



# HURRICANE CITY UTAH

**Mayor**

**City Manager**

Nanette Billings Kaden DeMille

## Planning Commission

*Mark Sampson, Chair  
Shelley Goodfellow, Alternate Chair  
Ralph Ballard  
Paul Farthing  
Rebecca Broneman  
Michelle Cloud  
Brad Winder  
Kelby Iverson*

### Hurricane Planning Commission Meeting Agenda

February 8, 2024  
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 approximately 700 W and 2350 S from PF, public facility, to M-1, light industrial. This change will affect the west portion of parcel number H-3-2-10-2313.

#### NEW BUSINESS

1. ZC24-01: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request located at approximately 700 W and 2350 S from PF, public facility, to M-1, light industrial. This change will affect the west portion of parcel number H-3-2-10-2313. Beau Davis, Applicant. Karl Rasmussen, Agent.

2. FSP24-07: Discussion and consideration of a possible approval of a final site plan for Angell Heights storage, a storage unit complex located at 2095 S 700 W. Beau Davis, Applicant. Karl Rasmussen, Agent.
3. CUP24-02: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height located at 2191 S Angell Heights Dr. Russell Thornton, Applicant.
4. 2022-PP-26: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Desert Sky Estates, a 73 lot single family residential subdivision located south of 2100 W and 3000 S. Ty Meyers, Applicant. Ben Wilits and Tony Carter, Agent.
5. 2023-PP-01: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Dixie Meadows, a 238 lot single family subdivision located at approximately 4392 W 2400 S. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.
6. 2023-PP-02: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Bench Lake Townhomes, a 200 townhome lot subdivision located at approximately 3145 S 1100 W. Blue Mountains Property Enterprises, Applicant. Karl Rasmussen, Agent.
7. Presentation on State of the City

**Approval of Minutes:**

1. January 25, 2024

**Adjournment**