



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Michelle Cloud
Paul Farthing
Rebecca Bronemann
Ralph Ballard
Shelley Goodfellow
Mark Sampson
Penny James-Garcia
Dayton Hall, Chair*

Hurricane Planning Commission Meeting Agenda

January 26, 2022
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. in 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

Access code: 2632 882 4836

Host PIN: 9461

A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation. 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

Public Hearings:

1. A Zone Change Request located at 4700 S and 2600 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel numbers: H-3-2-32-330 and H-3-2-32-321
2. A Zone Change Request located at approximately 4800 S and 1500 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet, with a PDO, planned development overlay, to add to the existing Solaroca PDO. Parcel numbers: H-3403-E-1, H-3403-E-3, H-3403-H, H-3403-A
3. A Zone Change Request located at approximately 3300 W and 600 N from R1-6, residential one unit per 6,000 square feet, to R1-6 with a PDO, planned development overlay. Parcel numbers: H-3-1-30-320 and H-3-1-30-321

New Business:

1. 2022-ZC-01: Discussion and consideration of a recommendation of a proposed zone change located at 4700 S and 2600 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel numbers: H-3-2-32-330 and H-3-2-32-321. Calypso Ridge Properties Applicant. Karl Rasmussen Agent.
2. 2022-ZC-02: Discussion and consideration of a recommendation for a Zone Change Request located at approximately 4800 S and 1500 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet, with a PDO, planned development overlay, to add to the existing Solaroca PDO. Parcel numbers: H-3403-E-1, H-3403-E-3, H-3403-H, H-3403-A. The Will Group Applicant. Tyson Williamson Agent.
3. 2022-ZC-03: Discussion and consideration of a recommendation for a Zone Change request located at approximately 3300 W and 600 N from R1-6, residential one unit per 6,000 square feet, to R1-6 with a PDO, planned development overlay. Parcel numbers: H-3-1-30-320 and H-3-1-30-321. Perry Development, LLC Applicant. Greg Sant Agent.
4. 2022-PP-03 2022-HIL-01 Discussion and consideration of a recommendation for a preliminary plat for Mountain View Estates Preliminary Plat, a 37 lot subdivision, located at 1300 W 650 S. Craig Engel, RAC Inc Applicant. Marc Brown Agent.
5. 2022-PP-04: Discussion and consideration of a recommendation for a preliminary plat for Gateway at Sand Hollow Commercial, a 6 lot commercial subdivision, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co Applicant. Brent Moser Agent.
6. 2022-PSP-02: Discussion and consideration of approval of a preliminary site plan for storage units located at 600 N and 3100 W. James Cheney Applicant.
7. 2022-PP-05 2022-HIL-02: Discussion and consideration of a recommendation for a preliminary plat for Mesa Cove, a 91 lot residential subdivision, located at 1117 W 600 N. GVS Holdings LLC Applicant. Dwain Schallenberger Agent

Planning Commission Business:

1. Planned Commercial
2. Site Plan Design
3. Accessory Dwelling Units

Adjournment