



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

December 12, 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 Land Use Code Amendment to Title 10 Chapter 25 to establish an airport overlay zone.
2. A Zone Change Amendment request to amend the approved site plan for Pecan Valley to allow for a residential treatment facility located at 5147 W and 5159 W 2200 S. **Public Hearing Only. No action on this item will be taken until January 9th, 2025.**
3. A Zone Change Amendment request approximately located at the southeast corner of Gateway Blvd and Jellystone Rd to add a PDO, planned development overlay,

over the existing R1-8, residential one unit per 8,000 square feet. Parcel numbers H-4-2-12-1208-GS1 and H-4-2-12-1209-GS1.

4. A Zone Change Amendment request approximately located at the northeast corner of Gateway Blvd and Jellystone Rd to add a PDO, planned development overlay, over the existing R1-6, residential one unit per 6,000 square feet. Parcel numbers H-4-2-1-1112-GS1, H-3-2-6-340, and H-4-2-1-11112-GS1.
5. A Zone Change Amendment request located at approximately 2600 W 100 N from HC, highway commercial, to RM-3, multifamily 15 units per acre. Parcel number H-3-1-32-312 and a portion of parcel numbers H-3-1-32-314 and H-3-1-32-41011.
6. A Zone Change Amendment request located at approximately 2800 W 100 N from MH/RV, mobile home/RV, and R1-8, residential one unit per 8,000 square feet, to GC, general commercial. Parcel numbers H-3-1-32-341, H-3-1-32-342, H-3-1-32-343, H-3-1-32-344, H-3-1-32-44031, and H-3-1-32-440112.

OLD BUSINESS

1. PP24-28: Discussion and consideration of a possible approval of a preliminary plat for Hawk Ridge, a 149 lot townhome subdivision, located at the east end of Cliffhanger Dr. Mitch Weis, Applicant. Bush & Gudgell, Agent.

NEW BUSINESS

1. FSP24-61: Discussion and consideration of a possible approval of a final site plan for Liberty Village Phase 2, a civic educational development located north of the northwest corner of W 3000 S and S 2100 W. United We Pledge, Applicant. David Hughes, Agent.
2. LUCA24-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 25 to establish an airport overlay zone. Hurricane City, Applicant.
3. ZC24-13 PSP24-38: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request and preliminary site plan approval approximately located at the southeast corner of Gateway Blvd and Jellystone Rd to add a PDO, planned development overlay, over the existing R1-8, residential one unit per 8,000 square feet. Parcel numbers H-4-2-12-1208-GS1 and H-4-2-12-1209-GS1. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.
4. ZC24-14 PSP24-35: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request and preliminary site plan approval approximately located at the northeast corner of Gateway Blvd and Jellystone Rd to add a PDO, planned development overlay, over the existing R1-6, residential one unit per 6,000 square feet. Parcel numbers H-4-2-1-1112-GS1, H-3-2-6-340, and H-4-2-1-11112-GS1. Western Mortgage and realty Co -Tim Tippet, Applicant. Karl Rasmussen, Agent.
5. ZC24-18: Discussion and consideration on a recommendation to the City Council on A Zone Change Amendment request located at approximately 2600 W 100 N from HC, highway commercial, to RM-3, multifamily 15 units per acre and at approximately 2800 W 100 N from MH/RV, mobile home/RV, and R1-8, residential one unit per 8,000 square feet, to GC, general commercial. Parcel numbers H-3-1-

32-341, H-3-1-32-342, H-3-1-32-343, H-3-1-32-344, H-3-1-32-44031, H-3-1-32-440112 and H-3-1-32-312 and a portion of parcel numbers H-3-1-32-314 and H-3-1-32-41011. Western Commercial Real Estate, PLLC, Applicant. Joby Venuti, Agent.

6. PSP24-13: Discussion and consideration of a possible approval of a preliminary site plan for Southern Utah sheds, a commercial development located at 980 W State St. Rachael Rasmussen, Applicant.
7. PSP24-30: Discussion and consideration of a possible approval of a preliminary site plan for Silverwood Industrial Subdivision, an industrial subdivision located at 850 N Old Highway 91. Jeff Andrus, Applicant. Rhett Beazer, Agent.
8. PSP24-32: Discussion and consideration of a possible approval of a preliminary site plan for Desert Dunes at Desert Sands, a 100 unit single family "patio home" development located at 4750 W Dixie Springs Dr. The Hollows LLC, Applicant. DSG Engineering - Logan Blake, Agent.
9. PSP24-33: Discussion and consideration of a possible approval of a preliminary site plan for the Rock Place, a construction sales and service facility, located at 3272 W 600 N. Interstate Rock Products, Applicant. Chase Stratton, Agent.
10. PP24-30: Discussion and consideration of a possible approval of a preliminary plat for The Orchards, a 32 lot single family subdivision located at approximately 3600 W 1640 S. Dennis Miller, Applicant. Karl Rasmussen, Agent.
11. PP24-33: Discussion and consideration of a possible approval of a preliminary plat of Copper Vista, a 338 lot single family subdivision located at the northeast corner of Gateway Blvd and Jellystone Road. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.
12. PSP24-36 PP24-34: Discussion and consideration of a possible approval of a preliminary site plan and preliminary plat for BASH Mancaves, a mixed use development consisting of 14 mancaves, 42 residential units, and office/retail space located at west of Marla at Elim Valley. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.
13. PSP24-37: Discussion and consideration of a possible approval of a preliminary site plan for Luisa's Corner, a commercial development located at the southwest corner of Sand Hollow Road and Bash Parkway. Brent Moser, Applicant. Karl Rasmussen, Agent.
14. PSP24-39: Discussion and consideration of a possible approval of a preliminary site plan for BASH Carwash, a commercial development located at the northwest corner Bash Parkway and Sand Hollow Road. Brent Moser, Applicant. Karl Rasmussen, Agent.
15. PSP24-40: Discussion and consideration of a possible approval of a preliminary site plan for Mad Moose Rentals, a vehicle/equipment rental facility located at 4345 W Abbey Road. Spencer Finch, Applicant. Karl Rasmussen, Agent.
16. PSP24-41: Discussion and consideration of a possible approval of a preliminary site plan for Gateway Park, a park located at the southwest corner of Jellystone Road and Gateway Blvd. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.

17. CUP24-24: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 3960 W 2470 S. Enhanced Home Builders, Applicant. Trent Johnson, Agent.
18. Approval of the 2025 Meeting Schedule

Adjournment