



# 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 28, 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.

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#### **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 437 W 400 S from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily ten units per acre. Parcel number H-231-L.
2. A Zone Change Amendment request located at 1260 S 700 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-319.

3. A Land Use Code Amendment on Title 10, Chapter 51 regarding business licensing standards for whole house vacation rentals as well as parking regulations for residential hosting facilities and whole house vacation rentals.

#### **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.
2. 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.
3. 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. Sunland Properties and Kent Clayton, Applicant. Karl Rasmussen, Agent.

#### **NEW BUSINESS**

1. ZC26-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 437 W 400 S from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily ten units per acre. Parcel number H-231-L. Interstate Homes, Applicant
2. ZC26-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1260 S 700 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-319. Kent Burdick Rowley Trust, Applicant. Teri Humphries, Agent.
3. PSP26-04: Discussion and consideration of a possible approval of a preliminary site plan for Painted Hills Commerce Center Lot 2 Office Building, an office building located at 2260 W & 100 N. Eric Mcfadden, Applicant.
4. AFP26-09: Discussion and consideration of a possible approval of an amended final plat for Black Ridge Phase 1B, 1C, and 1D, located at South Rlington Parkway and West 1760 W. Wasatch Commercial Builders, Applicant. Ben Duzett, Agent.
5. CUP26-13: Discussion and consideration of a possible approval for a conditional use permit for a monopole telecommunications facility and collocation located at 210 N 3400 W. SBA Communications, Applicant. Shahzad Mahmood, Agent.
6. PP26-07: Discussion and consideration of a possible approval of a preliminary plat for Black Ridge Takedown 4, a 90 lot single family subdivision located south of Rlington Parkway and west of 1760 W. Wasatch Commercial Builders, Applicant. Ben Duzett, Agent.
7. FSP26-10: Discussion and consideration of a final site plan for Hurricane Storage, a self-service storage facility located near the corner of Sand Hollow Road and Turf Sod Road. Cristina Companies UT LLC, Applicant. Tony Carter, Agent.

8. ACUP26-03: Discussion and consideration of a possible approval of a conditional use permit for a collocation for a telecommunications facility located at 3270 S Sand Hollow Road. William Powell-SBA Communications, Applicant.
9. LUCA26-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment on Title 10, Chapter 51 regarding business licensing standards for whole house vacation rentals as well as parking regulations for residential hosting facilities and whole house vacation rentals. 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.