



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 23, 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 on amending the model home ordinance
2. Discussion on inclusionary zoning and the planned development overlay ordinance

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 479 N 360 E from HC, highway commercial, to RM-3, multifamily 15 units per acre. Parcel number H-SMME-1-A.

OLD BUSINESS

1. 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.

NEW BUSINESS

1. 2023-ZC-04: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 479 N 360 E from HC, highway commercial, to RM-3, multifamily 15 units per acre. Parcel number H-SMME-1-A. Interstate Rock Applicant. Chase Stratton Agent.
2. 2023-AFP-05: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Cliff View Estates Phase 1 Lots 14 & 15, located at 3653 and 3653 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.
3. 2023-AFP-06: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for North Slope Phase 2 Lots 42 & 43, located at 2041 and 2027 W Cedar Breaks Dr. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.
4. 2023-PSP-03 2023-HIL-01: Discussion and consideration of a possible approval of a preliminary site plan and recommendation to the City Council on a sensitive land application for Quail Lake Sunset RV, an RV park with 22 spots located at 2480 N Old Hwy 91. Ray Ebert Applicant. CivilScience-Brandee Walker Agent.
5. 2022-PP-08: Discussion and consideration of an extension of the preliminary plat approval for Red Slate Estates, formerly known as Elim Estates, a 135 lot single family subdivision located at approximately 1400 S 4300 W. Jared Madsen-Alpha Engineering Applicant.
6. 2023-AFP-07: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Cliff View Estates Lot 6 Partial Amendment "C", located 3557 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.
7. Discussion and possible approval of an amendment to the Planning Commission's application deadlines

Approval of Minutes:

1. January 26, 2023
2. February 9, 2023

Adjournment