



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

November 9, 2023
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. 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.

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 Zone Change Amendment request located at approximately 1500 S and 1300 W from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.
2. A Zone Change Amendment request located at approximately 1120 S 400 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-2412-B & H-3-2-3-230911

NEW BUSINESS

1. ZC23-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1500 S and 1300 W

from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.

2. ZC23-27: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1120 S 400 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-2412-B & H-3-2-3-230911. Kysen Spendlove-Interstate Rock, Applicant.
3. PP23-21: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Commercial, a six lot commercial subdivision located between SR-9 and Sand Hollow Road. Western Mortgage & Realty Company, Applicant. Karl Rasmussen, Agent.
4. FSP23-55: Discussion and consideration of a possible approval of a final site plan for Sky Valley Phase 2 and 3, a 25 lot townhome subdivision located at 3055 W 545 N. Frank Lindhart, Applicant.
5. PSP23-36: Discussion and consideration of a possible approval of a preliminary site plan for Ropes of Southern Utah, a recreation facility, located at the corner of Jellystone Road and Sand Hollow Road. John Hendleman, Applicant. Karl Rasmussen, Agent.
6. PSP23-31: Discussion and consideration of a possible approval of a preliminary site plan for Rush Funplex, a recreation facility located at the corner of Coral Canyon Blvd and Coral Junction Road. Matt Gertge, Applicant.
7. CUP23-18: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3387 W 2100 S. Big Rock Homes, Applicant.
8. CUP23-19: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 337 W 1970 S, Haven Homes and Development, Applicant.
9. AFSP23-01: Discussion and consideration of a possible approval of an amended final site plan for Walmart, located at 180 N 3400 W. Walmart Real Estate Business Trust, Applicant. Lisa Collins, Agent.

Adjournment