



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

February 9, 2023
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 approximately Gould's Wash Road and Hwy 59 from R1-10, residential one unit per 10,000 square feet, to R1-8/PDO, residential one unit per 8,000 square feet with a Planned Development Overlay, to create a subdivision containing approximately 3083 units.
2. A Zone Change Amendment request located at 663 W 400 S from R1-8, residential one unit per 8,000 square feet, to RM-1, multifamily 6 units per acre, to build a duplex.

NEW BUSINESS

1. 2023-ZC-02 2023-PSP-03: Discussion and consideration of a recommendation to the City Council on a zone change amendment request located at approximately the intersection of SR-59 and Gould's Wash Road from R1-10, single family residential one unit per 10,000 sq ft, to R1-8 PDO, residential one unit per 8,000 sq ft with a Planned Development Overlay. Todd Smitt Applicant. Mike Wagstaff Agent.
2. 2023-ZC-03: Discussion and consideration of a recommendation to the City Council on a zone change amendment request located at 663 W 400 S from R1-8, single family residential one unit per 8,000 sq ft to RM-1, multifamily six units per acre. Jeremy Black Applicant.
3. 2023-AFP-03: Discussion and consideration of a recommendation to the City Council on an amended final plat for Quail Lake Estates Lots 10 and 11 located at 4400 W State St #10 and #11. Darrell and Christine Leigh Applicant. Ryan Scholes/Alpha Engineering Agent.
4. 2023-CUP-04: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 444 S 1530 W. Jason Putnam Applicant.
5. 2023-AFP-04: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Lot F41 and F42, located at 2829 S 3200 W and 3203 W 2830 S. Heather Hugie Applicant. Mike Hugie Agent.
6. 2023-FSP-03: Discussion and consideration of a possible approval of a final site plan for Hurricane Equipment Rentals, an equipment rental company located at 504 W State St. Brad Holt Applicant.
7. 2023-FSP-04: Discussion and consideration of a possible approval of a final site plan for Dixie Power Sand Hollow Substation, a public utility station located at 4898 W 3150 S. Dixie Power (Russ Condie) Applicant. Alliance Consulting LLC Agent.
8. 2023-CUP-05: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 745 S 840 W. Interstate Homes, LLC Applicant
9. 2021-PP-35: Discussion and consideration of a possible approval of a final plat extension for Ridge at Zion Vista Phase 2, a 19 lot single family subdivision located at 840 S 1580 W. Alan Wheatley Applicant
10. City Council Recap
11. Discussion of amending the model home ordinance

Approval of Minutes:

1. June 23, 2021

Adjournment