



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

April 14, 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 approx.. 1250 South and 1150 West from RA-1, residential one unit per acre, to PF, public facility for a power substation. Parcel number H-3-2-3-3319.
2. A Zone Change Amendment request located at approx.. 27 North 2800 West from R1- 8, residential one unit per 8,000 square feet, to HC, highway commercial. Parcel number H-3-1-32-440112.
3. A Zone Change Amendment request on a portion of 5584 West 720 South from M-1, light industrial, to HC, highway commercial, to match the adjacent property to allow an RV park. Parcel number H-QCIP-3-16.
4. A Zone Change Amendment request located at 208 South Main Street from R1-10, residential one unit per 10,000 square feet, to GC, general commercial, for the property to be used as a vacation rental or a commercial retail or restraint space. Parcel number H-55.

Planning Commission Items

1. 2022-ZC-11: Discussion and consideration of a recommendation of approval of a Zone Change Amendment request located at approx.. 1250 South and 1150 West from RA-1, residential one unit per acre, to PF, public facility for a power substation. Parcel number H-3-2-3-3319. Hurricane City Power Applicant. Jared Ross Agent
2. 2022-ZC-12: Discussion and consideration of a recommendation of approval of a Zone Change Amendment request located at approx.. 27 North 2800 West from R1- 8, residential one unit per 8,000 square feet, to HC, highway commercial. Parcel number H-3-1-32-440112. Swiss Seven LLC Applicant. Kent Frei Agent.
3. 2022-ZC-13 2022-PSP-12: Discussion and consideration of a recommendation of approval of A Zone Change Amendment request on a portion of 5584 West 720 South from M-1, light industrial, to HC, highway commercial, to match the adjacent property to allow an RV park. Discussion and consideration of a preliminary site plan approval for Fairgrounds RV Park on the remainder of the property. Parcel number H-QCIP-3-16. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.
4. 2022-ZC-14: Discussion and consideration of a recommendation of approval of a Zone Change Amendment request located at 208 South Main Street from R1-10, residential one unit per 10,000 square feet, to GC, general commercial, for the property to be used as a vacation rental or a commercial retail or restraint space. Parcel number H-55. Jeremy and Laurie Scholzen Applicant.
5. 2022-CUP-08: Discussion and consideration of possible approval of a conditional use permit for a building of greater height located at 917 N 300 W. Melvin Terry Applicant
6. 2022-CUP-09: Discussion and consideration of an approval of a conditional use permit for a building of greater height located at 831 S 920 W. Rick and Kathy Stout Applicant.
7. 2022-CUP-10: Discussion and consideration of a possible approval of a conditional use permit for a greater height wall located at 2790 S 3200 W. Thomas Gainer Applicant
8. 2022-CUP-11: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 4331 S 1100 W. Derral Eves Applicant
9. 2022-FSP-04: Discussion and consideration of a possible approval of a final site plan for Pecan Valley Resort located at 2320 S 5140 W. Chris Wyler Applicant. Civil Science Agent
10. 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.

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-PP-07: Discussion and consideration of a recommendation of approval of a preliminary plat for Desert Bloom, a 576 lot subdivision, located at 600 S and 3500 W. DR Horton (Don Beam) Applicant. Adam Allen Agent
13. 2022-PP-09: Discussion and consideration of a recommendation of approval of a preliminary plat for Quail Creek Industrial Phase 5-8, a 63 lot industrial subdivision located at Regional Park Road and 1000 S. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.
14. 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.
15. 2022-PP-13: Discussion and consideration of a recommendation of approval of a preliminary plat for Sky Valley West, a 24 lot single family subdivision, located at 600 N and 3400 W. Frank Lindhardt/Shoshone Land Company Applicant.
16. 2022-PP-14: Discussion and consideration of a recommendation of approval of a preliminary plat for Cordero Phase 2, a 40 lot subdivision, located at 2100 W 3900 S. Brant Tuttle, Northern Engineering Applicant.
17. 2022-PP-15: Discussion and consideration of a recommendation of approval of a preliminary plat for Horseman's Edge, a 40 lot single family subdivision, located at 3053 S 1100 W. Diamond Edge Construction Applicant. Scott Stratton Agent.
18. 2022-PSP-13: Discussion and consideration of an approval of a preliminary site plan for Sunnie LLC, a residential four-plex located at 217 W 100 S. Sunnie LLC Applicant. Scott Stratton Agent.
19. 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.

Planning Commission Business:

1. City Council Recap
2. Growth Workshop Recap
3. Site Plan Design

Approval of Minutes:

1. March 24, 2021

Adjournment

