



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

June 9, 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 for the existing Dixie Heights subdivision, to contain a PDO, planned development overlay, to allow for reduced setbacks.
2. A Zone Change amendment request located at 650 S and 1100 W from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet.
3. A Land Use Code Amendment request to Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4 Chapter 2- with regards to site plan design, open space and amenities, outdoor lighting, and parking in new developments.
4. A Land Use Code Amendment request to Title 10, Chapter 7 and Chapter 39 to consider adding water acknowledgement waiver requirements to land use applications.

NEW BUSINESS

1. 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.
2. 2022-ZC-27: Discussion and consideration of a recommendation to the City Council on a zone change request located at approximately 2470 S 3870 W, from R1-10, residential one unit per 10,000 sq ft to R1-10 PDO, planned development overlay, to reduce the setbacks for the already approved Dixie Heights subdivision. Enhanced Home Builders Applicant. Brent Moser Agent.
3. 2022-ZC-26: Discussion and consideration of a recommendation to the City Council on a Zone Change amendment request located at 650 S and 1100 W from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 sq ft to facilitate a lot split. Jaymie Wetzel Applicant. Jeffrey Hatcher Agent.
4. Discussion and consideration of allowing reapplying for 2021-ZC-26: Dratter Zone Change within a year from denial of the original application- Applicant Interstate Rock
5. 2022-LUCA-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4 Chapter 2- with regards to site plan design, open space and amenities, outdoor lighting, and parking in new developments. Hurricane City Planning Applicant.
6. 2022-LUCA-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapter 7 and Chapter 39 to consider adding water acknowledgement waiver requirements to land use applications. Hurricane City Applicant
7. 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
8. 2022-CUP-13: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 3349 W 2900 S. American Heritage Applicant.
9. 2022-PP-16: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Cordero Phase 3, a 214 lot residential subdivision, located at 2100 W 3900 S. Brant Tuttle Applicant.
10. 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.

11. 2022-PP-10: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 1A-1C, a 93 lot residential subdivision, located at 1760 W and Weeping Rock Road in the Black Ridge development. Josh Lyon/Wasatch Group Applicant. Rosenberg Engineering Agent.

Planning Commission Business:

1. City Council Recap
2. Discussion of amending the Planning Commission's schedule

Approval of Minutes:

1. May 26, 2021
2. February 23, 2022
3. May 12, 2022

Adjournment