



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Brad Winder
Kelby Iverson
Amy Werrett
Michelle Smith*

Hurricane Planning Commission Meeting Agenda

February 13, 2025
6:00 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 6:00 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.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located approx. 126 S 850 W from RM-2, multifamily 10 units per acre, to RM-3, multifamily 15 units per acre. Parcel number H-PMSD-4-A, H-3-1-34-3228 and H-3-34-3205.
2. A Zone Change Amendment request located at 380 W 500 S from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Parcel number H-TKRE-1-4.
3. A Zone Change Amendment request located at 495 E 800 N from M-1, light industrial, to HC, highway commercial. Parcel number H-316-A-1-H.

NEW BUSINESS

1. ZC25-02: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approx. 126 S 850 W from RM-2, multifamily 10 units per acre, to RM-3, multifamily 15 units per acre. Parcel number H-PMSD-4-A, H-3-1-34-3228 and H-3-34-3205. Interstate Homes, Applicant. Amanda Pectol, Agent.
2. ZC25-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 380 W 500 S from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Parcel number H-TKRE-1-4. Don Behunin, Applicant.
3. ZC25-04: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 495 E 800 N from M-1, light industrial, to HC, highway commercial. Parcel number H-316-A-1-H. Matt Lowe, Applicant. Clint Hancock, Agent.
4. Discussion and possible approval of a parking modification for the former Eagles Club located at 495 E 800 N. Matt Lowe, Applicant. Clint Hancock, Agent.
5. PP25-03: Discussion and consideration of a possible approval of 2060 S Estates, a three lot single family residential subdivision located at 2060 S 950 W. Scott Stratton, Applicant. Karl Rasmussen, Agent.
6. PSP25-04: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Dental, a medical office, located at 779 W 100 N. Charles and Jessica Elkington, Applicant. Riley Young, Agent.
7. PP25-05: Discussion and consideration of a possible approval of a preliminary plat for Hideaway Ridge Phase 2, a three lot single family residential subdivision located at 1080 S 50 W. Todd Trane, Applicant. Karl Rasmussen, Agent.
8. PP24-30: Discussion and consideration of a possible approval of a preliminary plat for The Orchards, a 41 lot single family residential subdivision located at 3600 W 1640 S. Dennis Miller, Applicant. Karl Rasmussen, Agent.
9. PP24-01: Discussion and possible approval of an extension of a preliminary plat approval for Trails at Sand Hollow, a 673 unit multifamily development located at 4000 W Sand Hollow Road. Brad Mabey, Applicant. Karl Rasmussen, Agent.
10. FSP25-04: Discussion and consideration of a possible approval of a final site plan for FireRock Townhomes, a 30 unit townhome development located at 184 N 2170 W. Randy Simonsen, Applicant. Gerold Pratt, Agent.
11. CUP25-02: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2501 W Grandview Dr. Brian and Heather Swearington, Applicant. Terry Spinks, Agent.
12. CUP25-03: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 296 S 1760 W. David Christensen, Applicant.
13. FSP25-05: Discussion and consideration of a possible approval of a final site plan for Southern Utah Sheds, a retail establishment, located at 980 W State St. Rachael Rasmussen, Applicant.

Adjournment

