



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

July 14, 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 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

5:00 p.m. - Planning Commission Business:

1. Presentation on the 2022 Moderate Income Housing Plan
2. Discussion of amendments to the city code with regards to residential agriculture and agriculture zones
3. Discussion of amendments to the city code with regards to the issuance of building permits

6:00 p.m. or soon thereafter - Call to Order

Pledge

Prayer and/or thought by invitation

Declaration of a conflict of interest

Public Hearings

1. 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 with a Planned Development Overlay. Parcel numbers H-3-1-33-3141 and H-3-1-33-4221

OLD BUSINESS

1. 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.
2. 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

NEW BUSINESS

1. 2022-ZC-29 2022-PSP-36: Discussion and consideration of a recommendation to the City Council on 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 remainder as R1-8, residential one unit per 8,000 square feet with a Planned Development Overlay. Parcel numbers H-3-1-33-3141 and H-3-1-33-4221. Hinton Holdings LLC Applicant. Richard & Kathleen Hinton Agent.
2. 2022-AP-02: Discussion and consideration of a recommendation to the City Council on an Agriculture Protection Overlay for Bevin Johnson located at 1235 S 700 W. Parcel number H-3-1-3-13192. Bevin Johnson Applicant
3. 2022-AP-03: Discussion and consideration of a recommendation to the City Council on an Agriculture Protection Overlay for Dale Johnson located at 1239 S 700 W. Parcel numbers H-3-2-3-23193 H-3-2-3-23180 and H-3-2-3-2317. Dale W. Johnson Applicant.
4. 2022-CUP-14: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size, located at 1375 W 3000 S. John Brammall Applicant. Colten Iverson Agent.
5. 2022-FSP-07: Discussion and consideration of a possible approval of a final site plan for Zion Hub, a recreation resort development consisting of 35 units and two restaurants, located at the northwest corner of State St. and 500 N. Henry Hill Oil Services LLC Applicant. Matt Lowe Agent.
6. 2022-CUP-15: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 163 S Main St. Catholic Diocese of Salt Lake City Applicant. Lynn Olds and Steve Muno Agents.
7. 2022-PP-17 2022-PSP-22: Discussion and consideration of a recommendation to the City Council on a preliminary plat and a possible approval of a preliminary site plan for Lakeview Townhomes, a multifamily development consisting of 88 townhomes and 62 duplexes, located at the northwest corner of Sand Hollow Road and Dixie Springs Dr. Brett Burgess Applicant.

Approval of Minutes:

1. June 9, 2022
2. June 23, 2022

Adjournment