



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
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Kelby Iverson*

Hurricane Planning Commission Meeting Agenda

December 14, 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 Title 10 Chapter 39 regarding subdivisions
2. Discussion on Title 10 Chapter 32 regarding water use efficiency standards
3. Discussion on residential hosting standards and short-term rentals in commercial zones

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 560 N 1380 West from R1-10, residential one unit per 10,000 square feet, to PC, planned commercial. Parcel number H-3-1-3-1142.

2. A Zone Change Amendment request located along Future Sand Hollow East Road and Flora Tech Road from RM-3, multifamily 15 units per acre; R1-6, single family residential one unit per 6,000 sq ft; R1-15, single family residential one unit per 15,000 sq ft; OS, open space, and HC, highway commercial to RM-3, multifamily 15 units per acre and PC, planned commercial. Parcels H-4-2-1-1112-GS1, H-4-2-1-11112-GS1, H-4-2-1-1103-GS1, H-4-2-1-1109-GS2, H-3-2-6-1410-GS1.
3. A Zone Change Amendment request located at 2860 W 200 North to amend the existing Canyons RV Planned Development Overlay to approve a density bonus. Parcel number H-3-1-32-4409.
4. A Zone Change Amendment request located at 119 S 700 West from RM-2, multifamily 10 units per acre, to GC, general commercial, to allow for a short-term rental unit. Parcel number H-266-J-1.
5. A Land Use Amendment request to Title 10, Chapter 32 regarding water use efficiency standards.
6. A Land Use Amendment request to Title 10, Chapter 39 regarding subdivisions.

NEW BUSINESS

1. ZC23-26 PSP23-39: Discussion and consideration of a possible approval of a Zone Change Amendment request located at 560 N 1380 W from R1-10, single family residential one unit per 10,000 sq ft to PC, planned commercial. Parcel H-3-1-33-4882. Roger and Leslie Coleman Applicant. Gerald Muray, Agent.
2. ZC23-23 PSP23-40: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located along Future Sand Hollow East Road and Flora Tech Road from RM-3, multifamily 15 units per acre; R1-6, single family residential one unit per 6,000 sq ft; R1-15, single family residential one unit per 15,000 sq ft; OS, open space, and HC, highway commercial to RM-3, multifamily 15 units per acre and PC, planned commercial. Parcels H-4-2-1-1112-GS1, H-4-2-1-11112-GS1, H-4-2-1-1103-GS1, H-4-2-1-1109-GS2, H-3-2-6-1410-GS1. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.
3. ZC23-28 PSP23-32: Discussion and consideration on a recommendation to the City Council on a Zone Change Amendment request to amend the existing Canyons RV Planned Development Overlay to approve a density bonus and approve the preliminary site plan for Ridge Crest, a 53 lot manufactured home subdivision located at 2860 W 200 N. VE Management and Investments Co, Applicant. Brandee Walker, Agent
4. ZC23-25: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 119 S 700 W from RM-2, multifamily 10 units per acre, to GC, General Commercial. Parcel H-266-J-1. Oliver and Rebekah Radtke, Applicant
5. LUCA23-11: Discussion and consideration of a possible recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapter 32 of the City Code pertaining to water use efficiency standards. Hurricane City Applicant.
6. LUCA23-12: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 39 regarding subdivisions

7. PP23-26: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sand Hollow Mesa Neighborhood Six, a 623 lot residential subdivision located north of 3900 S and between 2100 W and 2400 W. Thane Smith-Romney Group, Applicant. Karl Rasmussen, Agent.
8. PP23-27: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Horseman's Edge & Hurricane Cliffs Industrial, a six lot residential subdivision and 23 lot industrial subdivision located at 3155 S 1100 W. Scott Stratton, Applicant. Karl Rasmussen, Agent.
9. PP23-28: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Hurricane Heights Townhomes Phase 5, a two lot townhome subdivision located at 475 N 500 W. HH5, LLC, Applicant. Bret Peterson, Agent.
10. FSP23-60: Discussion and consideration of a possible approval of a final site plan for Mountain View Apartments, a 31 unit apartment complex, located at 60 S 925 W. Interstate Rock Products, Applicant. Chase Stratton, Agent.
11. PSP23-41: Discussion and consideration of a possible approval of a preliminary site plan for Suites on Nine, a six unit short term rental complex located at 1580 W State St. Travis Barney, Applicant.
12. AFP23-18: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Plat C located at 3700 W 2640 S Circle. Heather Hugie, Applicant. Rosenberg Associates, Agent.
13. FSP23-61: Discussion and consideration of a possible approval of a final site plan for Cedar Post Rentals a four unit short-term rental complex located at 72 W State St. Jill Hamblin, Applicant.
14. 2022-PP-29: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Hurricane Heights Hobby Garages, a 33 lot hobby garages development located at 400 N 700 W. Max Stokes, Applicant. Brandee Walker, Agent.
15. FSP23-63: Discussion and consideration of a possible approval of a final site plan for Forsyth Triplex, a three unit apartment building located at 163 N Main St. Zachary Forsyth Applicant.
16. FSP23-64: Discussion and consideration of a possible approval of a final site plan for Foryth duplex, a duplex located at 383 N Main St. Zachary Forsyth, Applicant.
17. CUP23-20: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 507 N 3650 W. Quay Stratton, Applicant.
18. Consideration and possible approval of the 2024 meeting schedule

Approval of Minutes:

1. October 26th, 2023
2. November 9, 2023

Adjournment