



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

October 24, 2024
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 a proposed domestic lot split ordinance
2. Discussion on development standards in rockfall zones
3. Discussion on the Civic Center Master Plan and proposed amendments to Title 10 Chapter 17 and 23 regarding Planned Developments
4. Discussion on takeoff and landing of aircraft for medical transport
5. Discussion on STRs in commercial zones
6. Recap on Fall APA conference

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 Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient lodging facilities in commercial zones.
2. A Land Use Code Amendment to Title 10, Chapter 28 regarding development standards in rockfall zones.
3. A Land Use Code Amendment to Title 10, Chapter 15 to provide an exception to allow the takeoff and landing of aircraft in commercial zones for the purpose of medical transport at hospital facilities.
4. A Zone Change Amendment request located at 259 N Main St. from R1-10, residential one unit per 10,000 square feet, to RM-3, multifamily 15 units per acre. **Public Hearing Only. No action on this item will be taken until November 14th, 2024.**
5. A Zone Change Amendment request located at 1015 W 250 N from R1-10, residential one unit per 10,000 square feet, to RA-0.5, residential agriculture one unit per half acre. **Public Hearing Only. No action on this item will be taken until November 14th, 2024.**
6. A Zone Change Amendment request located at 1268 W 650 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet. **Public Hearing Only. No action on this item will be taken until November 14th, 2024.**

NEW BUSINESS

1. CUP24-23: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 43 E 200 N. Shane Bambrough, Applicant.
2. AFP24-15: Discussion and consideration of a possible approval of an amended final plat for LeGrand Heights Phase 5 Partial Amended & Extended "A" Lot 9, located at 2521 W 250 S. L&O Property Investment LLC, Applicant. Chanse Snow, Agent.
3. AFP24-16: Discussion and consideration of a possible approval of an amended final plat for Buck's Ace Hardware Partial Amendment A, located at 90 S 1400 W. Buck's Ace Hardware-Joe Johnson, Applicant. Jared Bates, Agent.
4. FSP24-67: Discussion and consideration of a possible approval of a final site plan for Starbucks, a coffee shop, located at 789 W State St. Stratton Land Holdings, Inc. Applicant. Chase Stratton, Agent.
5. FSP24-68: Discussion and consideration of a recommendation to the City Council on a final site plan for Canyon Villas, a 180 unit park model development located at 250 N 2800 W. Sunwood Homes, Applicant. Brandee Walker, Agent.
6. PSP24-31: Discussion and consideration of a preliminary site plan for Gateway Commercial at Sand Hollow, a commercial development consisting of a hotel, three restaurant pads, and a gas station, located at 4 S 3700 W. Tim Tippet, Applicant. Karl Rasmussen, Agent.
7. LUCA24-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient lodging facilities in commercial zones. Hurricane City Planning, Applicant.

8. LUCA24-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapter 28 regarding development standards in rockfall zones. Hurricane City Planning, Applicant.
9. LUCA24-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapter 15 to provide an exception to allow the takeoff and landing of aircraft in commercial zones for the purpose of medical transport at hospital facilities. Hurricane City Planning, Applicant.

Approval of Minutes:

1. May 23, 2024
2. July 11, 2024
3. September 12, 2024
4. August 22, 2024

Planning Commission Business (Continued From Above)(If Necessary)

Adjournment