

**Hurricane Planning Commission
Meeting Minutes
December 11, 2025**

Minutes of the Hurricane City Planning Commission meeting held on December 11, 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, Kelby Iverson, Michelle Smith, and Amy Werrett.

Members Excused: Brad Winder

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 Steve Nation

Prayer and/or thought by invitation given by Shelley Goodfellow

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

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment Request to 7.27 acres located at approximately 2300 S 1100 W from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel number H-3-2-10-3391.

No comments

2. A Land Use Code Amendment Request to Title 10 Chapter 37 Section 10 regarding the definition of front yards on flag lots.

Amy Heaton shared that she lives on a flag lot. She expressed her desire for this change which would turn her current front yard to her side yard and allow her to build an ADU in the front of her current home.

3. A Land Use Code Amendment Request to Title 10 Chapters 7, 11, and 13 regarding development standards for Single Family Residential R1-4 zones.

No comments

4. A Land Use Code Amendment Request to Title 10 Chapter 6 Section 5 Subsection B.4 regarding the Appeals Board.

No comments

OLD BUSINESS

1. ZC25-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J. Andrew Hall, Applicant. Bush & Gudgell-Ryan Lay, Agent.

Bob Hermandson, representing the applicant through Bush and Gudgell, presented the request, which was previously reviewed on June 12, 2025, and stated that the proposal has been revised to address prior concerns. He explained that the applicant is proposing a zoning transition to create a buffer between the Pecan Valley Resort zoning and adjacent residential zoning, transitioning from resort to R1-6 and R1-8. He presented a revised zoning plan along with proposed access and utility plans and stated that discussions have occurred with surrounding property owners regarding extension of utilities and road access. He stated the applicant is requesting approval of the zoning change in order to provide agreements and dedications with the preliminary plat.

Gary Cupp stated that staff has met with the applicant and continues to recommend denial. He stated that staff remains concerned that the proposed secondary access is not adequate and that the drafted agreements do not sufficiently guarantee access or services. He identified the primary concern as the lack of a paved and dedicated secondary access and stated that staff has not received confirmation from other departments verifying service availability.

Kelby Iverson asked about the general plan designation. Mr. Cupp stated that the property is designated Planned Community. Commissioner Iverson asked about surrounding land uses and neighbor input, noting the area is surrounded by agricultural uses. Mr. Hermandson stated that development to the north has not built out to that extent. Fred Resch noted that higher-density development has been approved to the north but has not yet been constructed. Mr. Hermandson stated the proposal is intended to transition from higher density to lower density residential uses. Commissioner Iverson stated that smaller residential lots adjacent to agricultural uses may raise concerns.

Paul Farthing stated that he does not have an issue with the concept of the project but believes the request is premature without adequate secondary access and recorded agreements. Mr. Hermandson asked whether acquiring the right-of-way and constructing the road prior to zoning approval would address the concern. Mr. Farthing stated that approving zoning prior to infrastructure construction has previously resulted in City liability and is not preferred.

Michelle Smith asked whether the project would develop prior to Pecan Valley. Mr. Hermandson stated that the project would proceed as soon as possible and that improvements would be completed with Phase 1. He stated that access currently relies on a prescriptive easement. Ralph Ballard stated that some agricultural neighbors are opposed to the proposal and asked about the extent to which a prescriptive easement can be developed. Dayton Hall explained that there are different types of easements and that prescriptive easements are based on long-term use. Commissioner Ballard stated that written comments have been submitted and that the circumstances have not changed since the June meeting.

Mr. Hermandson stated that the proposal includes construction of a new road and use of an existing roadway from Pecan Valley and that the project does not rely on the Turf Sod Road prescriptive easement. He stated the prescriptive easement would be dedicated to the City and that utilities and half-width road improvements would be installed by the applicant as development occurs. Commissioner

Ballard stated that nearby residents purchased property in the area for specific reasons and expressed understanding of their concerns.

Amy Werrett stated that Turf Sod Road is a master-planned roadway and will require improvement regardless. Mr. Hall stated that roadway improvements would occur as development proceeds and that the intent is not to leapfrog development. Shelley Goodfellow asked to be shown the primary and secondary access points, which Mr. Hermandson identified on the map. Mr. Hall stated that the proposed improvements rely on private agreements that the City is not a party to and therefore cannot enforce. He suggested that the applicant may consider pursuing a development agreement with the City Council.

Commissioner Goodfellow asked why the project would not be allowed if addressed through a development agreement. Mr. Hall stated that the master-planned roadway is impact-fee voucher eligible and that the City would ultimately participate in its construction. Commissioner Smith asked what type of bond would be required. Mr. Hermandson stated a cash bond would be provided.

Commissioner Werrett asked what options would remain if the request is not approved. Mr. Hermandson stated that the property would not be developed. Commissioner Goodfellow stated that when compared to other zone change requests, the proposal does not appear to constitute leapfrog development, as development exists nearby, and that the applicant is proposing improvements to address service concerns. She stated she did not understand staff's position preventing the applicant from constructing improvements to demonstrate adequate services.

Commissioner Iverson stated that the Commission should consider whether the proposed zoning transition provides an appropriate buffer and expressed concern about continuing to approve additional zone changes while previously approved zone changes, preliminary plats, and development agreements remain incomplete.

Paul Farthing motioned a recommendation of denial on ZC25-16 to the City Council despite the efforts they are making because based on the findings, the facilities are inadequate. Michelle Smith seconded the motion. Roll call. Kelby Iverson – aye, Paul Farthing – aye, Michelle Smith – aye, Mark Sampson – aye, Ralph Ballard – aye, Amy Werrett – aye, Shelley Goodfellow – nay, she would like the Council to look at a development agreement that gets the secondary access to this area faster. Motion carries.

NEW BUSINESS

1. LUCA25-12: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10 Chapter 37 Section 10 regarding the definition of front yards on flag lots.

No comments from the commission.

Amy Werrett motioned a recommendation of approval of LUCA25-12 to the City Council. Shelley Goodfellow seconded the motion. Unanimous.

2. ZC25-17: Discussion and consideration of a possible approval of a Zone Change Amendment request on 1.02 acres located at approx.. 100 N and Black Rock Rd from MH/RV with a PDO, Mobile Home/RV with a Planned Development Overlay, to GC. Western Commercial Real Estate, Applicant. Joby Venuti, Agent.

Joby Venuti stated that he initially sought a land use code change to allow larger residential units, increasing from approximately 900-square-foot units to two-story units of approximately 1,200 square feet. He stated that this request was denied by the City Council. He further stated that, under the current

zoning and configuration, the Canyons project is not workable and that the preferred option is to add the subject property to the adjacent General Commercial zoning. He stated that he does not currently have a specific commercial development plan but does not intend to move forward with the Canyons development as currently approved. He stated that if residential units suitable for long-term occupancy are not allowed, he does not plan to develop the property.

Mr. Venuti stated that development to the north is experiencing difficulties with existing mobile homes. Mark Sampson asked about the planned width of 2800 West. Jeremy Pickering stated that 2800 West is master planned as a 90-foot roadway and that the necessary rights-of-way have already been secured. Commissioner Sampson asked whether the area is intended to function as a commercial hub. Mr. Pickering responded that it is planned to be a commercial area.

Commissioner Sampson asked why two-story homes on the lots were not acceptable. Kevin Thomas stated that he could not speak to all of the reasoning behind the prior decision, only that the request was not supported. Kelby Iverson stated that he did not have an issue with two-story units but expressed surprise that 900-square-foot units would not be considered marketable. Mr. Venuti responded that the lots are too small for that unit size.

Ralph Ballard referenced written comments received, including one indicating potential legal action. He stated that the lots are within an RV park subdivision and are now proposed to be removed and expressed concern that funding may not be available to extend utilities. Mr. Venuti stated that the lots are not currently developed and that he pays approximately \$39 per lot per year, which may benefit the subdivision. Commissioner Ballard stated that the subdivision was purchased with an understanding of its existing configuration.

Dayton Hall stated that the City would not review or enforce private agreements related to the proposal and expressed hope that the applicant has community support to proceed. Mr. Venuti stated that he does not intend to develop the subject lots within the existing subdivision. Mr. Hall asked whether the applicant believes he has the right to remove the lots from the subdivision. Mr. Venuti stated that he does and that he could obtain an affidavit from the HOA if necessary.

Commissioner Ballard asked about anticipated sale prices for the units. Mr. Venuti stated that approximately 900 square-foot units would sell for about \$280,000 and that two-story units of approximately 1,250 square feet with a small 1.5-car garage would sell for approximately \$350,000 per unit.

Shelley Goodfellow motioned a recommendation of approval of ZC25-17 to the City Council. Paul Farthing seconded the motion. Shelley Goodfellow, Amy Werrett, Mark Sampson, Michelle Smith, Paul Farthing – aye. Ralph Ballard and Kelby Iverson – nay. Motion carries.

3. ZC25-21: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request to 7.27 acres located at approximately 2300 S 1100 W from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel number H-3-2-10-3391. Scott Stratton, Applicant. Karl Rasmussen, Agent.

Scott Stratton stated that he is requesting a zone change and does not currently have a specific development plan. He stated that the property is adjacent to two 90-foot rights-of-way and that 1100 West has already been dedicated to the City. He stated that he believes the location is appropriate given its access and proximity to surrounding infrastructure.

Shelley Goodfellow stated that she feels the location is appropriate due to its proximity to the airport and noted that the applicant is seeking the zone change prior to nearby residential development, providing notice to future neighbors. She stated her primary concern is the availability of utilities. Mr. Stratton

explained proposed sewer service from an existing sewer manhole. Commission and staff discussed the alignment of 1100 West and access to the property.

Dayton Hall stated that the Power Department raised concerns that the service line supplying the property is currently at capacity. He stated that Mr. Stratton has previously paid into a power agreement guaranteeing service to other developments and that approved capacity could potentially be reallocated to serve this property. Mr. Stratton stated that he is not currently using any of the power capacity he has purchased.

Amy Werrett stated that the proposed use is needed in the area and that the location near the airport is appropriate. Ralph Ballard stated that industrial development has been identified as a need for the City and asked whether power capacity is quantified. Mr. Hall confirmed that it is.

Michelle Smith referenced a prior work meeting where collapsible soils in the area were discussed and noted that the report identified light industrial uses as most suitable for the soil conditions. Paul Farthing stated that a pocket light industrial designation is appropriate for the area.

Commissioner Goodfellow asked about progress being made by the Power Department to increase capacity in the area. Mr. Hall stated that the Power Board has approved two additional substations on the south end of the City, that fees are being collected to fund construction, and that the City is securing easements for transmission lines. He stated that, to his understanding, the two additional substations will provide sufficient power to serve developments along the City's southern boundary..

Amy Werrett motioned a recommendation of approval of ZC25-21 to the City Council. Michelle Smith seconded the motion. Unanimous.

4. AFP25-13: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat B Lots 58 & 59 located at 4051 W Dorothy Circle. Matt Dickey, Applicant. Terry Spinks, Agent.

No comments from the commissioners.

Shelley Goodfellow motioned to approve AFP25-13 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

5. AFP25-14: Discussion and consideration of a possible approval of an amended final plat for Gateway Industrial Park Lot 3D, located at 395 N 5500 W. Chris Jenkins, Applicant.

It was stated that the applicant is proposing to construct a shop for the property owners and that relocating the structure into the existing nook would allow removal of the existing 50-foot easement, which was described as outdated. Mark Sampson asked why the easement exists in that location. Jeremy Pickering stated that the easement was originally intended to accommodate a planned on- and off-ramp, which is now proposed to be relocated closer to Cottonwood Trail.

Paul Farthing motioned to approve AFP25-14 subject to staff and JUC comments. Amy Werrett seconded the motion. Unanimous.

6. FSP25-38: Discussion and consideration of a final site plan for Hurricane Dental, a medical office, located at 779 W 100 N. Charles Elkington, Applicant. Riley Young, Agent.

Staff stated there were no concerns with the proposal. Amy Werrett asked whether any outside lighting requirements would apply. Fred Resch stated that exterior lighting is not required by code; however, if lighting is installed, it must comply with the City's lighting standards.

Amy Werrett motioned to approved FSP25-38 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

7. AFP25-15: Discussion and consideration of a possible approval of an amended final plat for Rock View Estates Lot 33, located at 3289 S Cliffs Drive. Stuart Bonomo, Applicant. Terry Spinks, Agent.

Terry Spinks shared that they are just moving the drainage easement further to the east.

Kelby Iverson motioned to approve AFP25-15 subject to staff and JUC comments. Amy Werrett seconded the motion. Unanimous.

8. FSP25-42: Discussion and consideration of a possible approval of a final site plan for Exceptional Healthcare, a hospital located at 280 N Foothills Canyon Dr. Exceptional Healthcare, Applicant. Daniel Stewart, Agent.

Daniel Stewart stated that the project has received JUC approval and that the applicant is prepared to proceed. Amy Werrett asked where the emergency room entrance is located. Mr. Stewart identified the location on the presented plan. Michelle Smith asked whether the proposal has been presented to other cities in the area. Mr. Stewart stated that this is the first time the proposal has been presented in Utah.

Amy Werrett motioned to approve FSP25-42 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

9. AFSP25-05: Discussion and consideration of a possible approval of an amended final site plan for Glampers Inn for RV rental and sales as well as an additional restaurant located at 505 S Sand Hollow Road. Scott Nielson, Applicant.

Scott Nielson stated that there is currently no restaurant on the site but that the applicant is prepared to construct one. He stated the restaurant will provide food and beverages to water park guests. He stated that parking has been dedicated, paved, and striped to eliminate confusion. He explained that the small dealership is intended for RV sales. He stated that the cabins are currently booked for an extended period and that RV rentals will be offered to guests. He stated that guests sometimes purchase the RVs they rent, which would increase occupancy within the RV park.

Paul Farthing motioned to approve AFSP25-05 with the exception of disregarding staff finding #2. Kelby Iverson seconded the motion. Unanimous.

10. LUCA25-13: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10 Chapters 7, 11, and 13 regarding development standards for Single Family Residential R1-4 zones. Hurricane City, Applicant.

Kevin Thomas presented a PowerPoint outlining proposed amendments to the R1-4 zoning ordinance. He stated the presentation included information on housing affordability, the type of residential product that could be developed within the R1-4 zone, and proposed ordinance changes. He explained that the primary proposed change would remove the requirement that R1-4 zoning be adjacent to R1-6 or R1-8 zoning. Additional proposed changes include increasing minimum lot width from 50 feet to 63 feet to encourage wider lots, requiring roadway shoulders to accommodate parking, allowing covered patios up to five feet deep within front and rear setbacks, and permitting a single room to encroach into front or rear setbacks. He stated the intent of the amendments is to provide flexibility while maintaining R1-4 as a tool to support affordable housing.

Kelby Iverson stated that he prefers R1-4 housing over apartments or other higher-density products and that the existing adjacency restrictions are important. He stated that R1-4 zoning should remain adjacent to R1-6 or R1-8 zoning. Paul Farthing stated that while he agrees with the intent, the City should retain discretion to allow R1-4 zoning in appropriate locations. Commissioner Iverson stated that limiting

discretion through defined parameters can help avoid poor zoning decisions. Commissioner Farthing stated that discretion is necessary to respond to unique circumstances, citing proximity to schools as an example.

Michelle Smith stated that current housing costs are high and that the proposed ordinance changes clearly outline development standards that could result in quality residential neighborhoods. Ralph Ballard stated that, if the goal is affordability, the City should consider restricting home size to maintain affordability. Councilman Thomas stated that there may be legal limitations on imposing such restrictions. Dayton Hall stated that square footage caps could be considered if desired.

Amy Werrett stated that she supports the wider lot widths and believes they contribute to a neighborhood-oriented design. She stated that zoning placement should remain discretionary. Shelley Goodfellow stated that while she supports wider lots, she is concerned that increased roadway width requirements could raise development costs and impact affordability. She stated that she does not support imposing square footage restrictions.

Paul Farthing motioned a recommendation of approval of LUCA25-13 to the City Council. Michelle Smith seconded the motion. Roll call. Kelby Iverson – nay, he doesn't think we should omit the requirement that it cannot be adjacent to residential agriculture or straight agriculture, Paul Farthing – aye, Michelle Smith – aye, Mark Sampson – aye, Ralph Ballard – nay, he thinks this will drive up the cost of housing if we do not restrict the max square footage of home, Amy Werrett – aye, we don't restrict where other single family zones can be put. Shelley Goodfellow – aye. Motion carries.

11. LUCA25-14: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10 Chapter 6 Section 5 Subsection B.4 regarding the Appeals Board. Hurricane City, Applicant.

Gary Cupp stated that the current compensation structure operates under contract rates and that the proposal would change compensation to a set fee rather than renewing individual contracts. He stated that additional minor changes are also included. Shelley Goodfellow asked why the item was brought before the Commission. Mr. Cupp stated that the matter falls within the Land Use Title.

Amy Werrett motioned a recommendation of approval of LUCA25-14 to the City Council. Kelby Iverson seconded the motion. Unanimous.

12. Approval of the 2026 meeting schedule
strike April 9th, July 23rd, and September 10th

Mark Sampson motioned to approve as amended. Kelby Iverson seconded the motion. Unanimous.

Approval of Minutes:

1. October 23, 2025

Kelby Iverson motioned to approve the meeting minutes from October 23, 2025. Amy Werrett seconded the motion. Unanimous.

Kelby Iverson motioned to approve. Amy Werrett seconded the motion. Unanimous.

Adjournment at 8:45pm