



HURRICANE CITY UTAH

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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

April 25, 2024
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

Approval of the agenda

Public Hearings

1. A Land Use Code Amendment to amend Title 10 Chapter 3, 7, 12, 13, 14, 15, 16, and 34 with regards to residential and commercial kennel standards.
2. A General Plan Amendment to adopt a Parks, Trails, and Recreation Master Plan.
3. A Land Use Code Amendment to amend Title 10 Chapter 11, 15, and 50 to add a new zoning classification R1-4, residential one unit per 4,000 square feet.

OLD BUSINESS

1. ZC24-02 PSP24-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2600 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-32-41011. VE Management and Investment Co. Applicant. Skylar Stewart, Agent.

NEW BUSINESS

1. PP24-15: Discussion and consideration of a possible approval of a preliminary plat for Peach Springs Estates Phase 2, a 34 lot single family subdivision located at the southeast corner of Bash Parkway and Gateway Blvd. Matt Lowe, Applicant. Karl Rasmussen, Agent.
2. FSP24-32: Discussion and consideration of a possible approval of a final site plan for Zions Gateway Phase 3, a commercial development consisting of two restaurant/retail buildings and a drink shop located at 2170 W 100N. SR-9 Retail Center LLC, Applicant. Bush & Gudgell, Agent.
3. CUP24-14: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2261 S 3400 W. Ken Koontz-Solaris Development, Applicant.
4. 2023-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval of Black Ridge Phase 2, a 35 lot subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC, Applicant. Austin Overman, Agent.
5. FSP24-33: Discussion and consideration of a possible approval of a final site plan for Hurricane Hampton Inn, a hotel located at State Street & 1760 W. Red Rock Hospitality LLC, Applicant. Jared Bates, Agent.
6. LUCA24-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to amend Title 10 Chapter 3, 7, 12, 13, 14, 15, 16, and 34 with regards to residential and commercial kennel standards. Hurricane City, Applicant.
7. Discussion and consideration on a recommendation to the City Council on a General Plan Amendment to adopt a Parks, Trails, and Recreation Master Plan.
8. LUCA24-02: Discussion and consideration on a recommendation to the City Council on a Land Use Code Amendment to amend Title 10 Chapter 11, 15, and 50 to add a new zoning classification R1-4, residential one unit per 4,000 square feet. Hurricane City, Applicant

Adjournment