



HURRICANE CITY UTAH

Mayor

Clark Fawcett

City Manager

Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

August 13, 2026
5:00 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 5:00 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.

5:00 p.m. - Planning Commission Business:

1. Discussion on proposed Bench Lake Master Plan

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 along Sand Hollow Rd on approx.. 610 acres from RA-1, residential agriculture one unit per acre, to the following: RR, recreational resort – 205 acres. PC, planned commercial – 176 acres. R1-10/PDO, residential one unit per 10,000 square feet with a planned development overlay – 168 acres. R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay – 61 acres

2. A Zone Change Amendment request located at 460 N Hurricane Cliffs Parkway from M-1, light industrial, to M-2, heavy industrial.

OLD BUSINESS

1. CUP26-14 & PSP26-07: Discussion and consideration of a possible approval of a conditional use permit and preliminary site plan for a monopole telecommunications facility located at 3000 S and Hwy 7. Anthemnet, Applicant. Doug Kofford, Agent.

NEW BUSINESS

1. ZC26-11 PSP26-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment and Preliminary Site Plan request on 1.35 acres from A-5, agriculture 5 acres, and RA-0.5, residential agriculture half acre, to RR, recreational resort. Parcel numbers H-4138-F & a portion of H-4138-K-1-A-2. Chris Wyler, Applicant. Brandee Walker, Agent.
2. ZC26-12 PSP26-13: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located along Sand Hollow Rd on approx.. 610 acres from RA-1, residential agriculture one unit per acre, to the following: RR, recreational resort – 205 acres. PC, planned commercial – 176 acres. R1-10/PDO, residential one unit per 10,000 square feet with a planned development overlay – 168 acres. R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay – 61 acres. Washington County Water Conservancy District, Applicant. Rhett Beazer, Agent.
3. ZC26-13: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 460 N Hurricane Cliffs Parkway from M-1, light industrial, to M-2, heavy industrial. Smyra Ready Mix-Richard O'Shields, Applicant. Karl Rasmussen, Agent.
4. PP26-10: Discussion and consideration of a possible approval of a preliminary plat for Parkside Cottages at Grandpa's Pond, a 22 lot single family subdivision located at 360 N 3700 W. Interstate Rock Products-Chase Stratton, Applicant. Lazell Preator, Agent.
5. PP26-11: Discussion and consideration of a possible approval of a preliminary plat for Desert Ridge Commercial Subdivision, a 24 lot industrial subdivision located at 491 N Old Highway 91. Salt Canyon Hurricane, Applicant. Destiny Long, Agent.
6. PSP26-11: Discussion and consideration of a possible approval of a preliminary site plan for HVFD Sand Hollow Fire Station 41, a fire station, located near intersection of Sand Hollow Main Gate Entrance Road and Sand Hollow Road. Hurricane Valley Fire District - Joe Decker, Applicant. Method Studio - Kelly Garfield, Agent.
7. PSP26-10: Discussion and consideration of a possible approval of a preliminary site plan for Angelica's Mexican Restaurant, a restaurant located at 112 W State St. Jack and Angelica Lancaster, Applicant. Taylor Smith, Agent.
8. AFP26-11: Discussion and consideration of a possible approval of an amended final plat for Scenic Pointe Phase 2, located at the intersection of 1960 W 725 S. Scott Overman, Applicant. Rebecca Musimbi, Agent.

9. PSP26-12: Discussion and consideration of a possible approval of a preliminary site plan for Cross Country Diner, a restaurant located at 1293 W 80 S. Sergio Arroyo, Applicant. Gerold Pratt, Agent.
10. FSP26-19: Discussion and consideration of a possible approval of a final site plan for Magnolia Court, a residential development consisting of six single family homes and 19 townhomes located at 150 N 735 W. Mike Stewart, Applicant. CivilScience, Agent.

Approval of Minutes:

1. March 26, 2026
2. April 23, 2026

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.