

**Hurricane Planning Commission  
Meeting Minutes  
11/13/2025**

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Minutes of the Hurricane City Planning Commission meeting held on November 13, 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, and Kelby Iverson.

**Members Excused:** Michelle Smith, Kelby Iverson, and Amy Werrett

**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 Water Department Representative Kory Wright..

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

Roll Call

Pledge of Allegiance led by Shelley Goodfellow

Prayer and/or thought by invitation given by Ralph Ballard

*Paul Farthing motioned to approve the agenda as presented. Shelley Goodfellow seconded the motion. Unanimous.*

Declaration of any conflicts of interest – Brad Winder disclosed that he lives within the noticing boundary for new business item #2 but he will still vote.

**Public Hearings**

**1. A Zone Change Amendment Request located at 340 N Park View Dr from R1-8, single family one unit per 8,000 to RM-1, multifamily six units per acre. Parcel number H-4-1-36-2000.**

Comment submitted and is at the end of these minutes.

Gary Cupp explained that the current zoning is R1-8 and the general plan shows this area as single-family zoning. They are requesting RM-1 for a single-family development.

Harval Bryan, who lives at the corner of this development, stated he is not in favor of the proposal. He said the area does not need apartments and that his views will be blocked.

A resident from Canyon Ridge read a letter he prepared voicing his concerns regarding traffic, property values, and views being restricted.

Cheryl Allen said she is worried about traffic but even more concerned about the zoning designation. She has spoken with the city and the property owner and understands a development agreement may

be possible, but she feels RM-1 is the wrong zoning. She said R1-4 or R1-8 would be more appropriate and noted the owner's willingness to help the city with the water that runs along Park View Drive.

Robert Poulson said "ditto" to the previous comments. He explained that he and his family moved here 13 years ago expecting to stay long-term, but multi-family development would make them reconsider because they value the single-family feel of the area.

Brad Dewey shared that this property is in his backyard and said he believes the proposal is wrong, adding that anyone in his position would oppose it.

**2. A Zone Change Amendment Request on approximately 0.33 acres located at 804 S 180 W from RA-1, residential agriculture one unit per acre to R1-10, single family residential one unit per 10,000 square feet. Parcel H-3-2-3-1221.**

No comments

**3. A General Plan Amendment Pursuant to Utah Code 10-20-404(2)(b), Hurricane City proposes to adopt and add a Water Element to the city's General Plan. The new Water Element will address:**

- The effect of permitted development on water demand and infrastructure.
- Water use reduction strategies for existing development.
- Water use reduction strategies for future development.
- Operational changes to reduce wasteful municipal practices.

Harvel Bryan stated that on his street in Canyon Ridge, the first five homes have lawns and water their grass every day, causing water to run down the street and be wasted. He stated he has reported this to the city multiple times and nothing has been done.

## Short Recess

## NEW BUSINESS

**1. ZC25-22: Discussion and consideration of a possible recommendation to the City Council on a Zone Change Amendment Request located at 340 N Park View Dr from R1-8, single family one unit per 8,000 to RM-1, multifamily six units per acre. Parcel number H-4-1-36-2000. PM Dev Corp, Applicant. Chase Stratton, Agent.**

Chase Stratton explained that he originally wanted to apply for R1-4 zoning but was unable to do so because the property is not adjacent to R1-6, as required by city code. As a result, he applied for RM-1 and plans to enter into a development agreement that would restrict the project to single-family homes with specific standards, including a 10' rear setback, 5' side yard setbacks providing 10' between homes, a 50' frontage, and an average lot size of 4,800 square feet. He stated anticipated home prices of \$325,000–\$350,000, requiring an approximate income of \$85,000 to qualify for a mortgage. Brad Winder asked whether Chase owned the nearby storage units; Mr. Stratton confirmed they do not, as they sold them to a new owner who has since improved the property. Mr. Winder then asked about the lot on the corner of Park View Drive and 360 North. Mr. Stratton explained that he has been discussing stormwater concerns with the city, as water flow in that area needs to be slowed to prevent flooding along 3600 West.

Mr. Winder asked whether a development agreement could restrict the type of housing allowed in a multi-family zone. Dayton Hall confirmed that such restrictions are legal. Gary Cupp clarified that the applicant intends to build single-family homes, not multi-family, and a development agreement would ensure the RM-1 zone could not be used to build apartments. Mark Sampson asked whether the city was comfortable with that approach. Mr. Cupp explained that while the RM-1 zoning designation does

not match the general plan, the proposed development does, and the general plan is advisory rather than mandatory. Mr. Hall added that development agreements may include additional restrictions or allowances beyond the ordinance, provided they are processed as a land-use amendment and run with the property. He noted it may make more sense to rezone to R1-4 with a development agreement allowing the deviation from adjacency requirements.

Mr. Stratton reiterated that he has no interest in building multi-family and only applied for RM-1 as a workaround to allow the single-family layout he wants, since the code prevents him from directly applying for R1-4. Paul Farthing stated that he would prefer R1-4 zoning and felt RM-1 was too dense. Mr. Sampson asked what size homes would be built, and Mr. Stratton stated they would be 3-bedroom, 2-bath, 2-car-garage homes. He also expressed willingness to incorporate R1-4 height restrictions into the development agreement, still allowing two-story construction. Shelley Goodfellow questioned why R1-6 adjacency is required before approving R1-4, and Mr. Cupp explained the ordinance is designed to buffer lower-density areas from abrupt density increases. Mrs. Goodfellow stated that although the proposal is single-family, she would prefer fewer homes and noted the four standards for evaluating zone changes: the request is consistent with the general plan and public facilities are adequate, but it is not harmonious and would alter the existing neighborhood character. She emphasized that the R1-4 adjacency requirement exists to protect surrounding neighborhoods from this exact situation.

Ralph Ballard asked if elevation differences could minimize impacts. Mr. Stratton responded that while building elevations could vary, the final product would be similar regardless. He noted the RM-1 configuration produces about eight more lots than an R1-8 layout and he questioned whether buyers would want R1-8-sized lots next to storage units. He expressed support for mixed-density neighborhoods, stating they create stronger community integration. Mr. Ballard replied that any type of household can live successfully on any lot size and emphasized the need to consider water restrictions and broader resource impacts. He noted that this is a newer area of the city, and decisions made now will affect future development patterns.

Mr. Farthing asked if alternative setbacks had been considered. Mr. Cupp stated that a 22' front setback is being proposed but staff would prefer 25', though RM-1 allows 22'. Mr. Sampson asked how setbacks are measured and Mr. Cupp confirmed they are measured from the back of sidewalk, which is the property line. He added that RM-1 allows 5' side setbacks on both sides, while R1-4 requires 5' on one side and 10' on the other. Mr. Farthing asked how many lots could be achieved under R1-6 and Mr. Stratton estimated approximately 18 lots compared to the 22 proposed, noting the difference is roughly four homes. Mr. Ballard commented that R1-6 would be a smaller deviation from surrounding zoning than R1-4. Mrs. Goodfellow agreed with mixed zoning in appropriate locations but reiterated that adjacent requirements exist so high-density transitions do not overwhelm established neighborhoods. Mr. Cupp pointed out that the Stratton property sits lower than the adjacent R1-10 zoning, reducing visual impact. Mr. Ballard added that the lower elevation and the presence of storage units help justify considering a different zoning designation. The commissioners continued discussing options and how to form a motion that would address city code requirements while still allowing the applicant to move forward with a compatible single-family development.

*Brad Winder motioned a recommendation of denial of ZC25-22 to the City Council with the consideration that they look into changing the zoning to R1-4 with certain development agreements with reduced setbacks and allowed lots. Mark Sampson seconded the motion. Ralph Ballard, Shelley Goodfellow, Paul Farthing – nay. Mark Sampson and Brad Winder – aye. Motion fails.*

*Ralph Ballard motioned a recommendation of approval of ZC25-22 to the City Council that they consider R1-6 as an alternative zone. Shelley Goodfellow seconded the motion. Roll call. Unanimous.*

Dayton Hall stated that as a general rule, it is best to follow the ordinance and avoid relying on development agreements. While there are situations where they are appropriate, the ordinance should typically guide land-use decisions.

**2. ZC25-20: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request on approximately 0.33 acres located at 804 S 180 W from RA-1, residential agriculture one unit per acre to R1-10, single family residential one unit per 10,000 square feet. Parcel H-3-2-3-1221 Maag Family Trust, Applicant. Kyson Spendlove, Agent.** Kyson Spendlove explained that there is an existing home on 180 West and the proposal is to split this property off onto its own lot while keeping the adjacent field intact. The intent is to apply a zone change to the house so that it matches the surrounding homes. The staff report noted that this is a home with a garage, but the garage is not included in the proposed split. Staff felt that access to the farmland off of 180 West was necessary. Ralph Ballard asked what the total acreage is and Mr. Spendlove provided clarification. Shelley Goodfellow stated that the proposal meets the goals and objectives of the general plan, is harmonious with the surrounding area, will not negatively affect anything since no new development is proposed, and that the existing facilities are adequate. Paul Farthing noted that the property owners are completing this legally rather than simply filing a quitclaim deed. Brad Winder asked whether the split would meet the required setbacks. Mr. Spendlove confirmed that there are two driveways, and the split will be located between them making sure the existing home still met setback requirements.

*Paul Farthing motioned a recommendation of approval of ZC25-20 to the City Council with the caveat that only the 0.33 acres be changed. Ralph Ballard seconded the motion. Unanimous.*

**3. PP25-10 HIL25-02: Discussion and consideration of a recommendation to the City Council on a preliminary plat and sensitive lands application for Paraiso Phase 15-18, an 80 lot single family subdivision located at 400 N 2800 W. JP Excavating, Applicant. American Land Consulting-Tony Carter, Agent.**

Fred Resch III shared that this application originally came forward for a PDO zone change in 2022. At that time, the property was reliant on infrastructure from the adjacent Paraiso project; however, adequate infrastructure is now in place. Shelley Goodfellow asked for clarification regarding sensitive lands, noting concerns about some of the proposed lots being located on 30% slopes. Tony explained that several lots have since been removed and the subdivision layout has been reconfigured to address those concerns. Fred Resch stated that staff is comfortable with the revised proposal and confirmed that the lots previously identified as problematic have been eliminated. Ralph Ballard raised questions regarding water pressure in the area, and Tony Carter responded that while the City may need to review the applicable pressure zone, the project should be adequately served.

*Shelley Goodfellow motioned a recommendation of approval of PP25-10 and HIL25-02 to the City Council subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.*

**4. PP25-33 PSP25-25: Discussion and consideration of a possible approval of a preliminary site plan and preliminary plat for Zion's Gate Condominiums, a 127 unit multifamily development located at 3700 W 1120 S. Vince Blackmore, Applicant. Karl Rasmussen, Agent.** Kyle Rasmussen shared that they are proposing a two-phase multi-family development consisting of 127 units. The project includes three-story 10-plex buildings with garages and breezeways, along with a pool, BBQ area, and additional parking. Fred Resch stated that the updated site plan has addressed staff's concerns sufficiently to allow for a recommendation of approval. Paul Farthing asked whether the amenities would be constructed with Phase One. Mr. Rasmussen responded that most amenities will be included in Phase One; however, there may be a park located within the open space area shown on the

map that would be developed during Phase Two. Mark Sampson asked whether the units would be recreational, and Kyle clarified that the units will be individually owned.

*Shelley Goodfellow motioned to approve PP25-33 and PSP25-25 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

**5. FSP25-36: Discussion and consideration of a possible approval of a final site plan for Pecan Apartments, a duplex located at 126 S 850 W. Interstate Homes, Applicant.**

Amanda Pectol shared that they have a small little spot right here perfect for a duplex. It'll match the existing units that are already there. No comments from the commission.

*Paul Farthing motioned to approve FSP25-36 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.*

**6. FSP25-37: Discussion and consideration of a possible approval of a final site plan for Goldenwest Credit Union, a bank, located at 28 N 2000 W. Goldenwest Federal Credit Union, Applicant. Eric Malmberg, Agent.**

Eric Malmberg explained that Goldenwest Credit Union is prepared to establish a branch in Hurricane. Mark Sampson inquired about any potential access issues. Fred Resch responded that there were overall site concerns identified during the construction drawing review process, but those issues have since been resolved. There were no additional comments from the Commission.

*Paul Farthing motioned to approve FSP25-37 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 General Plan Amendment Pursuant to Utah Code 10-20-404(2)(b); Hurricane City proposes to adopt and add a Water Element to the city's General Plan. The new Water Element will address:**

- **The effect of permitted development on water demand and infrastructure.**
- **Water use reduction strategies for existing development.**
- **Water use reduction strategies for future development.**
- **Operational changes to reduce wasteful municipal practices.**

Mark Sampson asked whether this was the final draft from the consultants. Gary Cupp responded that it is a working draft and that the City is required by the State to adopt a water element into the General Plan by the end of the year. He stated it has been reviewed by the Water Department and the City Attorney. Ralph Ballard asked about the effect of the water reduction. Dayton Hall said it is not binding and serves as a guide and that the State Legislature requires cities to adopt four criteria into their General Plans. Mr. Ballard stated that water is now being metered and expressed concern about existing development and reallocating water from current residents. He said once numbers are adopted, it can lead toward mandates.

Ryker Steglich stated the draft numbers are based on the WCWCD 2023 Regional Plan and its projection targets. Mr. Ballard asked whether the issue is supply or infrastructure. Mr. Steglich said both and that the purpose is to inform decision-makers about demand to align decisions with projections. Kory Wright said the City must comply with State requirements, including metering all secondary water. The State offered funding for meters and the City accepted rather than shift costs to residents. He said the City is implementing conservation measures but is not monitoring individual usage. He reported approximately 150 million gallons of culinary water and 20 million gallons of secondary water have been saved in Hurricane Valley this year and that the City has the lowest water rates in Washington County.

Shelley Goodfellow cited draft language prohibiting high water usage and expressed concern about retrofit costs. She suggested requesting funding from the WCWCD, noting they are funding secondary water systems and have additional resources. She referenced amenities in resort areas and language restricting water parks for tourists and suggested modifying the ordinance to allow one community water amenity rather than multiple resort amenities. Mr. Hall stated that developments using more than nine million gallons annually must go before the advisory committee for approval based on District criteria. Mrs. Goodfellow asked whether this would affect Southern Shores where they have their own water. Mr. Hall stated the lake is supplied by a well, but the homes are connected to City water and the requirement applies to any development receiving District water.

Brad Winder commented on future potable and reuse water balance and asked about clustering language. Mr. Steglich stated the clustering statement has been amended. Mr. Winder mentioned using a smart irrigation controller that reduced his water use. Mr. Ballard stated the Lake Powell Pipeline is dead and suggested shifting costs to developers would make it viable. Mrs. Goodfellow said the water element should not be rushed and noted it does not address agricultural activities. Mr. Steglich stated the State only requires inclusion of the four specified criteria.

*Paul Farthing motioned a recommendation of approval to the City Council as presented. Brad Winder seconded the motion. Roll call. Brad Winder, Paul Farthing, Mark Sampson, Shelley Goodfellow – aye. Ralph Ballard – nay, he would like the Council to consider the implications of this later on. Motion carries*

#### **8. Discussion and recommendation to the City Council on an economic development policy**

The Commission discussed being tasked with creating a gauge to determine when to incentivize large “big box” companies to locate in the City, including options such as delayed or reduced fees. The intent would be to establish an internal staff tool rather than pursue a formal code update. Paul Farthing noted that many cities use similar incentive structures. Brad Winder stated that when Costco came in, local small businesses did not receive similar considerations and cautioned against treating large chains differently than local businesses. Mark Sampson stated that additional land inventory may be needed to effectively negotiate such opportunities. Mr. Farthing acknowledged that many residents support large retailers but stated they often negatively impact small businesses.

Shelley Goodfellow asked for clarification on tax increment financing, authority infrastructure bank loans, and expressed concern that Public Infrastructure Districts (PIDs) are becoming common practice. She noted that three PIDs were approved several years ago and that additional developers are now applying, stating concern that future generations will bear the cost through property taxes. Fred Resch responded that PIDs were relatively new when first approved but are now being used by other cities. Mrs. Goodfellow stated that PIDs now total in the millions statewide. Mr. Farthing commented that similar districts are frequently used in California and noted infrastructure can last 50 years or more.

Mrs. Goodfellow suggested adding a proposal to annex a large area for development of an industrial park to attract businesses relocating from California, stating that if land is provided, businesses will come. Mr. Farthing responded that if businesses are leaving Las Vegas due to negative conditions, bringing them to Hurricane could create similar issues. Ralph Ballard characterized incentives as unfair competition with small businesses and questioned who would fund them, stating there should be a level playing field.

Kelby Iverson stated Hurricane is not in need of accelerated development and that he does not support treating businesses differently. He stated all businesses should be treated the same under City code and raised ethical and constitutional concerns. Mrs. Goodfellow responded that without employment opportunities, younger residents may leave. Gary Cupp clarified that the discussion focuses on business

size rather than business type. Steve Nation stated that attracting specific types of businesses requires deliberate recruitment and that retail development does not typically generate high-paying jobs.

*Shelley Goodfellow motioned a recommendation of approval to the City Council with some recommendations that we annex or rezone a large scale area for the purpose of an industrial/commercial park and that we do not make PID's the norm; they are the exception to the rule. Paul Farthing seconded the motion. Roll call. Brad Winder and Ralph Ballard – nay, we need to address the incentive parts. Paul Farthing, Shelley Goodfellow, Mark Sampson – aye. Motion carries.*

**Approval of Minutes:**

1. December 12, 2024

Mark – not there.

*Mark Sampson motioned to approve the minutes from December 12, 2024 as amended. Unanimous.*

2. April 10, 2025

Trinity stout is a male

*Shelley Goodfellow motioned to approve the minutes from April 10, 2025 as amended. Unanimous.*

3. September 11, 2025

*Paul Farthing motioned to approve the minutes from September 11, 2025. Shelley Goodfellow seconded the motion. Unanimous*

*Shelley Goodfellow seconded the previous minute approval motions.*

4. September 25, 2025

*Shelley Goodfellow motioned to approve the minutes from September 25, 2025. Brad Winder seconded the motion. Unanimous.*

**Adjournment at 8:35pm**