



City of Hurricane

Mayor City Manager
 John W. Bramall Clark R. Fawcett

Planning Commission

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 Ralph Ballard
 John Johnson
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 Bob Petersen
 William Wilkey
 Paul Farthing
 Branden Anderson

AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION

6:00 p.m.

Thursday, September 10, 2015

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting starting at 6:00 p.m. in the City Hall Council Chambers located at 147 N 870 W, Hurricane, UT. A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation.

Approval of agenda: September 10, 2015

Public Hearing to take comments on:

1. The following proposed Land Use Code amendments:
 - A. Amending the use chart for the RA-.5 zone to change Bed and Breakfast, Home, from N, not permitted, to C, conditional use.
 - B. Amending Table 10-13-1 to designate Animals and Fowl for Recreation and Family Food Production in the R-1-8 and R-1-6 zones as P, permitted, subject to note 3.

2. And on the following zone change request:

On approximately 8 acres south of 290 North and east of 3400 West from HC, Highway Commercial, and RA-1, Residential Agricultural, to realign the boundaries of the zones so 2 acres is zoned HC and 6 acres are zoned RA-1 to facilitate the future construction of commercial uses and an Assisted Living facility..

2015-ZC-07	Consideration and possible recommendation to the City Council for a zone change on approximately 8 acres at 290 North east of 3400 West to realign the boundaries of the HC and RA-1 zones to provide a 2 acre HC property and 6 acres of RA-1 bordering on an extension of 290 North street – Stratton Brothers LLC applicant
2015-TA-01	Consideration and possible recommendation to the City Council for proposed Land Use Code amendments: <ol style="list-style-type: none"> A. Amending the use chart for the RA-.5 zone to change Bed and Breakfast, Home, from N, not permitted, to C, conditional use. B. Amending Table 10-13-1 to designate Animals and Fowl for Recreation and Family Food Production in the R-1-8 and R-1-6 zones as P, permitted, subject to note 3. – Hurricane City applicant

2015-AFP-02	Consideration and possible recommendation of approval for an amended plat for Panorama View Subdivision Phases II and III, for the purpose of abandoning Phase III including the public road and recording an amended plat showing only Phase II – Roland Hall applicant
2015-FSP-05	Consideration and possible approval of a final site plan for development of the vacant portions of the property at 55 S. 3700 West – Old Brentwood water park site – into a paintball field – Jeremy Johnson applicant
2015-FSP-06	Consideration and possible approval of a final site plan for an additional barn building at Diamond Ranch Academy in the Elim Valley PDO Special District – Diamond Ranch Academy applicant
2015-PP-10	Consideration and possible recommendation to the City Council for a preliminary plat for Painted Hills Commerce Center, a 2 lot commercial subdivision north of SR-9 at 2260 West – Toquerville , LLC applicant
2015-PSP-04	Consideration and possible approval of a preliminary site plan for a multi-family project on the corner of 600 North and 2480 West - Jay Simmons applicant, Brant Tuttle agent
2015-FSPR-01	Review and possible approval of a fenced open storage facility located at the north end of Old Highway 91, approximately 473 N. Old Highway 91 at the Desert Ridge Properties parcel previously approved for open storage and Black Ridge Coatings

Approval of minutes: August 13, 2015 and August 26, 2015

Updates for Planning Commission

Adjournment