



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

June 12, 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 2085 S 700 W, from R1-15, residential one unit per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308.
2. A Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8, residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-GS1.
3. A Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J.

4. A Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory buildings in front yards.

NEW BUSINESS

1. ZC25-14: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2085 S 700 W, from R1-15, residential one unit per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308. Michael and Aimee Carnell, Applicants.
2. ZC25-15: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8, residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-GS1. Western Mortgage and Realty Co-Tim Tippet, Applicant. Karl Rasmussen, Agent.
3. ZC25-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J. Andrew Hall, Applicant. Bush & Gudge-Ryan Lay, Agent.
4. PP25-15: Discussion and consideration of a possible approval of a preliminary plat for Sandwater Estates, a 255 lot single family subdivision located at Sand Hollow Road and 2300 S. Western Mortgage & Realty Co, Applicant. Karl Rasmussen, Agent.
5. FSP25-26: Discussion and consideration of a possible approval of a final site plan for Shadow Ridge Apartments Phase 2, a 16-unit apartment building, located at 6129 W 100 S. Landon Anderson, Applicant. Curtis Anderson, Agent.
6. AFP25-08: Discussion and consideration of a possible approval of an amended final plat for Hurricane Commercial Center located at 83 S 2600 W. DGR Holdings, LLC, Applicant. Civil Science-Brandee Walker, Agent.
7. PSP25-13: Discussion and consideration of a preliminary site plan for Goldenwest Credit Union, a bank, located at 28 N 2000 W. Eric Malmberg, Applicant.
8. Discussion and consideration of a possible approval of a sign of greater size for Coral Cliffs Entertainment, located at 835 W State St. Rainbow Sign and Banner, Applicant.
9. FSP25-16: Discussion and consideration of a possible approval of a final site plan for Southwest Vision, a medical office located at 83 S 2600 W. DGR Holdings LLC, Applicant. Civil Science-Brandee Walker, Agent.
10. LUCA25-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory building in front yards.

Planning Commission Business:

1. Presentation and discussion on updates to use tables
2. Presentation and discussion on transfer of development rights

Adjournment

