



# HURRICANE CITY UTAH

**Mayor**  
John W. Bramall

**City Manager**  
Kaden DeMille

**Planning Commission**

Michelle Cloud  
Paul Farthing  
Rebecca Bronemann  
Ralph Ballard  
Shelley Goodfellow  
Mark Sampson: Alternate Chair  
Penny James-Garcia  
Dayton Hall: Chair

**AGENDA  
OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION  
WEDNESDAY OCTOBER 27, 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:**

Planning Commission

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/948078325>

**You can also dial in using your phone.**

United States: +1 (646) 749-3129

**Access Code: 948-078-325**

A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation.

**Public Hearing**

1. A Zone Change request located at 161 W 600 N from MH/RV to RM-1. Parcel number H-281-A-4-N
2. A Zone Change request located at approximately 3900 W and 1000 S in Sand Hollow PID from R1-6 and R1-8 to R1-6 and R1-8 with a PDO. A piece of parcel number H-4-2-1-1103 and a section of H-4-2-12-1102.
3. A Zone Change request located at approximately 2700 S and 2300 W from RA-1 to R1-10 with a PDO for 133 acres and M-1 for approximately 27 acres. Parcel number H-3373-NP

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

2021-ZC-36	Discussion and consideration of a recommendation of a proposed zone change located at 161 W 600 N from MH/RV to RM-1. Parcel number H-281-A-4-N. Katie and Lloyd Leavitt Applicant
2021-ZC-37 2021-PSP-21	Discussion and consideration of a recommendation of a proposed zone change request located at approximately 3900 W and 1000 S in Sand Hollow PID from R1-6 and R1-8 to R1-6 and R1-8 with a PDO. A piece of parcel number H-4-2-1-1103 and a section of H-4-2-12-1102. Western MTG and Realty Co Applicant. Brent Moser Agent
2021-ZC-38 2021-PSP-19	Discussion and consideration of a recommendation of a proposed zone change located at approximately 2700 S and 2300 W from RA-1 to R1-10 with a PDO for 133 acres and M-1 for approximately 27 acres. Parcel number H-3373-NP. Molly's View, LLC Douglas Howard, CEO Applicant. Richard Wedig Agent.
2021-CUP-09	Discussion and consideration of approval of a conditional use permit for a greater size and height building located at 4075 S 1100 W. Jennifer Cogan Applicant
2021-PSP-18	Discussion and consideration of an approval of a Preliminary Site Plan application for a new commercial building for Construction Sales and Services, located at 530 W 600 N. Jeremy Witte Applicant.
	Preliminary review of declaring Lot 38 in Falcon Ridge as surplus property and donating the lot to Habitat for Humanity of Southwest Utah.
2021-PP-31 2021-HIL-05	Discussion and consideration of a possible recommendation on a preliminary plat and sensitive lands application, for Cliff Shadow Phase 2 located at the north end of Angell Heights Drive. Todd Tank Applicant.
2021-PP-32	Discussion and consideration of a possible recommendation on a preliminary plat, containing 64 lots, located at 2105 S 3325 W. Western MTG and Realty Co Applicant, Matt Lowe Agent.
2021-PP-30 2021-HIL-04	Discussion and consideration of a recommendation of a preliminary plat for a proposed single-family subdivision located at approximately 3350 W and 500 N. Mortar & Beam Applicant, Jim Lyman 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:**

- ULCT Conference Recap
- Holiday Schedule
- City Council Recap

#### **Approval of Minutes**

- 02-24-2021
- 09-22-2021

#### **Adjournment**