



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

June 22, 2023
5:30 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 5:30 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.

5:30 p.m. - Planning Commission Business:

1. Discussion on park model standards
2. Discussion on fencing standards
3. Discussion on accessory dwelling unit standards

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 800 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-34-31401.

2. A Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture one unit per acre, to GC, general commercial. This change will affect a portion of parcel number H-3394-B-1.
3. A Zone Change Amendment request located at 2095 S 700 W from R1-6, residential one unit per 6,000 square feet, to M-1, light industrial. Parcel number H-3-2-10-232.
4. A Zone Change Amendment request located at 2250 S 5140 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel number H-4-2-11-320112.
5. A Land Use Ordinance Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning

NEW BUSINESS

1. ZC23-14 PSP23-18: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 800 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-34-31401. Aaron Beard Applicant. Mike Beard Agent.
2. ZC23-15: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture one unit per acre, to GC, general commercial. This change will affect a portion of parcel number H-3394-B-1. John Brammall Applicant. JJ Allred/Lance Hutchings Agent.
3. ZC23-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2095 S 700 W from R1-6, residential one unit per 6,000 square feet, to M-1, light industrial. Parcel number H-3-2-10-232. Julie Iverson Trust Applicant. Karl Rasmussen Agent.
4. ZC23-17: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2250 S 5140 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel number H-4-2-11-320112. Russ Condie Applicant. Alliance Consulting Agent.
5. LUCA23-03: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning.
6. PSP23-16: Discussion and consideration of a possible approval of a preliminary site plan for Kendall Clements, a short term rental complex located at 57 N State St. Kendall Clements Applicant.
7. AFP23-12: Discussion and consideration of a recommendation to the City Council on an amended final plat for Pecan Valley Resort Phase 1 located at 5210 W 2400 S. Chris Wyler Applicant.
8. CUP23-11: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 201 N Foothills Canyon Dr. Pinnacle Commercial Development Applicant.

9. AFP23-13: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Phase E Lots 92 & 93 located at 3640 W and Dixie Springs Drive. Brett Kee Applicant. Brandee Walker-Civil Science Agent.

Approval of Minutes:

1. June 8th, 2023

Adjournment