



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

May 22, 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 40 N 2480 W from RM-2, multifamily 10 units per acre, to HC, highway commercial. Parcel number H-3-1-32-1101-A.
2. A request to adopt a development agreement to allow for, among other terms, an increased height limitation of 85 feet within the Highway Commercial zoning on parcel numbers H-3-2-6-1406-GS1, H-3-2-6-1407, and H-3-2-6-1408-GS2.
3. A Land Use Code Amendment to Title 10 Chapter 43 regarding site built dwelling units in platted RV parks.

4. A Land Use Code Amendment to Title 10 Chapter 7 regarding classification of new and unlisted business uses.

NEW BUSINESS

1. ZC25-13: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 40 N 2480 W from RM-2, multifamily 10 units per acre, to HC, highway commercial. Parcel number H-3-1-32-1101-A. James Cheney/JACI Properties, Applicant. Gerold Pratt, Agent.
2. PSP25-12: Discussion and consideration of a possible approval of a preliminary site plan for Zion Regional Medical Center, a hospital and medical office development, located at 3150 W State St. Western Mortgage and Realty Company, Applicant. Karl Rasmussen, Agent.
3. Discussion and consideration of a recommendation to the City Council on a request to adopt a development agreement to allow for, among other terms, an increased height limitation of 85 feet within the Highway Commercial zoning on parcel numbers H-3-2-6-1406-GS1, H-3-2-6-1407, and H-3-2-6-1408-GS2. ZRMC Operating LLC, Applicant. Jared Cox and Karl Rasmussen, Agents.
4. LUCA25-04: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 43 regarding site built dwelling units in platted RV parks. Western CRE-Joby Venuti, Applicant. Rosenberg & Associates, Agent.
5. ZC25-11 PSP25-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2400 W and Liberty Way from M-1 and R1-10 (PDO) to R1-10 (PDO) and to update the overall PDO for the property. Parcel H-3373-NP-BL.
6. PSP25-10: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Storage, a storage unit facility, located west of the northwest corner of Turf Sod Road and Sand Hollow Road. Cristina Companies, Applicant. Tony Carter, Agent.
7. AFP25-05: Discussion and consideration of a possible approval of an amended final plat for 920 W subdivision, located at 952 S 920 W. Christine Stratton, Applicant. Nicholotte Parker, Agent.
8. PP25-13: Discussion and consideration of a possible approval of a preliminary plat for The Villas at Lava Knolls, a 44-townhome development located at 330 N 3220 W. Stratton Brothers LLC, Applicant. Chase Stratton, Agent.
9. FSP25-23: Discussion and consideration of a possible approval of an amended final site plan for Valley Academy, a school, located at 36 N 1000 W. Tracy Stevens, Applicant. Kyle Welch, Agent.
10. PSP25-14: Discussion and consideration of a possible approval of a preliminary site plan for Magnolia Court, a residential development consisting of six single family lots and 19 townhomes, located at 700 W 100 N. Mike Stewart, Applicant. Civil Science, Agent.
11. AFP25-06: Discussion and consideration of a possible approval of an amended final plat for Port at Gateway Partial Amendment A, located at 276 Old Hwy 91. Clint Waters, Applicant. Karl Rasmussen, Agent.

12. AFP25-07: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat C, located at 2700 S 3440 W. Ron Prosser, Applicant. Civil Science, Agent.
13. FSP25-25: Discussion and consideration of a possible approval of a final site plan for Sky Valley Townhomes Phase 4, a 16 townhome development, located at 570 N 3030 W. Frank Lindhardt, Applicant. Civil Science, Agent.
14. LUCA25-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 7 regarding classification of new and unlisted business uses. Hurricane City, Applicant.

Adjournment