



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

August 14, 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 3000 W 400 N, from R1-8, residential one unit per 8,000 square feet, to R1-6, residential one unit per 6,000 square feet, and RM-2, multifamily 10 units per acre. Parcel number H-3-1-31-3000.
2. A Zone Change Amendment request located at approximately 200 N and 300 E from HC, highway commercial, to R1-10, residential one unit per 10,000 square feet. Parcel numbers H-226-A-2, H-226-B, and H-230-A.

3. A Zone Change Amendment request located at 235 N 1580 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel H-CWE-6.
4. A Land Use Code Amendment request to create a Title 9 Chapter 7 and to amend Title 10 Section 10-7-23 regarding MS4 storm water control regulations.

NEW BUSINESS

1. ZC25-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 3000 W 400 N, from R1-8, residential one unit per 8,000 square feet, to R1-6, residential one unit per 6,000 square feet, and RM-2, multifamily 10 units per acre. Parcel number H-3-1-31-3000. Chase Stratton, Applicant.
2. ZC25-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 200 N and 300 E from HC, highway commercial, to R1-10, residential one unit per 10,000 square feet. Parcel numbers H-226-A-2, H-226-B, and H-230-A. The LeBaron Children Family Partnership, Applicant. Ed LeBaron, Agent.
3. LUCA25-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to create a Title 9 Chapter 7 and to amend Title 10 Section 10-7-23 regarding MS4 storm water control regulations. Hurricane City, Applicant.
4. PSP25-06: Discussion and consideration of a possible approval of a preliminary site plan for SkyRim Flex, a 22 unit flexspace development, located at 3150 W 90 N. Blair Gardner, Applicant. Nate Reeve, Agent.
5. PSP25-11: Discussion and consideration of a possible approval of a preliminary site plan for Exceptional Healthcare, a hospital located at 280 N Foothills Canyon Dr. Exceptional Healthcare, Applicant. Daniel Stewart, Agent.
6. PP25-04: Discussion and consideration of a possible approval of a preliminary plat for Azure Ridge Townhomes, a 156 townhome development located at Sand Hollow Road and Ash Creek Road. Smoothie King Holdings, Applicant. Tony Carter, Agent.
7. CUP25-14: Discussion and consideration of a possible approval of a conditional use permit for a farm stand selling commercially packaged handicrafts or commercially processed or packaged food stuffs located at 2020 Flora Tech Road. Jon Garner, Applicant.
8. PSP25-16: Discussion and consideration of a possible approval of a preliminary site plan for Desert Fields Commercial, an office building located at 40 N 2480 W. James Cheney, Applicant. Gerold Pratt, Agent.
9. PP25-22: Discussion and consideration of a possible approval of a preliminary plat for Magnolia Court, a six single family lot and 19 townhome lot development located at 700 W 100 N. Mike Stewart, Applicant. Brandee Walker, Agent.
10. CUP25-16: Discussion and consideration of a possible approval of a conditional use permit for a telecommunications facility located at 2417 W 350 N. Matthew Schutjer, Applicant.

11. FSP25-30: Discussion and consideration of a possible approval of a final site plan for Bucks Ace Hardware Lot 2, a restaurant located at 34 S 1400 W. Ben Shakespeare, Applicant. Tyler Hughes, Agent.
12. FSP25-31: Discussion and consideration of a possible approval of a final site plan for Pecan Valley Parking & Amenities, a recreation facility located at 2250 S 5210 W. Chris Wyler, Applicant. Brandee Walker, Agent.
13. FSP25-32: Discussion and consideration of a possible approval of a final site plan for Mad Moose, a vehicle rental facility located at 4345 W Abbey Road. Spencer Finch, Applicant. Karl Rasmussen, Agent.
14. AFP25-09: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Phase 2-Realignment of Purgatory Road, located at 720 S 5300 W. D&G Property Holdings LLC, Applicant. Brandee Walker, Agent.

Approval of Minutes:

1. July 8, 2024
2. September 26, 2024
3. October 24, 2024
4. January 23, 2025
5. February 13, 2025
6. April 24, 2025
7. June 12, 2025
8. June 26, 2025
9. July 10, 2025

Adjournment