



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

April 13, 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. Joint Downtown Master Plan Workshop with the City Council

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 Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1.
2. ~~A Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development~~

~~overlay, to RR, recreational resort. This change will affect a small portion of parcel number H-3-1-29-323 and all of H-3-1-29-324-RD2.~~

Public Hearing and discussion of this item has moved to April 27th

3. A Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375.

NEW BUSINESS

1. 2023-ZC-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1. Derek Fowley Applicant.
2. 2023-ZC-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375. Washington County Water Conservancy District Applicant.
3. 2023-PP-11: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 2, a 35 lot single family subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC Applicant. Austin Overman Agent
4. 2023-PP-12: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Grassy Meadows Sky Ranch Phase 6B, an 18 lot single family subdivision located at approximately 4500 S 1200 W, Sky Ranch Phs 6 LC Applicant.
5. 2023-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Pearce Cabins Phase 2, a nightly vacation rental development located at 83 E State St. VR Properties LLC Applicant. Chris Pearce Agent.
6. 2023-CUP-09: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 292 S 1150 W. Enhanced Home Builders Applicant.
7. 2022-PP-06: Discussion and consideration of a possible approval of the extension of the preliminary plat approval for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Drive. Todd Trane Applicant. Karl Rasmussen Agent.
8. 2022-PP-07: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Desert Bloom, a 576 lot single family subdivision located at approximately 600 S 3500 W. Karl Rasmussen Applicant
9. 2022-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky View, a 155 lot subdivision located at the southwest corner of 2800 W and 600 N. DAF Dev LLC Applicant. Charles Hammon Agent.

10. 2022-PP-12: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for SKRE, a two lot commercial subdivision located at 2545 W 60 S. SKRE Applicant. Karl Rasmussen Agent.
11. Discussion and possible approval of amending the Planning Commission's 2023 schedule

Approval of Minutes:

1. February 23, 2023
2. March 23, 2023

Adjournment