



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 23, 2022
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. 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

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. Growth Workshop Review
2. Discussion of updates to city ordinances

6:00 p.m. - Call to Order

Pledge

Prayer and/or thought by invocation

Declaration of a conflict of interest

Public Hearings

1. A Zone Change Amendment request located on the northwest corner of SR-7 & SR-9 intersection from R1-8, one unit per 8,000 square feet, to PC, planned commercial. Parcel numbers H-3-1-31-1101 and H-3-1-31-2101
2. ~~A Zone Change Amendment request located at approx. 88 N 1690 W from R1-10, residential one unit per 10,000 square feet, and HC, highway commercial, to add~~

~~0.127 acres to the existing highway commercial area and the rest as R1-8, residential one unit per 8,000 square feet. Parcel numbers H-3-1-33-3141 and H-3-1-33-4221.~~ **Public Hearing has been moved to July 14**

OLD BUSINESS

1. 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.

NEW BUSINESS

1. 2022-ZC-28 2022-PSP-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located on the northwest corner of SR-7 & SR-9 intersection from R1-8, one unit per 8,000 square feet, to PC, planned commercial. Parcel numbers H-3-1-31-1101 and H-3-1-31-2101. Silverado Development LLC Applicant
2. 2022-PSP-23: Discussion and consideration of a possible approval of a preliminary site plan for Zions Gateway Phase 3, a commercial development consisting of retail space and restaurants, located at the northwest corner of SR-9 and 2000 W. SR-9 Retail Center LLC (Rick Adams) Applicant. Bush & Gudgell, Inc (Rick Meyer) Agent.

Approval of Minutes

1. May 25, 2022

Adjournment