



HURRICANE CITY UTAH

Planning Commission

*Mark Sampson, Chair
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Paul Farthing
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Kelby Iverson
Amy Werrett
Michelle Smith*

Mayor

City Manager

Nanette Billings Kaden DeMille

Hurricane Planning Commission Meeting Agenda

November 13, 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 340 N Park View Dr from R1-8, single family one unit per 8,000 to RM-1, multifamily six units per acre. Parcel number H-4-1-36-2000.
2. A Zone Change Amendment Request on approximately 0.33 acres located at 804 S 180 W from RA-1, residential agriculture one unit per acre to R1-10, single family residential one unit per 10,000 square feet. Parcel H-3-2-3-1221.
3. A General Plan Amendment Pursuant to Utah Code 10-20-404(2)(b), Hurricane City proposes to adopt and add a Water Element to the city's General Plan. The new Water Element will address:

- The effect of permitted development on water demand and infrastructure.
- Water use reduction strategies for existing development.
- Water use reduction strategies for future development.
- Operational changes to reduce wasteful municipal practices.

NEW BUSINESS

1. ZC25-22: Discussion and consideration of a possible recommendation to the City Council on a Zone Change Amendment Request located at 340 N Park View Dr from R1-8, single family one unit per 8,000 to RM-1, multifamily six units per acre. Parcel number H-4-1-36-2000. PM Dev Corp, Applicant. Chase Stratton, Agent.
2. ZC25-20: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request on approximately 0.33 acres located at 804 S 180 W from RA-1, residential agriculture one unit per acre to R1-10, single family residential one unit per 10,000 square feet. Parcel H-3-2-3-1221 Maag Family Trust, Applicant. Kyson Spendlove, Agent.
3. PP25-10 HIL25-02: Discussion and consideration of a recommendation to the City Council on a preliminary plat and sensitive lands application for Paraiso Phase 15-18, an 80 lot single family subdivision located at 400 N 2800 W. JP Excavating, Applicant. American Land Consulting-Tony Carter, Agent.
4. PP25-33 PSP25-25: Discussion and consideration of a possible approval of a preliminary site plan and preliminary plat for Zion's Gate Condominiums, a 127 unit multifamily development located at 3700 W 1120 S. Vince Blackmore, Applicant. Karl Rasmussen, Agent.
5. FSP25-36: Discussion and consideration of a possible approval of a final site plan for Pecan Apartments, a duplex located at 126 S 850 W. Interstate Homes, Applicant.
6. FSP25-37: Discussion and consideration of a possible approval of a final site plan for Goldenwest Credit Union, a bank, located at 28 N 2000 W. Goldenwest Federal Credit Union, Applicant. Eric Malmberg, Agent.
7. Discussion and consideration of a recommendation to the City Council on a General Plan Amendment Pursuant to Utah Code 10-20-404(2)(b); Hurricane City proposes to adopt and add a Water Element to the city's General Plan. The new Water Element will address:
 - The effect of permitted development on water demand and infrastructure.
 - Water use reduction strategies for existing development.
 - Water use reduction strategies for future development.
 - Operational changes to reduce wasteful municipal practices.
8. Discussion and recommendation to the City Council on an economic development policy

Approval of Minutes:

1. December 12, 2024
2. April 10, 2025
3. September 11, 2025
4. September 25, 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.