



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 26, 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 Land Use Code Amendment request to Title 10, Chapters 12-17, regarding allowed use table updates.
2. A Land Use Code Amendment request to Title 10, Chapter 43, regarding approval authority for site plans for Mobile Home/Recreational Vehicle parks.

OLD BUSINESS

1. PP24-27: Discussion and consideration of a possible approval of a preliminary plat for Black Ridge Phase 2, a 45 lot single family subdivision, located north of 900 S and east of 1760 W. Wasatch Commercial Builders, Applicant. Focus Engineering, Agent.

2. 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.

NEW BUSINESS

1. PP25-16: Discussion and consideration of a possible approval of a preliminary plat for Firerock Phase 5, a 34 lot single family subdivision located at 460 N Firerock Way. Randy Simonsen, Applicant. Gerold Pratt, Agent.
2. PP25-12: Discussion and consideration of a possible approval of a preliminary plat for Oasis at Red Cliffs, a 19 lot single family subdivision located at 2170 W and 600 N. Broken Kids LLC, Applicant. Rhett Beazer, Agent.
3. CUP25-04: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 3499 W 290 N. Sean Picklesimer, Applicant.
4. AFP25-03: Discussion and consideration of a possible approval of an amended final plat for Hurricane Industrial Park Lots 11 & 12 located at 375 N 2260 W. Renee Thompson, Applicant. Nicholette Parker, Agent.
5. PSP25-05: Discussion and consideration of a possible approval of a preliminary site plan for a Monopole Telecommunications Facility located at 180 N 3700 W. SBA Communications Corporation, Applicant. Joseph Banko, Agent.
6. AFP25-04: Discussion and consideration of a possible approval of an amended final plat for Gateway Business Park #2 located at Gateway Park Circle and Old Highway 91. Sunroc Corporation, Applicant. Ryan Scholes, Agent.
7. LUCA25-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 12-17, regarding allowed use table updates.
8. LUCA25-08: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapter 43, regarding approval authority for site plans for Mobile Home/Recreational Vehicle parks.

Approval of Minutes:

Adjournment