



# 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, July 8, 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 Hearing**

1. ~~A Zone Change Amendment request located at approx. 2170 W and 600 N. With parcel numbers H-3-1-33-4401 and H-3-1-33-441 from R1-6, residential one unit per 6,000 square feet, to RM-2, multi family 10 units per acre. While parcel number H-3-1-33-4420 is from R1-10, residential one unit per 10,000 square feet, to contain a split zoning of NC, neighborhood commercial, and RM-2, multi-family 10 units per acre. The applicant has withdrawn this application because of an error on the application and will resubmit.~~

2. A Zone Change Amendment request located at approx. 840 West and 650 South from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet. Parcel numbers H-3-2-3-4220-A and H-3-2-3-4220-B.

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

2021-ZC-24	Discussion and consideration of a recommendation of a proposed zone change amendment request located at approx. 840 West and 650 South from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet. Parcel numbers H-3-2-3-4220-A and H-3-2-3-4220-B. Peter J Dratter Applicant, Colt D Stratton Agent.
2021-CIMP-01	Discussion and Consideration of a written report to the City Council about a proposed Critical Infrastructure Materials Protection Area, Parcel Idea H-3395-B-P-SA, 3125 S 1100 W. The Todd C Stratton Revocable Trust and Hurricane Ready-Mix Inc Applicants, James M Elegante with Gallian Welker, & Beckstrom, L.C. Agent.
2021-CUP-03	Discussion and consideration of approval of a conditional use permit for a metal building located at 590 S 60 E. Phillip and Christina Higgins Applicant
2021-CUP-05	Discussion and consideration of approval of a conditional use permit for an accessory building of greater height and size, located at 269 W 200 S. Dan Harris applicant.
2021-CUP-06	Discussion and consideration of approval of a conditional use permit for an accessory building of greater height and size, located at 3560 W 2470 S. Tim and Lita Harrison Applicants, Aaron Allred Agent.
2021-PSP-12	Discussion and consideration of approval of a preliminary site plan for Terra at Coral Canyon, a 144 Unit Condominium Development, located at the Intersection of 200 N and Chaparral Drive. Drake Howell, VP Cole West Development Applicant.
2021-PP-18	Discussion and consideration of a recommendation of a preliminary plat for Terra at Coral Canyon, a 144 Unit Condominium Development, located at the Intersection of 200 N and Chaparral Drive. Drake Howell, VP Cole West Development Applicant.
2021-FSP-23	Discussion and consideration of approval of a final site plan for The Villas at Lava Knolls, a 64 unit Townhome Development located Southeast of 338 N and 3220 W. Interstate Rock Products Applicant.
2021-PSP-13	Discussion and consideration of approval of a preliminary site plan for expansion on Intermountain HealthCare Facility, located at 100 N 2260 W. Daniel Kohler, Intermountain Healthcare Applicant. Rick Frerichs, FFKR Architects Agent.

**Planning Commission Business:**

- Road Improvement (Exaction) Ordinance Amendments
- Planned Commercial Ordinance Update
- Unit Width in a Recreation Resort Zoning
- Active Transportation Master Plan
- City Council Recap

**Approval of Minutes**

2/11/2021

**Adjournment**