



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

March 9, 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 Inclusionary Zoning and the Planned Development Overlay ordinance
2. Discussion on the model home 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 approximately 5700 W Regional Park Dr from OS, open space, to PF, public facility, to provide additional public facilities and amenities.

2. A Zone Change Amendment request located approx. between 2600 W and 2100 W and 3600 S from RA-1, residential agricultural one unit per acre, to an R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay.

NEW BUSINESS

1. 2023-ZC-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 5700 W Regional Park Dr from OS, open space, to PF, public facility, to provide additional public facilities and amenities. Washington County Applicant. Jeff Mathis Agent.
2. 2023-PSP-01 and 2023-HIL-02: Discussion and consideration of a recommendation to the City Council on a Preliminary Site Plan and Sensitive Lands Application for Washington County Parks and Emergency Operations Center, an office and storage building located at approximately 5700 W Regional Park Road. Washington County Applicant. Jeff Mathis Agent.
3. 2023-ZC-06 2023-PSP-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approx. between 2600 W and 2100 W and 3600 S from RA-1, residential agricultural one unit per acre, to an R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay. Parcels H-3385, H-3393, and H-3385. Mesa Vista Applicant. Adam Allen Agent.
4. 2023-AFP-08: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Gateway North Industrial Lot 3F, located at 421 N 5500 W. Tad Porter Applicant.
5. 2023-PSP-04: Discussion and consideration of a possible approval of a preliminary site plan and a parking plan modification for Mixed Greens, a restaurant located at 282 W State St. Ryan Anderson Applicant. Matthew Metcalf Agent.
6. 2023-CUP-06: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 180 W 500 N. Michael McCormick Applicant.
7. 2021-PP-32: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Red Sands at Desert Sands, formerly known as Desert Sands Area "G", a 125 lot single family subdivision located at 3000 S Sand Hollow Road. The Hollows LLC Applicant. Brett Burgess Agent.

Adjournment