



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

March 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 at 1485 W 400 S from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre and R1-15, single family residential one unit per 15,000 sqft. Parcel number H-3-2-4-1416.
2. A Land Use Code Amendment to Title 10 Chapter 15 regarding Planned Commercial standards.

OLD BUSINESS

NEW BUSINESS

1. ZC25-06: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1485 W 400 S from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre and R1-15, single family residential one unit per 15,000 sqft. Parcel number H-3-2-4-1416. Tonya Beutler, Applicant.
2. AFP25-02: Discussion and consideration of a possible approval of an amended final plat for Hurricane Views Plat B Lots 3 and 4, located at 2107 W 320 S. Andrew Kay, Applicant.
3. PP25-07: Discussion and consideration of a possible approval of a preliminary plat for SkyRim Townhomes, a 132 unit townhome development located at 290 N 3320 W. Brad Brown, Applicant. Reeve & Associates, Agent.
4. HIL25-01: Discussion and consideration of a recommendation to the City Council on an exception to the sensitive lands ordinance for a retaining wall located at 760 S 1480 W. Kendra Eliot, Applicant. Terry Spinks, Agent.
5. FSP25-09: Discussion and consideration of a possible approval of a final site plan for LakeView Townhomes Phase 1, a 38 unit townhome development located at 4640 W Dixie Springs Dr. The Hollows LLC, Applicant. Logan Blake - DSG Engineering, Agent.
6. LUCA25-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 15 regarding Planned Commercial standards.

Planning Commission Business:

1. Discussion on allowed uses in agricultural zones
2. Discussion on the Planned Development Overlay ordinance.

Approval of Minutes:

1. July 25, 2024

Adjournment