



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

October 9, 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 on 2.71 acres located at approx.. 100 N and Black Rock Rd from MH/RV with a PDO, Mobile Home/RV with a Planned Development Overlay, to GC, general commercial to match the property to the West. **Public Hearing Only. No action will be taken on this item at this meeting.**
2. A Zone Change Amendment request located at 505 S Sand Hollow Rd from PC, planned commercial, to GC, general commercial.

3. A Zone Change Amendment request located at approx.. 650 S Mountain View Dr from RA-1, residential agriculture one per acre, to R1-10, residential one unit per 10,000 square feet.
4. A Land Use Code Amendment request to Title 10 Chapters 3, 12-17, 26, 34, 49, and 51 regarding transient lodging facilities.
5. A Land Use Code Amendment request to Title 10 Chapter 39 regarding bonding for off-site improvements.

NEW BUSINESS

1. ZC25-18: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 505 S Sand Hollow Rd from PC, planned commercial, to GC, general commercial. Scott Nielson, Applicant.
2. ZC25-19: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 650 S Mountain View Dr from RA-1, residential agriculture one per acre, to R1-10, residential one unit per 10,000 square feet. Andrew Kay, Applicant. Brandee Walker, Agent.
3. PP25-17: Discussion and consideration of a possible approval of a preliminary plat for Sand Hollow Mesa Neighborhood Six, a 579 lot subdivision located at 3800 S 2200 W. Toquerville Enterprises, Applicant. Karl Rasmussen, Agent.
4. AFSP25-03: Discussion and consideration of a possible approval of an amended final site plan for Sand Hollow Villas Bulding 6 and 7, a recreation resort development located at 5160 and 5136 Villas North Dr. Adam Jasperson, Applicant. Brigham McLaws, Agent.
5. A request to build a wall in a front yard taller than 4 feet located at 1948 W Andesite Dr. Kevin Davis, Applicant.
6. LUCA25-10: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10 Chapters 3, 12-17, 26, 34, 49, and 51 regarding transient lodging facilities. Hurricane City, Applicant.
7. LUCA25-11: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10 Chapter 39 regarding bonding for off-site improvements. Hurricane City, Applicant.

Adjournment

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.