



# 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

**Wednesday, July 28, 2021**

## **ACTIVE TRANSPORTATION MASTER PLAN OPEN HOUSE**

**5:00-6:30**

**HURRICANE CITY HALL: 147 N 870 W HURRICANE**

### **AGENDA**

#### **OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION**

**6:30 p.m.**

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at **6:30 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 proposed consideration of the new Active Transportation Master Plan.
2. 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 RR, recreation resort. 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 RR, recreation resort.

3. ~~A Zone Change Amendment request on 37 acres from RA-1, residential agriculture one unit per acre, to R1-8, residential one unit per 8,000 square feet, with a PDO, planned development overlay. Requested the item be postponed until August 12, 2021.~~
4. A Zone Change Amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A
5. A Zone Change Amendment request located at 475 N State St from HC, highway commercial, to RR, recreation resort. Parcel ID's H-286-A-1 and part of H-30252-A
6. A proposed Land Use Code amendment to Title 10-chapter 26, regarding Recreational Resort requirements.

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

	Discussion and consideration of a recommendation of the proposed Hurricane City Active Transportation Master Plan.
2021-ZC-25	Discussion and consideration of a recommendation of a proposed 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 RR, recreation resort. 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 RR, recreation resort. Zion Village Resort LLC, Jay Rice Applicant, Alpha Engineering, Jared Madsen PE Agent.
2021-ZC-28	Discussion and consideration of a recommendation of a proposed zone change amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A. Silver Flats LLC/ Duane Fielding Applicant, Jon Jensen Agent.
2021-ZC-29	Discussion and consideration of a recommendation of a proposed zone change amendment request located at 475 N State St from HC, highway commercial, to RR, recreation resort. Parcel ID's H-286-A-1 and part of H-30252-A. Shamo Christen D and Charo S and Corporation of the Episcopal Church in Utah Applicant. Matt Lowe Agent.
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-CUP-07	Discussion and consideration of an approval conditional use permit for an accessory building of greater height and size located at 754 W 1130 S. Ryan Reeve Applicant, Shawn Patten Agent.
2021-PP-19	Discussion and consideration of a recommendation of a preliminary plat, Copper Rock Estates, located at 1100 W and just north of Copper Rock Parkway, for a 30

2021-HIL-03	lot subdivision and a sensitive lands application for hillside. DAF Development LLC Applicant, Rick Richardson Agent.
2021-AFP-10 2021-PP-20	Discussion and consideration of a recommendation on an amended final plat application for Hurricane Storage Units Partial Amendment A (Lot 4), a 17 lot subdivision located at 130 N Old Highway 91. Jeff Andrus/Jasco Ind. Park, Ryan Scholes Agent
2021-PP-21	Discussion and consideration of a recommendation of a preliminary plat, Sandstone Fields Subdivision, located on Dixie Spring Drive and approx. 4300 W, with a proposed 22 lots. Seth Foster Applicant, Alpha Engineering Agent
2021-PP-22	Discussion and consideration of a recommendation of a preliminary plat, Canyons RV North Parcel, located at 2800 W and Black Rock Road, containing 104 lots. 2770 W State St, LLC Applicant, Joby Venuti Agent.
2021-AFP-11	Discussion and consideration of a recommendation of an amended final plat application for Dixie Springs Subdivision Amendment and Extension Plat "D" Partial Amendment A (Lots 196 & 197), located at 3259 W 2490 S. Square D Builders LLC Applicant, Darren Dryer Agent
2021-LUCA-03	Discussion and consideration of a recommendation of a proposed code amendment to Hurricane City Code 10-26. Hurricane City Planning Applicant.

**Planning Commission Business:**

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

**Approval of Minutes**

**Adjournment**