



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Paul Farthing, Alternate Chair
Ralph Ballard
Rebecca Broneman
Michelle Cloud
Shelley Goodfellow
Brad Winder
Kelby Iverson*

Hurricane Planning Commission Meeting Agenda

May 12, 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

6:00 p.m. - Call to Order

Public Hearings

1. A Zone Change Amendment request located at 825 S 400 W from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet, for a residential development. Parcel number H-3-2-3-1225.
2. A Zone Change Amendment request located at 1200 west and 4600 south from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3403-K.
3. A Zone Change Amendment request located at 163 N Main from RM-1, multifamily 6 units per acre, to RM-3, multifamily 15 units per acre, to add additional units to property.
4. A Zone Change Amendment request located at 115 N 100 E and 55 E 100 W from RM-1, multifamily 6 units per acre, and GC, general commercial, to RM-3, multifamily 15 units per acre, to allow for affordable housing along the SR-9 corridor.

5. A Zone Change and Development Agreement Amendment PDO update located on the old Collina Tinta project to remove the approved golf course and add more public open space. Parcel number H-3-2-4-214.

New Business

1. 2022-ZC-20: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 163 N Main from RM-1, multifamily 6 units per acre, to RM-3, multifamily 15 units per acre, to add additional units to property. Zachary Forsyth Applicant.
2. 2022-ZC-21: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request located at 115 N 100 E and 55 E 100 W from RM-1, multifamily 6 units per acre, and GC, general commercial, to RM-3, multifamily 15 units per acre, to allow for affordable housing along the SR-9 corridor. Zachary Forsyth Applicant.
3. 2022-ZC-18: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 825 S 400 W from RA-1, residential agriculture, to R1-15, residential one unit per 156,000 square feet, for a residential development. Parcel number H-3-2-3-1225. Ferel Campbell Applicant. Jilyn Nelson Agent
4. 2022-ZC-19: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1200 west and 4600 south from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3403-K. Joshua Coen Applicant. Clark Spilker and Poppe Engineering Agent.
5. 2022-ZC-22 2022-PSP-15: Discussion and consideration of a recommendation to the City Council on a Zone Change and Development Agreement Amendment PDO update located on the old Collina Tinta project to remove the approved golf course and add more public open space. Parcel number H-3-2-4-214. WPP Hurricane Land LLC Applicant. Austin Overman Agent
6. 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
7. 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.

8. 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.
9. 2022-AFP-05: Discussion and consideration of a recommendation to the City Council on an amended final plat on Angell Heights Phase 4, located at 2153 S Angell Heights Dr. Robert and Jody Hardesty Applicant. Ryan Scholes-Alpha Engineering Agent.
10. 2022-FSP-06: Discussion and consideration of an approval of a final site plan for Eagle Pointe Amenity Center, located at 2670 W and 625 N. Perry Development Applicant. Greg Sant Agent.

Planning Commission Business:

1. City Council Recap
2. Site Plan Design

Approval of Minutes:

1. February 10, 2022
2. April 14, 2022

Adjournment