

**Hurricane Planning Commission  
Meeting Minutes  
March 12, 2026**

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Minutes of the Hurricane City Planning Commission meeting held on March 12, 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, Brad Winder, Michelle Smith, Kelby Iverson, and Scott Hughes.

**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, Water Department Representative Kory Wright, and Councilman Lynn Excell.

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

Roll Call

Pledge of Allegiance led by Scott Hughes

Prayer and/or thought by invitation given by Mark Sampson

*Paul Farthing motioned to approve the agenda as presented. Ralph Ballard seconded the motion. Unanimous.*

Declaration of any conflicts of interest – Michelle Smith voiced a conflict with new business item number 3, an amended final plat for

**Public Hearings**

**1. A Zone Change Amendment request located at 515N 360 E from MH/RV, Mobile Home/Recreational Vehicle, to HC, Highway Commercial. Parcel number H-SMME-18-B.**  
Alyssa Meyer, an adjacent property owner, stated she moved into her home in 2022 and has since completed a full interior remodel, with exterior improvements currently underway. She expressed concern regarding the potential impact of adjacent commercial zoning on her property value. While she was unable to identify precise data, she noted general estimates indicating a potential decrease in residential property values ranging from 5% to 20%. Based on this range, she estimated a potential loss of approximately \$20,000 to \$30,000 if the neighboring property were designated for commercial use.

**2. A Zone Change Amendment request on approx.. 49 acres, from RA-1, residential agriculture one unit per acre, and RM-2, multifamily ten units per acre, to A-5 with a PDO, agriculture 1 unit per 5 acres with a planned development overlay. Parcel numbers, H-3-2-7-4501, H-3-2-7-45031, H-3-2-7-4331, and H-3-2-7-4332.**  
No comments.

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

No comments.

**OLD BUSINESS**

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

Paul Farthing asked whether the recommendation had changed and if there were any updates. Fred Resch III reported that a meeting held the previous Monday was productive, though additional updates are still being developed.

Johnathan Zundell expressed concern regarding the online meeting system being unavailable. He noted that the applicant has met with City staff and continues to work through outstanding items and indicated the applicant would prefer that the item be continued.

Gary Cupp stated that if the item is tabled, it may be scheduled for a future meeting when appropriate. Shelley Goodfellow asked whether a tabled item would return to the agenda at the applicant's request or only at the direction of staff. Mr. Cupp responded that the item could be tabled until a request is made to place it back on the agenda. Commissioner Goodfellow expressed concern that the applicant may wish to present information to the Commission even if staff does not consider the application complete.

*Kelby Iverson motioned to continue PP26-02 as the applicant was not able to be here to present themselves due to technical issues with the online meeting system. Shelley Goodfellow seconded the motion. Roll call. Scott Hughes - aye, Paul Farthing - nay, Shelley Goodfellow - aye, Michelle Smith - aye, Ralph Ballard - aye, Brad Winder - aye, Kelby Iverson - aye, Mark Sampson - aye. Motion carries.*

**NEW BUSINESS**

**1. ZC26-02: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 515 N 360 E from MH/RV to HC, Highway Commercial. Interstate Rock Products, Applicant. Chase Stratton, Agent.**

Chase Stratton stated that he and his partners have purchased the property located south of the subject site. He explained that during prior discussions with the City Council, plans were presented to extend 500 North across State Street, creating a full four-way intersection. He noted that current access to the subdivision is limited to right-in/right-out only. He further stated that there is an agreement with UDOT to acquire the subject property in exchange for completing the 500 North connection across State Street, which would result in approximately one-half acre of commercial property on each side of the intersection.

Mark Sampson asked whether this was already a verbal agreement and if the current request was primarily a formality. He also inquired about the implications if the request were denied. Gary Cupp responded that he was unsure and that it would be a legal matter, but noted denial could potentially conflict with an agreement between the City and the applicant.

Ralph Ballard expressed that while the proposal may provide short-term traffic benefits, he has concerns about long-term impacts. He noted that future roadway plans could be limited and identified 600 North as an important potential bypass route that could be affected by the proposal.

Mr. Cupp clarified that neither the Commission nor the City Council is obligated to approve the requested zone change, and that the agreement allows the applicant to apply but does not guarantee approval. Shelley Goodfellow asked how 360 East would connect to 500 North. Mr. Stratton stated that the road would extend directly through the property and align with 360 East without offset.

Scott Hughes asked whether neighboring residents support the proposed road connection. A member of the public stated that, based on conversations with neighbors, there is opposition to the proposal. Concerns were also raised regarding the existing bus stop on 360 East and how it may be impacted.

Commissioner Ballard asked for clarification on roadway widths. Mr. Stratton stated that 500 North is planned as a three-lane roadway that would transition to two lanes. Iverson noted that the existing asphalt width on 360 East is approximately 27 feet.

*Paul Farthing motioned a recommendation of approval of ZC26-02 subject to staff and JUC comments. Michelle Smith seconded the motion. Roll call. Scott Hughes – aye, Paul Farthing – aye, Shelley Goodfellow – aye, Mark Sampson – aye, Michelle Smith – aye, Ralph Ballard – nay, take a look at the long term of this. Brad Winder – aye, Kelby Iverson – nay, would like more clarification on the agreement with the city. Motion carries.*

**2. ZC26-04: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at 1188 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Marja Riitta Nugent, Applicant. Karl Rasmussen, Agent.**

Karl Rasmussen explained that the property owner is requesting a zone change to allow for a lot line adjustment, with the intent of selling the rear portion of the property to an adjacent neighbor. He noted that similar RA-0.5 zoning exists in the surrounding area and stated that the request would not constitute spot zoning.

Kelby Iverson stated that the property is designated as rural residential in the General Plan and that the proposed adjustment would result in a larger lot. Ralph Ballard asked whether the remaining parcel would be zoned RA-0.5 and if the other portion would become RA-1. Mr. Rasmussen clarified that the portion in question would remain zoned RA-0.5.

Paul Farthing asked whether the proposal could result in the creation of a flag lot, even if that is not the applicant's intent. Gary Cupp confirmed that it could. Scott Hughes asked for clarification on the definition of spot zoning. Mr. Cupp responded that while the request could be interpreted as spot zoning, it is consistent with the General Plan and would not alter the overall character of the neighborhood.

*Shelley Goodfellow motioned a recommendation of approval of ZC26-04 to the City Council. Kelby Iverson seconded the motion. Unanimous.*

**3. AFP26-01: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Park Phase 7 Lots 702 & 703, located at 720 S 5300 W. Douglas Dennett, Applicant. Brandee Walker, Agent.**

A representative from Civil Science buyer explained that during Phase 5 of the development, a lot split was completed to accommodate a buyer's mechanical equipment needs, resulting in one larger lot and one

smaller lot. Due to increased interest in this configuration, the developer is proposing a similar lot split for the current phase.

*Kelby Iverson motioned to approve AFP26-01. Paul Farthing seconded the motion. Unanimous.*

**4. PP26-04: Discussion and consideration of a possible approval of a preliminary plat for Trails at Sand Hollow, a multifamily development consisting of 252 apartments, 211 townhomes and 210 condos, located at Sand Hollow Road between Resort Drive and Jellystone Road. Simply Land LLC, Applicant. Karl Rasmussen, Agent.**

Karl Rasmussen stated that the preliminary plat was originally approved two years ago and is being brought back for consideration due to the expiration of the allowed extension, noting that only one extension is permitted. He added that curb, gutter, and sidewalk improvements have since been installed to provide access to the area.

Brad Winder questioned whether the infrastructure is adequate and asked if the PID is responsible for installing it. Mr. Rasmussen responded that the infrastructure is in place and that Jellystone Road has been bonded for and is expected to begin construction soon. Gary Cupp noted that the project is in a more advanced state than it was two years ago and that required services are now readily available.

Shelley Goodfellow asked whether the PID funded improvements to Jellystone Road, Gateway Boulevard, and Sand Hollow Road. Mr. Rasmussen confirmed that it did. Commissioner Goodfellow then asked whether the PID funded roads within the development; Mr. Rasmussen clarified that it did not. Commissioner Goodfellow also asked whether the property was acquired using PID funds; Mr. Rasmussen stated that it was not and clarified that the PID funds infrastructure improvements, not land acquisition.

*Shelley Goodfellow motioned to approve PP26-04 subject to staff and JUC comments. Paul Farthing seconded the motion. Scott Hughes, Paul Farthing, Shelley Goodfellow, Mark Sampson, Ralph Ballard, Brad Winder, Kelby Iverson – aye. Michelle Smith – nay, the development is too dense.*

**5. AFP26-02: Discussion and consideration of a possible approval of an amended final plat for FireRock Phase 3 Lots 96 & 97, located at 336 N FireRock Way. Steve Nantz, Applicant.**

*Paul Farthing motioned to approve AFP26-02 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.*

**6. AFP26-03: Discussion and consideration of a possible approval of an amended final plat for The Estates at Sand Hollow Phase 1 Lots 26 & 27, located at 5658 W Desert Dream. Mark Leavitt, Applicant. Gerold Pratt, Agent.**

*Kelby Iverson motioned to approve AFP26-03 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.*

**7. AFP26-04: Discussion and consideration of a possible approval of an amended final plat for Pioneer Estates Lot 7, located at 203 S 1430 W. Ramsey Cox, Applicant. Tony Carter, Agent.**

Fred Resch III referenced the Transportation Master Plan and noted that the planned roadway alignment would accommodate the proposed lot configuration. Mark Sampson asked whether the applicant is aware of the planned roadway extending through the rear portion of the property. The applicant confirmed awareness of the planned improvements in the area. Scott Hughes asked whether additional roadway improvements would be required for the proposed lot.

*Shelley Goodfellow motioned to approve AFP26-04 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

**8. FSP26-06: Discussion and consideration of a possible approval of a final site plan for Culver's, a restaurant located at 485 W State St. State Street Properties LLC, Applicant. Rick Meyer, Agent.**

Rick Meyer stated that the project site is the former location of Ace Hardware and that a Culver's restaurant is proposed for the property. He noted that one access point to State Street will be removed, which is expected to improve traffic flow. He added that the project is ready to proceed.

Kelby Iverson asked whether there would be shared parking with the adjacent school. Mr. Meyer responded that the properties will operate independently, though shared parking could be considered in the future. Paul Farthing asked whether the proposal includes a double drive-through. Mr. Meyer clarified that it will include a double order lane.

*Kelby Iverson motioned to approve FSP26-06 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.*

**Approval of Minutes:**

None

**Planning Commission Business:**

**1. Election of chairperson and appointment of alternate chairperson**

Mark Sampson, Ralph Ballard, and Scott Hughes were nominated for the position of Chair. A silent vote was conducted to which Mark Sampson received the majority of votes and was elected as Chair.

Ralph Ballard was appointed and accepted the position of Alternate Chair.

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

**Adjournment at 7:17PM**