

**Hurricane Planning Commission
Meeting Minutes
January 22, 2026**

Minutes of the Hurricane City Planning Commission meeting held on January 22, 2026, 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 (online), 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, and City Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Amy Werrett

Prayer and/or thought by invitation given by Mark Sampson

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

Declaration of any conflicts of interest – none.

Public Hearings

1. A request for amendments to the SkyRim Development Agreement effective December 2nd, 2022.

No comments.

NEW BUSINESS

1. GA26-01: Discussion and consideration of a recommendation to the City Council on a request for amendments to the Sky Rim Development Agreement effective December 2nd, 2022. Steward Land Company, Applicant. Clark Conway, Agent.

Brad Brown stated that the development was approved approximately three years ago with a development agreement outlining how it would be built, and the applicant is requesting several amendments based on market changes. He said the goal remains creating a good community and identified three requested changes. First, the project originally received a density bonus in exchange for providing affordable housing. Since approval, market conditions have changed and affordable housing has become dependent on government funding. He stated that applications increased significantly after COVID and the affordable housing application for this project was denied. The applicant is requesting to remove the affordable housing component and instead provide attainable housing at a lower density. Second, the applicant is requesting to increase the apartment buildings from three stories to four stories. Third, the applicant is requesting a reduction in side yard setbacks on the single-family lots to five feet

on both sides due to a misinterpretation of the original setbacks, stating this would allow for a better product.

Gary Cupp stated the request is to amend the development agreement. Mark Sampson asked what would happen if the amendment is not approved and Mr. Cupp responded that the developer would be required to build under the existing agreement with no alternative. James Jessop of Sunwood Homes stated they are requesting five-foot side yard setbacks on 20 lots, explaining that current setbacks limit entry and interior layout once garages are placed and that reduced setbacks would allow for additional living space. Fred Resch stated the applicant is requesting five-foot interior side yard setbacks and ten-foot street side yard setbacks. Dayton Hall stated the amendment would remove the affordable housing requirement. Mr. Brown acknowledged that removing affordable housing would result in the loss of the density bonus. Mr. Hall clarified that the agreement allowed 17 units per acre instead of 15 in exchange for designating 10% of units as affordable housing and removing that requirement would eliminate the negotiated density bonus. It was confirmed that approving the amendment would also allow four-story apartment buildings.

Amy Werrett stated she is not opposed to the setback change but is concerned about allowing four-story apartments and removing the affordable housing component. Mr. Sampson suggested applying R1-4 setbacks to the single-family lots. Paul Farthing asked how removal of the affordable housing affects the City's state-mandated requirements. Mr. Resch stated the project had been reported to the state as progress toward affordable housing goals, and the City is required to make progress on three goals annually. Mr. Sampson asked whether there is recourse if the goal is no longer met and Mr. Resch stated there is currently no penalty, though state law may change. Mr. Hall stated the City is meeting state requirements as it continues working toward its goals.

Shelley Goodfellow stated that R1-4 setbacks most closely align with the request and may be the most appropriate option. Mr. Resch clarified that R1-4 zoning allows five feet on one side and ten feet on the other. Mrs. Goodfellow stated the City cannot grant a variance outside the code. Mr. Brown stated this is a request intended to improve the community and that the development agreement allows for amendments. Mr. Jessop stated the side yard setback is the most critical issue to allow additional building width. Mrs. Goodfellow stated that if the applicant is willing to forgo the density bonus, allowing R1-4 setbacks could be an option but she does not support four-story apartments, noting the City has not approved any four-story residential buildings. Ralph Ballard stated the request removes affordable housing while increasing unit size, raising affordability concerns. He stated significant concessions were made by the City in the original agreement and does not support amending it. Mr. Farthing stated the changes appear driven by increased profitability. Mrs. Goodfellow reiterated opposition to four-story apartments and expressed concern with deed restrictions but stated affordable housing should not be required if the density bonus is removed.

Michelle Smith stated that although market conditions have changed, the agreement was approved four years ago with a clear vision for development and should be honored. Mr. Brown responded that funding for affordable housing is not currently available and without changes the project would remain undeveloped until conditions change. He stated the applicant is attempting to get as close to affordable housing as possible under current conditions. Mr. Hall stated there is nothing in the development agreement or code requiring federal funding for affordable housing and clarified that the requirement is that 10% of units are deed restricted and occupied by households at or below 80% of Washington County area median income.

Paul Farthing motioned a recommendation of GA26-01 that they deny changes to the affordable housing and the request to have four story apartments but approve the R1-4 setback standards to the housing components. Amy Werrett seconded the motion. Roll call. Michelle Smith – aye, Amy Werrett – aye,

Paul Farthing – aye, Mark Sampson – aye, Shelley Goodfellow – nay, she feels the developer should be able to choose the R1-4 or the commercial setback standards and the affordable housing should be optional if they forgo the density bonus. Ralph Ballard – aye. Motion carries.

2. PSP26-01: Discussion and consideration of a possible approval of a preliminary site plan for Black Ridge Apartments, a 289 unit multifamily development located at 920 S and Mountain View Drive. WPP Hurricane Land LLC-Austin Overman, Applicant. Focus Engineering-Wade Edwards, Agent.

This item is part of the former Colina Tinta project and represents a phase of the overall master planned development. Paul Farthing commented that there appears to be significant infrastructure work not yet completed and asked whether all required improvements would be done. Gary Cupp stated that while the preliminary site plan is acceptable, no additional approvals would be granted beyond that stage, and staff is comfortable approving the preliminary site plan only. Amy Werrett asked whether a traffic study was required and Mr. Cupp responded that it is not required at the preliminary stage. Mrs. Werrett also referenced a Fire Department comment regarding townhomes being used as short-term rentals. The applicant stated that all units in this phase will be long-term rentals.

Michelle Smith asked about power availability. Dayton Hall stated that the development agreement requires construction of a power distribution line from 600 North down 2610 to the site before power capacity can be provided to this phase. Mrs. Smith asked about the timeline for that infrastructure. Josh Lyon stated they are targeting approximately four months to complete the process and intend to proceed with construction while infrastructure work is underway. Mr. Hall added that some work has already been completed, including installation of conduit lines, but the infrastructure is not yet fully in place.

Amy Werrett motioned to approve PSP26-01 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

3. CUP26-01: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 150 N Coral Junction Road. MP 16 LLC, Applicant. Jared Bates, Agent.

Jared Bates stated the applicant is proposing a four-story Echo Suites hotel with a height of 42 feet. Amy Werrett asked how this proposal differs from the previously discussed project. Fred Resch explained that the code allows increased height provided the building is not more than two stories or 1.5 times taller than immediately adjacent buildings and noted that the other project is constrained by a development agreement limiting apartment height to 35 feet. Mrs. Werrett expressed concern that approval could lead to similar requests from other applicants. Gary Cupp responded that the proposal is site-specific and that code standards may or may not apply to other sites.

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

4. CUP26-02: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 1237 N Main St. Tyler Sandry, Applicant.

Shelley Goodfellow asked whether the color had been determined, stating that bright red is not appropriate in a residential area. Tyler Sandry responded that the proposed color will match his house.

Amy Werrett motioned to approve CUP26-02 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

5. FSP26-01: Discussion and consideration of a possible approval of a final site plan for Mad Moose Rentals, a vehicle and equipment rental facility located at 3450 S Old Road. Spencer Finch, Applicant.

Mark Sampson asked whether the applicant is still operating out of the old facility. Fred Resch stated that despite having approval for a new location, the applicant would like to continue using the existing site, primarily for storage. Gary Cupp stated the use is considered a recreational resort use and that the property owner is agreeable. Ralph Ballard asked whether there is code regulating outdoor lighting. Mr. Cupp responded that if outdoor lighting is installed in the future, the applicable code requirements would apply at that time.

Ralph Ballard motioned to approve FSP26-01 subject to staff and JUC comments. Amy Werrett seconded the motion. Unanimous.

Approval of Minutes: NONE

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

Adjournment at 7:04PM