



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

January 9, 2025
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 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to allow for a residential treatment facility located at 5147 W and 5159 W 2200 S.~~ ***This application has been withdrawn***
2. A Zone Change Amendment request located at 808 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre to allow for a lot split.

OLD BUSINESS

1. 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.

2. 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.

NEW BUSINESS

1. ZC25-01 Discussion and consideration of a recommendation to the City Council on a zone change amendment request located at 808 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre to allow for a lot split.
2. PP24-35: Discussion and consideration of a possible approval of a preliminary plat for Copper Meadows, a 121 lot single family residential subdivision, located at the southeast corner of Jellystone Road and Gateway Blvd. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.
3. CUP25-01: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 3665 W 2540 S. Greg Higgs, Applicant. Cole Spinks, Agent.
4. PP25-01: Discussion and consideration of a possible approval of a preliminary plat for Firerock Phase 4, a 23 lot single family subdivision located at 400 N Firerock Way. Sky Mountain Holdings LLC, Applicant. Pratt Engineering, Agent.
5. PSP25-01: Discussion and consideration of a possible approval of a preliminary site plan for Southwest Vision, a medical office located at 83 S 2600 W. DGR Holdings LLC, Applicant. CivilScience-Brandee Walker, Agent.
6. FSP25-01: Discussion and consideration of a possible approval of a final site plan for Gateway to Zion (Neil Detox), a rehabilitation center, located at 860 N State St. Brandon Neil, Applicant. CivilScience-Brandee Walker, Agent.
7. PP25-02: Discussion and consideration of a possible approval of a preliminary plat for The Orchards at Elim Valley, a 63 lot single family subdivision located east of 3400 W between Jellystone Road and Bash Parkway. Western Mortgage and Realty Co - Tim Tippet, Applicant. Karl Rasmussen, Agent.
8. FSP25-02: Discussion and consideration of a possible approval of a final site plan for Applebees, a restaurant located at 980 W State St. Danwick LLC (Wick Gubler), Applicant. Gerold Pratt, Agent.
9. FSP25-03: Discussion and consideration of a possible approval of a final site plan for Black Ridge Ph 1A, a 20 townhome development located at 500 S 1760 W. Austin Overman, Applicant. Rob Reid, Agent.
10. Training on the Open and Public Meetings Act

Adjournment