

**Hurricane Planning Commission  
Meeting Minutes  
February 12, 2026**

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Minutes of the Hurricane City Planning Commission meeting held on February 12, 2026, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

**Members Present:** Mark Sampson, Shelley Goodfellow, Ralph Ballard, Brad Winder, Kelby Iverson, Michelle Smith and Scott Hughes.

**Members Excused:** Paul Farthing

**Staff Present:** Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and water representative Kory Wright.

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

Roll Call

Pledge of Allegiance led by Ralph Ballard

Prayer and/or thought by invitation given by Shelley Goodfellow

*Ralph Ballard motioned to approve the agenda. Shelley Goodfellow seconded the motion. Unanimous.*

Declaration of any conflicts of interest – none.

**Public Hearings**

**1. A Land Use Code Amendment to Title 10 Chapter 7 regarding conditional use permit for metal buildings.**

Gary Cupp provided an overview of the proposed update, noting it was initiated at the direction of the Planning Commission. He explained that while metal building conditional use permits are currently reviewed and approved by the Commission, the proposed change would retain the conditional use permit requirement but shift approval to an administrative process instead.

**2. A General Plan Amendment requested located at 1015 N 200 W from single family residential to multifamily. Parcel number H-3-1-27-2106.**

Bob Beach, a neighborhood resident, stated that proper notification was not provided, noting that no mailed notice or phone call was received, and requested the item be re-noticed. He emphasized that he purchased his home with the expectation of a residential setting and expressed concern about a shift toward rental-type development. He added that ownership encourages better property maintenance and allows for long-term equity building.

Roxanne Sanchez, a nearby resident, stated she is not opposed to growth but emphasized that it must occur in the appropriate location and form. She expressed opposition to the proposal, citing conflicts with the City's General Plan and concerns regarding insufficient public noticing, noting issues with the posted sign and lack of additional outreach. She highlighted the surrounding agricultural uses, as well as proximity to BLM land and the Dixie Reserve area, and described the proposed six-unit development as

high density with higher turnover that is not compatible with the neighborhood. She stated that design considerations do not outweigh land use compatibility and characterized the proposal as spot zoning that benefits a single property owner while negatively impacting surrounding residents. She emphasized that zoning should remain consistent and that multifamily developments should be located near services, which she stated this area lacks. Multiple members of the audience expressed agreement through applause.

A resident expressed concerns regarding ingress and egress in the area, stating that traffic is already problematic. He opposed introducing multifamily development, noting it would set an undesirable precedent for the area. He added that he has lived there for seven years and that what was once a quiet neighborhood has become increasingly congested.

Teri Pallesen lives at the bottom of the hill on 200 W and owns horses. She stated that the existing R1-10 zoning serves as a buffer in the area. She noted that the road is frequently used by horses traveling to the park and expressed concern that introducing higher-density units would create conflicts between vehicle traffic and equestrian use. She also emphasized that there is only one access road, which would further compound these concerns.

Beatrice Briseno shares the south property line with the proposed change. She stated that the notice posted on the property was insufficient. She explained that she and her husband chose the area to avoid congestion and were drawn to its open space, scenic landscape, and presence of horses. She expressed concern that existing traffic on 200 West is already significant and that additional development, particularly with access to the trail, would further increase congestion.

Barbara Johnson, who lives directly across the street, expressed concerns regarding high-density housing. While she noted that families and children are not an issue, she raised safety concerns about children accessing the nearby gorge, as well as proximity to the tortoise reserve. She also expressed concerns about increased traffic and dust, stating that multifamily development would likely generate more impact compared to single-family homes.

Jim Lundeen, a resident on 100 West, requested that the Commission consider the recent development of approximately 55 R1-10 lots in the area. He expressed opposition to allowing multifamily housing and stated that increased traffic would be a concern.

Roxanne Sanchez noted that a separate development in the area is a self-help project and expressed support, stating she appreciates that future residents will be building their own homes.

Liliana Castanieta stated that traffic in the area is already heavy and becomes significantly worse during baseball events. She expressed concern that adding approximately 36 units, along with associated vehicles, would further increase congestion. She also stated that higher-density apartment-style development would introduce additional safety concerns and is not a logical fit for the area.

**3. A Zone Change Amendment request located at 1015 N 200 W from R1-10, residential one unit per 10,000 square feet to RM-1, multifamily six units per acre. Parcel number H-3-1-27-2106.** Leslie Pellegreeno, a nearby resident, stated that the project is located directly behind her property. She expressed that she was under the impression that the land would be developed for single-family homes through a self-help program and believes it should remain single-family. She noted that with nearby ball fields, gyms, Confluence Park, and equestrian activity, the area is already congested and additional density would exacerbate these conditions.

## **NEW BUSINESS**

**1. GPA26-01: Discussion and consideration of a recommendation to the City Council on a General Plan Amendment requested located at 1015 N 200 W from single family residential to multifamily. Parcel number H-3-1-27-2106. Adam Nielson, Applicant. Karl Rasmussen, Agent.**

Karl Rasmussen explained that the subject property is approximately 0.48 acres and that the applicant, Adam Nielson, is proposing to construct a duplex with each unit having a garage. He noted that the only way to subdivide the property for this purpose would be through RM-1 zoning, and that a power line easement further limits the buildable area. He suggested the Commission ask additional questions to better understand and help achieve the applicant's goals. Mr. Nielson stated that his intent is to provide affordable housing for his children, as they are currently unable to afford to live in the area.

Fred Resch commented that a similar outcome could be achieved with a single-family home and an accessory dwelling unit (ADU); however, the applicant's challenge is that two separate utility connections would not be permitted under that approach. Kelby Iverson referenced the General Plan, noting that while the City can make accommodations when appropriate, this request appears to fall outside of the plan, requiring an amendment to support the proposed zone change. He stated that while the applicant could accomplish a similar result through other means, he is not in favor of changing the zoning due to concerns about maintaining neighborhood integrity.

Shelley Goodfellow inquired whether Ash Creek allows two units on a single septic system. Mr. Nielson responded that such arrangements were grandfathered in around 1994. Mr. Rasmussen clarified that current state law permits only one unit per septic system, which is why subdivision is being considered. Mr. Nielson added that the plan would be to connect to sewer if available, otherwise septic would be used if zoning does not allow a duplex. Commissioner Goodfellow noted that a single set of utilities may be more cost-effective. Mr. Rasmussen estimated that sewer installation would cost approximately \$40,000, which, when split between two units, is comparable to the cost of installing a septic system.

Commissioner Goodfellow further stated that while the General Plan allows for a variety of uses, the need to amend the entire plan to accommodate a zone change raises concerns. Ralph Ballard expressed agreement, noting that such a change could constitute spot zoning. He acknowledged staff's recommendation of an ADU as a reasonable alternative but viewed the current proposal as a stretch. Brad Winder also expressed concern, stating that a General Plan amendment for this request may not be reasonable.

*Shelley Goodfellow motioned to send a recommendation of denial of GPA26-01 to the City Council. Ralph Ballard seconded the motion. Roll call. Unanimous.*

**2. ZC26-01: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1015 N 200 W from R1-10, residential one unit per 10,000 square feet to RM-1, multifamily six units per acre. Parcel number H-3-1-27-2106. Adam Nielson, Applicant. Karl Rasmussen, Agent.**

Shelley Goodfellow reviewed the four approval criteria, stating that while she supports duplexes and believes they are needed in the city, they must be located appropriately. She expressed concern that the site lacks adequate infrastructure, including an improved street and sewer services. Karl Rasmussen responded that there is a deeded and dedicated right-of-way, and that the applicant could either bond for or install the required improvements. He also noted that will-serve letters from utilities have been obtained for a duplex.

Adam Nielson questioned why the road has not already been improved despite existing residents, pointing out that it lacks curb, gutter, sidewalk, and remains dirt. He expressed understanding of concerns but reiterated his goal of creating affordable housing for his family. Kelby Iverson asked

whether similar road improvements would be required if the project were a single-family home. Jeremy Pickering explained that the area presents challenges due to being subdivided prior to current subdivision standards, and noted that nearby developments, including Sage Point, are planning infrastructure improvements through a development agreement with the City. He added that additional upgrades will be needed to extend sewer service west of 200 West.

Michelle Smith asked whether existing properties on the road are served by septic or sewer, and it was confirmed they are on septic systems. She then asked if neighboring properties could connect to sewer if extended. Mr. Rasmussen clarified that the proposed sewer extension would serve only the applicant's property.

*Ralph Ballard motioned to send a recommendation of denial of ZC26-01 to the City Council because it is not compatible with the existing neighborhood. Kelby Iverson, Shelley Goodfellow, Ralph Ballard, Brad Winder, Mark Sampson, Scott Hughes – aye. Michelle Smith – nay, we need something like this, its two houses, and if he can make it work we should let him. Motion carries.*

Commissioner Iverson noted that while two units could be constructed under current regulations, they could not be separately owned. As a result, occupants would be unable to build equity or establish credit, which limits the long-term benefits of the housing despite its affordability.

**3. PP26-01: Discussion and consideration of a possible approval of a preliminary plat for Gateway Resort at Sand Hollow Phase 1, a 96 unit recreation resort development located at Resort Drive and Sand Hollow Road. Enhanced Home Builders-Brent Moser, Applicant. Karl Rasmussen, Agent.**

It was noted that the previously approved plat had lapsed, which prompted the applicant to return with an updated proposal. Karl Rasmussen outlined a phased approach to the project and explained the phasing plan using a map. In response to a question from Mark Sampson regarding changes from the original proposal, it was clarified that the unit count remains the same, with modifications limited to the parking lot design and building layout. Brent Moser added that the Gateway Project has been a large-scale development that has taken considerable time to progress.

*Kelby Iverson motioned to approve PP26-01 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.*

**4. FSP26-03: Discussion and consideration of a possible approval of a final site plan for the Hurricane City Pool, a recreational development located at 750 N 200 W. Hurricane City, Applicant.**

Shelley Goodfellow asked whether the proposal includes a water slide and if it would be classified as a water park, as well as whether it complies with water district requirements. Dayton Hall responded that the proposal is consistent with the district's guidelines.

*Shelley Goodfellow motioned to approve FSP26-03. Michelle Smith seconded the motion. Unanimous.*

**5. FSP26-04: Discussion and consideration of a possible approval of a final site plan for SkyRim Townhomes, a 132 unit townhome development located at 290 N 3100 W. SkyRim Development, Applicant. Clark Conway, Agent.**

Mark Sampson asked how the current request differs from a previous proposal seeking to exceed the 35-foot height limit. Gary Cupp clarified that the prior request involved amending a development agreement, whereas the current proposal must comply with existing standards and applies specifically to the townhome portion. Kelby Iverson inquired about property ownership and whether Mr. Conway is working with DR Horton, not that it matters either way. He asked if all issues had been resolved, to

which Gary Cupp confirmed they had been addressed prior to the final site plan. Fred Resch noted that landscape revisions are required due to excessive grass. Mark Sampson asked about the adequacy of the roadway through Walmart. Jeremy Pickering explained that the property has changed ownership multiple times and that, at the time the Skyrim project was originally proposed, the roadway was considered sufficient. He added that the City had previously determined that 90 North would adequately serve the area at that time.

*Scott Hughes motioned to approve FSP26-04 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.*

**6. LUCA26-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 7 regarding conditional use permit for metal buildings. Hurricane City, Applicant.**

Ralph Ballard asked about the appeal process in the event a request is denied. Fred Resch clarified that a staff-level denial is appealed to the Planning Commission and if the Planning Commission denies a request, it is appealed to the Appeals Board. Those are procedures already established within our ordinance.

*Ralph Ballard motioned to send a recommendation of approval of LUCA26-01 to the City Council. Shelley Goodfellow seconded the motion. Unanimous.*

**Approval of Minutes:**

**1. December 11, 2025**

*Kelby Iverson motioned to approve the minutes from December 11, 2025. Shelley Goodfellow seconded the motion. Unanimous.*

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

**Adjournment**