Hurricane Planning Commission
Meeting Minutes
September 24, 2026

Minutes of the Hurricane City Planning Commission meeting held on September 24, 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, Brad Winder, Michelle Smith, and Scott Hughes.

Members Excused: Kelby Iverson

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 Austin Kimber.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation given by Shelley Goodfellow

Declaration of any conflicts of interest - none

Approval of Agenda

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

PUBLIC HEARINGS

1. A Zone Change Amendment request located at 1024 N Main St. from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet.
No comments

2. A General Plan Amendment request located along the SR-7 corridor between SR-9 and 3000 South.
No comments

NEW BUSINESS

1. ZC26-14: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1024 N Main St. from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Scott Brady, Applicant.
Scott Brady shared that he purchased the lot with the intent of building a home on it. He stated that he did not realize the lot was smaller than the surrounding lots until he was further along in the process and Fred Resch informed him that it was too small. He stated that the lot has been this way since the 1970s and that he simply wants to build a home on the lot.

Mr. Resch shared that the records are not clear, but the applicant provided some history regarding the lot and how it ended up being zoned R1-10. He stated that a manufactured home is allowed in an R1-10 zone if it is placed on a permanent foundation.

Ralph Ballard shared that going back to when Alvin Hall began selling off his property, much of the area was divided into lots in this manner. A lot of the time, you wanted to make sure the lot lines didn't overlap. He stated that this particular lot has been this way for a very long time. Mark Sampson asked when the property was zoned R1-10. Gary Cupp clarified that the zoning itself was not the issue; the issue was whether the lot was a legal conforming or legal nonconforming lot. He stated that they determined the zoning was an acceptable approach to bring the lot into conformity.

Commissioner Sampson asked what would be reviewed to determine whether a zone change would be necessary. Mr. Cupp stated that it would depend on the paper trail of ownership and the legitimacy of the legal description. He explained that every lot reviewed under these circumstances may not require a zone change and that the city would evaluate each situation as it comes forward.

Ralph Ballard motioned a recommendation of approval of ZC26-14 to City Council subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

2. GPA26-02: Discussion and consideration of a recommendation to the City Council on a General Plan Amendment request located along the SR-7 corridor between SR-9 and 3000 South. Lorin Lowe, Applicant.

Lorin Lowe stated that they envision all the designations in the current General Plan under the Planned Community designation. He explained that it would still include the same elements of commercial, industrial, and open space, but would allow them to spread those uses throughout the entire development and create walkable neighborhoods. He stated that it provides flexibility to develop the area over the next couple of decades.

Mark Sampson asked how staff feels about the proposal. Gary Cupp stated that staff agrees the Planned Community designation would still allow for those light industrial uses; however, when the property has the Light Industrial general plan designation, it makes that use more secure, whereas the Planned Community designation softens that designation and the use may not ultimately occur. He stated that the Council and Planning Commission have worked hard to obtain more light industrial uses in this area and that the proposed change could create a risk that the intended industrial development might not happen.

Ralph Ballard expressed that he wishes the City did more consulting with property owners who own this much property before designating areas. He stated that mixing industrial uses into a planned community creates significant potential for conflict. People complain about the impacts associated with light industrial uses and he suggested that the applicant really looks at the reality of what it is. He stated that there will be compatibility issues that need to be considered as the Commission evaluates the request.

Mr. Lowe stated that light industrial includes many businesses involving warehousing or conducting business indoors that would not necessarily have an impact on surrounding properties. Commissioner Ballard stated that as a community, we are in desperate need of more industrial based development, not just light industrial, in order to maintain a balance. Mr. Lowe stated that they aren't taking away anything that doesn't already exist in the General Plan. Commissioner Ballard stated that currently, the industrial designation is concentrated in an area where it can function appropriately, whereas moving it into neighborhoods could either create difficulty marketing the homes or result in conflicts after the development occurs.

Michelle Smith asked, with what is being proposed, what the applicant could not already do under the current zoning. Mr. Cupp clarified that the proposal would not change the zoning but would change the General Plan. He explained that currently, most of the area is designated as industrial and neighborhood commercial, with a small area designated as planned community. The neighborhoods proposed could not be in areas designated for industrial and commercial uses. Commissioner Ballard asked whether the area set aside for this purpose was a prime area for homes. Mr. Cupp stated that it could be a great area for multiple uses.

Mr. Lowe stated that they are trying to eliminate segregated areas where uses are confined to specific locations. He explained that this type of layout allows for multiple types of uses and provides flexibility in how the area is developed rather than placing each use in one designated area. Commissioner Smith stated that staff finds the existing General Plan to be adequate. Mr. Cupp clarified that this was not the intent of the staff report. He explained that one of the requests was to change the Planned Community Benchlake definition, but staff does not feel a special designation is necessary for the area because the existing definition already works.

Paul Farthing stated that the applicant would be better off concentrating on the industrial area and creating a product. He expressed concern that scattering industrial uses throughout the neighborhoods would result in residents being upset and stated that it makes more sense to put the industrial uses together in one place. He stated that scattering the uses would be a bad plan.

Shelley Goodfellow asked whether the current Planned Community designation allows for industrial uses. Mr. Cupp stated that it does. Commissioner Goodfellow stated that this property contains a significant amount of the remaining undeveloped property in Hurricane and that it was not appropriate to designate the area without having a work meeting with the property owner. She recalled that more than 15 years ago, when the City was considering zoning designations in the Benchlake area to the south, the City invited property owners to a workshop to discuss the development. She stated that the same should have been done with Lorin for this property. Commissioner Goodfellow continued by stating that the area is very prominent and that she believes it is better suited as a planned community. She also stated that a good job had been done with the proposed development. She likes the smaller industrial parks and agreed with Commissioner Farthing that industrial parks should be built out on a larger scale but believes that should occur further south when additional property is annexed. She stated that she is comfortable with how the proposal is currently presented. She also discussed the language of “shall” and “should” and stated that she believes it should remain as “should.”

Commissioner Smith stated that she does not understand why the applicant wants to make the change when what they want to do is already allowed under the current General Plan. Mr. Lowe stated that the city is reluctant to enter into development agreements. He explained that in the areas designated as neighborhood commercial, if they request a zone change, it could be inconsistent with the General Plan. He stated that they want the planned community designation so that whatever zone they request would allow for the proposed uses and so that a request for light industrial would not be questioned. He wanted to make it clear that if they request a zone change in an area designated as neighborhood commercial for industrial use, they would not be denied. He also stated that the general commercial designation along SR-9 cannot be accessed from SR-9 because of the design standards. He stated that under the current designation, they cannot fulfill that plan. The commissioners and applicant continued discussing light industrial designation.

Commissioner Smith stated that the market today is different from what it may be in five years and that making the change now could take away from future needs. She stated that she does not think that is a good thing. Mr. Lowe stated that the planned community designation allows them to react to current

market demands. Commissioner Smith stated that the current General Plan also allows for that. The applicant stated that the current design makes the uses segregated and that people may not want that or the market may not support it.

Hoyt Cousins stated that Commissioner Farthing had expressed concerns about the distribution of light industrial uses. He clarified that the industrial uses would not be distributed without direction. He stated that the modified language specifies that the 500-plus acres of industrial development would be built out along SR-7. He explained that after speaking with staff, they believed this would provide an appropriate level of flexibility. He stated that it would ensure the same amount of industrial use throughout the development but would not restrict it to one area.

Scott Hughes asked, from the city's perspective, whether the City would be making a long-term commitment by moving toward a planned community designation and whether it would be more difficult for the City to get what it wants from the property. He asked whether obtaining the 500-plus acres of industrial development from the applicant would become more difficult. Mr. Cupp stated that the City has legislative discretion and does not have to approve something if it does not agree with it. He stated that the city could come to an agreement regarding what it wants. He said that he does not dislike what is being proposed but questioned whether this is the change the city wants to make.

Dayton Hall stated that the intent of the General Plan is to shape how the city would like to see the city built out over the next 10 or more years. He explained that when a zone change is submitted, the General Plan serves as a guiding document. For example, if the General Plan shows single-family development and an applicant requests R1-6 while the city wants to see R1-8, the city can require R1-8. He stated that a proposal such as this would raise a possible concern and result in additional discussion. However, the City ultimately has legislative decision-making authority. He explained that the General Plan is not a binding document and that the City Council can deviate from it.

Commissioner Hughes asked how the city would keep track of the uses throughout the development if approved this way. Mr. Cupp stated that this is why he does not recommend changing the definition, because it would create a question of how the city would track it. Commissioner Farthing stated that the General Plan does not change what can be requested. Commissioner Goodfellow stated that the issue arises when someone comes in for a zone change. Mr. Lowe stated that the change would mean that someone would not have to come and request an exception for a use and that the intent is to build out the property with what the City wants.

Commissioner Sampson asked what difference the proposed change makes. Mr. Lowe stated that it makes it harder to do what they want to do under their plan and allows them to put residential development in an area that is currently designated for light industrial use.

Scott Hughes motioned to send a recommendation of approval of GPA26-02 to change the entirety of the property to planned community while keeping the definition of planned community as it is currently defined in the General Plan. Shelley Goodfellow seconded the motion. Roll call. Scott Hughes – aye, Paul Farthing – nay, Shelley Goodfellow – aye, Michelle Smith – nay, Brad Winder – aye, Ralph Ballard – aye, Mark Sampson – aye. Motion carries.

Paul Farthing stated that he does not think it is good for the City to become a bedroom community. He stated that having industrial development that creates jobs is very important. He explained that there is usually a critical mass of industrial development, and that when it is spread throughout an area, that is why it is generally not done. He stated that industrial uses do not want to fight with neighbors living in residential neighborhoods. Michelle Smith stated that she believes the proposed change is unnecessary

because it can already be accomplished under the existing General Plan. Ralph Ballard stated that if the city does not push for the light industrial designation along the south corridor, we are not going to get it.

Ralph Ballard was excused from the meeting at 7:33PM.

3. PSP26-24: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane City Hall & Police Department, a civic development located at 974 W 100 N. Hurricane City, Applicant. Gary Cupp, Agent.

Gary Cupp stated that this is part of the informal master plan for developing the City's property. The current facilities are too small for staff growth and have already been outgrown. The purpose is to build a new City Hall and Police Department. The amphitheater may not happen and the amenities are still being determined, but parking is included.

Mark Sampson asked if a parking study had been completed. Mr. Cupp stated that a parking study is not required, but the site is over-parked under City Code. Scott Hughes questioned the public comments regarding the zone change and commercial uses. Mr. Cupp clarified that the concerns were primarily regarding the residential uses, which are not part of the consideration at this time.

Paul Farthing asked about the long list of engineering corrections and whether they had been addressed. Jeremy Pickering stated that this is a preliminary site plan and that there is still work to be done, but many items can be addressed during construction drawings. Commissioner Farthing commented on traffic and issues at 100 N and 1520 W. Mr. Pickering stated that there have been discussions about balancing the needs with available funding.

Shelley Goodfellow asked how the significant hillside drop between the existing City office and Police Department would work. Mr. Pickering stated that from the elevation of the existing City office, the Police Department would appear as a two-story office, with the floors stepping down the hillside. Commissioner Goodfellow asked whether the city office would support a staff serving 100,000 residents. Mr. Pickering responded by stating that the building is about the size of the city office St. George recently moved out of and would provide enough space to bring departments back together. Mr. Cupp stated that they are allowing room for future growth, including additional buildings or expansion.

Commissioner Goodfellow asked what would happen to the existing Police Station. Mr. Cupp stated that, as far as he knows, it will be sold. Commissioner Goodfellow expressed concern about whether the new Police Station would be large enough for many years. Councilman Lynn Excel stated that it is planned to support the city for 50-plus years.

Paul Farthing motioned to approve PSP26-24 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

Scott Thorne shared that potential completion of August 2028.

Approval of Minutes:

May 14th, 2026

Scott Hughes motioned to approve the minutes from May 14, 2026. Paul Farthing seconded the motion. Unanimous.

Paul Farthing motioned to adjourn. Michelle Smith seconded the motion. Unanimous.
Adjournment at 7:57pm