



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

September 22, 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. Discussion of updates to the General Plan Map
2. Discussion of updates to the public notice process
3. Discussion of short-term rentals in accessory dwellings, residential hosting, and commercial zones.

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.. 29 N 1690 W from R1-10, residential one unit per 10,000 square feet, to R1-8 with a PDO, 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

2. A Zone Change Amendment request located at approx.. 3112 West State Street from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-31-3009.
3. A Land Use Code Amendment request to Title 10 Chapter 21: Agriculture Protection Overlay, Title 10 Chapter 14: Residential Agriculture Zoning Standards, Title 10 Chapter 7 Section 9: Conditional Use Permit Standards, and Title 10 Chapter 12: Agriculture Zoning Standards.

OLD BUSINESS

1. 2022-ZC-29 2022-PSP-36: Discussion and consideration of a Zone Change Amendment request located at approx.. 29 N 1690 W from R1-10, residential one unit per 10,000 square feet, to R1-8 with a PDO, 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. Richard & Kathleen Hinton Applicant.
2. 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.
3. 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

NEW BUSINESS

1. 2022-ZC-33 2022-PSP-41: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request for Steward Land Holdings located at approx.. 3112 West State Street from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-31-3009. Steward Land Holdings Applicant. Brad Brown Agent.
2. 2022-LUCA-08: Discussion and consideration of a Land Use Code Amendment request to Title 10 Chapter 21: Agriculture Protection Overlay, Title 10 Chapter 14: Residential Agriculture Zoning Standards, Title 10 Chapter 7 Section 9: Conditional Use Permit Standards, and Title 10 Chapter 12: Agriculture Zoning Standards.
3. 2022-PSP-39: Discussion and consideration of a possible approval of a preliminary site plan for Mountain View Apartments, a 31 unit apartment complex located at 60 S 925 W. Interstate Rock Products, Inc. Applicant. Chase Stratton Agent.
4. 2022-FSP-12 2022-CUP-21: Discussion and consideration of a possible approval of a final site plan and conditional use permit for Sunnie LLC, a triplex located at 217 W 100 S. Sunnie LLC Applicant. Scott Stratton Agent
5. 2022-PP-23: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Bash Resorts, a 375 unit recreation resort development located north of Iron Bridge Blvd. Western Mortgage and Realty Co Applicant. Brent Moser Agent.

6. 2022-PP-24: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Resort, a 945 unit recreation resort development located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co Applicant. Brent Moser Agent.
7. 2022-AFP-06: Discussion and consideration of a recommendation to the City Council on an amended final plat for Moccasin Flats Lot 18 & 19 located at approximately 4500 S 1100 W. Anish Bhatia Hidden Rock Development Group Applicant. Bush and Gudgeon (Gregg Meyers) Agent.
8. 2022-AFP-07: Discussion and consideration of a recommendation to the City Council on an amended final plat for Quail Lake Estates Lots 26 and 26A located at 4400 W State St #26. Darrell and Christine Leigh Applicant. Ryan Scholes/Alpha Engineering Agent.
9. 2022-PSP-40: Discussion and consideration of a possible approval of a preliminary site plan for the American Conservation Experience, an office and warehouse building located at 333 N State St. American Conservation Experience Applicant. Jim Kuhn Agent.
10. 2022-PP-21: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Marla Phase 2, a nine unit recreation resort development located at approximately 1600 S Sand Hollow Road. Western Mortgage and Realty Company Applicant. Brent Moser Agent.
11. 2022-FSP-13: Discussion and consideration of a possible approval of a final site plan for the Three Falls substation located at 1217 S 1150 W. Hurricane City Power Applicant.

Approval of Minutes:

1. August 12, 2021
2. August 11, 2022
3. August 25, 2022

Adjournment