

**Hurricane Planning Commission  
Meeting Minutes  
February 26, 2026**

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Minutes of the Hurricane City Planning Commission meeting held on February 26, 2026, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

**Council Members Present:** David Imlay, Lynn Excell, Joseph Prete, Amy Werrett, and Mayor Clark Fawcett.

**Members Present:** Mark Sampson, Shelley Goodfellow, Ralph Ballard, Brad Winder, and Scott Hughes.

**Staff Present:** Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, City Engineer Arthur LeBaron, Public Works Director Mike Vercimak, and Streets Department Representative Weston Walker.

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

Arthur LeBaron presented the project. He explained that the project is not currently time-sensitive, but the intent is to begin shortly after Peach Days in August 2026 and complete it before the car show in April 2027. He emphasized that now is the time for feedback, as major changes will not be feasible once the project advances further. An open house is planned in the coming months to gather public input, though only minor design adjustments are anticipated.

Councilman Dave Imlay asked whether the 60-foot right-of-way had already been acquired. Staff confirmed that it has. Councilman Imlay then asked whether removing the park strip and shifting the curb, gutter, and sidewalk would allow for diagonal parking. Mr. LeBaron responded that it would not. Commissioner Ralph Ballard asked about adding diagonal parking on the opposite side of the street. Mr. LeBaron stated there is not sufficient space on either side. Councilman Imlay also inquired about 45-degree parking instead of 90-degree parking. Mr. LeBaron indicated he was unsure if that would be feasible.

Commissioner Shelley Goodfellow asked whether the proposed bulb-outs would impact the parade route. Mr. LeBaron stated they would not. A member of the public asked if additional ADA parking would be included. Mr. LeBaron confirmed that no additional ADA spaces are planned. Councilman Imlay asked whether the proposed cross-section matches the design used on 100 North. Mr. LeBaron confirmed it is the same cross-section.

A representative from JUB Engineers shared safety concerns regarding angled parking, noting a recent incident where a driver was struck while exiting such a space. He explained that angled parking is being reduced for safety reasons. He also outlined the proposed improvements, including installation of curb, gutter, sidewalks, and driveway approaches.

He detailed parking impacts by segment:

- Between 300 W and 200 W: reduced from 20 spaces to 8 parallel spaces
- Between 200 W and 100 W: reduced from 38 spaces to 25
- Between 100 W and Main Street: reduced from 39 spaces to 23
- Total within project limits: reduced from 108 spaces to approximately 78 (a loss of about 30 spaces)

He also noted that the fine arts building parking lot will be restriped and that angled parking will be added along the east side of 200 W to help offset some loss. Bulb-outs on Main Street will be smaller to maintain traffic flow.

Mayor Clark Fawcett asked about the larger landscape strip near the angled parking. The engineer responded that modifications to the park strip will be required.

Ray Ballard expressed appreciation for the removal of some parallel parking along 100 South. Kenneth Ballard raised concerns that the proposed cross-section may block existing driveways between 300 W and 200 W. The engineer acknowledged the challenge of accommodating all driveways, particularly those up to 85 feet wide. Mr. LeBaron added that the park strip contributes to a more walkable environment.

Councilman Imlay expressed concern about impacts to long-time residents, particularly the potential loss of driveway access in the 300 W to 200 W segment. Councilman Lynn Excell also raised concerns about reduced parking, noting that events already strain neighborhood parking capacity. Mr. LeBaron responded that streets are not intended to function as parking lots and suggested that the City should consider expanding parking facilities, potentially including structured parking in the future. Commissioner Brad Winder asked about the possibility of a parking garage; Mr. LeBaron noted that such a project would require significant discussion and funding.

Councilman Joseph Prete questioned whether the project prioritizes beautification over maintaining parking. Mr. LeBaron stated that implementing curb, gutter, and sidewalk standards limits available space for parking and reflects adopted City standards. He emphasized that any change in direction would need to come from the Council. Councilman Prete questioned whether the City is willing to accept trade-offs such as increased taxes for structured parking or reduced walkability. Mr. LeBaron stated that prioritizing parking over sidewalks would reduce walkability in the downtown area.

Councilman Imlay reiterated that while parking is an issue, his primary concern remains the impact to residents between 300 W and 200 W. Kenneth Ballard stated he would prefer no improvements over losing existing parking access. Ray Ballard asked whether a rollover curb had been considered. Mr. LeBaron stated that where a park strip exists, rollover curbs are not necessary.

Commissioner Goodfellow asked how bulb-outs would impact semi-truck traffic if detours from State Route 9 were required. Mr. LeBaron stated that trucks would continue straight through to 300 W and that turning radii would not be affected. Councilman Excell noted that rollover curbs can support flatter sidewalks and expressed appreciation for the overall effort, while acknowledging that some issues still need to be addressed.

Mr. LeBaron emphasized the importance of designing streets for more than just vehicles and cautioned against changing the adopted cross-section, which has been in place for over 15 years and was developed through prior public input. Councilman Imlay stated he has received feedback from residents who do not support the current cross-section and believes this area may require a different approach, particularly to preserve access for existing residents. Mr. LeBaron stated he is willing to work with

affected property owners but noted that compromises will be necessary. He reiterated concerns about diagonal parking and advised against its use on 100 South.

Councilwoman Amy Werrett suggested engaging with neighbors and asked whether converting the street to one-way traffic could increase parking capacity. Mr. LeBaron responded that a permanent one-way configuration could allow for diagonal parking and would significantly change the design. Councilman Prete clarified that he supports beautification but has concerns about moving away from the City's rural character and increasing reliance on curb, gutter, and sidewalk infrastructure.

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

**Members Present:** Mark Sampson, Shelley Goodfellow, Ralph Ballard, Brad Winder, Michelle Smith, and Scott Hughes.

**Members Excused:** Paul Farthing and Kelby Iverson.

**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 GIS Representative Thomas Wilkins.

Roll Call

Pledge of Allegiance led by Shelley Goodfellow

Prayer and/or thought by invitation given by Brad Winder

Declaration of any conflicts of interest - none

*Shelley Goodfellow motioned to approve the agenda. Brad Winder seconded the motion. Unanimous.*

## 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.**

Gary Cupp explained that the property was originally rezoned for an assisted living project under a Planned Development Overlay (PDO), which did not move forward. Approximately one year ago, the property was rezoned to R1-8/PDO with a planned commercial component, and both the zoning and preliminary site plan were approved. The applicant is now seeking approval of the plat and has proposed a three-phase development.

Mark Sampson asked about phasing and access. Beau confirmed the three-phase layout. Mr. Cupp acknowledged that access was addressed at the site plan level; however, engineering staff still have outstanding concerns. He stated that staff believes it may be appropriate to table the item until those concerns are fully addressed, as the applicant has not yet had the opportunity to resolve them. Beau responded that some concerns are straightforward and can be addressed, while others may be more complex, but noted they cannot proceed with construction drawings until plat approval is granted.

Dayton Hall noted that no preliminary plat is ever perfect and all are subject to staff comments. He framed the question for the Commission as whether the plat is sufficiently complete to move forward with the understanding that remaining issues will be addressed during construction drawings, or if additional refinement is needed prior to approval.

Jeremy Pickering outlined specific engineering concerns, including uncertainty with the roadway along the east boundary. He explained that this is not a master planned roadway, making it difficult to define requirements, though an existing easement agreement has addressed some aspects. He also identified stormwater drainage as a secondary but complex issue, noting the golf course sits at a lower elevation and may be the natural drainage direction, but it is unclear whether discharging stormwater there would be acceptable. He added that connecting to the storm drain on 600 North is not a viable option.

Ralph Ballard asked about additional unresolved concerns and the proximity to Goulds Wash. Mr. Pickering reiterated that many concerns would typically be addressed as conditions of preliminary plat approval and confirmed that stormwater would likely need to flow toward the golf course unless new infrastructure is constructed. Discussion also touched on the extent to which the City can rely on or enforce private easement agreements, particularly regarding access and future roadway improvements.

Beau clarified that while there is an easement in place allowing access and utility improvements, the applicant cannot commit to constructing or dedicating a future roadway on adjacent property, as it is outside their control and subject to agreements with Toquerville Enterprises. He noted that the easement does allow for necessary improvements such as water looping and secondary fire access, but not full roadway dedication. Scott Hughes asked whether Toquerville Enterprises had expressed interest in a roadway connection, and Beau confirmed discussions have occurred but no commitments have been made.

Commissioner Ballard raised questions regarding the legal expectations for such arrangements. Mr. Hall concluded that while phasing is acceptable, each phase must independently meet all code requirements and be capable of functioning on its own, as there is no guarantee that future phases or related improvements will be completed.

*Shelley Goodfellow made a motion to continue item PP26-02 to allow time to address outstanding engineering issues identified in the report. Ralph Ballard seconded the motion. The motion passed unanimously.*

**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.**

Gary Cupp stated that the project has completed all required processes and meets applicable requirements and is ready for approval.

*Ralph Ballard made a motion to approve FSP26-05 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. The motion passed unanimously.*

**Planning Commission Business:**

**1. Discussion on the sign ordinance**

Gary Cupp explained that staff was directed to propose updates to the sign ordinance, primarily related to political signs. Additional updates include establishing standards for electronic message centers, allowing the Planning Commission to approve signs exceeding standard height limits, and clarifying

definitions. He also reviewed the proposed standards for campaign signs, noting they will generally mirror the state ordinance.

Mr. Cupp outlined standards for electronic message centers. Shelley Goodfellow asked how brightness levels would comply with the City's dark sky ordinance. Mr. Cupp stated that the signs will be required to comply, though specific brightness limits have not yet been determined. Commissioner Goodfellow noted that the new theater sign is distracting and asked whether the proposed regulations would address that issue. Mr. Cupp responded that signs cannot create a distraction and must support public safety; any sign appearing to flash or create a strobe effect would not be permitted.

Discussion then shifted to flagpoles. Mr. Cupp stated that while staff does not intend to heavily regulate flagpoles, the proposal would limit properties to one flag. In commercial zones, flagpoles exceeding 35 feet would require approval from the zoning administrator to ensure they meet engineering standards and do not pose a risk to public health and safety.

Commissioner Goodfellow asked about regulation of flagpoles on RA properties near the airport. Mr. Hall responded that the FAA provides applicable regulations. Scott Hughes suggested there should also be restrictions on proximity to power lines. Hall asked whether the concern was contact with the line or the pole falling into it. Commissioner Hughes confirmed both are concerns.

Mr. Cupp then reviewed the process for requesting exceptions to sign height or size, which would require Planning Commission approval.

Steve Nation noted that the new Fiiz sign hangs too low and creates a line-of-sight issue. Mr. Hall responded that the City enforces a site triangle standard, which prohibits any obstruction over three feet in height within designated visibility areas.

### **Approval of Minutes:**

#### **1. November 13, 2025**

Amy was present and not present.

*Shelley Goodfellow motioned to approve the minutes with the adjustment. Brad Winder seconded the motion. Unanimous.*

#### **2. January 22, 2026**

*Shelley Goodfellow motioned to approve the meeting minutes for January 22, 2026. Ralph Ballard seconded the motion. The motion passed unanimously.*

*Shelley Goodfellow motioned to adjourn. Michelle Smith seconded the motion. The motion passed unanimously.*

### **Adjournment at 7:13PM**