



HURRICANE CITY UTAH

Planning Commission

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

Mayor

City Manager

Clark Fawcett

Kaden DeMille

Hurricane Planning Commission Meeting Agenda

March 12, 2026

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 Zone Change Amendment request located at 515N 360 E from MH/RV, Mobile Home/Recreational Vehicle, to HC, Highway Commercial. Parcel number H-SMME-18-B.
2. A Zone Change Amendment request on approx.. 49 acres, from RA-1, residential agriculture one unit per acre, and RM-2, multifamily ten units per acre, to A-5 with a PDO, agriculture 1 unit per 5 acres with a planned development overlay. Parcel numbers, H-3-2-7-4501, H-3-2-7-45031, H-3-2-7-4331, and H-3-2-7-4332.

3. A Zone Change Amendment request located at approx.. 1188 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-335.

OLD BUSINESS

1. PP26-02: Discussion and consideration of a possible approval of a preliminary plat for Desert's Edge at Sky Mountain, a mixed-use development consisting of 63 townhome units and two commercial lots, located at 2230-2254 W 600 N. 317 Sycamore LLC, Applicant. Brixton Call, Agent.

NEW BUSINESS

1. ZC26-02: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 515 N 360 E from MH/RV to HC, Highway Commercial. Interstate Rock Products, Applicant. Chase Stratton, Agent.
2. ZC26-04: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at 1188 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Marja Riitta Nugent, Applicant. Karl Rasmussen, Agent.
3. AFP26-01: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Park Phase 7 Lots 702 & 703, located at 720 S 5300 W. Douglas Dennett, Applicant. Brandee Walker, Agent.
4. PP26-04: Discussion and consideration of a possible approval of a preliminary plat for Trails at Sand Hollow, a multifamily development consisting of 252 apartments, 211 townhomes and 210 condos, located at Sand Hollow Road between Resort Drive and Jellystone Road. Simply Land LLC, Applicant. Karl Rasmussen, Agent.
5. AFP26-02: Discussion and consideration of a possible approval of an amended final plat for FireRock Phase 3 Lots 96 & 97, located at 336 N FireRock Way. Steve Nantz, Applicant.
6. AFP26-03: Discussion and consideration of a possible approval of an amended final plat for The Estates at Sand Hollow Phase 1 Lots 26 & 27, located at 5658 W Desert Dream. Mark Leavitt, Applicant. Gerold Pratt, Agent.
7. AFP26-04: Discussion and consideration of a possible approval of an amended final plat for Pioneer Estates Lot 7, located at 203 S 1430 W. Ramsey Cox, Applicant. Tony Carter, Agent.
8. FSP26-06: Discussion and consideration of a possible approval of a final site plan for Culver's, a restaurant located at 485 W State St. State Street Properties LLC, Applicant. Rick Meyer, Agent.

Approval of Minutes:

Planning Commission Business:

1. Election of chairperson and appointment of alternate chairperson

Adjournment

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please

contact the City Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.