



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

August 11, 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. 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.

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

1. Discussion on code amendments within agricultural and residential agricultural zones
2. Discussion on updates to the Future Land Use Map
3. Discussion on code amendments with regards to uses in historic buildings

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 approx. 5300 West and 2600 South from A-5, agriculture one unit per 5 acres, to contain a PDO, planned development

overlay, with the split underlying zones of RR, recreation resort, and RM-1, multifamily six units per acre. Parcel numbers H-4-38-L and H-4138-E.

2. A General Plan Amendment to adopt a Moderate-Income Housing Plan.
3. A Zone Change Amendment request located at 650 S and 850 W. from RA-0.5, residential agriculture one unit per half acre, to R1-15, residential one unit per 15,000 square feet, to add one or two additional lots in the subdivision.
4. A Zone Change Amendment request located at 3700 West and Stargate Ave. from RM-3, multifamily 15 units per acre, R1-6, residential one unit per 6,000 square feet, and R1-15, residential one unit per 15,00 square feet, all to be RM-3, multifamily 15 units per acre. Located on the north portion of parcel number H-4-2-1-1112-GS1.
5. A Land Use Amendment request to Title 9, Chapter 1 Section 3: Issuance of Building Permits to require a geotechnical report.

OLD 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-PP-10: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 1A-1C, a residential subdivision consisting of 84 single family units and 20 townhomes, located at 1760 W and Weeping Rock Road in the Black Ridge development. Austin Overman Applicant. Rob Reid-Rosenberg Engineering Agent

NEW BUSINESS

1. 2022-ZC-30 2022-PSP-37: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 5300 W and 2600 S from A-5, agricultural one unit per 5 acres, to contain a PDO, planned development overlay, with the split underlying zones of RR, recreation resort, and RM-1, multifamily six units per acre. Parcel numbers H-4-38-L and H-4138-E. Pecan Valley Holdings LLC Applicant. Chris Wyler/Civil Science Agent.
2. Discussion and consideration of a recommendation to the City Council on a General Plan Amendment to adopt a Moderate-Income Housing Plan
3. 2022-ZC-31: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 650 S and 850 W from RA-0.5, residential agriculture one unit per half acre, to R1-15, residential one unit per 15,000 square feet. Pete Dratter Applicant. Chase Stratton Agent
4. 2022-ZC-32: Discussion and consideration of a recommendation to the City Council on Zone Change Amendment request located at 3700 West and Stargate Ave. from RM-3, multifamily 15 units per acre, R1-6, residential one unit per 6,000 square feet, and R1-15, residential one unit per 15,00 square feet, all to be RM-3,

multifamily 15 units per acre. Located on the north portion of parcel number H-4-2-1-1112-GS1. Western Mortgage and Realty Co Applicant. Thomas Hunt Agent.

5. 2022-LUCA-07: Discussion and consideration of a recommendation to the City Council on Land Use Code Amendment request to Title 9, Chapter 1, Section 3: Issuance of Building Permits to require a geotechnical report. Hurricane City Applicant
6. 2022-AP-04: Discussion and consideration of a recommendation to the City Council on an Agriculture Protection Area for Ruth and Annie Reeve, located at approximately 1100 S 700 W. Ruth and Annie Reeve Applicant.
7. 2022-CUP-16: Discussion and consideration of a possible approval of a conditional use permit for a greater height cell tower located at 608 E Highway 59. Infowest Applicant
8. 2022-CUP-17: Discussion and consideration of a possible approval of a conditional use permit for a greater height cell tower located west of the 3000 S and SR-7 interchange. Infowest Applicant.
9. 2022-PP-18: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sand Hollow Townhomes, a townhome development consisting of approximately 68 townhome units, located at approximately 1200 S Sand Hollow Road. Bob Hermandson Applicant. Bush & Gudgell Agent.
10. 2022-CUP-18: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2441 S 4010 W. Anthony Larson Applicant.
11. 2022-FSP-08: Discussion and consideration of a possible approval of a final site plan for SKRE LLC, a commercial subdivision located at approximately 70 S 2500 W. SKRE LLC Applicant. Mike Nielson Agent.
12. 2022-PP-09: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Quail Creek Industrial Park Phase 5-8, a 76 lot industrial subdivision located at Regional Park Road and 1000 S. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.

Approval of Minutes:

1. August 25, 2021
2. July 14, 2022

Adjournment