



# 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

August 22, 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.

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

1. Discussion and presentation on the Future Land Use Map

#### 6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Approval of the agenda

#### Public Hearings

1. A Zone Change Amendment request located at 620 W 250 S from R1-15, residential one unit per 15,000 square feet, to RM-1, multifamily 6 units per acre. Parcel number H-WLS-4.

#### NEW BUSINESS

1. ZC24-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 620 W 250 S from R1-15, residential one unit per 15,000 square feet, to RM-1, multifamily 6 units per acre. Parcel number H-WLS-4. William and Malia Colby, Applicant.
2. PP24-19: Discussion and consideration of a possible approval of a preliminary plat for Dixie Heights Phase 3 & 4, a 75 lot single family subdivision, located at 3780 W 2610 S. Western Mortgage - Tim Tippet, Applicant. Karl Rasmussen and Brent Moser, Agents.
3. PSP24-24: Discussion and consideration of a possible approval of a preliminary site plan for Shadow Ridge Apartments Phase 2, an apartment complex, located at 6129 W 100 S. Kyle Arbizu, Applicant. LR Pope Engineering, Agent.
4. AFP24-12: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Park Phase 5 Lots 510 & 511, located at 5589 W 860 S. D&G Property Holdings, LLC, Applicant. CivilScience, Agent.
5. PP24-20: Discussion and consideration of a possible approval of a preliminary plat for Quail Creek Commercial Plaza, a 28 lot industrial subdivision, located at 578 N Old Highway 91. Mountain Ridge Properties LLC, Applicant.
6. PSP24-13: Discussion and consideration of a possible approval of Southern Utah Sheds, a retail development, located at 989 W State St. Rachel Rasmussen, Applicant.

## **Adjournment**