



HURRICANE CITY UTAH

Mayor

Clark Fawcett

City Manager

Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Ralph Ballard - Alternate Chair.*

*Paul Farthing
Shelley Goodfellow
Brad Winder
Kelby Iverson
Michelle Smith
Scott Hughes*

Hurricane Planning Commission Meeting Agenda

May 14, 2026

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 10+ acres located at approx. 990 W 2060 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel numbers H-3-2-10-3491, H-3-2-10-3501, and H-3-2-10-3511.
2. A Zone Change Amendment request on 1.67 acres located at approx. 950 W 2060 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3-2-10-3401.
3. A Land Use Code Amendment to Title 10 Chapter 7 Section 9 and Chapter 37 Section 11 regarding height exceptions and conditional use permits.

4. A Land Use Code Amendment to Title 10 Chapter 37, Section 12 regarding double frontage lots.
5. A Land Use Code Amendment to Title 10 Chapter 7, Section 18 and 19 regarding new and unlisted business uses.

OLD BUSINESS

1. AFP26-05: Discussion and consideration of a possible approval of an amended final plat for Scenic Pointe Phase 2 Lot 42, located at 1481 W 840 S. Daniel Borchardt, Applicant. Barry Thompson, Agent.

NEW BUSINESS

1. ZC26-07: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 950 W 2060 S from RA-0.5, residential-agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3-2-10-3401. Scott Stratton, Applicant. Karl Rasmussen, Agent.
2. ZC26-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at 990 W 2060 S from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel numbers H-3-2-10-3511, H-3-2-10-3501, H-3-2-10-3491. Scott Stratton, Applicant. Karl Rasmussen, Agent.
3. AFSP26-01: Discussion and consideration of a possible approval of an amended final site plan for Glampers Inn, a commercial development, located at 505 S Sand Hollow Road. KSCO Investments LLC, Applicant. Karl Rasmussen, Agent.
4. AFP26-06: Discussion and consideration of a possible approval of an amended final plat for Shadow Mountain Mobile Estates located at 375 E 450 N. Keith Stout, Applicant. Karl Rasmussen, Agent.
5. AFP26-08: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Lots 170 and 185, located at 3970 W 2570 S. Dave Hogan, Applicant. Gerold Pratt, Agent.
6. PSP26-03: Discussion and consideration of a possible approval of a preliminary site plan for Desert Forge Industrial Subdivision, an industrial development located at 670 N Old Highway 91. BAJR LLC, Applicant. Rhett Beazer, Agent.
7. FSP26-09: Discussion and consideration of a possible approval of a final site plan for Stonebrook Square Lot 11, a commercial building located at 71 S 1350 W. Rebecca Grondel, Applicant. Mike Jensen, Agent.
8. LUCA26-03: A Land Use Code Amendment to Title 10 Chapter 7, Section 9 and Chapter 37, Section 11 regarding height exceptions and conditional use permits.
9. LUCA26-04: A Land Use Code Amendment to Title 10 Chapter 37 Section 12 regarding double frontage lots.
10. LUCA26-05: A Land Use Code Amendment to Title 10 Chapter 7, Section 18 and 19 regarding new and unlisted business uses.

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.