



HURRICANE CITY
UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Rebecca Broneman
Michelle Cloud
Brad Winder
Kelby Iverson

Hurricane Planning Commission Meeting
Agenda

May 25, 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. Presentation and Discussion on the Downtown Master Plan

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 Request for a Variation of Zoning Standards within the Canyon Villas development for the definition of a park model, which limits each unit's size to 400 sq ft without the issuance of "room additions" by a building permit. This variation would allow the applicant to develop a park model development with larger units. The approved 180 units and density remains the same. Located at approximately 250 N and 2800 W.

OLD BUSINESS

1. 2022-PP-28: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Kolob Views, a 20 lot single family subdivision located at 850 S 1300 W. Stratton Development Applicant. Colt Stratton Agent.

NEW BUSINESS

1. 2023-ZC-12: Discussion and consideration of a recommendation to the City Council on a Request for a Variation of Zoning Standards within the Canyon Villas development for the definition of a park model, which limits each unit's size to 400 sq ft without the issuance of "room additions" by a building permit. This variation would allow the applicant to develop a park model development with larger units. The approved 180 units and density remains the same. Located at approximately 250 N and 2800 W. Sunwood Homes of Southern Utah Applicant. James Jessop Agent.
2. 2022-PP-13: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky Valley West, a 24 lot single family subdivision located at 600 N and 3400 W. Frank Lindhardt/Shoshone Land Company Applicant.
3. 2023-PP-15: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sky Ridge PDO, a two lot subdivision located at 100 N 2600 W. Shadow Glen 420 Inc Applicant. Frank Lindhart Agent.
4. 2023-AFP-11: Discussion and consideration of a recommendation to the City Council on an amended final plat for Sky Valley Phase 1A located at approximately 3100 W Coronado Dr. Shoshone Land Co Applicant. Frank Lindhardt Agent.
5. 2023-CUP-10: Discussion and consideration of a possible approval of a sign of greater height and size located at 505 S Sand Hollow Road. Blow Sand LLC/Glampers Inn Applicant. Turnbow Signs Agent.
6. 2023-PSP-12: Discussion and consideration of a possible approval of a preliminary site plan for the LDS Seminary Building located at 310 W 100 S. Mike Davey, BHD Architects Applicant.
7. 2023-PP-16: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Azure Ridge, a two lot commercial subdivision located at the northwest corner of Turf Sod Road and Sand Hollow Road. David Crowther Applicant. Dave Nasal Agent.
8. 2023-PSP-13: Discussion and consideration of a possible approval of a preliminary site plan for Rush Funplex, a family fun center located at the corner of N Coral Canyon Blvd and Foothills Canyon Dr. The Rush Funplex Applicant. Matt Gertge Agent.
9. 2023-PSP-14: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane West LDS Meetinghouse, located at 4300 W Dixie Springs Dr. Brittany Johnson, Uncommon Architects Applicant. Darin Mano Agent.
10. Discussion on the Pearce Cabins onsite management plan
11. Continued discussion and presentation on the Downtown Master Plan (if needed)
12. Discussion and presentation on inclusionary zoning

Approval of Minutes:

1. April 27, 2023

Adjournment