



HURRICANE CITY UTAH

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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 NOVEMBER 17, 2021
5:00 p.m.**

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at **5:00 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.

New Business Beginning at 5:00 p.m.:

2021-AFP-15	Discussion and consideration of a recommendation of an amended final plat for Stonebrook Townsquare, located at 1350 W and State Street. Comida Rapida LLC Applicants. Steve Kemp Agent.
2021-AFSP-02	Discussion and consideration of approval of an amended final site plan for Stonebrook Townsquare, located at 1350 W and State Street. Comida Rapida LLC Applicants. Steve Kemp Agent.
2021-AFP-16	Discussion and consideration of a recommendation of an amended final plat for Hinton Home Estates Subdivision: Partial Amendment A (Lots 2 &3), located at 754 W 1130 S. Ryan and Chantel Reeve Applicants, Ben Syphus Agent.

2021-AFP-17	Discussion and consideration or a recommendation on a final plat for Canyons RV Resort Amended and Extended. Located at 100 N and 2800 W. Western Commercial Real Estate, PLLC Applicant. Joseph Venuti Applicant.
2021-CUP-10	Discussion and consideration of approval of a conditional use permit for an accessory building of greater size and height located at 3342 W 2100 S. Big Rock Homes Applicant. Eric Boucher Agent.
2021-PP-34	Discussion and consideration of a recommendation of a preliminary plat for Red Cliff Preliminary Plat, a 31 lot duplex development, located at 2170 W 600 N. Jay Rice- Red Cliff Development Applicant. Jared Masen- Alpha Engineering Agent.
2021-PSP-24	Discussion and consideration of approval of a preliminary site plan for a duplex at 228 W 100 N. Laine Matthews Applicant. Brown Consulting Agent

Public Hearings To Be Held at 6:00 p.m. or as Soon Thereafter as Can Be Heard

Public Hearings

1. A Zone Change Amendment request located at 367 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to add to the existing Silver Leaf Townhome development Parcel number H-334-14-A-1.
2. A Zone Change Amendment request located around Sand Hollow State Park from RA-1, residential one unit per acre, to contain the following zones: RR, recreational resort, OS, open space, R1-15, residential one unit per 15,000 sq ft, R1-10, residential one unit per 10,00 sq ft, R1-6, residential one unit per 6,000 sq ft, RM-3, multifamily 15 units per acre, GC, general commercial, HC, highway commercial, PC, planned commercial, PF, public facility. Parcel numbers: H-4134, H-4130, H-4-2-13-223, H-4205-E, H-4309-B, H-3409-C, H-3411, H-3421-B, H-4205-F, H-4205-G-1, H-4205-D-10.
3. A Zone Change Amendment request located at 600 North and 2800 West to contain a PDO, planned development overlay, with an underlying zone of R1-8, residential one unit per 8,000 square feet. Parcel Numbers: H-3-1-31-1106, H-3-1-31-1107, H-3-1-31-1108
4. A Zone Change Amendment requested located at 1117 W 600 N from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre on the north end, R1-6, residential one unit per 6,000 square feet on the south end, and open space in the middle all to contain a PDO, planned development overlay.

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

New Business Continued

2021-ZC-39	Discussion and consideration of a recommendation of a proposed zone change amendment request located at 367 West 300 North from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to add to the
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	existing Silver Leaf Townhome development Parcel number H-334-14-A-1. Isom Clinton Floyd and Lillian Jones Family LLC Applicant, Rick Bennion Agent.
2021-ZC-40	Discussion and consideration of a recommendation of a proposed zone change request located around Sand Hollow State Park from RA-1, residential one unit per acre, to contain the following zones: RR, recreational resort, OS, open space, R1-15, residential one unit per 15,000 sq ft, R1-10, residential one unit per 10,00 sq ft, R1-6, residential one unit per 6,000 sq ft, RM-3, multifamily 15 units per acre, GC, general commercial, HC, highway commercial, PC, planned commercial, PF, public facility. Parcel numbers: H-4134, H-4130, H-4-2-13-223, H-4205-E, H-4309-B, H-3409-C, H-3411, H-3421-B, H-4205-F, H-4205-G-1, H-4205-D-10. Washington County Water Conservancy District. Karl Rasmussen Agent.
2021-ZC-41 2021-PSP-22	Discussion and consideration of a recommendation of proposed zone change request located at 600 North and 2800 West to contain a PDO, planned development overlay, with an underlying zone of R1-8, residential one unit per 8,000 square feet. Parcel Numbers: H-3-1-31-1106, H-3-1-31-1107, H-3-1-31-1108 DAF Development LLC Applicant.
2021-ZC-42 2021-PSP-23	Discussion and consideration of a recommendation of proposed zone change requested located at 1117 W 600 N from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre on the north end, R1-6, residential one until per 6,000 square feet on the south end, and open space in the middle all to contain a PDO, planned development overlay. GVS Holdings LLC, Applicant. Dwain Schallenberger, Agent.
2021-PP-29	Discussion and consideration of a recommendation of a preliminary plat for Pecan Valley Estate, containing 43 lots, located at approx. 5140 W and future Dixie Springs Drive. Chris Wyler Applicant, Civil Science Agent
2021-PP-30 2021-HIL-04	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 Trane Applicant.
2021-PSP-20	Discussion and consideration of approval of a preliminary site plan for Elim Valley Phase 1 and 2, a multi-family development containing 408 units located approx. Sand Hollow Road and Flora Tech Road. Thomas Hunt Applicant.
2021-PSP-21	Discussion and consideration of approval of a preliminary site plan for Adventure Vacation Rentals, a three-room hotel located at 72 W State St. Aaron and Jill Hamblin Applicants.
2021-FSP-27	Discussion and consideration of approval of a final site plan for Intermountain Healthcare Expansion, located at 75 N 2260 W. Danil Kohler, Intermountain Healthcare Applicant. Rick Frerichs, FFKR Architects Agent.

2021-AFP-15	Discussion and consideration of a recommendation of an amended final plat for Stonebrook Townsquare, located at 1350 W and State Street. Comida Rapida LLC Applicants. Steve Kemp Agent.
2021-AFSP-02	Discussion and consideration of approval of an amended final site plan for Stonebrook Townsquare, located at 1350 W and State Street. Comida Rapida LLC Applicants. Steve Kemp Agent.
2021-PP-31	Discussion and consideration of a recommendation of a preliminary plat for Crocker Enterprises, a 9 lot industrial subdivision located approx. on Old Hwy 91 and 492 N. Crocker Enterprises Applicant. Brady Shakespear Agent.
2021-PP-32	Discussion and consideration of a recommendation of a preliminary plat for Desert Sands Area G, a 128 unit single-family subdivision located at Dixie Springs Drive and 4800 W. The Hollows LLC Applicant. Brett Burgess Agent.
2021-PP-33 2021-HIL-05	Discussion and consideration of a recommendation of a preliminary plat and sensitive lands application for Mountain View Estates, a 35 lot subdivision, located at 1300 W 650 S. Virginia Ashton Trust Applicant. Craig Engel RAC Inc Agent.

Planning Commission Business:

- City Council Recap
- Holiday Schedule

Approval of Minutes

- 10/14/2021
- 10/27/2021

Adjournment