym, pool, hotel units, and residential units. Ralph Ballard commented that the project is beautiful but asked about the previously mentioned limited water feature. Mr. Rasmussen clarified that the areas in question are designed as retention and detention basins and will not contain standing water.

Amy Werrett motioned to approve FSP25-34 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

Planning Commission Business:

1. Discussion on flag lots

Gary Cupp shared that the primary issue under review is how the city code defines the front setback for flag lots. Staff has been advised to evaluate this section of the code for potential clarification. He explained that this item is for discussion purposes only; if the city chooses to move forward, the matter will be formally noticed and follow the required public process. Staff presented a possible proposal outlining how the setback area on flag lots could be more clearly defined, which is included as an attachment to the minutes.

Mr. Cupp noted that from a fire safety standpoint, the proposed change would not create any issues, as fire access requirements would still necessitate a proper turnaround. The Power Department requested that the minimum driveway width be increased from 26 feet to 30 feet to allow adequate space for all utility lines.

Shelley Goodfellow shared that she has heard concerns from residents living near flag lots, noting that neighbors have complained about typical backyard activities occurring in what appears to be the front yard of adjacent properties. She suggested the city consider whether limitations should be placed on the number of structures allowed in the rear portions of flag lots to help address these concerns.

2. Discussion on economic development incentives

Gary Cupp stated that staff was asked to explore the possibility of amending the code to provide incentives for large “big box” commercial developments. Some of the potential incentives discussed include fast-tracked approvals or delayed permitting fees. However, staff’s intent is to avoid making this a formal code amendment and instead approach it on a case-by-case basis. The proposal would establish a committee to review qualifying projects and make recommendations to the City Council.

Mark Sampson asked whether these items would come before the Planning Commission, expressing concern that the Commission should remain involved in planning-related decisions. Mr. Cupp clarified that the standard development review process would still take place and that this proposal would not alter or bypass existing approval requirements.

Ralph Ballard stated that financing large-scale developments at the expense of local businesses is problematic, adding that providing incentives to major retailers with significant resources could negatively impact smaller, locally owned businesses. Amy Werrett asked whether a community member without a vested interest could be included on the proposed review committee to ensure fair representation.

Shelley Goodfellow agreed with Mr. Ballard’s concerns but added that the city should also consider incentivizing light industrial development rather than focusing solely on retail. She noted that industrial projects tend to create higher-paying jobs and generate greater tax revenue for the city. She emphasized the need to look at all types of development opportunities and mentioned that the city is currently running out of available industrial property.

3. Discussion on the sign ordinance

Gary Cupp stated that the city is planning to reopen the sign ordinance at the beginning of the year. The primary focus will be on political signs and establishing standards that align with state regulations. Additionally, staff intends to address and clarify certain conflicting provisions within the current ordinance to ensure consistency and compliance.

4. Discussion on Civic Center zoning

The Planning Department has been directed to move forward with development of the remaining R1-10 parcels around the Civic Center. At the meeting, a possible development suggestion was presented, which is attached at the end of the minutes and staff indicated that this item will return for another public

hearing to gather further feedback. A second alternative was also shared, involving changes to the multifamily development plan: increasing from two 12-unit buildings with an RM-1 designation to three 12-unit buildings with an RM-2 designation.

Dayton Hall noted that the city had originally considered ground leasing part of this property to help finance the new City Hall and Police Station. However, after consultation with the City Manager, funding for those buildings has been secured through savings and other means, so this change is not related to the Civic Center project but is being considered for other purposes.

Mark Sampson requested a flyover or visual representation of the development plan, noting it would help reduce potential disputes. Shelley Goodfellow asked whether the city would act as a landlord and how the property might be used for employee housing. Gary Cupp confirmed there are no plans to sell the property. Mrs. Goodfellow noted that the revised plan appears better than the previous version but raised concern over the increase in multifamily units from 24 to 36. She asked about building height to which Fred Resch III responded that the mockup assumes approximately three stories, based on similar developments. Mr. Cupp added that while staff was asked to look at RM-1 zoning, the RM-2 mockup was included to demonstrate potential options.

Mrs. Goodfellow and Amy Werrett asked about the number of city employees and whether the proposed units would meet actual housing needs. Mrs. Werrett expressed concern that the multifamily units might not be family-friendly and could be unsuitable for city families. Mrs. Goodfellow questioned whether the single-family homes would be sold and cautioned against the city becoming a large landlord, noting that similar developments have been approved near State Street.

Mr. Hall emphasized the uniqueness of the city owning a full block of land and the importance of considering long-term growth over 50 to 100 years. He suggested that with no immediate need to ground lease the property for Civic Center funding, the city should carefully evaluate how best to develop or hold the property, ensuring that any decisions are appropriate for future needs.

Approval of Minutes:

1. August 28, 2025

Shelley Goodfellow motioned to approve the minutes for August 28, 2025. Amy Werrett seconded the motion. Unanimous.

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

Adjourned at 7:29PM

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.