



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

August 24, 2023
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 5:00 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:

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 37 Subsection 9, regarding fences and walls.
2. A Land Use Code Amendment to Title 10 Chapter 1 to add Subsection 13 regarding land use applicants' compliance with City Code and staff comments.

OLD BUSINESS

1. ZC23-21: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 820 S 840 W from RA-1, residential

agriculture one unit per acre to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-4220-C. Interstate Rock Products, Applicant. Chase Stratton, Agent.

NEW BUSINESS

1. LUCA23-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 37 Subsection 9, regarding fences and walls.
2. LUCA23-08: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 1 regarding land use applicants' compliance with City Code and staff comments. Hurricane City Attorney, Applicant.
3. FSP23-28 WCUP23-02: Discussion and consideration of a possible approval of a final site plan and conditional use permit for a wall of greater height for the Dixie Power Pecan Valley Substation located at 2250 S 5140 W; Dixie Power, Applicant; Russ Condie, Agent.
4. AFP23-15: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Plat D Lots 196 & 197 located at 3259 W 2490 S; Terry Spinks, Applicant.
5. CUP23-13: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3259 W 2490 S; Terry Spinks, Applicant.

Approval of Minutes:

1. August 10, 2023

Adjournment