



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

March 14, 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.

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 2600 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-32-41011.
2. A Zone Change Amendment request located at approximately 2544 S 3700 W from PF, public facility, to R1-10, residential one unit per 10,000 square feet, and at approximately 2300 S and 3700 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel numbers H-4-2-12-1102-GS3, H-4-2-12-131-GS3, H-4-2-12-130-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, H-4-2-13-1408-GS3, and H-4-2-13-1406-GS3.

NEW BUSINESS

1. ZC24-02 PSP24-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2600 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-32-41011. VE Management and Investment Co. Applicant. Skylar Stewart, Agent.
2. ZC24-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at approximately 2544 S 3700 W from PF, public facility, to R1-10, residential one unit per 10,000 square feet, and at approximately 2300 S and 3700 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel numbers H-4-2-12-1102-GS3, H-4-2-12-131-GS3, H-4-2-12-130-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, H-4-2-13-1408-GS3, and H-4-2-13-1406-GS3. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.
3. AFP24-04: Discussion and consideration of a possible approval of an amended final plat for Canyon Ridge subdivision located at 321 N 3420 W. David and Cindy Howard and April Gunn, Applicant. Cody Arnoldson, Agent.
4. FSP24-17: Discussion and consideration of a possible approval of a final site plan for the American Conservation Experience, a hostel located at 73 S Main St. American Conservation Experience, Jim Kuhn, Applicant. Civil Science, Brandee Walker, Agent.
5. AFP24-05: Discussion and consideration of a possible approval of an amended final plat for Pecan Valley Phase 2 located at 5210 W 2100 S. Chris Wyler, Applicant. Brandee Walker, Agent.
6. AFP24-06: Discussion and consideration of a possible approval of of an amended final plat for Mountain View Estates Lots 32 & 33 located at 1220 W 650 S. Brown Consulting - Steve Kamlowksy, Applicant. Travis Fewkes, Agent.
7. PP24-08: Discussion and possible approval of a preliminary plat for Peach Springs Estates, a 64 lot subdivision located at 3700 W and Bash Parkway. Smooth Stone Homes, Applicant. Karl Rasmussen, Agent.
8. PSP24-04: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane City Gymnasium 2, a four court indoor basketball facility, located at 748 N 200 W. Hurricane City, Applicant. Karl Rasmussen, Agent.
9. FSP24-25: Discussion and consideration of a possible approval of a final site plan for Hurricane Retail Pads, a three-building commercial development located at 3400 W 90 N. Chasebrook Hurricane LLC, Applicant. Jay Larsen, Agent.
10. HIL24-02: Discussion and possible approval of a Sensitive Lands application for Angell Heights storage located at 2360 S 600 W. Beau Davis, Applicant. Karl Rasmussen, Agent.
11. FSP24-27: Discussion and consideration of a possible approval of a final site plan for Hat Trick Townhomes, a 13 unit townhome development located at 520 W 100 N. Hat Trick Holdings, LLC Applicant. Tyler Hughes, Agent.
12. Election of a possible new chairperson and appointment of a possible new alternate chair

Approval of Minutes:

1. February 8, 2024

Adjournment