



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Michelle Cloud
Paul Farthing
Rebecca Bronemann
Ralph Ballard
Shelley Goodfellow
Mark Sampson
Penny James-Garcia
Dayton Hall, Chair*

Hurricane Planning Commission Meeting Agenda

February 23, 2022
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. in 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

A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation. 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

Public Hearings

1. A Zone Change Amendment request located at 1200 W 4600 S from RA-1, residential agriculture 1 unit per acre, to R1-15, residential one unit per 15,000 square feet. Parcel number H-3403-K. Joshua Coen Applicant. Clark Spilker and Pope Engineering Agent.
2. A Zone Change request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-2126. Michelle Stratton Shumway Applicant
3. A Zone Change Amendment request located at approximately 600 S 3500 W from R1-6, residential one unit per 6,000 square feet; R1-8, residential one unit per 8,000 square feet; R1-10, residential one unit per 10,000 square feet; R1-15, residential one unit per 15,000 square feet, to R1-6, residential one unit per 6,000 square feet and R1-8, residential one unit per 8,000 square feet. Parcel number H-4-2-12-1102. D. R. Horton (Don Bean) Applicant. Adam Allen Agent.

4. A Land Code Use Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards
5. A Land Code Use Amendment to adopt Water Conservation standards within Title 10 Chapter 39 – Subdivisions, Chapter 32 – Landscaping and Screening, Chapter 23 – Planned Development Overlay, and Chapter 33 – Design and Compatibility Standards.

NEW BUSINESS

1. 2022-ZC-05: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at 1200 W 4600 S from RA-1, residential agriculture 1 unit per acre, to R1-15, residential one unit per 15,000 square feet. Parcel number H-3403-K. Joshua Coen Applicant. Clark Spilker and Pope Engineering Agent.
2. 2022-ZC-06: Discussion and consideration of a recommendation of a proposed Zone Change request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-2126. Michelle Stratton Shumway Applicant
3. 2022-ZC-07: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at approximately 600 S 3500 W from R1-6, residential one unit per 6,000 square feet; R1-8, residential one unit per 8,000 square feet; R1-10, residential one unit per 10,000 square feet; R1-15, residential one unit per 15,000 square feet, to R1-6, residential one unit per 6,000 square feet and R1-8, residential one unit per 8,000 square feet. Parcel number H-4-2-12-1102. D. R. Horton (Don Bean) Applicant. Adam Allen Agent.
4. 2022-LUCA-01: Discussion and consideration of a recommendation of a Land Code Use Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards
5. 2022-LUCA-02: Discussion and consideration of a recommendation of a Land Code Use Amendment to adopt Water Conservation standards within Title 10 Chapter 39 – Subdivisions, Chapter 32 – Landscaping and Screening, Chapter 23 – Planned Development Overlay, and Chapter 33 – Design and Compatibility Standards.
6. 2022-CUP-03: Discussion and consideration of approval of a conditional use permit for an accessory building of greater size and height located at 1458 S 700 W. Andrew Hathaway Applicant.
7. 2022-CUP-04: Discussion and consideration of approval of a conditional use permit for a commercial building of greater height located at 48 S 1760 W. Red Rock Hospitality Applicant. Ishraj Singh Agent
8. 2022-CUP-05: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 1100 N Main St. Josh Proctor Applicant
9. 2021-PP-32: Discussion and consideration of a recommendation of a preliminary plat for Desert Sands Area G, a 125 unit single-family subdivision located at 3000 S Sand Hollow Road. The Hollows LLC Applicant. Brett Burgess Agent.

10. 2022-FSP-02: Discussion and consideration of a possible approval of a final site plan for Walmart Lot 8, a one unit commercial development. American Heritage Homes Applicant
11. 2022-PSP-06: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Equipment Rentals located at 520 W and SR-9. Hurricane Equipment Rental Applicant.
12. 2022-AFP-02: Discussion and consideration of a recommendation of an amended final plat for North Slope at Copper Rock Phase 2. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent

Planning Commission Business:

1. City Council Recap

Approval of Minutes:

1. December 9, 2021
2. January 13, 2022

Adjournment