



City of Hurricane

Mayor
John W. Bramall

City Manager
Kaden DeMille

Planning Commission
Michelle Cloud
Paul Farthing, Chairman
Rebecca Bronemann
Ralph Ballard
Shelley Goodfellow
Mark Sampson
Penny James-Garcia
Dayton Hall, Vice Chairman

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

Thursday, February 11, 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 Zoning Map amendment located South of 3000 South at the bisection of the new Southern Parkway (SR-7 currently under construction) totaling 1,022.5 acres to contain a PDO, planned development overlay. A full map and parcel numbers are contained within the report and application submitted to the Planning Commission.
2. A Zoning Map amendment located at 55 North 3700 West from HC, highway commercial, to GC, general commercial, to have onsite storage which HC does not allow. Parcel number H-4-2-1-1400
3. A Zoning Map amendment located at approx. 3300 West 600 North from M-1, light industrial, to R1-6, residential 1 unit per 6,000 square feet, to develop the Peregrine Point West subdivision. Parcel numbers H-3-1-30-320 and H-3-1-30-321.

2021-ZC-05 2021-PSP-02	Discussion and consideration of a possible recommendation regarding a PDO application for Sand Hollow Mesa, a proposed 1,022.5-acre mixed use development with a proposed 3,660 units located south of 3000 S, and bisected by the Southern Parkway. Parcel Numbers attached to the report. RG Sand Hollow, LLC Applicant, Anthon Stauffer Agent
2021-ZC-07	Discussion and consideration of a possible recommendation on a zoning map amendment request located at 55 North 3700 West from HC, highway commercial, to GC, general commercial, to have onsite storage. Parcel number H-4-2-1-1400. Jason Stubbs Applicant, Ryan Scholes Agent.
2021-ZC-08	Discussion and consideration of a possible recommendation on a zoning map amendment located at approx. 3300 West 600 North from M-1, light industrial, to R1-6, residential 1 unit per 6,000 square feet, to develop the Peregrine Point West subdivision. Parcel numbers H-3-1-30-320 and H-3-1-30-321. Lagom LLC Applicant, Greg Sant Agent.
2021-PP-04	Discussion and consideration of a possible recommendation regarding a preliminary plat for Redstone Spring Estates Phase 2, a 10-lot subdivision located on Redstone Drive and 3400 W. Big Rock Homes Applicant, Eric Boucher Agent.
2021-AFP-01	Discussion and consideration of a possible recommendation regarding an amended final plat for Fairgrounds lot 25-28, a 35 unit development located at 392 S and 368 S Commerce Street. Todd Baldwin Applicant
2021-FSP-07	Discussion and consideration of possible approval of a final site plan for Hurricane Hollow, a 136 lot PDO subdivision located at 600 N and 870 W. Jon Cheney Forte Land Co and CBS Development Applicant.

Planning Commission Business:

- City Council Recap
- 2021 Projects

Approval of Minutes:

Adjournment