



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 COUNCIL AND PLANNING COMMISSION 5:00 p.m.

Thursday, June 10, 2021

1. **Joint Workshop:** A Presentation and Discussion regarding takings and exactions lead by the Utah Ombudsman

AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION 6:00 p.m. or as soon thereafter for the completion of the workshop with the Utah Ombudsman

Thursday, June 10, 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.

Public Hearings:

1. A Zone Change Amendment request located at approx. 160 W and 1200 S, parcel numbers H-L-1-2-B and H-L-1-D-1 to contain a PDO, planned development overlay.
2. A Zone Change Amendment request on a portion of H-3-2-4-1231 and H-3-2-4-123 located at 1369 W 650 S from RA-1, residential 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet to be consistent with the Southern portion of the parcels and development to the West.
3. A Zone Change Amendment request on 101.25 acres located at approx. 2800 West and 150 N to contain a PDO, planned development overlay with the underlying zoning R1-8, residential one unit per 8,000 square feet and a portion to be reserved for commercial.
4. A Zone Change Amendment request on 17.41 acres located at 3900S and 1100 W from RA-1, residential 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Parcel number H-3394-A-2-A.
5. A Zone Change Amendment request on the north portion of H-3-1-32-1103 located at 75 N 2260 W from M-1, light industrial, to HC, highway commercial.
6. A Zone Change Amendment request located at approx. 2800 S Sand Hollow Road on 461.38 acres to contain a PDO, planned development overlay.

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

2021-ZC-18 2021-PSP-09	Discussion and consideration of a recommendation of a proposed zone change amendment request located at approx. 160 W and 1200 S, parcel numbers H-L-1-2-B and H-L-1-D-1 to contain a PDO, planned development overlay. Stormi LLC Applicant, Scott Stratton Agent.
2021-ZC-19	Discussion and consideration of a recommendation of a proposed zone change amendment request on a portion of H-3-2-4-1231 and H-3-2-4-123 located at 1369 W 650 S from RA-1, residential 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet to be consistent with the Southern portion of the parcels and development to the West. Chris Wyler Applicant.
2021-ZC-20 2021-PSP-05	Discussion and consideration of a recommendation of a proposed zone change amendment and preliminary site plan request on 101.25 acres located at approx. 2800 West and 150 N to contain a PDO, planned development overlay with the underlying zoning R1-8, residential one unit per 8,000 square feet and a portion to be reserved for commercial. Plumbholdings, LLC and Walter Plumb Applicants, Craig Hopkinson Agent.
2021-ZC-21	Discussion and consideration of a recommendation of a proposed zone change amendment request on 17.41 acres located at 3900S and 1100 W from RA-1, residential 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Parcel number H-3394-A-2-A. DAF Development LLC Applicant, Rick Richardson Agent

2021-ZC-22	Discussion and consideration of a recommendation of a proposed zone change amendment request on the north portion of H-3-1-32-1103 located at 75 N 2260 W from M-1, light industrial, to HC, highway commercial. IHC Health Services, Inc Applicant
2021-ZC-23 2021-PSP-07	Discussion and consideration of a recommendation of a proposed zone change amendment request located at approx. 2800 S Sand Hollow Road on 461.38 acres to contain a PDO, planned development overlay. The Hollows LLC Applicant, Brett Burgess Agent
2021-FSP-20	Discussion and consideration of a possible approval of a final site plan for Sky Valley Townhomes, Ph 1, a PDO containing 31 townhome units, located approx at 600 N 3000 E. Frank Lind Hart Applicant, Civil Science Agent.
2021-PP-14	Discussion and consideration of a recommendation for a preliminary plat, Coronado Ridge Phase 4, an 82 lot single-family home subdivision located at 3350 W and 600 N. DAF Development Applicant, Todd Getz Agent.
2021-PP-15	Discussion and consideration of a recommendation for a preliminary plat, Bench Lake Townhomes, a 172 unit townhome development located on 1100 W and south of 3000 S. Blue Mountain Property Enterprise LLC, Scott Stratton Agent
2021-PSP-06	Discussion and consideration of approval of a Preliminary Site Plan, Car Wash, and Self Service Laundromat located on State Street and 2000 W. Brian Lewis Applicant.
2021-PSP-08	Discussion and consideration of approval of a Preliminary Site Plan for Sector 5, a 76 independent living unit development located within the Sky Mountain PDO, located at 600 N and 2200 W. Ryan Wilde and Sector 5 Agent, Dan Porter and Jonathan Zundel Agents.

Planning Commission Business:

- Road Improvement (Exaction) Ordinance Amendments
- Planned Commercial Ordinance Update
- Annexation Map Presentation
- RV Parks in Hurricane
- City Council Recap

Approval of Minutes

1/27/2021

Adjournment