



City of Hurricane

Mayor
John W. Bramall

City Manager
Kaden DeMille

Planning Commission

Michelle Cloud
Paul Farthing
Rebecca Bronemann
Ralph Ballard
Shelley Goodfellow
Mark Sampson
Penny James-Garcia
Dayton Hall, Chair

AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION 6:00 p.m.

Thursday, May 13, 2021

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at **6:00 p.m. in the Hurricane City Hall, 147 N 870 W Hurricane, UT.**

The meeting will also be held electronically here:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/378373693>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 378-373-693

A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation.

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West

Public Hearings:

1. A Zone Change Amendment request to update an existing PDO, planned development overlay (Copper Rock PDO), now including 1057 acres from the original 864 acres and a total of 2852 units from the original 2200 units and apply an R1-10 zone as underlying zoning to the full property. Totaling in a 2.7 units per acre density.
2. A Proposed Land Use Code amendment to Title 10-Chapter 39-subsection 15 regarding enforcement and permits within a subdivision.

2021-ZC-14 2021-PSPM-01	Consideration and possible recommendation on a proposed zone change and preliminary site plan to update and add to an existing planned development overlay, Copper Rock, now including 1057 acres from the original 864 acres and a total of 2852 units from the original 2200 units. Totaling in a 2.7 units per acre density. Fairway Vista Estates Applicant, Mike Bradshw Agent
2021-LUCA-02	Consideration and possible recommendation on a proposed Land Use Code Amendment Title 10-Chapter 39-subsection 15 regarding enforcement and permits within a subdivision.
2021-LUCA-01	Consideration and possible recommendations on a proposed Land Use Code Amendment to Title 10-chapter 13, table 10-13-1 regarding minimum lot acreage in RM-2, multifamily 10 units per acre and RM-3, multifamily 15 units per acre. As well as Title 10-chapter 15, table 10-15-1 regarding multifamily use in Commercial Areas in the Downtown area.
2021-ZC-11	Consideration and possible recommendations on a zoning map amendment request located at 122 S 200 W from GC, general commercial, to RM-3, multifamily 15 units per acre. Parcel H-92-A-1-A-1. Sunnie LLC Applicant, Scott Stratton Agent.
2021-PP-09 2021-HIL-02	Discussion and consideration of a possible recommendation on a preliminary plat and sensitive lands application for Hillside Estates, a 5-lot subdivision located at 725 S and around 1450 W. Chris Wyler Applicant, Civil Science Agent.
2021-PP-11	Discussion and consideration of a possible recommendation on a preliminary plat for Oak Haven, a 39-lot subdivision located on Turf Sod Road and 5140 W. Monte Slavens Applicant, Civil Science Agent.
2021-CUP-02	Discussion and consideration of possible approval of a conditional use permit application for a metal building located at 1179 W 650 S. Rory & Wendy Bringham Applicants
2021-PP-12	Discussion and consideration of a possible recommendation on a preliminary plat for Rock Hollow Subdivision, a 53-lot subdivision located on 1100 W near 3000 S. Chad Palmer Applicant, Bob Hermandson (Bush & Gudgell, Inc) Agent.

Planning Commission Business:

- Road Improvement (Exaction) Ordinance Amendments
- City Council Recap
- Agriculture Preservation Committee
- Planned Commercial Ordinance Update

Approval of Minutes

Adjournment