



# 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

February 26, 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.

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### 5:00 p.m. - Joint Work Meeting with the City Council

1. Presentation and discussion on the 100 S project--Hurricane City Public Works and Engineering.

### 6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

### NEW 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.

2. FSP26-05: Discussion and consideration of a possible approval of a final site plan for Desert Fields Commercial, a commercial building located at 40 N 2480 W. James Cheney, Applicant. Gerold Pratt, Agent.

**Planning Commission Business:**

1. Discussion on the sign ordinance

**Approval of Minutes:**

1. November 13, 2025
2. January 22, 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.



**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>02/26/2026 - Planning Commission</b>
<b>Application Number:</b>	PP26-02
<b>Type of Application:</b>	Preliminary Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	317 Sycamore LLC
<b>Agent:</b>	Brixton Call
<b>Request:</b>	Approval of a Preliminary Plat.
<b>Location:</b>	2230-2254 W 600 N
<b>Zoning:</b>	R1-8(PDO)/PC
<b>General Plan Map:</b>	Planned Community
<b>Recommendation:</b>	Pending
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant has filed a preliminary plat for Desert’s Edge at Sky Mountain, a mixed use development consisting of 63 townhome units and three commercial lots. This project’s zoning was approved in 2025 as “Back Nine at Sky Mountain” and is combined with another previously approved project to the west, called 600 N Planned Commercial, encompassing a total of 11.97 acres. This property is located along 600 N adjacent to the Sky Mountain Golf Course.



it does not. The proposed sewer layout is unrealistic without a sewer pump and pressure sewer. Gravity systems are much more reliable. An acceptable gravity connection appears to be northeast of the proposed subdivision (see HCS 2.1(bullets 1 & 3)). The road on the subdivision's east boundary (2200 W) must be dedicated to the public and road improvements must be constructed with the proposed subdivision (HCC 10-39-11(A)(3)). What is the proposed cross section for 2200 West (HCC 10-39-7(C)(5))? This plat fails to provide one. It appears combining the internal road and 2200 West into a single public street would be the best use of property. However, the fencing plan must be considered with said proposal (HCC 10-23-9(C)). 600 N is an existing 80' public right of way. It appears additional dedication isn't proposed. Applicant must specify the cross section that's to be built (see document #20090021039 for alignment data). doc#20260003563? existing easements must be shown and labeled (HCC 10-39-7(B)(4)). It seems document #20260003563 will allow the applicant to construct public infrastructure but it's unclear if the property for the public infrastructure can be conveyed to the public by the applicant. Engineering would appreciate some additional clarification (HCC 10-39-7(C)(10)). A category I traffic impact study must inform the final layout for the streets connecting to 600 North (HCS 3.9.2). The proposed spacing is substandard (HCS 3.2.4.3), the neighboring property has substantial development potential, and proposed/existing 2200 W is offset from both 2170 W & 2260 W. "Water mains must be in public rights-of-way ... pipelines will not be installed on back lot or side lot lines" - HCS 3.6.8.1; however, water mains with a single source can be up to 600 feet long and serve up to thirty (30) water services and two (2) fire hydrants (HCS 3.6.8.2). Proposed 600 N sidewalk should connect to the existing at 2460 W and 600 N (HCS 2.1(bullet 1)) staff should determine if its impact fee reimbursable (HCC 9-2).

7. **Fire:** construction drawings must be submitted and approved prior to installation
8. **Cable:** Approved.
9. **Gas:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

#### **Staff Comments: Preliminary Plat**

1. **Land Use:** The proposed development shown on the preliminary plat meets the standards and conditions of the preliminary site plan approved for this development.
2. **Parking:** The plan shows two car garages for the townhomes as well as ten additional guest parking spaces. Another site plan detailing how the parking requirements will be met will be needed prior to development of "Commercial Lot 3."
3. **Amenities:** Sufficient open space and amenities as required by HCC 10-33-5 are depicted, but additional detail should be provided on the final site plan.
4. Easements through the property to the west for water looping have been provided to the City. Additional review from staff and clarification by the applicant is needed to determine if these easements are adequate to meet the standards of the adequate public facilities ordinance (HCC 10-37-4)
5. All park strips will need to be landscaped and have the proper improvements.

6. A will serve letter from the water and sewer departments has been provided.
7. **Water use:** To assist the Washington County Water Conservancy District (WCWCD) as the city's wholesale water provider under the 2006 Regional Water Supply Agreement, Hurricane City and other cities report monthly the number of final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. This development and its 63 lots have not been previously reported and will be added to Hurricane City's totals.

**Recommendation:** The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends tabling the item if staff and JUC comments are not addressed.

## Preliminary Plat Application Narrative

**Project Name:** Desert's Edge at Sky Mountain

**Applicant:** 317 Sycamore LLC

**Property Address:** Approximately 2230–2254 W 600 N, Hurricane, Washington County

**Date:** 11/24/25

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### Introduction

317 Sycamore LLC, the applicant, is submitting this preliminary plat application for the development of Desert's Edge at Sky Mountain subdivision. The proposed plat establishes the lot layout, street network, utility plans, and overall subdivision design for a new single-family residential neighborhood on approximately 7.83 acres located at 2230–2254 W 600 N in Hurricane, Utah.

The plat is consistent with the existing R1-8 zoning and is designed to create a high-quality residential community that complements surrounding land uses, improves connectivity, and supports the City's long-term development goals.

### Property Description

The subject property comprises approximately 7.83 acres and is situated in a prime location for development. To the east, the property is bordered by undeveloped land, offering potential for future growth and expansion. To the west, the property borders Sky Mountain golf course, providing scenic views and recreational opportunities for residents. Additionally, to the west, there is a recently approved development featuring a similar mixed-use of commercial and residential, which complements the proposed Desert's Edge project and promotes a cohesive community environment.

### Subdivision Overview

The Preliminary Plat establishes:

- Residential townhome and commercial lots in accordance with the approved preliminary site plan.
- A logical internal street network that connects to 600 N and provides circulation within the development.
- A roadway extension designed to support future development to the east by providing required secondary fire access and utility connectivity.
- Adequate space for public utilities, drainage, and required public improvements.

Lot sizes, setbacks, and design standards will comply with all applicable sections of the Hurricane City Code.

### Planning & Design Considerations

## **1. Compatibility With Surrounding Land Uses**

The plat design reflects and enhances the surrounding context:

- The residential layout is consistent with neighboring subdivisions.
- The golf course frontage provides natural buffering and enhances property desirability.
- The design aligns with the city's preferred land-use patterns along 600 N, supporting an attractive gateway corridor.

## **2. Transportation & Access**

The preliminary plat includes:

- A safe and efficient primary access point from 600 N.
- An internal local street system designed to City standards.
- A road layout that continues eastward, enabling necessary secondary emergency access for future adjacent development.
- Sidewalks and pedestrian connections throughout the community.

Traffic impacts are expected to be manageable, with the subdivision generating typical trip volumes for single-family neighborhoods.

## **3. Infrastructure & Utilities**

All required utilities will be extended to serve the subdivision, including:

- Water
- Sewer
- Storm drainage
- Power
- Communications

Stormwater will be managed through a compliant system of on-site retention, conveyance, and drainage improvements. All utilities will be designed per City engineering standards.

## **4. Conformance With the General Plan**

The subdivision supports Hurricane City's long-term objectives by:

- Providing needed residential housing.
- Preserving commercial lots along 600 Nn
- Creating efficient connectivity for future growth areas.
- Ensuring development occurs in a structured, infrastructure-supported manner.

## **Conclusion**

The Desert's Edge at Sky Mountain Preliminary Plat represents a well-planned neighborhood that aligns with the City's zoning, subdivision standards, and long-range planning goals. It

supports orderly growth, enhances connectivity, and provides high-quality housing opportunities within Hurricane.



August 4, 2025

Hurricane City  
Gary Cupp  
127 N. 870 W.  
Hurricane, UT 84737

**Subject: Back Nine at Sky Mountain**

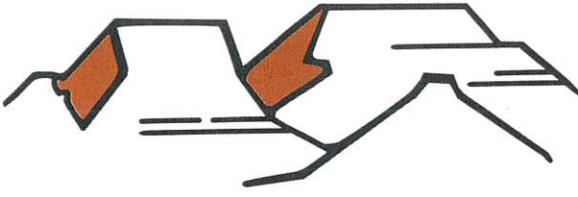
Gary,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.  
Engineer  
Ash Creek Special Service District



WATER  
**HURRICANE CITY**  
UTAH

Ken Richins, Superintendent

August 14, 2025

To Whom It May Concern:

317 Sycamore, LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as The Back Nine at Sky Mountain, located at approximately 2256 W 600 N in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general vicinity of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. A looped water system will be required. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the water system will deliver required fire flows and provide adequate storage.

Water Supply

As of the date of this letter, the City has adequate water to supply water to 66 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement. The Water Department will withhold any approval of the proposed Project until all the requirements and conditions of this letter are met as determined by the Water Department.

Sincerely,

Ken Richins  
Water Department Superintendent

# HURRICANE, UT

# SKY MOUNTAIN SUBD

## CIVIL CONSTRUCTION SET

### SHEET INDEX

C0.00	COVER SHEET
C0.10	GENERAL NOTES, LEGEND & ABBREV.
C1.00	PROPOSED SITE PLAN
C1.01	LOT LAYOUT

### DEVELOPMENT SUMMARY

LOCATION:	HURRICANE, WASHINGTON COUNTY
ZONING:	R1-8 PDO
INTENDED USE:	COMMERCIAL/RESIDENTIAL
PROPERTY SIZE:	521,397 SF / 11.97 ACRES
TOWNHOMES:	36 UNITS
RESIDENTIAL LOTS:	27 LOTS

### SITE DATA

**AFFECTED PARCEL NO.:**  
H-3-1-29-2212-RD2, H-3-1-29-2213-RD2, H-3-1-29-2214-RD2, H-3-1-29-2211-RD2

**FLOOD INFORMATION:**  
FLOOD ZONE DESIGN ZONE "X", AREA OF WHICH FLOOD HAZARDS ARE LESS THAN 0.2% ANNUAL CHANCE. REFERENCE F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 49053C0840G, DATED 4/2/2009.

**BENCHMARK INFORMATION:**  
FOUND NAIL IN BOULDER, ELEV = 3223.83'  
HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

**AS-SURVEYED DESCRIPTION:**  
BEGINNING AT A POINT SOUTH 89°40'47"EAST, 2501.87 FEET AND NORTH 0°00'00" EAST, 40.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 600 NORTH STREET, A PUBLIC 80.00 FOOT WIDE ROADWAY; THENCE NORTH 00°19'13" EAST, 186.64 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHEASTERLY TO THE RIGHT, ALONG THE ARC OF SAID CURVE 38.92 FEET THROUGH A CENTRAL ANGLE OF 22°17'51"; THENCE NORTH 22°37'04" EAST, 80.02 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY, TO THE LEFT, ALONG THE ARC OF SAID CURVE 39.48 FEET, THROUGH A CENTRAL ANGLE OF 22°37'04"; THENCE NORTH 00°00'00" EAST, 78.00 FEET; THENCE NORTH 90°00'00" WEST, 96.45 FEET TO A POINT ON THE SKY MOUNTAIN GOLF COURSE, THE FOLLOWING TWENTY (20) COURSES FOLLOW THE SKY MOUNTAIN GOLF COURSE BOUNDARY: THENCE NORTH 17°32'08"EAST, 24.59 FEET; THENCE NORTH 07°49'17" WEST, 82.25 FEET; THENCE NORTH 33°05'41" WEST, 153.61 FEET; THENCE NORTH 43°06'09" WEST, 83.39 FEET; THENCE NORTH 38°59'36" WEST, 67.43 FEET; THENCE NORTH 35°04'15" WEST, 120.51 FEET; THENCE NORTH 45°30'57" WEST, 56.85 FEET; THENCE NORTH 48°33'31" WEST, 71.87 FEET; THENCE NORTH 16°20'04" WEST, 94.31 FEET; THENCE NORTH 36°16'05" EAST, 36.84 FEET; THENCE NORTH 87°59'45" EAST, 257.61 FEET; THENCE NORTH 53°35'22" EAST, 51.17 FEET; THENCE NORTH 38°32'44" EAST, 44.52 FEET; THENCE NORTH 54°14'37" EAST, 37.22 FEET; THENCE SOUTH 46°05'18" EAST, 31.52 FEET; THENCE SOUTH 12°40'51"EAST, 63.84 FEET; THENCE SOUTH 24°26'02" EAST, 65.29 FEET; THENCE SOUTH 46°07'24" EAST, 92.95 FEET; THENCE NORTH 57°37'95" EAST, 50.19 FEET; THENCE SOUTH 89°56'21" EAST, 11.36 FEET; THENCE SOUTH 00°03'21" WEST, 983.70 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 600 NORTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°40'47" WEST, 135.20 FEET TO THE POINT OF BEGINNING.

### PROJECT TEAM

**DEVELOPER:**  
THREE SEVENTEEN CAPITAL GROUP  
ATTN: K. BEAU OGZEWALLA  
1148 W LEGACY CROSSING BLVD, SUITE 317  
CENTERVILLE, UT 84014  
PH: (801) 540-4275

**SURVEYOR:**  
LAYTON SURVEYS  
ATTN: WILLIS D. LONG  
1857 N 1000 W STE. 1  
CLEARFIELD, UT 84015  
PH: (801) 663-1641

**CIVIL ENGINEER (PROJECT CONTACT):**  
HUNT DAY  
ATTN: THOMAS HUNT, PE  
3445 ANTELOPE DRIVE  
SYRACUSE, UT 84075  
PH: (801) 664-4724

### AGENCY / UTILITY CONTACTS

**CITY ENGINEER:**  
147 N 870 W  
HURRICANE, UT 84737  
PHONE: (435) 635-2811

**PUBLIC WORKS:**  
147 N 870 W  
HURRICANE, UT 84737  
PHONE: (435) 635-2811

**STREETS & DRAINAGE:**  
600 N 654 W  
HURRICANE, UT 84737  
PHONE: (435) 216-7314

**WATER & IRRIGATION:**  
600 N 646 W  
HURRICANE, UT 84737  
PHONE: (435) 635-9442

**FIRE DEPARTMENT:**  
HURRICANE VALLEY FIRE DISTRICT  
202 E STATE ST  
HURRICANE, UT 84737  
PHONE: (435) 635-9562

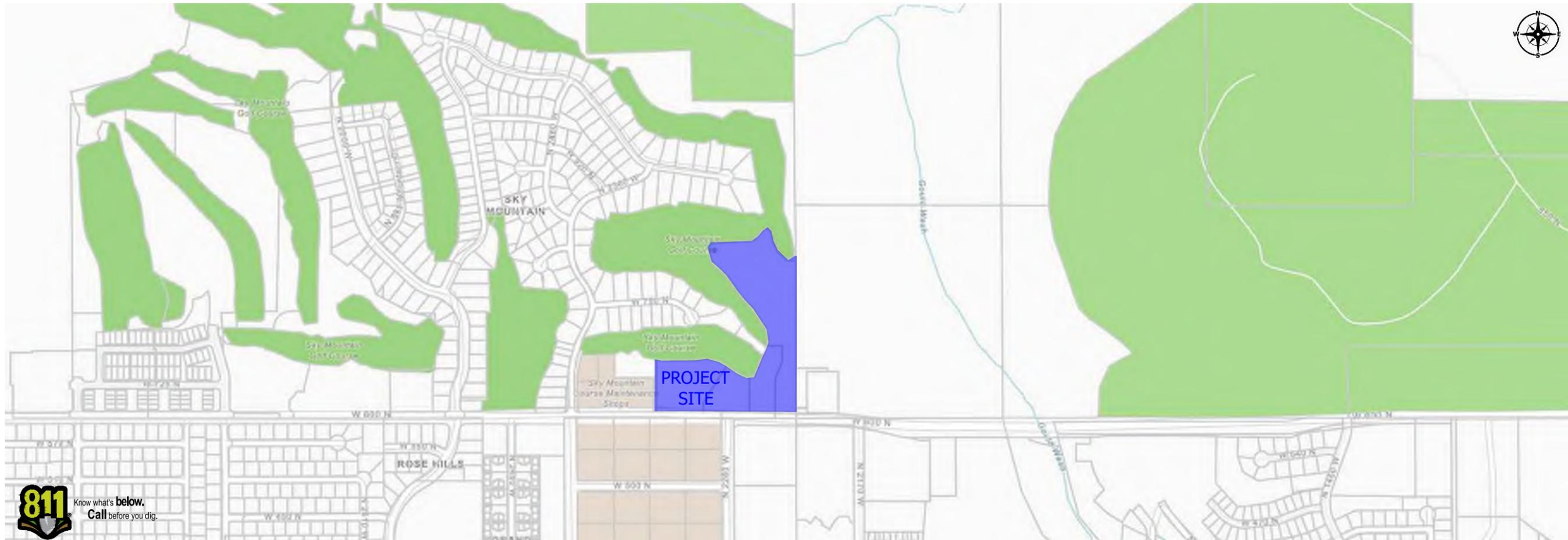
**GAS COMPANY:**  
DOMINION ENERGY  
PHONE: (800) 323-5517

**POWER DEPARTMENT:**  
526 W 600 N  
HURRICANE, UT 84737  
PHONE: (435) 635-5536

### NOTICE TO CONTRACTORS

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

### VICINITY MAP



**HUNT · DAY**  
3445 Antelope Drive, St 200  
Syracuse, UT 84075  
PH: 801.664.4724  
EM: Thomas@HuntDay.co

PROJECT TITLE  
**SKY MOUNTAIN**  
**2256 W 600 N**  
**HURRICANE, UT**  
LOCATED IN THE SE QUARTER OF SECTION 29,  
TOWNSHIP 41 SOUTH, RANGE 13 WEST, 51 BASE AND MERIDIAN

REVISIONS	DESCRIPTION	REV.	DATE	BY



**VERIFY SCALES**  
BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1"   
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**PROJECT INFO.**  
Engineer: T. Hunt  
Drawn: R. Hatfield  
Date: 09 / 16 / 2025  
Proj. No. 101 - 05

### COVER SHEET

SHEET NO.  
**C0.00**

RYAN H C:\Users\Ryan.Hunt\OneDrive\Projects\101-05 The Back 9100 CAD\101-05\_Sky Mountain\_2025.09.16 9/16/2025 10:36 AM

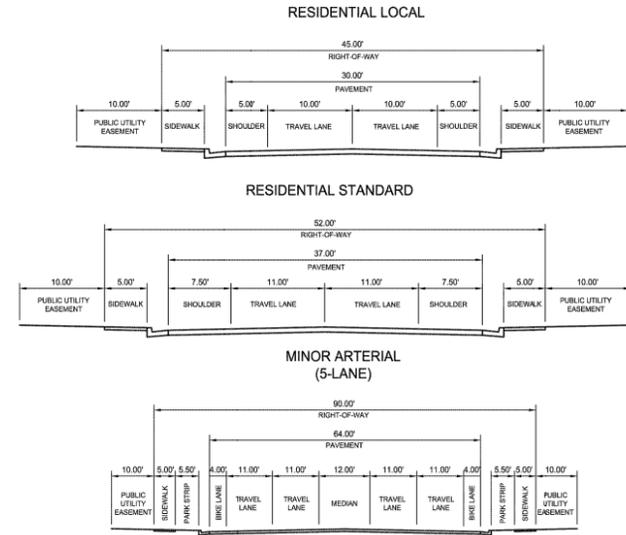
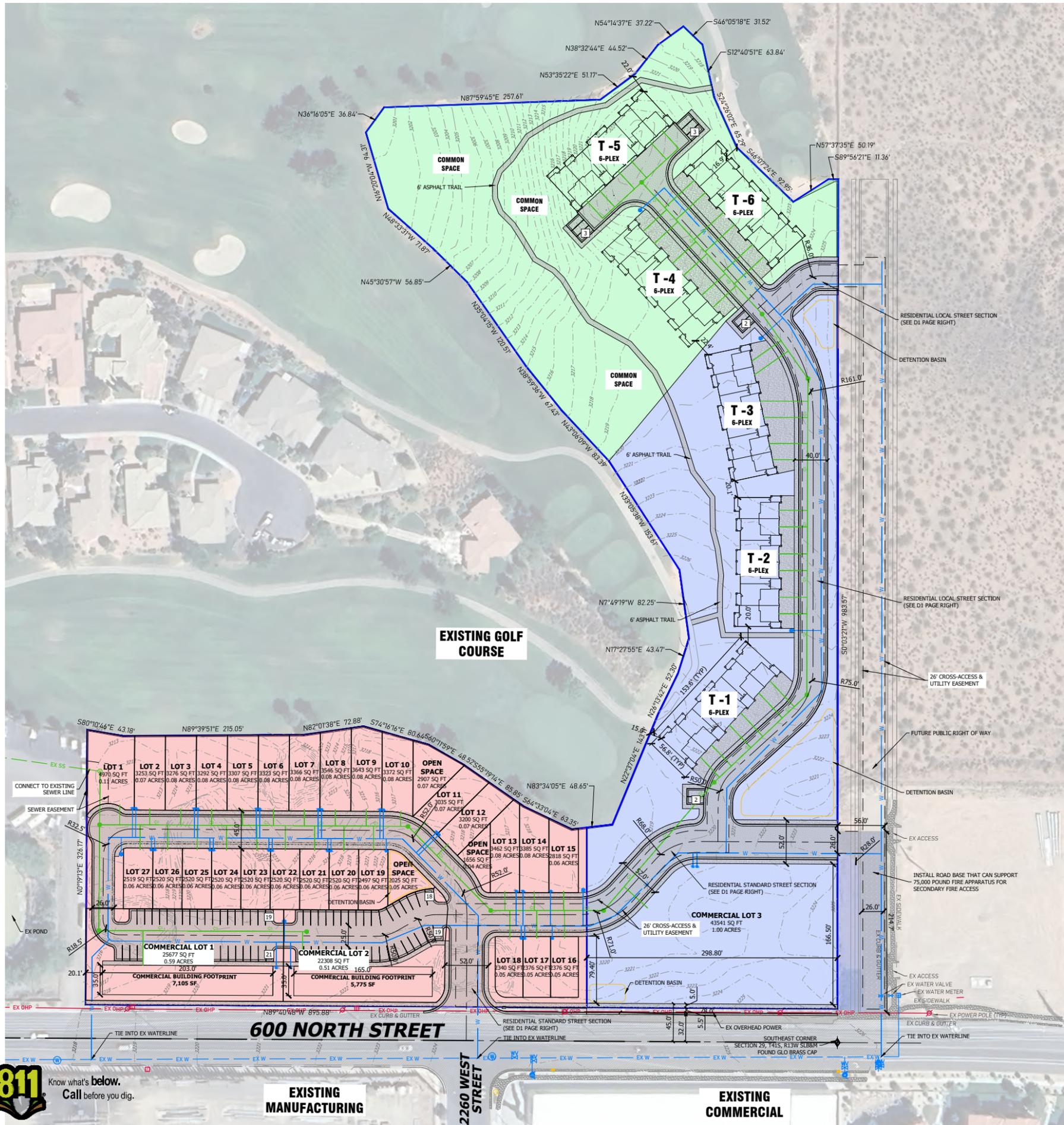




**HUNT · DAY**  
 3445 Antelope Drive, St 200  
 Syracuse, UT 84075  
 PH: 801.664.4724  
 EM: Thomas@HuntDay.co

**SKY MOUNTAIN**  
**2256 W 600 N**  
**HURRICANE, UT**

LOCATED IN THE SE QUARTER OF SECTION 29,  
 TOWNSHIP 41 SOUTH, RANGE 13 WEST, 51 BASE AND MERIDIAN



**D1 Road Sections**  
 Scale: NTS

REVISIONS	DESCRIPTION	REV.	DATE	BY



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**PROJECT INFO.**  
 Engineer: T. Hunt  
 Drawn: R. Hatfield  
 Date: 09 / 16 / 2025  
 Proj. No. 101 - 05  
 SHEET TITLE



**General Notes**  
 1. TOWNHOMES TO BE PLATTED INDIVIDUALLY, THE REMAINDER OF THE PARCEL WILL BE PLATTED AS COMMON SPACE.

**Site Data**  
 LOCATION: HURRICANE, WASHINGTON COUNTY, UTAH  
 CURRENT ZONING: R1-8 PDO  
 PROPOSED ZONING: R1-8 PDO  
 PROPERTY SIZE: 521,397 SF / 11.97 AC  
 TOWNHOMES: 36 UNITS  
 RESIDENTIAL LOTS: 27 LOTS

**PROPOSED SITE PLAN**

SHEET NO.  
**C1.00**

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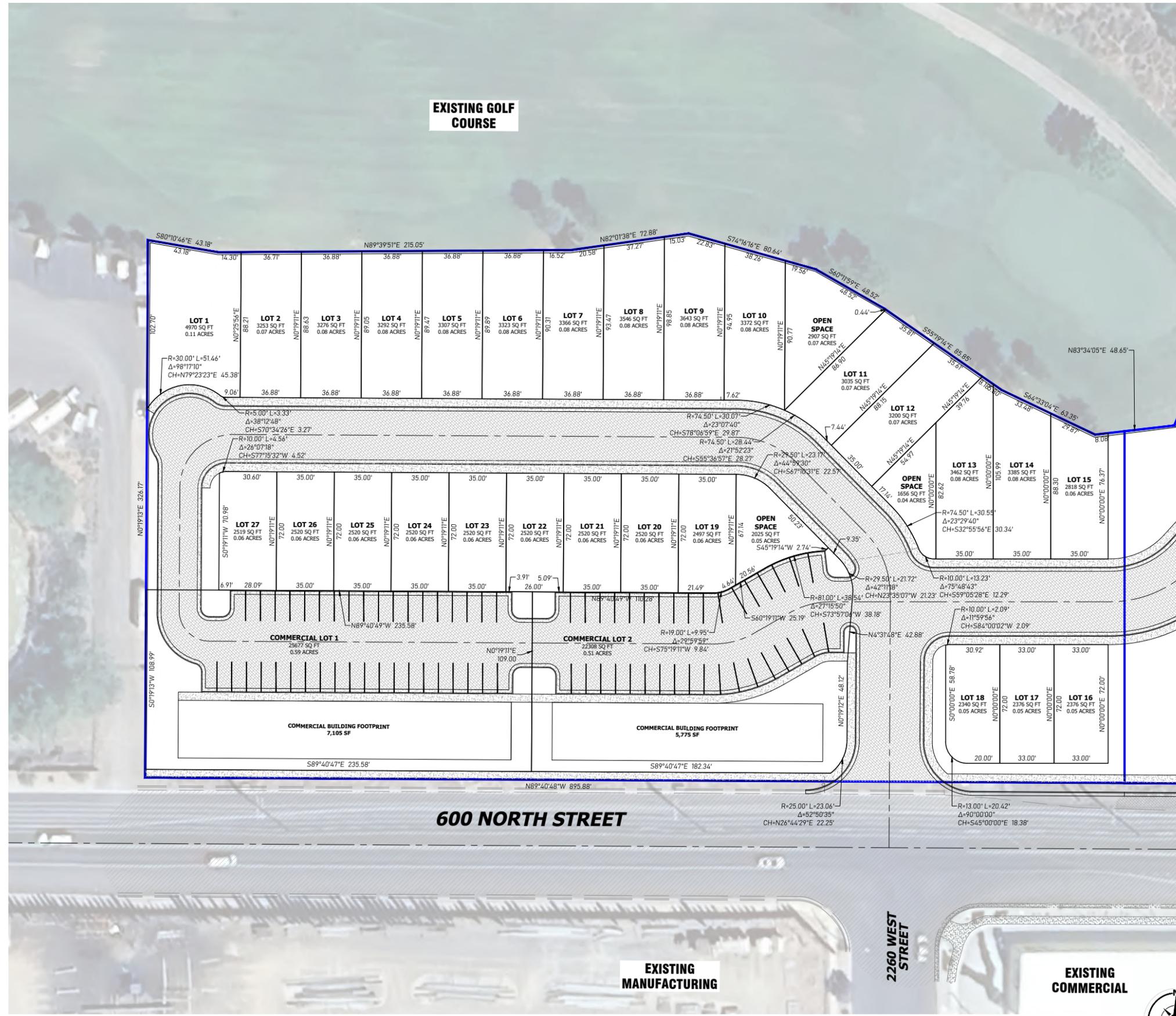




**HUNT · DAY**  
 3445 Antelope Drive, St 200  
 Syracuse, UT 84075  
 PH: 801.664.4724  
 EM: Thomas@HuntDay.co

**SKY MOUNTAIN**  
**2256 W 600 N**  
**HURRICANE, UT**

LOCATED IN THE SE QUARTER OF SECTION 29,  
 TOWNSHIP 41 SOUTH, RANGE 13 WEST, 51 BASE AND MERIDIAN



PROJECT TITLE

REVISIONS

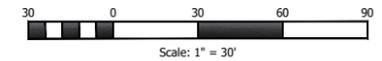
SEAL

VERIFY SCALES  
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 IF NOT ONE INCH ON THIS SHEET, ADJUST  
 SCALES ACCORDINGLY

PROJECT INFO.  
 Engineer: T. Hunt  
 Drawn: R. Hatfield  
 Date: 09 / 16 / 2025  
 Proj. No. 101 - 05  
 SHEET TITLE

LOT LAYOUT

SHEET NO.  
**C1.01**



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**STAFF COMMENTS**

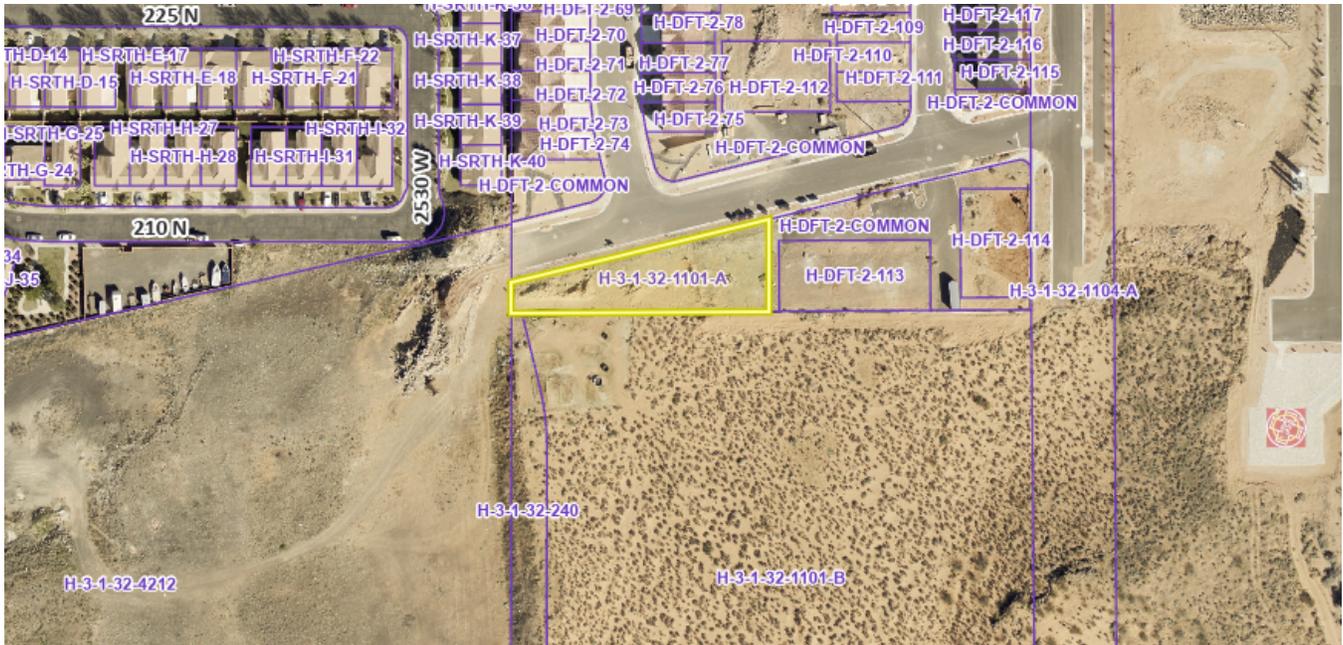
<b>Agenda Date:</b>	<b>02/26/2026 - Planning Commission</b>
<b>Application Number:</b>	FSP26-05
<b>Type of Application:</b>	Final Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	James Cheney
<b>Agent:</b>	Gerold Pratt
<b>Request:</b>	Approval of a Final Site Plan
<b>Location:</b>	40 N 2480 W
<b>Zoning:</b>	Highway Commercial HC
<b>General Plan Map:</b>	Multifamily
<b>Recommendation:</b>	Approve subject to staff and JUC comments.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant has filed a final site plan for an office building located south of the Desert Fields Townhomes development. This is a 0.37-acre property that was a remainder piece from the Desert Fields Townhomes development. This property was rezoned to Highway Commercial in June and received preliminary site plan approval in August of 2025.

**JUC Comments**

The construction drawings were signed in February 2026.



Vicinity Map

**Staff Comments: Final Site Plan**

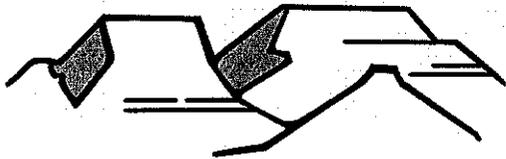
1. The proposed use of a general/medical office is permitted in the Highway Commercial zone.
2. Parking Requirement: Per HCC 10-34-10,

Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
-----------------	-------------------------------------------------	------------------

The plan proposes a 5,024 sq. ft. building; 21 parking stalls are required. 21 parking stalls are shown, which satisfies the requirement.

3. Landscape: The applicant has submitted a landscaping plan that meets Hurricane City Code.
4. Outdoor lighting: The applicant has submitted a lighting plan. Per code, the floodlights in the parking lot cannot be taller than 18 feet, so that will need to be amended but the rest of it is acceptable.
5. A separate sign permit will need to be applied for by the applicant.
6. Building renderings have been submitted, and staff has no concerns with the renderings presented since the building will be under 35 feet tall.

**Recommendation:** The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the final site plan subject to staff and JUC comments.



PLANNING & ZONING  
**HURRICANE CITY**  
UTAH

147 N 870 W Hurricane UT  
PHONE: 435.635.2811 FAX: 435.635.2184

## FINAL SITE PLAN APPLICATION

*For office use only. \$250.00 Fee*

**Submittal Requirements:** This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" =100'
- Except for the landscaping plan, the other plans shall be prepared, stamped, and signed by a professional engineer licensed by the State of Utah.
- Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- Signed and notarized Acknowledgement of Water Supply

The following shall be shown on separate sheets:

1) Site plan including:

- a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
- b) Layout, dimensions, and names of existing and future road rights-of-way.
- c) Project name, North arrow, and tie to a section monument.
- d) The boundary lines of the project site with bearings and distances.
- e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.
- f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.
- g) Location of man-made features including irrigation facilities, bridges, and buildings.
- h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density.
- i) Identification of property, if any, not proposed for development, and.
- j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

2) Grading and drainage plan showing the following:

- a) North arrow, scale, and site plan underlay.
- b) Topography contours at two (2) foot intervals.
- c) Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four [4] feet) with an erosion control plan.
- d) Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater.

X e) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on City requirements.

3) Utility plan showing the following:

X a) North arrow, scale, and site plan underlay

X b) All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights;

PENDING c) Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations.

X d) Location and dimensions of all utility easements; and

PENDING e) A letter from sewer providers, addressing the feasibility and requirements to serve the project.

4) Landscaping plan, consistent with the requirements of Chapter 10-32 of the Land Use Ordinance.

5) Building elevations for all buildings showing the following:

X a) Accurate front, rear, and side elevations drawn to scale.

X b) Exterior surfacing materials and colors, including roofing material and color.

X c) Outdoor lighting, furnishings, and architectural accents; and

X d) Location and dimension of signs proposed to be attached to the building or structure.

Other items that may be requested by the Zoning Administration include but are not limited to:

X 1) Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters.

N/A 2) A traffic impact analysis.

X 3) Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property (see attached affidavit); and

X 4) Evidence of compliance with all applicable federal, state, and local laws and regulations.

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second and fourth Thursday of each month at 6:00 p.m. The submission deadline is 10 calendar days prior to the desired meeting. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

*I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.*

Applicant Name: GEROLD PRATT, PROJECT ENGINEER Date: 2-11-26

Signature: 

# ***RATT ENGINEERING, P.C.***

***CIVIL ENGINEERING AND LAND SURVEYING***

51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737  
FAX: (435) 635-5765 OFFICE: (435) 635-2329

February 11, 2026

Planning Dept

Hurricane City

**RE: NARRATIVE FOR DESERT FIELDS COMMERCIAL BUILDING**

Ladies/Gentlemen:

Desert Fields Commercial Building is a 5000 s.f. commercial building located near the Desert Fields Townhomes. We expect it to include professional offices or other uses that will benefit the nearby medical facility. We feel it will be an asset to the community and especially in its planned location.

It was granted Preliminary Site Plan approval last year. Construction drawings have also been approved by the Public Works Department.

A Final Site Plan approval before the City will allow work on the site.

If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

Gerold Pratt, P.E, P.L.S.  
Principal

**PARKING REQUIREMENTS**

DESCRIPTION	AREA SQ.FT.	SUBTOTAL	TOTAL REQUIRED	TOTAL PROVIDED
OFFICE @ 1 SPACE/250 SQFT	5024	21	21	21*

\* INCLUDING 1 VAN ACCESSIBLE SPACE

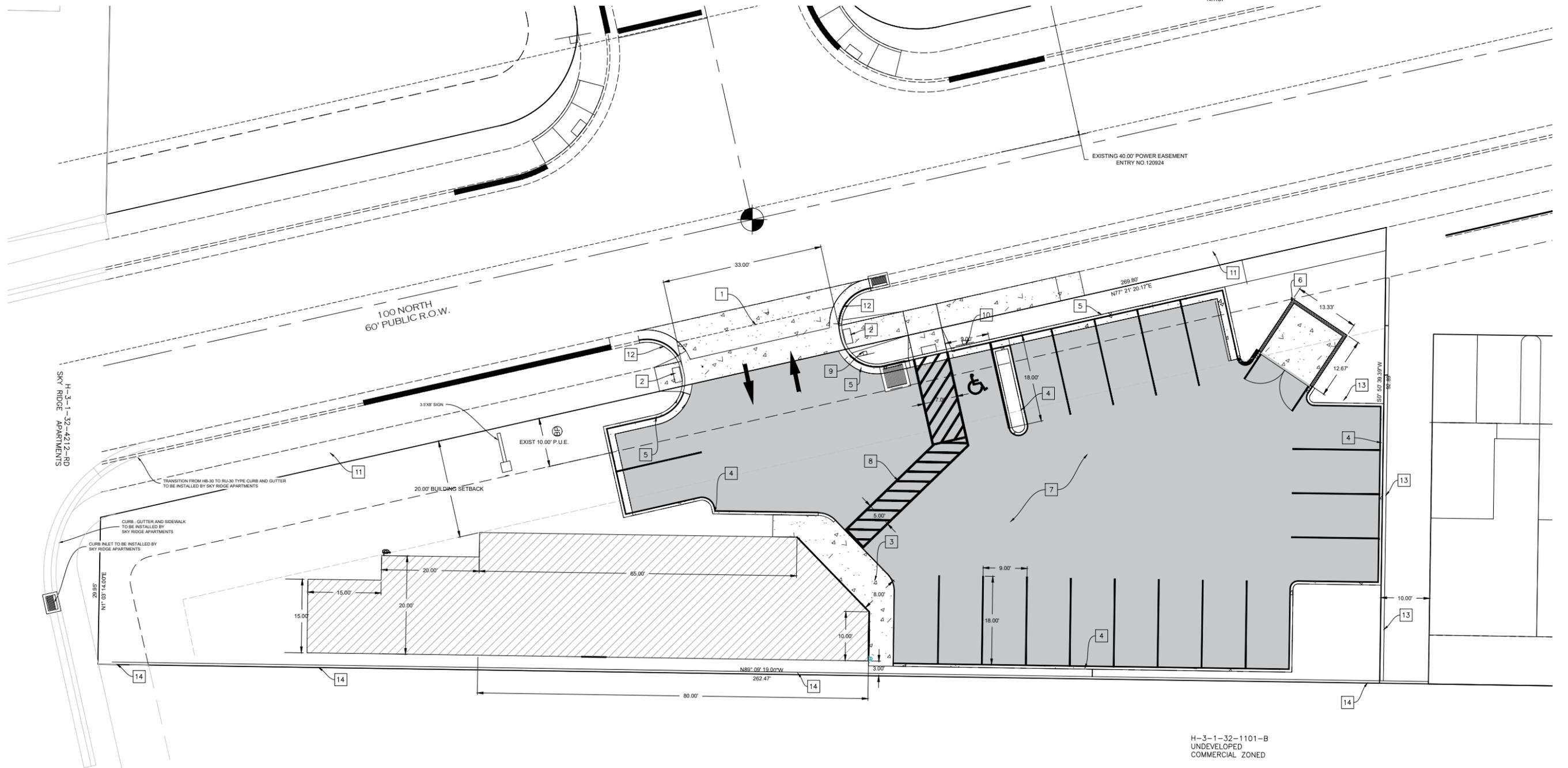
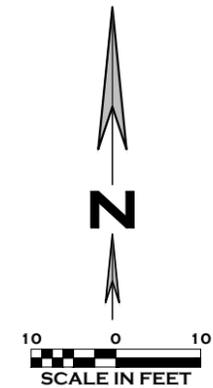
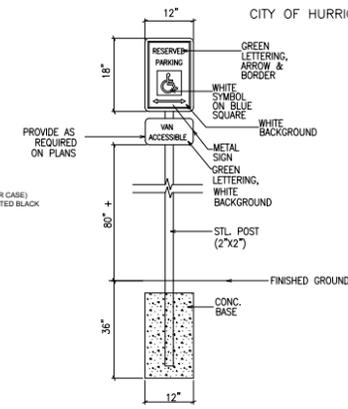
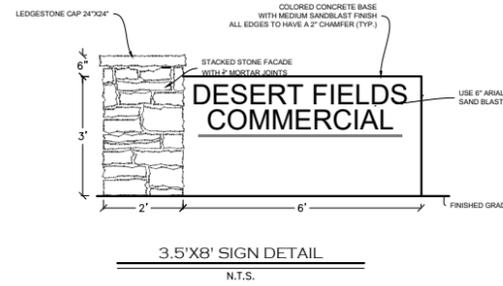
BUILDING USE:	OFFICE SPACE
TOTAL SITE AREA:	.37(ACRES)
TOTAL BLDG. AREA (FOOTPRINT):	16116 SQ. FT.
PARKING/IMPERVIOUS AREA:	2912 SQ. FT. 15.56% OF SITE
LANDSCAPE AREA:	8582 SQ. FT. 53.22% OF SITE
	5022 SQ. FT. 31.17% OF SITE

**CONSTRUCTION NOTES**

- 1 INSTALL 8" WATERWAY, STD DWG CG100, SHEET 5
- 2 INSTALL ADA RAMP, STD DWG PED104, SHEET 5
- 3 INSTALL SIDEWALK
- 4 INSTALL 6" STAND-UP CURB, DETAIL SHEET 6
- 5 INSTALL 24" HIGH BACK CURB, DETAIL SHEET 6
- 6 DUMPSTER ENCLOSURE, DETAIL SHEET 6
- 7 ASPHALT 2 1/2" OVER 6" ROADBASE
- 8 ADA ROUTE
- 9 INSTALL STOP SIGN
- 10 INSTALL VAN ACCESSIBLE SIGN, DETAIL THIS PAGE
- 11 EXISTING 5' SIDEWALK
- 12 INSTALL HIGH BACK CURB, STD DWG CC101, SHEET 6
- 13 INSTALL CMU RETAINING WALL 4' MAX HEIGHT, DETAIL SHEET 3
- 14 EXISTING CMU RETAINING WALL WITH 6' CMU FENCE ON TOP

**DESERT FIELDS COMMERCIAL**

CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

**PRATT ENGINEERING P.C.**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737  
 FAX: (435) 635-5765 TEL: (435) 635-2329

**SITE & DIMENSION PLAN**  
 DESERT FIELDS COMMERCIAL  
 FOR  
 JAMES CHENEY  
 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH  
 LOCATED IN SECTION 32, T41S, R13W, S11E8M

FILE NAME: \_\_\_\_\_  
 DATE: 2/10/2026  
 CHECKED: \_\_\_\_\_  
 SCALE: 1"=10'  
 SHEET 2 OF 8

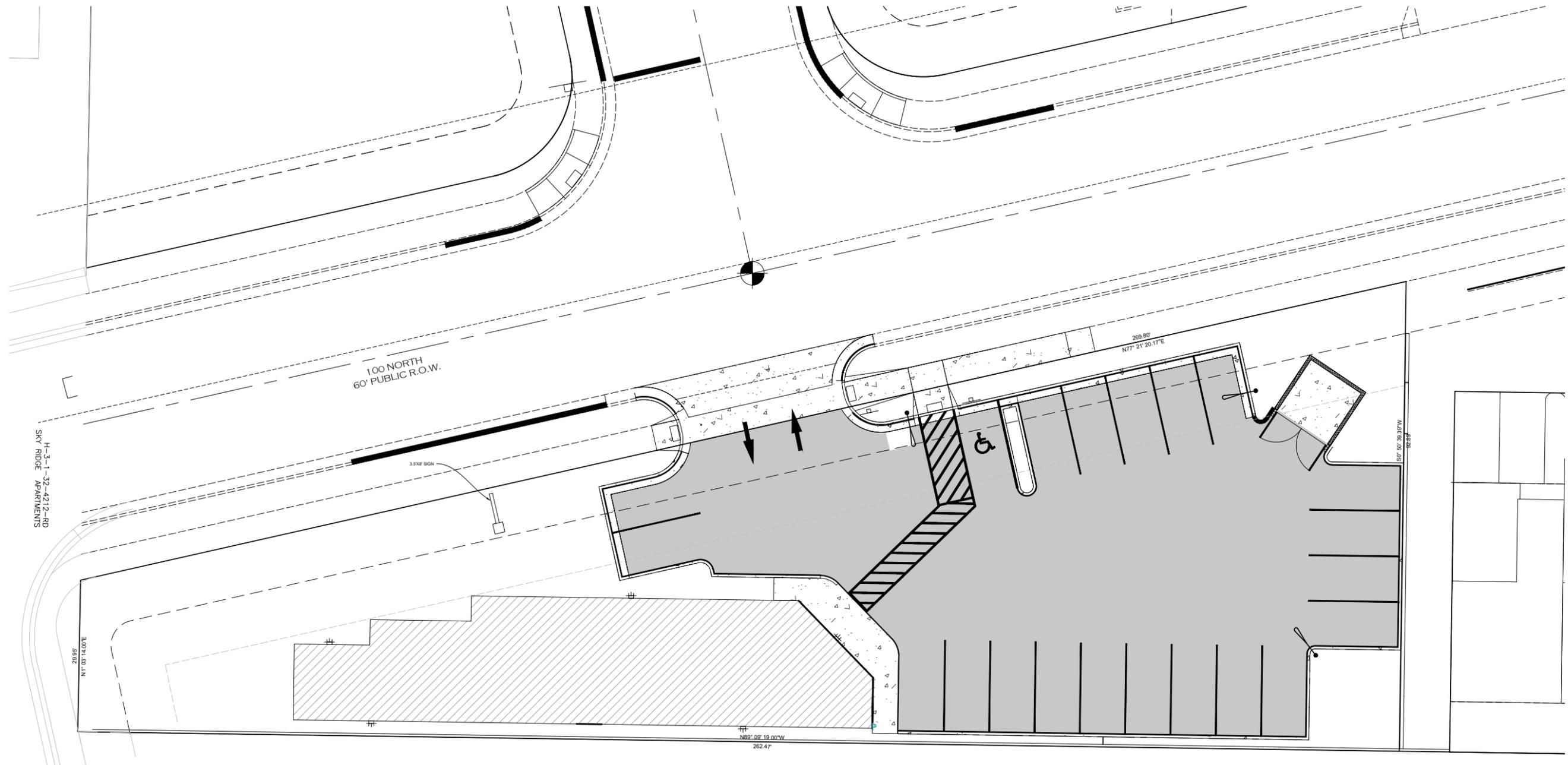
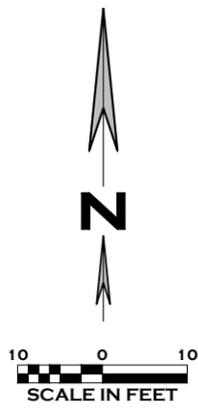


#

RAB WPTLED12V/D10/PC2 WALL PACKS 1259 LUMENS TALLPACK 12W 0-10V DIMMING 277V PHOTOCELL BRONZE



RAB ALED3T150Y 150 WATT LED TYPE III AREA LIGHT FIXTURE, BRONZE, 120-277V, 3000K, 70 CRI, 15966 LUMENS, BRONZE W/8 INCH POLE MOUNTING ARM, 100,000 HOUR MOUNT ON 20'X4' POLE WITH 5'X2' PRECAST CONCRETE BASE.



H-3-1-32-4212-RD  
SKY RIDGE APARTMENTS

100 NORTH  
60' PUBLIC R.O.W.

3.5'X5' SIGN

269.80'  
N77° 21' 20.17"E

29.95'  
N1° 03' 14.00"E

N89° 02' 19.00"W  
262.47'

59' 09" 30.30'W  
42.89'

H-3-1-32-1101-B  
UNDEVELOPED  
COMMERCIAL ZONED

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

**PRATT ENGINEERING P.C.**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737  
 FAX: (435) 635-5765 TEL: (435) 635-2329

OUTDOOR LIGHTING PLAN  
 DESERT FIELDS COMMERCIAL  
 FOR  
 JAMES CHENEY  
 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH  
 LOCATED IN SECTION 32, T 41 S, R 13 W, S 1, E 8 W

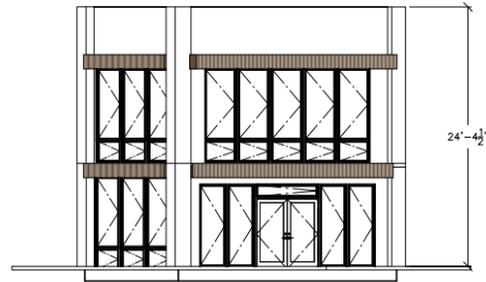
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 CHECKED: \_\_\_\_\_  
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SHEET  
**4**  
 OF 8

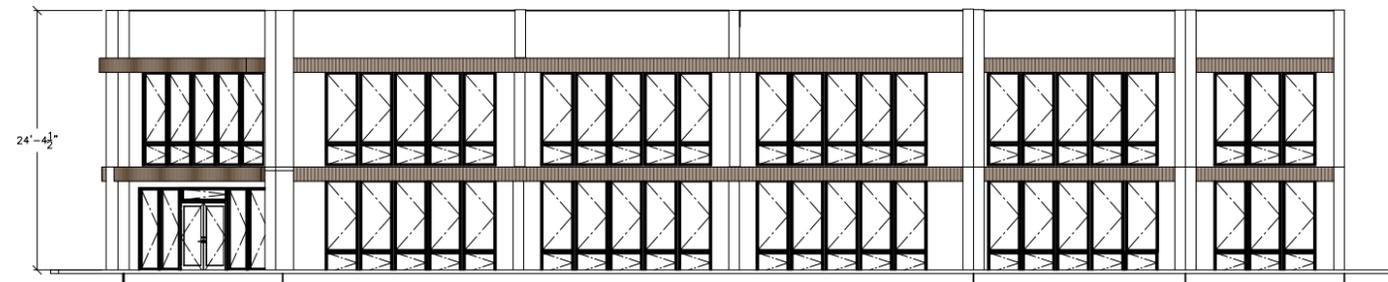
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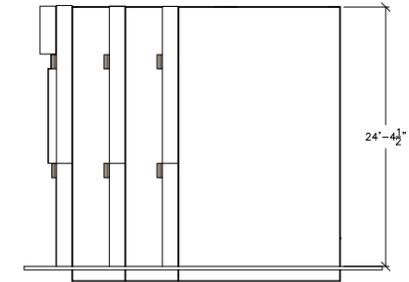
JAMES CHENEY  
DESERT FIELDS COMMERCIAL  
2480 W 40 N  
HURRICANE, UTAH



EAST

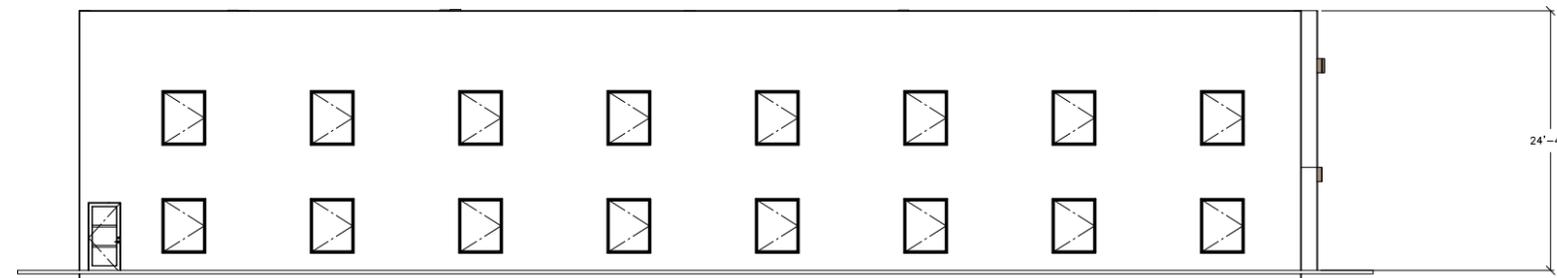


NORTH



WEST

EXTERIOR TO BE STUCCO FINISH (LIGHT TONES)  
SIMILAR TO EXISTING TOWNHOMES IN SUBDIVISION



SOUTH

# ELEVATIONS

SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

**PRATT ENGINEERING P.C.**  
CIVIL ENGINEERING AND LAND SURVEYING  
51 NORTH 1000 WEST, SUITE 2, HURRICANE, UTAH 84737  
TEL: (435) 635-5765 FAX: (435) 635-2329

ELEVATIONS  
FOR  
DESERT FIELDS COMMERCIAL  
JAMES CHENEY  
2480 W 40 N  
HURRICANE, UTAH

FILE NAME: -  
DATE: 2/04/2026  
CHECKED:  
SCALE: 1/8" = 1'-0"

SHEET  
**1**  
OF 1

**Hurricane Planning Commission  
Meeting Minutes  
11/13/2025**

---

Minutes of the Hurricane City Planning Commission meeting held on November 13, 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, and Amy Werrett.

**Members Excused:** Michelle Smith, Kelby Iverson, and Amy Werrett

**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 Kory Wright..

**6:00 p.m. - Call to Order**

Roll Call

Pledge of Allegiance led by Shelley Goodfellow

Prayer and/or thought by invitation given by Ralph Ballard

*Paul Farthing motioned to approve the agenda as presented. Shelley Goodfellow seconded the motion. Unanimous.*

Declaration of any conflicts of interest – Brad Winder disclosed that he lives within the noticing boundary for new business item #2 but he will still vote.

**Public Hearings**

**1. A Zone Change Amendment Request located at 340 N Park View Dr from R1-8, single family one unit per 8,000 to RM-1, multifamily six units per acre. Parcel number H-4-1-36-2000.**

Comment submitted and is at the end of these minutes.

Gary Cupp explained that the current zoning is R1-8 and the general plan shows this area as single-family zoning. They are requesting RM-1 for a single-family development.

Harval Bryan, who lives at the corner of this development, stated he is not in favor of the proposal. He said the area does not need apartments and that his views will be blocked.

A resident from Canyon Ridge read a letter he prepared voicing his concerns regarding traffic, property values, and views being restricted.

Cheryl Allen said she is worried about traffic but even more concerned about the zoning designation. She has spoken with the city and the property owner and understands a development agreement may

50 be possible, but she feels RM-1 is the wrong zoning. She said R1-4 or R1-8 would be more appropriate  
51 and noted the owner's willingness to help the city with the water that runs along Park View Drive.  
52

53 Robert Poulson said "ditto" to the previous comments. He explained that he and his family moved here  
54 13 years ago expecting to stay long-term, but multi-family development would make them reconsider  
55 because they value the single-family feel of the area.  
56

57 Brad Dewey shared that this property is in his backyard and said he believes the proposal is wrong,  
58 adding that anyone in his position would oppose it.  
59

60 **2. A Zone Change Amendment Request on approximately 0.33 acres located at 804 S**  
61 **180 W from RA-1, residential agriculture one unit per acre to R1-10, single family residential one**  
62 **unit per 10,000 square feet. Parcel H-3-2-3-1221.**

63 No comments  
64

65 **3. A General Plan Amendment Pursuant to Utah Code 10-20-404(2)(b), Hurricane City**  
66 **proposes to adopt and add a Water Element to the city's General Plan. The new Water Element**  
67 **will address:**

- 68 • **The effect of permitted development on water demand and infrastructure.**
- 69 • **Water use reduction strategies for existing development.**
- 70 • **Water use reduction strategies for future development.**
- 71 • **Operational changes to reduce wasteful municipal practices.**

72 Harvel Bryan stated that on his street in Canyon Ridge, the first five homes have lawns and water their  
73 grass every day, causing water to run down the street and be wasted. He stated he has reported this to  
74 the city multiple times and nothing has been done.  
75

76 **Short Recess**  
77

78 **NEW BUSINESS**  
79

80 **1. ZC25-22: Discussion and consideration of a possible recommendation to the City**  
81 **Council on a Zone Change Amendment Request located at 340 N Park View Dr from R1-8, single**  
82 **family one unit per 8,000 to RM-1, multifamily six units per acre. Parcel number H-4-1-36-2000.**  
83 **PM Dev Corp, Applicant. Chase Stratton, Agent.**

84 Chase Stratton explained that he originally wanted to apply for R1-4 zoning but was unable to do so  
85 because the property is not adjacent to R1-6, as required by city code. As a result, he applied for RM-1  
86 and plans to enter into a development agreement that would restrict the project to single-family homes  
87 with specific standards, including a 10' rear setback, 5' side yard setbacks providing 10' between homes,  
88 a 50' frontage, and an average lot size of 4,800 square feet. He stated anticipated home prices of  
89 \$325,000–\$350,000, requiring an approximate income of \$85,000 to qualify for a mortgage. Brad Winder  
90 asked whether Chase owned the nearby storage units; Mr. Stratton confirmed they do not, as they sold  
91 them to a new owner who has since improved the property. Mr. Winder then asked about the lot on the  
92 corner of Park View Drive and 360 North. Mr. Stratton explained that he has been discussing stormwater  
93 concerns with the city, as water flow in that area needs to be slowed to prevent flooding along 3600  
94 West.  
95

96 Mr. Winder asked whether a development agreement could restrict the type of housing allowed in a  
97 multi-family zone. Dayton Hall confirmed that such restrictions are legal. Gary Cupp clarified that the  
98 applicant intends to build single-family homes, not multi-family, and a development agreement would  
99 ensure the RM-1 zone could not be used to build apartments. Mark Sampson asked whether the city  
100 was comfortable with that approach. Mr. Cupp explained that while the RM-1 zoning designation does

101 not match the general plan, the proposed development does, and the general plan is advisory rather  
102 than mandatory. Mr. Hall added that development agreements may include additional restrictions or  
103 allowances beyond the ordinance, provided they are processed as a land-use amendment and run with  
104 the property. He noted it may make more sense to rezone to R1-4 with a development agreement  
105 allowing the deviation from adjacency requirements.  
106

107 Mr. Stratton reiterated that he has no interest in building multi-family and only applied for RM-1 as a  
108 workaround to allow the single-family layout he wants, since the code prevents him from directly  
109 applying for R1-4. Paul Farthing stated that he would prefer R1-4 zoning and felt RM-1 was too dense.  
110 Mr. Sampson asked what size homes would be built, and Mr. Stratton stated they would be 3-bedroom,  
111 2-bath, 2-car-garage homes. He also expressed willingness to incorporate R1-4 height restrictions into  
112 the development agreement, still allowing two-story construction. Shelley Goodfellow questioned why  
113 R1-6 adjacency is required before approving R1-4, and Mr. Cupp explained the ordinance is designed to  
114 buffer lower-density areas from abrupt density increases. Mrs. Goodfellow stated that although the  
115 proposal is single-family, she would prefer fewer homes and noted the four standards for evaluating  
116 zone changes: the request is consistent with the general plan and public facilities are adequate, but it is  
117 not harmonious and would alter the existing neighborhood character. She emphasized that the R1-4  
118 adjacency requirement exists to protect surrounding neighborhoods from this exact situation.  
119

120 Ralph Ballard asked if elevation differences could minimize impacts. Mr. Stratton responded that while  
121 building elevations could vary, the final product would be similar regardless. He noted the RM-1  
122 configuration produces about eight more lots than an R1-8 layout and he questioned whether buyers  
123 would want R1-8-sized lots next to storage units. He expressed support for mixed-density  
124 neighborhoods, stating they create stronger community integration. Mr. Ballard replied that any type of  
125 household can live successfully on any lot size and emphasized the need to consider water restrictions  
126 and broader resource impacts. He noted that this is a newer area of the city, and decisions made now  
127 will affect future development patterns.  
128

129 Mr. Farthing asked if alternative setbacks had been considered. Mr. Cupp stated that a 22' front setback  
130 is being proposed but staff would prefer 25', though RM-1 allows 22'. Mr. Sampson asked how setbacks  
131 are measured and Mr. Cupp confirmed they are measured from the back of sidewalk, which is the  
132 property line. He added that RM-1 allows 5' side setbacks on both sides, while R1-4 requires 5' on one  
133 side and 10' on the other. Mr. Farthing asked how many lots could be achieved under R1-6 and Mr.  
134 Stratton estimated approximately 18 lots compared to the 22 proposed, noting the difference is roughly  
135 four homes. Mr. Ballard commented that R1-6 would be a smaller deviation from surrounding zoning  
136 than R1-4. Mrs. Goodfellow agreed with mixed zoning in appropriate locations but reiterated that  
137 adjacent requirements exist so high-density transitions do not overwhelm established neighborhoods.  
138 Mr. Cupp pointed out that the Stratton property sits lower than the adjacent R1-10 zoning, reducing  
139 visual impact. Mr. Ballard added that the lower elevation and the presence of storage units help justify  
140 considering a different zoning designation. The commissioners continued discussing options and how to  
141 form a motion that would address city code requirements while still allowing the applicant to move  
142 forward with a compatible single-family development.  
143

144 *Brad Winder motioned a recommendation of denial of ZC25-22 to the City Council with the consideration*  
145 *that they look into changing the zoning to R1-4 with certain development agreements with reduced*  
146 *setbacks and allowed lots. Mark Sampson seconded the motion. Ralph Ballard, Shelley Goodfellow,*  
147 *Paul Farthing – nay. Mark Sampson and Brad Winder – aye. Motion fails.*  
148

149 *Ralph Ballard motioned a recommendation of approval of ZC25-22 to the City Council that they consider*  
150 *R1-6 as an alternative zone. Shelley Goodfellow seconded the motion. Roll call. Unanimous.*  
151

152 Dayton Hall stated that as a general rule, it is best to follow the ordinance and avoid relying on  
153 development agreements. While there are situations where they are appropriate, the ordinance should  
154 typically guide land-use decisions.

155  
156 **2. ZC25-20: Discussion and consideration of a recommendation to the City Council**  
157 **on a Zone Change Amendment Request on approximately 0.33 acres located at 804 S 180 W from**  
158 **RA-1, residential agriculture one unit per acre to R1-10, single family residential one unit per**  
159 **10,000 square feet. Parcel H-3-2-3-1221 Maag Family Trust, Applicant. Kyson Spendlove, Agent.**  
160 Kyson Spendlove explained that there is an existing home on 180 West and the proposal is to split this  
161 property off onto its own lot while keeping the adjacent field intact. The intent is to apply a zone change  
162 to the house so that it matches the surrounding homes. The staff report noted that this is a home with a  
163 garage, but the garage is not included in the proposed split. Staff felt that access to the farmland off of  
164 180 West was necessary. Ralph Ballard asked what the total acreage is and Mr. Spendlove provided  
165 clarification. Shelley Goodfellow stated that the proposal meets the goals and objectives of the general  
166 plan, is harmonious with the surrounding area, will not negatively affect anything since no new  
167 development is proposed, and that the existing facilities are adequate. Paul Farthing noted that the  
168 property owners are completing this legally rather than simply filing a quitclaim deed. Brad Winder asked  
169 whether the split would meet the required setbacks. Mr. Spendlove confirmed that there are two  
170 driveways, and the split will be located between them making sure the existing home still met setback  
171 requirements.

172  
173 *Paul Farthing motioned a recommendation of approval of ZC25-20 to the City Council with the caveat*  
174 *that only the 0.33 acres be changed. Ralph Ballard seconded the motion. Unanimous.*  
175

176 **3. PP25-10 HIL25-02: Discussion and consideration of a recommendation to the City**  
177 **Council on a preliminary plat and sensitive lands application for Paraiso Phase 15-18, an 80 lot**  
178 **single family subdivision located at 400 N 2800 W. JP Excavating, Applicant. American Land**  
179 **Consulting-Tony Carter, Agent.**  
180 Fred Resch III shared that this application originally came forward for a PDO zone change in 2022. At  
181 that time, the property was reliant on infrastructure from the adjacent Paraiso project; however,  
182 adequate infrastructure is now in place. Shelley asked for clarification regarding sensitive lands, noting  
183 concerns about some of the proposed lots being located on 30% slopes. Tony explained that several  
184 lots have since been removed and the subdivision layout has been reconfigured to address those  
185 concerns. Fred stated that staff is comfortable with the revised proposal and confirmed that the lots  
186 previously identified as problematic have been eliminated. Ralph raised questions regarding water  
187 pressure in the area, and Tony responded that while the City may need to review the applicable  
188 pressure zone, the project should be adequately served.

189  
190 *Shelley Goodfellow motioned a recommendation of approval of PP25-10 and HIL25-02 to the City*  
191 *Council subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.*  
192

193 **4. PP25-33 PSP25-25: Discussion and consideration of a possible approval of a**  
194 **preliminary site plan and preliminary plat for Zion's Gate Condominiums, a 127 unit multifamily**  
195 **development located at 3700 W 1120 S. Vince Blackmore, Applicant. Karl Rasmussen, Agent.**  
196 Kyle Rasmussen shared that they are proposing a two-phase multi-family development consisting of 127  
197 units. The project includes three-story 10-plex buildings with garages and breezeways, along with a  
198 pool, BBQ area, and additional parking. Fred Resch stated that the updated site plan has addressed  
199 staff's concerns sufficiently to allow for a recommendation of approval. Paul Farthing asked whether the  
200 amenities would be constructed with Phase One. Mr. Rasmussen responded that most amenities will be  
201 included in Phase One; however, there may be a park located within the open space area shown on the

202 map that would be developed during Phase Two. Mark Sampson asked whether the units would be  
203 recreational, and Kyle clarified that the units will be individually owned.

204  
205 *Shelley Goodfellow motioned to approve PP25-33 and PSP25-25 subject to staff and JUC comments.*  
206 *Paul Farthing seconded the motion. Unanimous.*  
207

208 **5. FSP25-36: Discussion and consideration of a possible approval of a final site plan**  
209 **for Pecan Apartments, a duplex located at 126 S 850 W. Interstate Homes, Applicant.**

210 Amanda Pectol shared that they have a small little spot right here perfect for a duplex. It'll match the  
211 existing units that are already there. No comments from the commission.

212  
213 *Paul Farthing motioned to approve FSP25-36 subject to staff and JUC comments. Ralph Ballard*  
214 *seconded the motion. Unanimous.*  
215

216 **6. FSP25-37: Discussion and consideration of a possible approval of a final site plan**  
217 **for Goldenwest Credit Union, a bank, located at 28 N 2000 W. Goldenwest Federal Credit Union,**  
218 **Applicant. Eric Malmberg, Agent.**

219 Eric Malmberg explained that Goldenwest Credit Union is prepared to establish a branch in Hurricane.  
220 Mark Sampson inquired about any potential access issues. Fred Resch responded that there were  
221 overall site concerns identified during the construction drawing review process, but those issues have  
222 since been resolved. There were no additional comments from the Commission.

223  
224 *Paul Farthing motioned to approve FSP25-37 subject to staff and JUC comments. Shelley Goodfellow*  
225 *seconded the motion. Unanimous.*  
226

227 **7. Discussion and consideration of a recommendation to the City Council on a**  
228 **General Plan Amendment Pursuant to Utah Code 10-20-404(2)(b); Hurricane City proposes to**  
229 **adopt and add a Water Element to the city's General Plan. The new Water Element will address:**

- 230 • **The effect of permitted development on water demand and infrastructure.**  
231 • **Water use reduction strategies for existing development.**  
232 • **Water use reduction strategies for future development.**  
233 • **Operational changes to reduce wasteful municipal practices.**

234 Mark Sampson asked whether this was the final draft from the consultants. Gary Cupp responded that it  
235 is a working draft and that the City is required by the State to adopt a water element into the General  
236 Plan by the end of the year. He stated it has been reviewed by the Water Department and the City  
237 Attorney. Ralph Ballard asked about the effect of the water reduction. Dayton Hall said it is not binding  
238 and serves as a guide and that the State Legislature requires cities to adopt four criteria into their  
239 General Plans. Mr. Ballard stated that water is now being metered and expressed concern about  
240 existing development and reallocating water from current residents. He said once numbers are adopted,  
241 it can lead toward mandates.

242  
243 Ryker Steglich stated the draft numbers are based on the WCWCD 2023 Regional Plan and its  
244 projection targets. Mr. Ballard asked whether the issue is supply or infrastructure. Mr. Steglich said both  
245 and that the purpose is to inform decision-makers about demand to align decisions with projections.  
246 Kory Wright said the City must comply with State requirements, including metering all secondary water.  
247 The State offered funding for meters and the City accepted rather than shift costs to residents. He said  
248 the City is implementing conservation measures but is not monitoring individual usage. He reported  
249 approximately 150 million gallons of culinary water and 20 million gallons of secondary water have been  
250 saved in Hurricane Valley this year and that the City has the lowest water rates in Washington County.  
251

252 Shelley Goodfellow cited draft language prohibiting high water usage and expressed concern about  
253 retrofit costs. She suggested requesting funding from the WCWCD, noting they are funding secondary  
254 water systems and have additional resources. She referenced amenities in resort areas and language  
255 restricting water parks for tourists and suggested modifying the ordinance to allow one community water  
256 amenity rather than multiple resort amenities. Mr. Hall stated that developments using more than nine  
257 million gallons annually must go before the advisory committee for approval based on District criteria.  
258 Mrs. Goodfellow asked whether this would affect Southern Shores where they have their own water. Mr.  
259 Hall stated the lake is supplied by a well, but the homes are connected to City water and the requirement  
260 applies to any development receiving District water.

261  
262 Brad Winder commented on future potable and reuse water balance and asked about clustering  
263 language. Mr. Steglich stated the clustering statement has been amended. Mr. Winder mentioned using  
264 a smart irrigation controller that reduced his water use. Mr. Ballard stated the Lake Powell Pipeline is  
265 dead and suggested shifting costs to developers would make it viable. Mrs. Goodfellow said the water  
266 element should not be rushed and noted it does not address agricultural activities. Mr. Steglich stated  
267 the State only requires inclusion of the four specified criteria.

268  
269 *Paul Farthing motioned a recommendation of approval to the City Council as presented. Brad Winder*  
270 *seconded the motion. Roll call. Brad Winder, Paul Farthing, Mark Sampson, Shelley Goodfellow – aye.*  
271 *Ralph Ballard – nay, he would like the Council to consider the implications of this later on. Motion carries*  
272

273 **8. Discussion and recommendation to the City Council on an economic development**  
274 **policy**

275 The Commission discussed being tasked with creating a gauge to determine when to incentivize large  
276 “big box” companies to locate in the City, including options such as delayed or reduced fees. The intent  
277 would be to establish an internal staff tool rather than pursue a formal code update. Paul Farthing noted  
278 that many cities use similar incentive structures. Brad Winder stated that when Costco came in, local  
279 small businesses did not receive similar considerations and cautioned against treating large chains  
280 differently than local businesses. Mark Sampson stated that additional land inventory may be needed to  
281 effectively negotiate such opportunities. Mr. Farthing acknowledged that many residents support large  
282 retailers but stated they often negatively impact small businesses.

283  
284 Shelley Goodfellow asked for clarification on tax increment financing, authority infrastructure bank loans,  
285 and expressed concern that Public Infrastructure Districts (PIDs) are becoming common practice. She  
286 noted that three PIDs were approved several years ago and that additional developers are now applying,  
287 stating concern that future generations will bear the cost through property taxes. Fred Resch responded  
288 that PIDs were relatively new when first approved but are now being used by other cities. Mrs.  
289 Goodfellow stated that PIDs now total in the millions statewide. Mr. Farthing commented that similar  
290 districts are frequently used in California and noted infrastructure can last 50 years or more.

291  
292 Mrs. Goodfellow suggested adding a proposal to annex a large area for development of an industrial  
293 park to attract businesses relocating from California, stating that if land is provided, businesses will  
294 come. Mr. Farthing responded that if businesses are leaving Las Vegas due to negative conditions,  
295 bringing them to Hurricane could create similar issues. Ralph Ballard characterized incentives as unfair  
296 competition with small businesses and questioned who would fund them, stating there should be a level  
297 playing field.

298  
299 Kelby Iverson stated Hurricane is not in need of accelerated development and that he does not support  
300 treating businesses differently. He stated all businesses should be treated the same under City code and  
301 raised ethical and constitutional concerns. Mrs. Goodfellow responded that without employment  
302 opportunities, younger residents may leave. Gary Cupp clarified that the discussion focuses on business

303 size rather than business type. Steve Nation stated that attracting specific types of businesses requires  
304 deliberate recruitment and that retail development does not typically generate high-paying jobs.

305  
306 *Shelley Goodfellow motioned a recommendation of approval to the City Council with some*  
307 *recommendations that we annex or rezone a large scale area for the purpose of an*  
308 *industrial/commercial park and that we do not make PID's the norm; they are the exception to the rule.*  
309 *Paul Farthing seconded the motion. Roll call. Brad Winder and Ralph Ballard – nay, we need to address*  
310 *the incentive parts. Paul Farthing, Shelley Goodfellow, Mark Sampson – aye. Motion carries.*

311  
312 **Approval of Minutes:**

313  
314 1. December 12, 2024

315 Mark – not there.

316  
317 *Mark Sampson motioned to approve the minutes from December 12, 2024 as amended. Unanimous.*

318  
319 2. April 10, 2025

320 Trinity stout is a male

321  
322 *Shelley Goodfellow motioned to approve the minutes from April 10, 2025 as amended. Unanimous.*

323  
324 3. September 11, 2025

325 *Paul Farthing motioned to approve the minutes from September 11, 2025. Shelley Goodfellow seconded*  
326 *the motion. Unanimous*

327  
328 *Shelley Goodfellow seconded the previous minute approval motions.*

329  
330 4. September 25, 2025

331 *Shelley Goodfellow motioned to approve the minutes from September 25, 2025. Brad Winder seconded*  
332 *the motion. Unanimous.*

333  
334 **Adjournment at 8:35pm**

**Hurricane Planning Commission  
Meeting Minutes  
January 22, 2026**

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Minutes of the Hurricane City Planning Commission meeting held on January 22, 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, Kelby Iverson (online), Michelle Smith, and Amy Werrett.

**Members Excused:** Brad Winder

**Staff Present:** Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

**6:00 p.m. - Call to Order**

Roll Call

Pledge of Allegiance led by Amy Werrett

Prayer and/or thought by invitation given by Mark Sampson

*Paul Farthing motioned to approve the agenda as presented. Michelle Smith seconded the motion. Unanimous.*

Declaration of any conflicts of interest – none.

**Public Hearings**

**1. A request for amendments to the SkyRim Development Agreement effective December 2nd, 2022.**

No comments.

**NEW BUSINESS**

**1. GA26-01: Discussion and consideration of a recommendation to the City Council on a request for amendments to the Sky Rim Development Agreement effective December 2nd, 2022. Steward Land Company, Applicant. Clark Conway, Agent.**

Brad Brown stated that the development was approved approximately three years ago with a development agreement outlining how it would be built, and the applicant is requesting several amendments based on market changes. He said the goal remains creating a good community and identified three requested changes. First, the project originally received a density bonus in exchange for providing affordable housing. Since approval, market conditions have changed and affordable housing has become dependent on government funding. He stated that applications increased significantly after COVID and the affordable housing application for this project was denied. The applicant is requesting to remove the affordable housing component and instead provide attainable housing at a lower density. Second, the applicant is requesting to increase the apartment buildings from three stories to four stories. Third, the applicant is requesting a reduction in side yard setbacks on the single-family lots to five feet

51 on both sides due to a misinterpretation of the original setbacks, stating this would allow for a better  
52 product.

53  
54 Gary Cupp stated the request is to amend the development agreement. Mark Sampson asked what  
55 would happen if the amendment is not approved and Mr. Cupp responded that the developer would be  
56 required to build under the existing agreement with no alternative. James Jessop of Sunwood Homes  
57 stated they are requesting five-foot side yard setbacks on 20 lots, explaining that current setbacks limit  
58 entry and interior layout once garages are placed and that reduced setbacks would allow for additional  
59 living space. Fred Resch stated the applicant is requesting five-foot interior side yard setbacks and ten-  
60 foot street side yard setbacks. Dayton Hall stated the amendment would remove the affordable housing  
61 requirement. Mr. Brown acknowledged that removing affordable housing would result in the loss of the  
62 density bonus. Mr. Hall clarified that the agreement allowed 17 units per acre instead of 15 in exchange  
63 for designating 10% of units as affordable housing and removing that requirement would eliminate the  
64 negotiated density bonus. It was confirmed that approving the amendment would also allow four-story  
65 apartment buildings.

66  
67 Amy Werrett stated she is not opposed to the setback change but is concerned about allowing four-story  
68 apartments and removing the affordable housing component. Mr. Sampson suggested applying R1-4  
69 setbacks to the single-family lots. Paul Farthing asked how removal of the affordable housing affects the  
70 City's state-mandated requirements. Mr. Resch stated the project had been reported to the state as  
71 progress toward affordable housing goals, and the City is required to make progress on three goals  
72 annually. Mr. Sampson asked whether there is recourse if the goal is no longer met and Mr. Resch  
73 stated there is currently no penalty, though state law may change. Mr. Hall stated the City is meeting  
74 state requirements as it continues working toward its goals.

75  
76 Shelley Goodfellow stated that R1-4 setbacks most closely align with the request and may be the most  
77 appropriate option. Mr. Resch clarified that R1-4 zoning allows five feet on one side and ten feet on the  
78 other. Mrs. Goodfellow stated the City cannot grant a variance outside the code. Mr. Brown stated this is  
79 a request intended to improve the community and that the development agreement allows for  
80 amendments. Mr. Jessop stated the side yard setback is the most critical issue to allow additional  
81 building width. Mrs. Goodfellow stated that if the applicant is willing to forgo the density bonus, allowing  
82 R1-4 setbacks could be an option but she does not support four-story apartments, noting the City has  
83 not approved any four-story residential buildings. Ralph Ballard stated the request removes affordable  
84 housing while increasing unit size, raising affordability concerns. He stated significant concessions were  
85 made by the City in the original agreement and does not support amending it. Mr. Farthing stated the  
86 changes appear driven by increased profitability. Mrs. Goodfellow reiterated opposition to four-story  
87 apartments and expressed concern with deed restrictions but stated affordable housing should not be  
88 required if the density bonus is removed.

89  
90 Michelle Smith stated that although market conditions have changed, the agreement was approved four  
91 years ago with a clear vision for development and should be honored. Mr. Brown responded that funding  
92 for affordable housing is not currently available and without changes the project would remain  
93 undeveloped until conditions change. He stated the applicant is attempting to get as close to affordable  
94 housing as possible under current conditions. Mr. Hall stated there is nothing in the development  
95 agreement or code requiring federal funding for affordable housing and clarified that the requirement is  
96 that 10% of units are deed restricted and occupied by households at or below 80% of Washington  
97 County area median income.

98  
99 *Paul Farthing motioned a recommendation of GA26-01 that they deny changes to the affordable housing*  
100 *and the request to have four story apartments but approve the R1-4 setback standards to the housing*  
101 *components. Amy Werrett seconded the motion. Roll call. Michelle Smith – aye, Amy Werrett – aye,*

102 *Paul Farthing – aye, Mark Sampson – aye, Shelley Goodfellow – nay, she feels the developer should be*  
103 *able to choose the R1-4 or the commercial setback standards and the affordable housing should be*  
104 *optional if they forgo the density bonus. Ralph Ballard – aye. Motion carries.*  
105

106 **2. PSP26-01: Discussion and consideration of a possible approval of a preliminary site plan**  
107 **for Black Ridge Apartments, a 289 unit multifamily development located at 920 S and Mountain**  
108 **View Drive. WPP Hurricane Land LLC-Austin Overman, Applicant. Focus Engineering-Wade**  
109 **Edwards, Agent.**

110 This item is part of the former Colina Tinta project and represents a phase of the overall master planned  
111 development. Paul Farthing commented that there appears to be significant infrastructure work not yet  
112 completed and asked whether all required improvements would be done. Gary Cupp stated that while  
113 the preliminary site plan is acceptable, no additional approvals would be granted beyond that stage, and  
114 staff is comfortable approving the preliminary site plan only. Amy Werrett asked whether a traffic study  
115 was required and Mr. Cupp responded that it is not required at the preliminary stage. Mrs. Werrett also  
116 referenced a Fire Department comment regarding townhomes being used as short-term rentals. The  
117 applicant stated that all units in this phase will be long-term rentals.  
118

119 Michelle Smith asked about power availability. Dayton Hall stated that the development agreement  
120 requires construction of a power distribution line from 600 North down 2610 to the site before power  
121 capacity can be provided to this phase. Mrs. Smith asked about the timeline for that infrastructure. Josh  
122 Lyon stated they are targeting approximately four months to complete the process and intend to proceed  
123 with construction while infrastructure work is underway. Mr. Hall added that some work has already been  
124 completed, including installation of conduit lines, but the infrastructure is not yet fully in place.  
125

126 *Amy Werrett motioned to approve PSP26-01 subject to staff and JUC comments. Ralph Ballard*  
127 *seconded the motion. Unanimous.*  
128

129 **3. CUP26-01: Discussion and consideration of a possible approval of a conditional use**  
130 **permit for a building of greater height located at 150 N Coral Junction Road. MP 16 LLC,**  
131 **Applicant. Jared Bates, Agent.**

132 Jared Bates stated the applicant is proposing a four-story Echo Suites hotel with a height of 42 feet. Amy  
133 Werrett asked how this proposal differs from the previously discussed project. Fred Resch explained that  
134 the code allows increased height provided the building is not more than two stories or 1.5 times taller  
135 than immediately adjacent buildings and noted that the other project is constrained by a development  
136 agreement limiting apartment height to 35 feet. Mrs. Werrett expressed concern that approval could lead  
137 to similar requests from other applicants. Gary Cupp responded that the proposal is site-specific and that  
138 code standards may or may not apply to other sites.  
139

140 *Paul Farthing motioned to approve subject to staff and JUC comments. Shelley Goodfellow seconded*  
141 *the motion. Unanimous.*  
142

143 **4. CUP26-02: Discussion and consideration of a possible approval of a conditional use**  
144 **permit for a metal building located at 1237 N Main St. Tyler Sandry, Applicant.**

145 Shelley Goodfellow asked whether the color had been determined, stating that bright red is not  
146 appropriate in a residential area. Tyler Sandry responded that the proposed color will match his house.  
147

148 *Amy Werrett motioned to approve CUP26-02 subject to staff and JUC comments. Paul Farthing*  
149 *seconded the motion. Unanimous.*  
150

151 **5. FSP26-01: Discussion and consideration of a possible approval of a final site plan for Mad**  
152 **Moose Rentals, a vehicle and equipment rental facility located at 3450 S Old Road. Spencer**  
153 **Finch, Applicant.**

154 Mark Sampson asked whether the applicant is still operating out of the old facility. Fred Resch stated  
155 that despite having approval for a new location, the applicant would like to continue using the existing  
156 site, primarily for storage. Gary Cupp stated the use is considered a recreational resort use and that the  
157 property owner is agreeable. Ralph Ballard asked whether there is code regulating outdoor lighting. Mr.  
158 Cupp responded that if outdoor lighting is installed in the future, the applicable code requirements would  
159 apply at that time.

160  
161 *Ralph Ballard motioned to approve FSP26-01 subject to staff and JUC comments. Amy Werrett*  
162 *seconded the motion. Unanimous.*

163  
164 **Approval of Minutes: NONE**

165  
166 *Paul Farthing motioned to adjourn. Shelley Goodfellow seconded the motion. Unanimous.*

167  
168 **Adjournment at 7:04PM**