



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

July 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. Discussion on the subdivision ordinance
2. Discussion on fencing 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 1300 W 3000 S from RA-1, residential agriculture one unit per acre, to PF, public facility. This change will affect a portion of parcel number H-3394-B-1.
2. A Zone Change Amendment request located at 1147 W 400 S from RA-1, residential agricultural one unit per acre, to RA-0.5, residential agricultural one unit per half acre. Parcel number H-3-2-3-4443.

3. A Zone Change Amendment request located at approximately 1000 W 3100 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3396-E.
4. A Zone Change Amendment request located at 560 N 1380 W from R1-10, residential one unit per 10,000 square feet, to NC, neighborhood commercial. Parcel number H-3-1-33-1142.
5. A General Plan Amendment to amend the 2022 Moderate-Income Housing Plan
6. A Land Use Code Amendment to Title 10 Chapter 3 and Chapter 43 regarding Park Model Developments.

OLD BUSINESS

1. 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 PF, public facility. This change will affect a portion of parcel number H-3394-B-1. John Bramall Applicant. JJ Allred/Lance Hutchings Agent

NEW BUSINESS

1. ZC23-18: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1147 W 400 S from RA-1, residential agricultural one unit per acre, to RA-0.5, residential agricultural one unit per half acre. Parcel number H-3-2-3-4443. Ellen and Matthew Bentley Applicant. Buy Sell Build STG Construction Agent.
2. ZC23-19: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1000 W 3100 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3396-E. Scott Stratton Applicant. Karl Rasmussen Agent.
3. ZC23-20: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 560 N 1380 W from R1-10, residential one unit per 10,000 square feet, to NC, neighborhood commercial. Parcel number H-3-1-33-1142. Roger and Leslie Coleman Applicant. April Gates and Marcia Pierce Rasmussen Agent.
4. A General Plan Amendment to amend the 2022 Moderate-Income Housing Plan
5. LUCA23-04: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 3 and Chapter 43 regarding Park Model Developments.
6. PSP23-17: Discussion and consideration of a possible approval of a preliminary site plan for Elim Valley Village, a 283 unit apartment complex located at future Sand Hollow Road East and Gateway Blvd. Wright Development-Logan Johnson Applicant.
7. PSP23-19: Discussion and consideration of a possible approval of a preliminary site plan for The Perch-cabins, a short-term rental complex located at 240 N State St. R-Treehouse Applicant. James Derby Agent.
8. PP23-17: Discussion and consideration of a recommendation to the City Council on a preliminary plat for The Adventus Phase 1, a mixed use development consisting

of Hotel condominiums, commercial, and restaurant space located at the corner of Abbey Road and Sand Hollow Road. Brent Moser Applicant. Karl Rasmussen Agent

9. FSP23-18: Discussion and consideration of a recommendation to the City Council on a final site plan for Coral Junction RV Resort, an RV park with 120 spots located at 201 N Foothills Canyon Dr. Derek Rowley Applicant. Deloss Hammon Agent.
10. APA23-02: Discussion and consideration of a recommendation to the City Council on an Agricultural Protection Area for Donald Stratton located at 900 S 1100 W. Donald Stratton Applicant.
11. APA23-03: Discussion and consideration of a recommendation to the City Council on an Agricultural Protection Overlay for Bruce and Linda Zimmerman located at 890 S 1100 W. Bruce and Linda Zimmerman Applicant.
12. Update on the Downtown Master Plan

Approval of Minutes:

1. June 22, 2023

Adjournment