



HURRICANE CITY UTAH

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City Manager

Nanette Billings Kaden DeMille

Planning Commission

Mark Sampson, Acting Chair

Ralph Ballard

Paul Farthing

Rebecca Broneman

Michelle Cloud

Shelley Goodfellow

Brad Winder

Hurricane Planning Commission Meeting Agenda

April 27, 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

5:00 p.m Farwell Open House for the City Attorney Fay Reber

6:00 p.m. - Call to Order

ELECTION OF A NEW CHAIRPERSON

Public Hearings

1. A Zone Change Amendment request located at 200 North and 2260 West on the north 2.9 acres from MH/RV, mobile home/RV, to PC, planned commercial to remove the applicant's obligation to build an RV Park. Parcel number H-3-1-32-1102.
2. A Zone Change Amendment request located on the northwest corner of 2500 South and 2100 West totaling 50 acres to contain a PDO, planned development overlay, with the underlying zone of RA-1, residential agriculture one unit per acre to build the American Village of the West. Parcel numbers H-3345 and H-3346.

3. A Zone Change Amendment request located at approx.. 5300 West 2600 South from A-5, agricultural one unit per 5 acres, to RR, recreational resort to expand the existing resort zoning. Parcel numbers H-4138-L and H-4138-E.

NEW BUSINESS

1. 2022-ZC-15: Discussion and consideration of a recommendation to the city council on a Zone Change Amendment request located at 200 North and 2260 West on the north 2.9 acres from MH/RV, mobile home/RV, to PC, planned commercial so the applicant doesn't have to build an RV park. Parcel number H-3-1-32-1102. Sky Mountain Properties Applicant.

2022-PSP-13: Discussion and consideration of an approval for a Preliminary Site Plan for Hurricane Sky Mountain Townhomes, a Planned Commercial development consisting of commercial space and 172 townhomes, located at 200 N 2260 W. Sky Mountain Properties Applicant

2. 2022-ZC-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located on the northwest corner of 2500 South and 2100 West totaling 50 acres to contain a PDO, planned development overlay, with the underlying zone of RA-1, residential agriculture one unit per acre to build the American Village of the West. Parcel numbers H-3345 and H-3346. Bench Lake LLC Applicant. Dennis Leavitt Agent.
3. 2022-ZC-17: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 5300 West 2600 South from A-5, agricultural one unit per 5 acres, to RR, recreational resort to expand the existing resort zoning. Parcel numbers H-4138-L and H-4138-E. Chris Wyler Applicant. Civil Science-Brandee Walker Agent.
4. 2022-FSP-04: Discussion and consideration of an approval of a final site plan for Pecan Valley Resort, located at 2320 S 5140 W. Chris Wyler Applicant. Civil Science Agent
5. 2022-FSP-05: Discussion and consideration of an approval of a final site plan for phase 2 and 3 of Coral Springs Resort, a residential multi-family condominium development located at approximately 200 N Foothill Canyon Dr. CW The Terra, LLC Applicant. Tysen Clements Agent.
6. 2022-PSP-14: Discussion and consideration of an approval of a Preliminary Site Plan for Sand Hollow Townhomes, a Planned Commercial development consisting of commercial space and 164 townhomes, located at the corner of Ash Creek Dr and Sand Hollow Road. Smoothie Kings Holdings Applicant. Premier Design Agent.
7. 2022-PSP-15: Discussion and consideration of a modification of the preliminary site plan for Black Ridge-Collina Tinta, a 1886 unit residential subdivision, located at approx. 2180 W and Rlington Parkway along the eastern side of Sullivan's Knoll. Austin Overman Applicant.

Planning Commission Business:

1. City Council Recap
2. Site Plan Design

Approval of Minutes:

1. March 10, 2022
2. March 30, 2022
3. November 17, 2021

Adjournment