



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 25, 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. 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. Training on the Utah Open and Public Meetings Act and discussion of code amendments with regards to the public noticing process
2. Discussion with regards to updates to the General Plan Map
3. Review City Council's Previous Meeting
4. Discussion and Consideration Regarding Amending the Planning Commission 2022 Schedule

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

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.

NEW BUSINESS

1. 2022-PP-19: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Fox Meadows Estates, a 20 lot residential subdivision located at 2898 S 1100 W. Gavin Godfrey Applicant. Luke Godfrey Agent.
2. 2022-PP-20 2022-PSP-38: Discussion and consideration of a recommendation to the City Council of a preliminary plat and a possible approval of a preliminary site plan for Southern Dunes Townhomes, a recreation resort 345 townhome development located at 2600 W and 4200 S. Southern Dunes Townhomes Applicant. Bush & Gudgell, Inc Agent
3. 2021-PP-25: Discussion and consideration of a possible approval of a one-year extension on the final plat deadline for The Shores at Sand Hollow Gateway, a 310 lot multifamily development located at approximately Sand Hollow Road and 400 S.
4. 2022-CUP-19: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 373 W 1180 S. Beau Davis Applicant.
5. 2022-CUP-20: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 373 W 1180 S. Beau Davis Applicant
6. 2021-PP-22: Discussion and consideration of a possible approval of a final plat deadline extension for Canyons del Sol, a 127 lot residential subdivision located at 250 N and 2800 W. Joby Venuti Applicant.
7. 2022-PP-22: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Jeffrey Hatcher, a two-lot residential subdivision located at 650 S and 1100 W. Jaymie Wetzel Applicant. Jeffrey Hatcher Agent.
8. 2022-APP-01: Discussion and consideration of a possible approval of an amended parking plan for Pizza Hut located at 222 W State St. Steve Beesley Applicant.
9. Discussion and consideration of a possible approval of a greater height fence in a front yard. Keith Stout Applicant
10. 2022-FSP-11: Discussion and consideration of a possible approval of a final site plan for Sand Hollow Townhomes, a 60 unit townhome development, located at 1200 S Sand Hollow Road. Bob Hermandson Applicant

Adjournment

