



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, June 23, 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 Hearings:

1. A Zone Change Amendment request located at approx. 1200 S Sand Hollow Rd from GC, general commercial, to RM-2, multi-family 10 units per acre; which will align with the current zoning to the property to the west.

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. 1200 S Sand Hollow Rd from GC, general commercial, to RM-2, multi-family 10 units per acre; which will align with the current zoning to the property to the west. Parcel ID H-4-2-11-121, H-4-2-11-127, and H-4-2-11-111 Brett Christian Applicant, Bush & Gudgell Inc Agent.
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2021-CUP-02	Discussion and consideration of possible approval of a conditional use permit application for a metal building located at 1179 W 650 S. Rory & Wendy Bringham
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-04	Discussion and consideration of approval of a conditional use permit for a metal building located at 1211 W 100 N. Kevin Wayman Applicant.
2021-PP-09 2021-HIL-02	Discussion and consideration of a recommendation on an updated preliminary plat and sensitive lands application for Hillside Estates, a 19-lot subdivision, located at 725 S 1400 W. Chris Wyler Applicant, Civil Science Agent.
2021-PP-08	Discussion and consideration of a recommendation on a preliminary plat for Scenic Point Ph 2-4, a 37-lot subdivision located at 1530 W 725 S. Dennis Back and Foothill Associates LC Applicant, Jeremy Back-Agent
2021-PSP-09 2021-PP-16	Discussion and consideration of approval of a preliminary site plan for Pecan Valley Resort, a 222 Unit Recreation Resort located at 5200 W 2500 S. Chris Wyler Applicant, Civil Science Agent. Discussion and consideration of a recommendation of a preliminary plat for Pecan Valley Resort, a 222 Unit Recreation Resort Subdivision located at 5200 W 2500 S. Chris Wyler Applicant, Civil Science Agent.
2021-FSP-21	Discussion and consideration of approval of a final site plan for Desert Fields Townhomes Phase 2, a 85 townhome development located at 2475 W 250 N. James Cheney Applicant.
2021-AFP-10	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-PSP-10 2021-PP-17	Discussion and consideration of an approval of a Preliminary Site Plan, Sand Hollow Townhomes, a 61-lot townhome subdivision, located at 1200 S and Sand Hollow Road. Bob Hermandson Applicant, Bush & Gudgell, Inc. Discussion and consideration of a recommendation of a preliminary plat, Sand Hollow Townhomes, a 61-lot townhome subdivision, located at 1200 S and Sand Hollow Road. Bob Hermandson Applicant, Bush & Gudgell, Inc.

Planning Commission Business:

- Road Improvement (Exaction) Ordinance Amendments
- Planned Commercial Ordinance Update
- Annexation Map Presentation
- RV Parks in Hurricane
- City Council Recap

Approval of Minutes

1/27/2021

Adjournment