



# City of Hurricane

Mayor John W. Bramall City Manager Clark R. Fawcett

## Planning Commission

Ryan Cashin, Chair  
 Ralph Ballard  
 John Johnson  
 Yovonda Hall  
 Bob Petersen  
 William Wilkey  
 Paul Farthing  
 Branden Anderson

## AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION

6:00 p.m.

Wednesday April 27, 2016

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: April 27, 2016

### Old Business:

Public Hearing to take comments on the following map change request:

1. The 19.07 acres located at approximately 175 N 3570 West from MH/RV-PDO, Mobile home-RV PDO, to R 1-6 PDO, Residential 1 unit per 6,000 square feet lot PDO, to allow a small lot single family subdivision.

<p><b>2016-ZC-04 and          2016 PSP-02</b></p>	<p>Consideration and possible recommendation to the City Council on a zoning map change from PDO/MH-RV to PDO/R-1-6 in accordance with the new preliminary site plan with a request for a variance in the development standards– Vincent Blackmore          Consideration and possible approval of the preliminary site plan for Vincent Blackmore 19.07 acre project</p>
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### New Business:

Public Hearing to take comments on the following map change request:

1. A zone map change request for 1.14 acres located at 430 S. 1530 West from RA-1, Residential Agriculture 1 acre, to RA-.5, Residential Agriculture ½ acre.

<p><b>2016-ZC-05</b></p>	<p>Consideration and possible recommendation to the City Council on a zoning map change from 1. RA-1, Residential Agriculture 1 acre, to RA-.5, Residential Agriculture ½ acre – Budd Scow applicant; Casey Lofthouse agent.</p>
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<b>2016-AFSP-01</b>	Consideration and possible approval of an amended final site plan for the Villas at Sand Hollow Phase 3A – Sand Hollow Resort applicant; Reed Scow agent
<b>2016-CUP-06</b>	Consideration and possible approval of a conditional use permit for a detached 2110 sq. ft. accessory building containing a garage and a casita that is larger than allowed in an R-1-10 zone – Ronald Smith applicant

**Commission Work Session:**

1. Discussion on conditional uses in agricultural, residential agriculture, commercial, and industrial zones and the wireless communications chapter.
2. Discussion on subdivision ordinance regarding guarantee of improvement in relation to current state law
3. Discussion on Chapter 23 development standards

**Staff and Commission concerns and updates**

1. Legislative update
2. Updates on ordinances

**Adjournment**