



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

November 14, 2024
5:30 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 5:30 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.

5:30 p.m. - Planning Commission Business:

1. Discussion on proposed amendments to the airport overlay zone

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 259 N Main St. from R1-10, residential one unit per 10,000 square feet, to RM-3, multifamily 15 units per acre.
2. 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.

3. 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.
4. A Land Use Code Amendment to Title 10 Chapter 23 regarding Planned Development Overlays and Title 10 Chapter 11 and Chapter 17 regarding the Public Facility zone.

OLD BUSINESS

1. 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.
2. 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.

NEW BUSINESS

1. ZC24-09: Discussion and consideration of a recommendation to the City Council on 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. Interstate Homes LLC, Applicant.
2. ZC24-10: Discussion and consideration of a recommendation to the City Council on 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. Jaymie Wetzel, Applicant. Karl Rasmussen, Agent.
3. ZC24-11: Discussion and consideration of a recommendation to the City Council on 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. CCH&N Holdings LLC, Applicant. Daryl Brown, Agent.
4. AFP24-17: Discussion and consideration of a possible approval of an amended final plat for Ridge at Zion Vista Phase 1B, Lots 19 & 20, located at 557 S 1800 W. Interstate Homes LLC, Applicant. Dannie Green, Agent
5. AFP24-18: Discussion and consideration of a possible approval of an amended final plat for Windsong Subdivision Lots 1 & 2, located at 335 W 1180 S. Beau Davis, Applicant. Karl Rasmussen, Agent.
6. PP24-26: Discussion and consideration of a possible approval of a preliminary plat for Cielo at Coral Canyon, a subdivision consisting of 54 townhomes, 140 vacation rental units, and 218 single family residential lots and commercial space, located at Old Highway 91 and Foothills Canyon Dr. Cole West, Applicant. Tony Carter, Agent.
7. PP24-27: Discussion and consideration of a possible approval of a preliminary plat for Black Ridge Phase 2, a 45 lot single family subdivision, located north of 900 S and east of 1760 W. Wasatch Commercial Builders, Applicant. Focus Engineering, Agent.
8. PP24-28: Discussion and consideration of a possible approval of a preliminary plat for Hawk Ridge, a residential subdivision consisting of 146 townhomes and two

single family lots, located near 2800 w and Cliffhanger Dr. Perry Development- Mitch Weis, Applicant. Bush & Gudgell, Agent.

9. PP23-21: Discussion and consideration of a possible approval of an extension of the preliminary plat for Gateway at Sand Hollow Commercial, a six lot commercial subdivision located between SR-9 and Sand Hollow Road, Western Mortgage & Realty Company, Applicant. Karl Rasmussen, Agent.
10. CUP24-26: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2521 W 250 S. Brick Loring, Applicant.
11. CUP24-27: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 498 S 1310 W. Jay and Tracy Mansanarez, Applicant.
12. FSP24-74: Discussion and consideration of a possible approval of a final site plan for Rush Funplex, an indoor recreation and entertainment facility located at Coral Junction Rd and Coral Canyon Blvd. Rush Funplex, Applicant. Dan Milich, Agent.
13. PP24-29: Discussion and consideration of a possible approval of a preliminary plat for Red Slate Estates, a 135 lot single family subdivision located at approximately 4020 W Bash Parkway. Heritage Land Development, Applicant. Alpha Engineering, Agent.
14. FSP24-73: Discussion and consideration of a possible approval of a final site plan for Hurricane Self-Storage, a storage unit complex, located at 260 N 3700 W. Mike Wade, Applicant. Guy Williams, Agent.
15. LUCA24-08: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 23 regarding Planned Development Overlays and Title 10 Chapter 11 and Chapter 17 regarding the Public Facility zone.

Approval of Minutes:

Adjournment