



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 27, 2022
6:00 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.

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 the first bend headed south on Sand Hollow Road to alter the zoning boundaries between RR, recreation resort, and RM-3, multifamily 15 units per acre, to align with the new road, Resort Drive, as well as RR, recreation resort, and GC, general commercial, to allow for the realignment of Sand Hollow Road.
2. A Zone Change Amendment request located at 677 N State St from M-1, light industrial, to HC, highway commercial.
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.

OLD BUSINESS

1. 2022-CUP-24: Discussion and consideration of a possible approval of a conditional use permit for metal building located at 600 N 3100 W. James Cheney 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-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.
4. 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.
5. 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.
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.

NEW BUSINESS

1. 2022-ZC-36: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at the first bend headed south on Sand Hollow Road to alter the zoning boundaries between RR, recreation resort, and RM-3, multifamily 15 units per acre, to align with the new road, Resort Drive, as well as RR, recreation resort, and GC, general commercial, to allow for the realignment of Sand Hollow Road.
2. 2022-ZC-37: Discussion and consideration a recommendation to the City Council on a Zone Change Amendment request located at 677 N State St from M-1, light industrial, to HC, highway commercial. Myka Desormier Applicant. Dennis Parker Agent.
3. 2022-PP-28: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Kolob View Subdivision, a 20 lot single family subdivision located at 850 S 1300 W. Stratton Development Applicant. Colt Stratton Agent.
4. 2022-CUP-25: Discussion and consideration of a conditional use permit for a metal building located at 1015 N 200 W. James Powell Applicant.

5. 2022-CUP-26: Discussion and consideration of a possible approval of a conditional use permit for a greater height building located at 724 W 1300 S. Stan and Shani Dutton Applicant.
6. 2022-PSP-44: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Hampton Inn, a hotel located at 1760 W State St. Red Rock Hospitality LLC - Jeff Adams Applicant.
7. 2022-FSP-14: Discussion and consideration of a possible approval of a final site plan for Dixie Mancaves, a 33 unit mancave storage unit development located on Abbey Road west of Sand Hollow Road. Dixie Man Caves LLC Applicant. Rick Meyer (Bush & Gudge) Agent.
8. 2022-FSP-15: Discussion and consideration of a possible approval of a final site plan for Del Taco, a restaurant located at 711 W State St. Chase Stratton (PM Dev Corp) Applicant.
9. 2022-FSP-16: Discussion and consideration of a possible approval of a final site plan for a commercial bed and breakfast located at 354 N State St. Wendy Williams Dew Applicant.

Planning Commission Business:

1. City Council Recap

Approval of Minutes:

1. 09-22-2022

Adjournment