



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 AUGUST 12, 2021 6:00 p.m.

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 Hearing

1. A General Plan map amendment request located at 3071 S 1100 W on 57.5 acres from Rural Residential to lower density Single Family Residential. Parcel numbers: H-3343-A-4, H-3343-A-1, H-3396-A, H-3396-C, H-3396-D, H-3396-E.
2. A Zone Change request on 37 acres from RA-1, residential agriculture 1 unit per acre, to R1-8, residential 1 unit per 8,0000 square feet, with a PDO, planned development overlay. Parcel H-3386-B
3. A General Plan map amendment request located at approx. 2100 W and 2500 S from agriculture to Rural Residential. Parcel H-3386-B

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

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| 2021-PP-19 2021-HIL-03 | 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 lot subdivision and a sensitive lands application for hillside. DAF Development LLC Applicant, Rick Richardson Agent. |
| 2021-GPA-01 | Discussion and consideration of a recommendation for a General Plan Map Amendmendment request located at 3071 S 1100 W on 57.5 acres from Rural Residential to Single Family Residential. Parcel numbers: H-3343-A-4, H-3343-A-1, H-3396-A, H-3396-C, H-3396-D, H-3396-E. Troy Catoor and Diamond Edge Construction LLC and Moses Russ and Judy Applicants. Scott Stratton Agent. |
| 2021-ZC-27 | Discussion and consideration of a recommendation for a Zone Change request on 37 acres from RA-1, residential agriculture 1 unit per acre, to R1-8, residential 1 unit per 8,0000 square feet, with a PDO, planned development overlay. Parcel H-3386-B. Louise P Spendlove Applicant. Tyler Meyers Agent. |
| 2021-GPA-02 | Discussion and consideration of a recommendation for a General Plan Map Amendmendment request located at approx. 2100 W and 2500 S from agriculture to Rural Residential. Parcels H-3345 and H-3346. Nielsen, Kristin L TR Applicant, Neil Walter Agent. |
| 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-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-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 127 lots. 2770 W State St, LLC Applicant, Joby Venuti Agent. |
| 2021-PP-23 | Discussion and consideration of a recommendation of a preliminary plat, Dratter Estates, located at 650 S and 840 W, containing 8 lots. Peter J Dratter Applicant, Colt D Stratton 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

-City Council Recap

Approval of Minutes

Adjournment