



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 27, 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. Legislative Update

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

ELECTION OF A NEW CHAIRPERSON

Public Hearings

1. 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 all of the Eagle Pointe Ph 1A, 1B, and 1C subdivisions.

2. A Zone Change Amendment request located at approximately 1202 S Sand Hollow Road and 1151 S Sand Hollow Road from NC, neighborhood commercial, to PC, planned commercial. Which will affect parcel numbers H-4-2-11-2112-GS1, H-4-2-12-1207-GS1, H-4-2-11-129, H-4-2-11-122, and H-4-2-11-128. As well as the location at approx.. 1175 S Sand Hollow Road from NC, neighborhood commercial, and RR, recreation resort, to PC, planned commercial, and RR, recreation resort. To allow for the realignment of zoning for the proposed development Obsidian Resort. This includes parcel numbers H-4-2-11-126 and H-4-2-12-1113-GSI.
3. A Land Use Code Amendment request on Title 10 Chapter 39 Subsection 15 regarding model homes.
4. A proposed amendment to the Hurricane City Standards for Design and Construction and Hurricane City's Drainage Manual to require development within the Frog Hollow Sub-basin to retain storm water from 10-year storm events.

OLD BUSINESS

1. 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.

NEW BUSINESS

1. 2023-APP-02: Discussion and possible approval of an amended parking plan for Carlson Distributing located at 451 N Old Highway 91. Eric McFadden Applicant.
2. 2023-ZC-09 2023-PSP-08: Discussion and consideration of a recommendation to the City Council on 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 all of the Eagle Pointe Ph 1A, 1B, and 1C subdivisions. Perry Development Applicant. Greg Sant Agent.
3. 2023-ZC-11 2023-PSP-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1202 S Sand Hollow Road and 1151 S Sand Hollow Road from NC, neighborhood commercial, to PC, planned commercial. Which will affect parcel numbers H-4-2-11-2112-GS1, H-4-2-12-1207-GS1, H-4-2-11-129, H-4-2-11-122, and H-4-2-11-128. As well as the location at approx.. 1175 S Sand Hollow Road from NC, neighborhood commercial, and RR, recreation resort, to PC, planned commercial, and RR, recreation resort. To allow for the realignment of zoning for the proposed development Obsidian Resort. This includes parcel numbers H-4-2-11-126 and H-4-2-12-1113-GSI. Brent Moser Applicant. Karl Rasmussen Agent.
4. 2023-LUCA-02: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request on Title 10 Chapter 39 Subsection 15 regarding model homes.
5. Discussion and consideration of a recommendation to the City Council on a proposed amendment to the Hurricane City Standards for Design and Construction and Hurricane City's Drainage Manual to require development within the Frog Hollow Sub-basin to retain storm water from 10-year storm events.

6. 2022-PP-14: Discussion and consideration of a possible approval of an extension of the preliminary plat for Cordero Phase 2, a 40 lot single family subdivision located at 2100 W 3900 S. Brant Tuttle, Northern Engineering Applicant.
7. 2023-PSP-10: Discussion and consideration of a possible approval of a preliminary site plan for Access Scuba, a scuba shop and medical office complex located at SR-9 and Rlington Parkway. Kade Beatty-Desert Edge Architecture Applicant.
8. 2023-AFP-10: Discussion and consideration of a recommendation to the City Council on an amended final plat for Fairgrounds Lots 25-29 located at 368 S Commerce St. Bill West Applicant. Pratt Engineering Agent.
9. ~~2023-PP-13: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Jacolonne Properties, a 12 lot subdivision located at 1280 W and 4620 S. Patrick & Amy Jacolonne Applicant. Spilker Team LLC Agent.~~

This application has been withdrawn

10. 2023-APP-01: Discussion and consideration of a temporary off-site parking plan for Balance of Nature located at 5514 W 290 N. Richard Wedig Applicant
11. 2023-PSP-11: Discussion and consideration of a possible approval of a preliminary site plan for Chasebrook Hurricane, three retail buildings with drive-throughs located at 136 N 3400 W. Chasebrook Hurricane LLC Applicant. Jay Larsen Agent.
12. 2023-PP-14: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Hurricane Cliffs, a single family subdivision located at approximately 3350 S 1100 W. DAF Development Applicant.

Approval of Minutes:

1. April 13, 2023

Adjournment