



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Paul Farthing, Alternate Chair
Ralph Ballard
Rebecca Broneman
Michelle Cloud
Shelley Goodfellow
Brad Winder
Kelby Iverson*

Hurricane Planning Commission Meeting Agenda

November 10, 2022
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 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.

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

1. Discussion on the 2023 Planning Commission schedule
2. Discussion on the public notice process
3. Updates on the Downtown Master Plan
4. Discussion on projects to work on in 2023

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. 2022-PP-29: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Hurricane Heights Hobby Garages, a 33 lot storage unit

development located at 400 N 700 W. CSB Dev HH LLC (Max Stokes) Applicant.
Civil Science - Brandee Walker Agent.

2. 2022-CUP-27: Discussion and consideration of a possible approval for a conditional use permit for a building of greater height and size located at 1912 S Angell Heights Dr. Tracy Jenkins Applicant
3. 2022-FSP-17 Discussion and consideration of a possible approval of a final site plan for Scooters Coffee, a drive-through coffee shop located at 715 W State St. Scott Gibson Applicant. Craig Larsen Agent.
4. 2021-PP-33: Discussion and consideration of a possible approval of a one-year extension on the final plat deadline for Cadence Active Adult Community, a 318 lot single family subdivision located at approximately 3900 W and 1000 S in the Gateway to Sand Hollow Development. Western Mortgage and Realty Co Applicant. Brent Moser Agent.
5. 2021-PP-32: Discussion and consideration of a possible approval of a one year extension on the final plat deadline for Peach Springs Estates, a 64 single family subdivision located at 3600 W 1400 S. Western MTG and Realty Co Applicant. Matt Lowe Agent.
6. 2021-PP-30: Discussion and consideration of a one year extension on the final plat deadline for Sand Cove phase 2, a 58 lot single family subdivision located at 3350 W and 500 N. Mortar and Beam Applicant. Jim Lyman Agent.
7. 2022-CUP-28: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 991 S 1100 W. American Heritage Homes Applicant.
8. 2022-CUP-29: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 775 W 1300 S. Gabe and Michelle Waters Applicant.
9. 2022-CUP-30 Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 393 W 1970 S. Fred Thornton Applicant.
10. 2022-CUP-31 Discussion and consideration of a possible approval of a wall of greater height located at 1217 S 1150 W. Hurricane City Power Applicant.

Approval of Minutes:

1. October 13, 2022

Adjournment