



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.

Wednesday, March 24, 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

Election of Vice-Chair

Public Hearings

1. A Zoning Map amendment request located at Turf Sod Rd and 5000 West from RA-1, residential agriculture 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet, to be consistent with the existing Pecan Valley development to the West. Parcel H-4-2-11-3301
2. Zoning Map amendment request located at 122 S 200 West from GC, general commercial, to RM-3, multifamily 15 units per acre, to build 3 townhomes. Parcel H-92-A-1-A-1

3. A Zoning Map amendment located West of Sand Hollow Road near Abbey Road from RA-1, residential agriculture 1 unit per acre, to RM-2, multi-family 10 units per acre, and GC, general commercial. Parcel numbers: H-4-2-11-113, H-4-2-11-112, H-4-2-11-111, and H-4-2-11-121.

4. A Zoning Map amendment located at Sand Hollow Road and Canterbury Road from PC, planned commercial, to RR, recreational resort. Parcel numbers: H-4-2-11-31031 and H-4-2-11-241.

2021-ZC-10	Consideration and possible recommendations on a zoning map amendment request located at Turf Sod Rd and 5000 West from RA-1, residential agriculture 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Parcel H-4-2-11-3301. Monte Slaven Applicant, Chris Wyler Agent
2021-ZC-11	Consideration and possible recommendations on a zoning map amendment request located at 122 S 200 West 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-ZC-12	Consideration and possible recommendations on a zoning map amendment located West of Sand Hollow Road near Abbey Road from RA-1, residential agriculture 1 unit per acre, to RM-2, multi-family 10 units per acre, and GC, general commercial. Parcel numbers: H-4-2-11-113, H-4-2-11-112, H-4-2-11-111, and H-4-2-11-121 Gary Golf Applicant, Bob Hermandson, Bush & Gudgell, Inc Agent.
2021-ZC-13	Consideration and possible recommendations on a zoning map amendment located at Sand Hollow Road and Canterbury Road from PC, planned commercial, to RR, recreational resort. Parcel numbers: H-4-2-11-31031 and H-4-2-11-241. Smoothie Kings Holdings/Dave Nasal Applicant.
2021-ZC-09	Consideration and possible recommendations on a zoning map amendment request located at approx. 4650 W Turf Sod Rd from RA-1, residential agriculture, to R1-10, residential 1 unit per 10,000 square feet. Parcel H-4-2-11-320112. Ash Creek Special Service District Applicant, Mike Chandler Agent.
2021-PSP-04	Discussion and consideration of possible approval of a final site plan for Glampers Inn, a 225 Unit RV Park Located on Sand Hollow Road. Western MTG and Realty Co. Applicant, Scott Nielson Agent.
2021-PP-06	Discussion and consideration of a possible recommendation on a preliminary plat for Peregrine Point West: Phases 1-3, a 74-lot subdivision located on 600 N and 3100 W. Lagom, LLC Applicant, Greg Sant Agent.
2021-FSPA-02	Discussion and consideration of possible approval for a Final Site Plan Amended for Performance Fitness Addition, located at 24 S 2170 W. M&C Warren INV LLC Applicant, Karl Rasmussen Agent.
2021-PP-07	Discussion and consideration of a possible recommendation on a preliminary plat for BAJR, LLC Subdivision, a 3-lot subdivision located approx. 600 N Old Highway 91. BAJR, LLC Applicant, Rosenberg Associates Agent.
2021-AFP-03	Discussion and consideration of a possible recommendation on an Amended Final Plat for Zion's Gate Estates, Phase 2 Lots 54 & 55 Amended. Vincent Blackmore Applicant.

2021-AFP-04	Discussion and consideration of a possible recommendation on an Amended Final Plat for Dixie Springs Subdivision Plat "A" Lots 82, 83, & 84 Amended. Richard Faddis Applicant, Marc Brown BCE Agent.
2021-FSP-13	Discussion and consideration of possible approval for a Final Site Plan for Painted Hills Dino Mart, a Gas Station and Convenience Store located at 40 S Rlington Parkway. CIG Hurricane Holdings, LLC Applicant, Charles Hammon Agent.

Planning Commission Business:

- Workshop: Building Permits in Subdivision
- City Council Recap

Approval of Minutes: December 10, 2020

Adjournment