

**Hurricane Planning Commission
Meeting Minutes
September 11, 2025**

Minutes of the Hurricane City Planning Commission meeting held on September 11, 2025, 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, Kelby Iverson (joined late), Michelle Smith, and Amy Werrett.

Members Excused:

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 Councilman Kevin Thomas (online).

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation given by Mark Sampson

Brad Winder motioned to accept the agenda as presented. Paul Farthing seconded the motion. Unanimous.

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.

No comments

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.

Jeff Madsen shared that the Pizza Wagon is currently operating on State Street at a temporary location. They are now pursuing a brick-and-mortar location a few blocks away, near Taco Bell, and presented two layout options for review. Michelle Smith asked about the JUC comment regarding the left-turn concern. Gary Cupp first addressed parking, noting that a parking modification is being requested. Depending on which site plan is selected, the required parking differs. Option 1 requires 20 stalls and provides 18, while Option 2 requires 25 stalls and provides 22. A parking study and parking modification will be required at the final site plan stage. Both preliminary site plan options are acceptable for approval at this stage.

Paul Farthing asked about the fire department's comment favoring Option 2 and whether that was the only option that could be approved. Mr. Cupp explained that Option 2 is the preferred option but both can be accommodated. Mr. Farthing also asked about the potential for extending the medians on State Street to address left-hand turns. Jeremy Pickering shared that the current median ends near this site, but as traffic increases along SR-9, it is anticipated that the median will be extended, which would eventually eliminate the ability to make a left-hand turn into the property.

Amy Werrett asked whether there would be any indoor seating, noting the outdoor seasonal seating shown on the plan. Mr. Madsen stated that there will be some indoor seating, though the amount is still undetermined, as their primary focus is the kitchen space. The business will primarily operate as a grab-and-go establishment. Mrs. Werrett then asked whether staff had a preferred option and if there were any notable advantages or disadvantages between the two. Mr. Pickering stated that both options are viable. Option 2 provides more parking and building space, though the fire turnaround area may pose some challenges. With Option 1, he suggested that changing the on-site traffic flow from clockwise to counterclockwise could improve circulation.

Ralph Ballard asked if the additional kitchen space in both options was the reason for the reduced parking count. Mr. Madsen confirmed that they intend to maintain the same amount of dining space while expanding the kitchen area. He added that due to their grab-and-go model, they do not anticipate needing as much parking as typically required.

Brad Winder motioned to approve PSP25-20 subject to staff and JUC comments. Amy Werrett seconded the motion. Unanimous.

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.

Mark Sampson inquired why a new site plan approval is required, noting that this project is essentially a restart. Gary Cupp responded that the proposed building will be larger than previously planned, which qualifies as an expansion and therefore necessitates a new site plan approval. Ralph Ballard expressed concern that landscaping requirements can sometimes be overly burdensome, particularly in areas where space is already limited. He emphasized the importance of implementing landscaping that is practical and makes sense given the constraints of the site. Mr. Cupp stated that staff is in agreement with this perspective and believes the proposed minimal landscaping is appropriate for the site. Paul Farthing echoed Mr. Ballard's comments and supported a common-sense approach to the landscaping requirements.

Paul Farthing motioned to approve PSP25-17 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

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.

Joby Venuti shared that this project involves the property located behind Canyons RV up on the hill. While it is not part of the Canyons RV subdivision, it is included within the PDO masterplan. The preliminary site plan for the project was approved last year, and this application represents phase one of the subdivision. Mr. Venuti explained that they are ready to move forward with this phase, while phase two will take more time due to the need for water looping connections into the Canyons RV subdivision and sewer connections extending all the way to Walmart, which is expected to take at least another year. He noted that phase one includes an emergency easement that extends out by the two hotels and has been in place since the Sky Ridge development was constructed.

Shelley Goodfellow asked whether this subdivision would consist of manufactured homes. Mr. Venuti clarified that the homes will be stick-built, which is why the lots are larger. Although the zoning is MH/RV, the homes will range between 1,300 and 1,500 square feet. Mrs. Goodfellow also asked about the need for a second fire access and whether the existing easement could serve that purpose. Kelby Iverson questioned why the development is being referred to as a manufactured home subdivision. Fred Resch explained that the classification is based on the zoning designation of MH/RV. He further clarified that manufactured homes are allowed in all residential zones, provided they are placed on permanent foundations, so this subdivision could technically be built out with manufactured homes if desired.

Michelle Smith asked if all necessary easements had been secured. Mr. Venuti responded that the overhead Rocky Mountain Power easement will remain in place and that there is also an existing sewer line easement, though its exact location is unclear and will need to be identified and shown on the construction drawings and final plat. Both easements will ultimately be reflected in the plans. Mrs. Smith then asked why the item was recommended for tabling. Mr. Cupp explained that while the applicant has responded to the city's comments, staff has not yet had sufficient time to review the revisions and would like the opportunity to do so before granting final plat approval.

Paul Farthing motioned to continue PP25-09. Amy Werrett seconded the motion. Unanimous.

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.

Karl Rasmussen noted that the property in question is located kitty-corner from the fire station. He explained that the applicants wish to make changes to the existing development, and that any such changes trigger an application before the Planning Commission. Paul Farthing asked what the implications would be if the proposed units fail as vacation rentals, and whether they could then be used as long-term rentals. Gary Cupp responded that the property would have to be used for commercial purposes. Amy Werrett inquired about the occupancy of each unit and whether any amenities are planned. Mr. Rasmussen stated that each unit would accommodate approximately four people, and that they hope to eventually construct a pool between the buildings. Ralph Ballard brought up concerns about landscaping requirements given the curve of the property and emphasized the need for careful consideration of its layout. Referring back to the area near Ernie's, he expressed safety concerns due to the number of young drivers, particularly high school students, passing through the area and stressed the importance of addressing this in the planning process.

Amy Werrett motioned to approve PSP-15 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

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.

Kyson Spendlove distributed a copy of the comments that have been addressed to date. He explained that one of the primary items discussed with engineering involved access from 90 North. The applicant has secured a cross-access agreement that allows them to utilize the existing access at that location. Additional comments were received from the water department, which initially questioned whether a water line was available in the area. Mr. Spendlove clarified that they have confirmed the presence of an existing line, and a water loop will not be necessary since the line can simply be extended. Roadway and access easements were also reviewed and discussed as part of the updated plans.

Mark Sampson asked whether the road in front of Walmart would be able to accommodate the additional traffic generated by this development. Fred Resch responded that a traffic study will be required to determine what roadway improvements may be necessary. Michelle Smith inquired about the possibility of installing a turn lane at 90 North. Jeremy Pickering noted that 90 North is not currently classified as a master-planned roadway but explained that the proposed internal road network would function similarly to the road running between Walmart and Home Depot in Washington City, providing interconnectivity between the commercial properties.

Paul Farthing motioned to approve PSP25-18 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

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.

This will be two stories. Main floor will be a family friendly restaurant and the upstairs will be 21+ bar. A parking modification will be needed. They are currently under discussion with the other businesses and will have more than enough spots once that agreement has been signed. Paul Farthing asked about the bar being located too close to the high school. The agent shared that they meet all the distance requirements by the state.

Amy Werrett motioned to approve PSP25-19 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

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.

Ryan Scholes shared that they are amending a larger lot within a subdivision to have smaller lots. This is the first phase to the amendment. The zone will remain industrial. Ralph Ballard shared that there is a need for more introduction to light industrial and this is a good fit.

Amy Werrett motioned to approve AFP25-10 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

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.

Gary Cupp shared that this will allow for accessory buildings in the front buildable area on all properties that are half an acre or larger and accessory dwelling units in the front buildable area on smaller lots with a conditional use. Kevin Thomas asked how this would affect building on a flag lot? Gary Cupp shared that there is still a buildable area on a flag lot, if she meets these requirements, it would be allowed but the setbacks still apply. This code change wasn't intended to address flag lots. The commissioners directed staff to look at the flag lots and how we define setbacks on them and would like to have it come back. Ralph Ballard shared that there was a lot of issues that came with two stories on adu's. Neighbors do care when windows are looking into properties and we need to be aware of that.

Kelby Iverson motioned a recommendation of approval of LUCA25-06 to the City Council. Paul Farthing seconded the motion. Roll call, unanimous.

Approval of Minutes:

1. February 27, 2025

Shelley Goodfellow motioned to approve the minutes from February 27, 2025. Brad Winder seconded the motion. Unanimous.

Brad Winder motioned to adjourn. Paul Farthing seconded the motion. Unanimous.

Adjournment