



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

March 30, 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 366 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to build a duplex.
2. A Zone Change Amendment request located at approx.. 3150 South 1100 West to contain a PDO, planned development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre. Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B.
3. A Zone Change Amendment request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet to allow for a lot split. Parcel number H-3-2-3-2126.
4. A Zone Change Amendment request located at approx. 465 North 2800 West from RA-1, residential agriculture one unit per acre, to R1-8, residential one unit per

8,000 square feet, containing a PDO, planned development overlay, to match the adjacent zones. Parcel number H-3-1-31-1104.

5. A Land Code Use Amendment to Title 10, a section of Chapter 7 - regarding conditional use permits and Chapter 15 regarding Highway Commercial building standards.
6. A Land Code Use Amendment to Title 10, Chapter 3, Chapter 7, Chapter 41, and Chapter 51 - all regarding ADU's, accessory dwelling units.

NEW BUSINESS

1. 2022-ZC-07: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at 366 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to build a duplex. Larry Loveless Applicant.
2. 2022-ZC-09: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at approx. 3150 South 1100 West to contain a PDO, planned development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre. Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B. Blue Mountain Property Enterprises LLC Applicant. Scott Stratton Agent.
3. 2022-ZC-06: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet to allow for a lot split. Parcel number H-3-2-3-2126. Michelle Stratton Shumway Applicant
4. 2022-ZC-10: Discussion and consideration of a recommendation of a proposed Zone Change Amendment request located at approx. 465 North 2800 West from RA-1, residential agriculture one unit per acre, to R1-8, residential one unit per 8,000 square feet, containing a PDO, planned development overlay, to match the adjacent zones. Parcel number H-3-1-31-1104. Swiss Seven LLC Applicant. Kent Frei Agent.
5. 2022-LUCA-04: Discussion and consideration of a recommendation of a proposed Land Code Use Amendment to Title 10, a section of Chapter 7 - regarding conditional use permits and Chapter 15 regarding Highway Commercial building standards. Ishraj Singh Applicant. Steve Beesley Agent.
6. 2022-LUCA-03: Discussion and consideration of a recommendation of a proposed Land Code Use Amendment to Title 10, Chapter 3, Chapter 7, Chapter 41, and Chapter 51 - all regarding ADU's, accessory dwelling units. Hurricane City Planning Applicant
7. 2022-AFP-03: Discussion and consideration of a recommendation of approval on an amended final plat for Seville Lots 1A and 1B, located at 952 W 325 S. Harmony Vanderhorst Applicant
8. 2022-AFP-04: Discussion and consideration of a recommendation of an amended final plat for Pecan Valley Phase 3 located at 5200 W 2500 S. Chris Wyler Applicant. Civil Science Agent

9. 2022-PP-12 2022-PSP-08: Discussion and consideration of a recommendation of approval of a preliminary plat and of approval of a preliminary site plan for SKRE, a 2 lot commercial subdivision, located at 2545 W 60 S. SKRE Applicant. Karl Rasmussen Agent.
10. 2022-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Del Taco located at 711 W State St. Chase Stratton (PM Dev Corp) Applicant. Harold Martinez Morales Agent.
11. 2022-PP-06 and 2022-HIL-03: Discussion and consideration of a recommendation of a preliminary plat for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Dr. and sensitive lands updated application for Hideaway Ridge Phase 1 and 2. Tim & Kris Eden and Todd Trane-Millhaven Development Applicant Todd Trane-Millhaven Development Agent.
12. 2022-FSP-03 and 2022-CUP-10: Discussion and consideration of an approval of a final site plan and conditional use permit for Deck Kings, a metal commercial building located at 530 W 600 N. Jeremy Witte Applicant
13. 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.

Planning Commission Business:

1. Site Plan Design
2. Deadlines for land use applications for Planning Commission

Approval of Minutes:

1. January 26, 2022

Adjournment