



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

December 8, 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 on goals and plans for 2023
2. Recap for the Regular City Council meetings of November 17th and December 1st.

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 Land Use Code Amendment to Title 10-Chapter 7-Subsection 4, Title 10-Chapter 21-Subsection 9, and Title 10-Chapter 39-Subsection 5, all regarding public noticing requirements.
2. A Zone Change Amendment request located at approx.. 100 North and 2600 West from RM-2, multifamily 10 units per acre, and HC, highway commercial, to RM-

3/PDO, multifamily 15 units per acre with a planned development overlay, covering 8.29 acres and HC/PDO, highway commercial with a planned development overlay covering 4.39 acres.

OLD BUSINESS

1. 2022-PP-24: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Resort, a condominium development consisting of 882 resort units and 117 multifamily units, located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co Applicant. Brent Moser Agent.

NEW BUSINESS

1. 2022-LUCA-11: Discussion and consideration on a recommendation to the City Council on a Land Use Code Amendment to Title 10-Chapter 7-Subsection 4, Title 10-Chapter 21-Subsection 9, and Title 10-Chapter 39-Subsection 5, all regarding public noticing requirements.
2. 2022-ZC-38 2022-PSP-47: Discussion and consideration of a recommendation to the City Council on a zone change amendment request located at approx. 100 N and 2600 W from RM-2, multifamily 10 units per acre, and HC, highway commercial, to RM-3 (PDO), multifamily 15 units per acre with a planned development overlay, covering 8.29 acres and HC (PDO), highway commercial with a planned development overlay covering 4.39 acres. Shadow Glen 420 In Applicant. Brandee Walker Agent.
3. 2022-PP-30: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Glampers Inn, a five lot commercial development, located at approximately 450 S Sand Hollow Road. Blow Sand LLC Applicant.
4. 2022-CUP-32: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 2799 S 3680 W. Kevin and Ralene Scott Applicant
5. 2022-CUP-33: Discussion and consideration of a conditional use permit for an accessory building of greater height and size located at 1544 W 725 S. Scott W Miller Applicant.
6. 2022-FSP-19 and 2022-CUP-34: Discussion and consideration of a possible approval of a final site plan and a conditional use permit for a metal building for Bryson Young, a commercial development consisting of one commercial building and seven nightly rental units, located at 470 E 800 N. R+B Young Applicant. Bryson Young Agent.
7. 2022-PSP-45: Discussion and consideration of a possible approval of a preliminary site plan for Canyon del Sol, a park model development, located at 250 N and 2800 W. Sunwood Homes of Southern Utah Inc Applicant. James Jessop Agent.
8. 2022-PSP-48: Discussion and consideration of a preliminary site plan for Ace Hardware, a commercial development consisting of a hardware store and three restaurants, located at 1400 W State St. Buck Hurst Applicant
9. 2021-PP-34: Discussion and consideration of a possible approval of an extension of the final plat deadline for Red Cliffs Development, a 31 unit multifamily

development, located at 600 N and 2170 W. Red Cliffs Development, Jay Rice Applicant. Jared Madsen Agent.

10. 2021-PP-31: Discussion and consideration of a possible approval of an extension of the final plat deadline for Crocker Enterprises, a nine lot industrial subdivision, located at 492 N Old Highway 91. Crocker Enterprises LLC Applicant. Brady Shakespear Agent.
11. Discussion and consideration of a landscape deviation request for Lot 4 Hurricane Storage Industrial Subdivision
12. Discussion and consideration of approving the 2023 Planning Commission schedule

Approval of Minutes:

1. October 27, 2022
2. November 11, 2022

Adjournment