



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 28, 2024
5:00 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 5:00 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.

5:00 p.m. - Planning Commission Business:

1. Discussion on R1-4 zoning classification
2. Presentation on 2024 Utah State Legislative session

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

NEW BUSINESS

1. PP24-09: Discussion and consideration of a possible approval of a preliminary plat for Coral Junction Phase 1, a three-lot commercial subdivision located at 201 N Foothills Canyon Dr. MP 16 LLC-Derek Rowley, Applicant. Mike Bradshaw, Agent.
2. FSP24-26: Discussion and consideration of a possible approval of a final site plan for Quail Creek Commercial Plaza, a 28 unit industrial development located at 578

N Old Highway 91. Mountain Ridge Properties LLC, Applicant. Pratt Engineering, Agent.

3. CUP24-12: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3696 W 2640 S Cir. Gardiner Investments, Applicant. Mike Hugie, agent
4. AFP24-07: Discussion and consideration of a possible approval of an amended final plat for Dixie Man Caves located on Abbey Road west of Sand Hollow Road. Jake Miller, Applicant. Bush & Gudgeon, Agent.
5. AFP24-08: Discussion and consideration of a possible approval of an amended final plat for Falcon Ridge Phase 2 Lots 36 and 37, located at 371 E 920 N. Habitat for Humanity of Southwest Utah, Applicant. Ryan Scholes, Agent.
6. AFP24-09: Discussion and consideration of a possible approval of an amended final plat for Rock View Estates Lots 29 & 30, located at 802 W Rock View Dr and 3251 S Cliffs Dr. Nate Kapp, Applicant. Ryan Scholes, Agent.
7. FSP24-29: Discussion and consideration of a possible approval of a final site plan for Bench Lake Townhomes Phase 1-3, a 58 lot townhome subdivision located at 3220 S 1100 W. Scott Stratton, Applicant. Karl Rasmussen, Agent.

Approval of Minutes:

1. February 22, 2024
2. March 14, 2024

Adjournment