



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

January 12, 2023
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 5:00 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 code updates on water conservation

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 approximately 2445 W 2890 S to readjust the underlying zones within the existing PDO, planned development overlay, to allow housing to fit better within the PDO, which would result in moving the M-1, light industrial, zone boundary to the West and expanding the R1-10, residential one unit per 10,000 square feet, zone.
2. A Land Use Code Amendment request to Title 10 Chapter 32: Landscaping and Screening to make updates to the water conservation standards.

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 Phase 1-3, a 219 unit resort condominium development, located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co Applicant. Brent Moser Agent.
2. 2022-FSP-19 and 2022-CUP-34: Discussion and consideration of a possible approval of a final site plan for Bryson Young, a commercial development consisting of a retail/office/warehouse building and seven nightly rental units, located at approx. 450 E State St. R+B Young Applicant. Bryson Young Agent.

NEW BUSINESS

1. 2023-ZC-01: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2445 W 2890 S to readjust the underlying zones within the existing PDO, planned development overlay, to allow housing to fit better within the PDO, which would result in moving the M-1, light industrial, zone boundary to the West and expanding the R1-10, residential one unit per 10,000 square feet, zone. Molly View LLC-Richard Wedig Applicant. ProValue Engineering-Karl Rasmussen Agent.
2. 2023-LUCA-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10 Chapter 32: Landscaping and Screening to make updates to the water conservation standards. Hurricane City Applicant.
3. 2023-AFP-01: Discussion and consideration of a recommendation to the City Council on an amended final plat for Coral Springs Phase 2 Amended and Extended located at 204 N Cliff Side Dr. SU Commercial Construction, LLC Applicant. Drake Howell Agent.
4. 2023-PSP-01: Discussion and consideration of a possible approval of a Washington County Fairgrounds EOC/Parks Building, an office and warehouse located at approximately 5700 W Regional Park Road. Washington County Applicant. Jeff Mathis Agent.
5. 2023-PSP-02: Discussion and consideration of a possible approval of a preliminary site plan for Robert's Roost Expansion, eight RV stalls located at 113 W 400 S. Todd Langston Applicant.
6. 2023-CUP-01: Discussion and consideration of a possible approval of a conditional use permit for a building of greater size and height located at 53 W 100 N. Eric Shorr Applicant. Greg Esteban Agent.
7. 2023-FSP-01: Discussion and consideration of a possible approval of a final site plan for Standard Plumbing, a retail and warehouse facility, located at 1621 W and 1639 W State St. Standard Plumbing Applicant. EA/Architecture Agent.
8. 2023-CUP-02: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 749 S 990 W. Dan Borchardt Applicant.
9. 2023-AFP-02: Discussion and consideration of a recommendation to the City Council on an amended final plat for Hurricane Industrial Park Lot 24, located at 2430 W 350 N. Darryl Zitting Applicant. Ryan Scholes Agent.

10. 2023-PP-02: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Bench Lake Townhomes, a 200 unit townhome development located at approximately 3145 S 1100 W. Blue Mountain Property Enterprises LLC and Diamond Edge Construction, LLC-Scott Stratton Applicant. ProValue Engineering-Karl Rasmussen Agent.
11. 2021-PP-36 2021-HIL-07: Discussion and consideration of an extension of the final plat deadline for Paraiso, a 390 lot single family and patio home subdivision, located at 2800 W 200 N. Middon LLC Applicant.

Approval of Minutes:

1. June 10, 2021
2. November 22, 2022

Adjournment