



HURRICANE CITY UTAH

Planning Commission

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Amy Werrett
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Mayor

City Manager

Nanette Billings Kaden DeMille

Hurricane Planning Commission Meeting Agenda

December 11, 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 to 7.27 acres located at approximately 2300 S 1100 W from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel number H-3-2-10-3391.
2. A Land Use Code Amendment Request to Title 10 Chapter 37 Section 10 regarding the definition of front yards on flag lots.
3. A Land Use Code Amendment Request to Title 10 Chapters 7, 11, and 13 regarding development standards for Single Family Residential R1-4 zones.

4. A Land Use Code Amendment Request to Title 10 Chapter 6 Section 5 Subsection B.4 regarding the Appeals Board.

OLD BUSINESS

1. ZC25-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J. Andrew Hall, Applicant. Bush & Gudgell-Ryan Lay, Agent.

NEW BUSINESS

1. LUCA25-12: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10 Chapter 37 Section 10 regarding the definition of front yards on flag lots.
2. ZC25-17: Discussion and consideration of a possible approval of a Zone Change Amendment request on 1.02 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. Western Commercial Real Estate, Applicant. Joby Venuti, Agent.
3. ZC25-21: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request to 7.27 acres located at approximately 2300 S 1100 W from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel number H-3-2-10-3391. Scott Stratton, Applicant. Karl Rasmussen, Agent.
4. AFP25-13: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat B Lots 58 & 59 located at 4051 W Dorothy Circle. Matt Dickey, Applicant. Terry Spinks, Agent.
5. AFP25-14: Discussion and consideration of a possible approval of an amended final plat for Gateway Industrial Park Lot 3D, located at 395 N 5500 W. Chris Jenkins, Applicant.
6. FSP25-38: Discussion and consideration of a final site plan for Hurricane Dental, a medical office, located at 779 W 100 N. Charles Elkington, Applicant. Riley Young, Agent.
7. AFP25-15: Discussion and consideration of a possible approval of an amended final plat for Rock View Estates Lot 33, located at 3289 S Cliffs Drive. Stuart Bonomo, Applicant. Terry Spinks, Agent.
8. FSP25-42: Discussion and consideration of a possible approval of a final site plan for Exceptional Healthcare, a hospital located at 280 N Foothills Canyon Dr. Excpetional Healthcare, Applicant. Daniel Stewart, Agent.
9. AFSP25-05: Discussion and consideration of a possible approval of an amended final site plan for Glampers Inn for RV rental and sales as well as an additional restaurant located at 505 S Sand Hollow Road. Scott Nielson, Applicant.
10. LUCA25-13: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10 Chapters 7, 11, and 13 regarding development standards for Single Family Residential R1-4 zones. Hurricane City, Applicant.

11. LUCA25-14: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10 Chapter 6 Section 5 Subsection B.4 regarding the Appeals Board. Hurricane City, Applicant.
12. Approval of the 2026 meeting schedule

Approval of Minutes:

1. October 23, 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.