



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

October 12, 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:

1. Discussion on the vacation rental ordinance
2. Training on ethics and the open and public meetings act

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 7 Subsection 23 regarding grading permits
2. A Zone Change Amendment request located at 251 W 725 South from R1-10, residential one unit per 10,000 square feet to RA-0.5, residential agriculture one unit per half acre

NEW BUSINESS

1. LUCA23-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 7 Subsection 23 regarding grading permits. Hurricane City Applicant.
2. ZC23-22: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 251 W 725 South from R1-10, residential one unit per 10,000 square feet, to RA-0.5, residential one unit per half acre. Casey and Kelsey Stratton Applicant.
3. PSP23-28: Discussion and consideration of a possible approval of a preliminary site plan for Goulding casita, an additional residential unit in a multifamily development located at 220 W 200 N. Dace and Laurie Goulding, Applicant. Ben Sorenson, Agent.
4. CUP23-14: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 1208 W 50 N. Seret Rafferty Applicant.
5. PSP23-30: Discussion and consideration of a possible approval of a preliminary site plan for Copper Cave Storage, a 225 unit storage facility located at 3087 S 1100 W. Clint Hadfield Applicant.
6. PP23-20: Discussion and consideration of a recommendation to the City Council on a preliminary plat for High Desert Ranch, a 10 lot single family subdivision located at 4600 S 1300 W. Patrick Jacolenne, Applicant. Robbie Pope, Agent.
7. PSP23-32: Discussion and consideration of a possible approval of a preliminary site plan for Hat Trick Townhomes, a 13 unit townhome development located at 520 W 100 N. Hat Trick Holdings LLC, Applicant. Tyler Hughes, Agent.
8. AFP23-17: Discussion and consideration of a recommendation to the City Council on an amended final plat for Painted Hills Phase 1 Lots 108 & 84, located at 35 S Rlington Parkway. Ronald Ertman, Applicant. Ryan Scholes, Agent.
9. 2022-PP-25: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Lone Pine, a nine lot single family subdivision located at 400 W 820 S. Brant Tuttle, Northern Engineering, Applicant.
10. FSP23-34: Discussion and consideration of a possible approval of a final site plan for Hurricane LDS meetinghouse, a church building, located at 4300 W Dixie Springs Drive. LDS Church, Applicant. Brian Scott, Agent.
11. CUP23-16: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 251 W 725 S. Casey Stratton Applicant.

Approval of Minutes:

1. August 24, 2023
2. September 14, 2023
3. September 26, 2023

Adjournment