



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.

Thursday, July 14, 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: July 14, 2016

Public Hearing to take comments on:

the following zoning map change requests;

1. Zone Change from RA-1, Residential Agriculture 1 acre, to RA - .5 Residential Agriculture half acre on 4.91 acres at 735 W. 650 South – parcel H-3-2-3-426-A
2. Zone change from RA-1, Residential Agriculture 1 acre, to R-1-15, Single Family Residential 15,000 square foot minimum south of the future 900 South at approximately 990 West – parcel H-3-2-3-365
3. Zone change from M-1, Light Industrial, to HC, Highway Commercial, for 6.417 acres; to R-1-6, Single Family Residential 6,000 sq. ft. lots, for 5.645 acres; RM-2, Multifamily Residential up to 10 units per acre for 3.05 acres; and to RM-3, Multi-Family Residential up to 15 units per acre for 6.64 acres, with 16.8 acres remaining M-1.

And the following Land Use Code text change;

An amendment to Title 10, Land Use, Chapter 39, Subdivisions, to update the improvements guarantee section in conformance with current state law.

2016-ZC-07	Consideration and possible recommendation to the City Council on a zoning map change request for 4.91 acres at 735 W. 650 South from RA-1 to RA-.5 to facilitate a subdivision – Darin & Leslie Reeve applicants
2016-ZC-08	Consideration and possible recommendation to the City Council on a zoning map change request for 7.66 acres from RA-1, Residential Agriculture 1 acre, to R-1-15, Single Family Residential 15,000 square foot minimum south of the future 900 South at approximately 990 West – parcel H-3-2-3-365 -to facilitate a subdivision – Kevin DeMille agent; Muriel Church Trust owners
2016-ZC-09	Consideration and possible recommendation to the City Council on a zoning map change from M-1, Light Industrial, to HC, Highway Commercial, for 6.417 acres; to R-1-6, Single Family Residential 6,000 sq. ft. lots, for 5.645 acres; RM-2, Multifamily Residential up to 10 units per acre for 3.05 acres; and to RM-3, Multi-Family Residential up to 15 units per acre for 6.64 acres, with 16.8 acres remaining M-1

	parcel H-3-1-34-1401 at approximately 645 W. 600 North
2016-FP-06	Consideration and possible recommendation to the City Council for a final plat of The Retreat at Sand Hollow Resort Phase 3B a 22 lot subdivision in Sand Hollow Resort – Reed Scow agent
2016-PP-04	Consideration and recommendation to the City Council for a preliminary plat for the Ballard Townhomes Subdivision – a 153 lot townhome subdivision on 15.36 acres located at approximately 2480 West south of 550 North – LaMar Ballard applicant
2016-PP-05	Consideration and possible recommendation to the City Council on a preliminary plat for Seville II Subdivision – an 8 lot subdivision located north of 400 South on 999 West – Daniel Borchardt applicant
2016-CUP -08	Consideration and possible approval of a Conditional Use Permit for 55' height on a hotel at approximately 45 N. 2600 West

Approval of minutes: June 9, 2016

Adjournment