



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 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 Inclusionary Zoning
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 3071 S 1100 W, from RA-0.5/PDO, residential agriculture one unit per half acre with a planned development overlay, to M-1, light industrial. Parcel numbers H-3396-D and the southern portion of H-3396-E.

NEW BUSINESS

1. 2023-ZC-07: Discussion and consideration of recommendation to the City Council on a Zone Change Amendment request located at approximately 3071 S 1100 W, from RA-0.5/PDO, residential agriculture one unit per half acre with a planned development overlay, to M-1, light industrial. Parcel numbers H-3396-D and the southern portion of H-3396-E. Diamond Edge Construction LLC Applicant. ProValue Engineering-Karl Rasmussen Agent.
2. 2023-PSP-06: Discussion and consideration of a possible approval of a preliminary site plan for Chevron Business Storage, a storage building, located at 41 N 6300 W. Trent Leavitt-Coral Canyon Market LLC Applicant. Matt Loo Agent
3. 2023-CUP-07: Discussion and consideration of a possible approval of a conditional use permit for four buildings of greater height located at 4095 Bash Parkway. Bash Resorts LLC Applicant. ProValue Engineering-Karl Rasmussen Agent.
4. 2023-PP-09 2023-PSP-07: Discussion and consideration of a recommendation to the City Council on a preliminary plat and a possible approval of a preliminary site plan for SkyRim, a mixed use development consisting of 15 single family lots, 129 townhomes, 372 apartments, and six commercial buildings, located at 3000 W State St. Brad Brown Applicant.
5. 2023-AFP-09: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Hurricane Storage Units Lot 1 located at 132 N Old Highway 91. Hurricane Holdings IA LLC (Kenneth Wong) Applicant. Bush & Gudgeon Inc (Gregg Meyers) Agent.
6. Presentation of the Impact of New Housing

Approval of Minutes:

1. March 9, 2023

Adjournment