



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Brad Winder
Kelby Iverson
Amy Werrett
Michelle Smith*

Hurricane Planning Commission Meeting Agenda

September 11, 2025
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc>

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

Join by phone +1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Code Amendment request to Title 10, Chapters 3, 7, 13-17, & 37 regarding accessory buildings in the front yards.

NEW BUSINESS

1. PSP25-20: Discussion and consideration of a possible approval of a preliminary site plan for Pizza Wagon Restaurant, a restaurant located at 363 W State St. FireSalt LLC, Applicant. Jeffrey Madsen, Agent.
2. PSP25-17: Discussion and consideration of a possible approval of a preliminary site plan for Ernie's Too, a gas station and convenience store located at State St and 300 W. Gas Patch LLC, Applicant. Eric McFadden, Agent.

3. PP25-09: Discussion and consideration of a possible approval of a preliminary plat for Ridgecrest, a 21 lot manufactured home subdivision, located at 2680 W 200 N. Joby Venuti, Applicant.
4. PSP25-15: Discussion and consideration of a possible approval of a preliminary site plan for 65 N LLC, a nightly rental complex located at 57 N State St. Kendall Clements, Applicant. Karl Rasmussen, Agent.
5. PSP25-18: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Dental Holdings, a medical office located at 3174 W 90 N. Interstate Rock Products, Applicant. Kyson Spendlove, Agent.
6. PSP25-19: Discussion and consideration of a possible approval of a preliminary site plan for Ahi's Hurricane, a restaurant located at 282 W State St. Fassio Legacy, Applicant. Brandee Walker, Agent.
7. AFP25-10: Discussion and consideration of a possible approval of an amended final plat for BAJR subdivision Partial Amendment A, located at 800 N Old Highway 91. Jeff Andrus, Applicant. Ryan Scholes, Agent.

OLD BUSINESS

1. LUCA25-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 3, 7, 13-17, & 37 regarding accessory buildings in the front yards.

Approval of Minutes:

1. February 27, 2025

Adjournment