



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, May 26, 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

2021-AFP-08	Discussion and consideration of a recommendation for an amended final plat for Dixie Springs Lots A206 & A286, located at 3808 W 2700 S Hurricane. James F & Mary Ann Clark Applicants.
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Public Hearings:

1. A Zone Change Amendment request on 57.5 acres located at approx. 3071 S 1100 W from RA-1, residential agriculture 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Parcel numbers: H-3343-A-4, H-3343-A-1, H-3396-A, H-3396-C, H-3396-D, H-3343-A-4.
2. A Zone Change Amendment request on 50 acres located at approx. 2618 S 2100 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre, to

produce an active agricultural community with uses of half acre lots. Parcel numbers: H-3345 and H-3346.

3. A Zone Change Amendment request on a small portion of parcel number H-3-1-34-4220-A from R1-6, residential 1 unit per 6,000 square feet, to RM-2, multifamily 10 units per acre, to allow for more townhome building.

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

2021-ZC-15	Discussion and consideration of a recommendation of a proposed zone change amendment request on 57.5 acres located at approx. 3071 S 1100 W from RA-1, residential agriculture 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Parcel numbers: H-3343-A-4, H-3343-A-1, H-3396-A, H-3396-C, H-3396-D, H-3343-A-4. Troy Catoor, Moses Russ and Judy, and Diamond Edge Construction LLC Applicants, Scott Stratton and Troy Catoor Agents
2021-ZC-16	Discussion and consideration of a recommendation of a proposed zone change amendment request on 50 acres located at approx. 2618 S 2100 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre, to produce an active agricultural community with uses of half acre lots. Parcel numbers: H-3345 and H-3346. Nielsen Kristin L TR Applicant, Scott Nielson Agent.
2021-ZC-17	Discussion and consideration of a recommendation of a proposed zone change amendment request on a small portion of parcel number H-3-1-34-4220-A from R1-6, residential 1 unit per 6,000 square feet, to RM-2, multifamily 10 units per acre, to allow for more townhome building. Short Term Investments LLC Applicant, Mike Stewart Agent.
2021-AFP-09	Discussion and consideration of a recommendation of an amended final plat for Quail Lake Estates Lot 22, located at 22 Quail Creek Drive. Mary Wintzer Applicant, Brown Consulting Engineers Agent.
2021-PP-13	Discussion and consideration of a recommendation for a preliminary plat, River Heights Subdivision, a 70-lot subdivision located at Turf Sod Road and 5200 W. Alcoa Holdings LLC Applicant, Corey Anderson Agent.

Planning Commission Business:

- Road Improvement (Exaction) Ordinance Amendments
- Planned Commercial Ordinance Update
- Annexation Map Presentation
- RV Parks in Hurricane
- City Council Recap
- Utah Ombudsman on June 10, 2021 at 5:00 p.m. Joint meeting with City Council

Adjournment