



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

October 13, 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 short-term rentals in accessory dwellings, residential hosting, and commercial zones.
2. Discussion of updates to the public notice process

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.. 1436 W State Street from the split zoning of HC, highway commercial, and RA-1, residential agricultural-one unit per acre, to expand the HC, highway commercial, to develop the whole property with commercial type uses. Parcel number: H-3-1-33-3217.

2. A Zone Change Amendment request located at approx.. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort. Parcel numbers: H-4138-B, H-4138-L, H-4138-E.
3. A Land Use Code Amendment Request to Title 10-Chapter 3-Subsection 4 and 10, Title 10-Chapter 15-Subsection 3, Title 10-Chapter 41, and Title 10-Chapter 51 to make changes regarding short-term rental standards for accessory dwelling units within residential areas, residential hosting standards, and short-term rental standards in commercial zones.
4. A Land Use Code Amendment Request to Title 10-Chapter 25 to consider requiring a note be placed on new subdivision plats for areas within the airport runway protection zone.

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-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.
3. 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.

NEW BUSINESS

1. 2022-CUP-23: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 1042 W 400 S. Travis Dickey Applicant.
2. 2022-CUP-22: Discussion and consideration of a possible approval of a conditional use permit for a greater height wall located at 90 W 100 N. Luis Martinez Applicant.
3. 2022-ZC-34: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 1436 W State Street from the split zoning of HC, highway commercial, and RA-1, residential agricultural one unit per acre, to expand the HC, highway commercial, to develop the whole property with commercial type uses. Parcel number: H-3-1-33-3217. Buck Hurst Applicant.
4. 2022-ZC-35 2022-PSP-43: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR,

recreation resort. Parcel numbers: H-4138-B, H-4138-L, H-4138-E. Chris Wyler Applicant. Brandee Walker-Civil Science Agent.

5. 2022-LUCA-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10-Chapter 3-Subsection 4 and 10, Title 10-Chapter 15-Subsection 3, Title 10-Chapter 41, and Title 10-Chapter 51 to make changes regarding short-term rental standards for accessory dwelling units within residential areas, residential hosting standards, and short-term rental standards in commercial zones. Hurricane City Applicant.
6. 2022-LUCA-10: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10-Chapter 25 to consider requiring a note be placed on new subdivision plats for areas within the airport runway protection zone.
7. 2022-PP-25: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Lone Pine subdivision, a nine-lot residential subdivision located at 400 W 820 S. Brant Tuttle, Northern Engineering Applicant
8. 2022-PSP-42: Discussion and consideration of a possible approval of an amended preliminary site plan for Silverado Development, a Planned Commercial development consisting of 192 multifamily units, 52 townhomes, hotels, retail, and a gas station located at the northwest corner of the SR-9 and SR-7 interchange. Silverado Development LLC Applicant
9. 2022-PP-26: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Desert Sky Estates, a 73 lot residential subdivision located at 2100 W and 3350 S. Desert Sky Estates Applicant. Ben Wilits and Tony Carter Agents.
10. 2022-FSP-12: Discussion and consideration of a possible approval of a final site plan for Mesa Cove, a 64 lot townhome subdivision located at 1117 W 600 N. Goldline Homes LLC Applicant.
11. 2022-PP-27: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Peregrine Pointe West Phase 1A, a three lot residential subdivision located at 3000 W Cliffhanger Dr. Peregrine Pointe West Phase 1A Applicant. Greg Sant Agent.
12. 2022-AFP-08: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Plat E located at 2799 S 3680 W. Kevin and Ralene Scott Applicant. Ryan Scholes Agent.
13. 2022-FSP-13: Discussion and consideration of a possible approval of a final site plan for storage units located at 600 N and 3100 W. James Cheney Applicant.
14. 2022-FSP-10: Discussion and consideration of a recommendation to the City Council on a final site plan approval for Glampers Inn, an RV park and commercial development located south of Sand Hollow Road. Blow Sand LLC Applicant. Scott Nielson Agent.
15. 2022-FSP-09: Discussion and consideration of a possible approval of a final site plan for BASH Facility, a sports rental sales and maintenance facility located at

approximately 850 S Sand Hollow Road. SH Rental Holdings LLC Applicant. Brent Moser Agent.

Approval of Minutes:

1. July 28, 2021

Adjournment