



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 25, 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 4527 S and 4491 S 1100 West from RA-1, residential one unit per acre, to RR, recreational resort, proposing four buildings and a clubhouse. Parcel numbers H-MOF-18 and H-MOF-19.
2. A Zone Change Amendment request located at approx.. 1150 W 600 N from R1-10, residential one unit per 10,000 square feet, to PF, public facility, to build a power substation.
3. A Zone Change Amendment request located at 2346 S 1500 W from RA-1, residential agriculture one unit per acre, and M-1, light industrial, to RA-1, residential agriculture one unit per acre, with a PDO, planned development overlay. Parcel numbers H-3350-A, H-3350-B-1, H-3501-A, H-3357-A-1.

NEW BUSINESS

1. 2022-ZC-23: Discussion and consideration of a recommendation to the City Council on a Zone Change amendment request located at 4527 S and 4491 S 1100 West from RA-1, residential one unit per acre, to RR, recreational resort, proposing four buildings and a clubhouse. Parcel numbers H-MOF-18 and H-MOF-19. Hidden Rock Development Group Applicant. Brent Bateman Agent.
2. 2022-ZC-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 1150 W 600 N from R1-10, residential one unit per 10,000 square feet, to PF, public facility, to build a power substation. Hurricane City Power Applicant. Scott Hughes Agent.
3. 2022-ZC-25: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request and Development Agreement Modification located at 2346 S 1500 W from RA-1, residential agriculture one unit per acre, and M-1, light industrial, to RA-1, residential agriculture one unit per acre, with a PDO, planned development overlay. Parcel numbers H-3350-A, H-3350-B-1, H-3501-A, H-3357-A-1. Ron Lee and Monterey Jones, LaRae Ellsworth Stout Trust Applicant. Adam Stout Agent
4. 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.
5. 2022-PSP-18: Discussion and consideration of a possible approval of a preliminary site plan for Standard Plumbing, a commercial building located at 1631 W State St. Standard Plumbing Applicant. Evans & Associates Architecture-Chad Spencer Agent
6. 2022-AP-01: Discussion and consideration of a recommendation to the City Council on an Agricultural Protection Overlay for Annie Reeve, an 11 acre property located at 902 S 700 W and 1075 S 700 W. Parcel number H-3-2-3-304 and H-3-2-3-2418. Annie Reeve Applicant.
7. 2022-PP-07 and 2022-HIL-04: Discussion and consideration of a recommendation to the City Council on a preliminary plat and sensitive lands application for Peregrine Pointe East/Sky Mountain West, a 274 lot residential subdivision located at 600 N and 2800 W. Perry Development LLC Applicant. Greg Sant Agent.
8. 2022-PP-08: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Strawberry Fields Estates, a 163 lot residential subdivision located at approximately 1400 S and 3700 W. Western Mortgage and Realty Co Applicant. Karl Rasmussen Agent.
9. 2022-PSP-19: Discussion and consideration of a possible approval of a preliminary site plan for Bryson Young, a commercial project consisting of one commercial building and seven vacation rentals, located at 470 E 800 N. R+B Young Applicant. Bryson Young Agent.
10. 2022-PP-09 2022-PSP-20: Discussion and consideration of a possible approval of a preliminary site plan and discussion and consideration of a recommendation to the City Council of a preliminary plat for Legacy Business Park, a 6 lot industrial

subdivision located at 563 S Commerce St. Liv Dalebout Applicant. Evans & Associates-Chad Spencer Agent.

Planning Commission Business:

1. Discussion regarding reapplying for Dratter Zone Change- Interstate Rock
2. General Plan Map Updates
3. Site Plan Design
4. Updates to the Planning Commission's schedule for 2022

Approval of Minutes:

1. April 8, 2021
2. April 21, 2021
3. May 13, 2021
4. June 10, 2021-special combined work meeting
5. February 23, 2022
6. April 27, 2022

Adjournment