



HURRICANE CITY UTAH

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Brad Winder
Kelby Iverson
Amy Werrett
Michelle Smith*

Mayor

City Manager

Nanette Billings Kaden DeMille

Hurricane Planning Commission Meeting Agenda

October 23, 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

NEW BUSINESS

1. WCUP25-01: Discussion and consideration of a possible approval of a conditional use permit for a wall of greater height located at 2170 W 600 N. Hurricane City Power, Applicant. Jared Ross, Agent.
2. AFP25-11: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat E Lots 31 & 32 located at 3723 W 2800 S. Teresa Peters, Applicant. Cody Arnoldson, Agent.
3. PSP25-21: Discussion and consideration of a possible approval of Desert Sands Garage Condos, a storage unit development located at 2950 S Sand Hollow Road. The Hollows LLC, Applicant. Logan Blake, Agent.

4. PSP25-23: Discussion and consideration of a possible approval of a preliminary site plan for Desert Sands Commercial, a commercial development consisting of six retail/restaurant buildings and a self-service car wash. 4640 W Dixie Springs Drive. The Hollows LLC, Applicant. Logan Blake, Agent.
5. FSP25-34: Discussion and consideration of a possible approval of a final site plan for Adventus, a mixed use development consisting of three buildings located at the southeast corner of Bash Parkway and Sand Hollow Road. Enhanced Home Builders, Applicant. Karl Rasmussen, Agent.

Planning Commission Business:

1. Discussion on flag lots
2. Discussion on economic development incentives
3. Discussion on the sign ordinance
4. Discussion on Civic Center zoning

Approval of Minutes:

1. August 28, 2025

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.