



# 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  
Ken Bradshaw

## **AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION 6:00 p.m.**

**Wednesday, September 28, 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:** September 28, 2016

Public Hearing to take comments on **the following Zoning Map change request:**

1. A zone change for lots 2-14, Old Farm Subdivision, as recorded in 1994, from the current R-1-6, Single Family Residential 6,000 square foot lots, to R-1-8, Single Family Residential 8,000 square foot lots
2. A zone change for a parcel H-4-2-11-122 located at 1358 Sand Hollow Road from RA-1, Residential Agricultural 1 Acre, to M-1, Light Industrial.

**And the following Land Use Code text change;**

1. An amendment to Title 10, Land Use, Chapter 39, Planned Development Overlay Zone, to modify the requirements of the development standards section and Chapter 29, Recreation Resort Zone to remove conditional uses.

**New Business:**

<b>2016-ZC-12</b>	Consideration and possible recommendation to the City Council on a zoning map change request for lots 2-14, Old Farm Subdivision, as recorded in 1994, from the current R-1-6, Single Family Residential 6,000 square foot lots, to R-1-8, Single Family Residential 8,000 square foot lots-Hurricane City applicants
<b>2016-ZC-13</b>	Consideration and possible recommendation to the City Council on a zoning map change request for parcel H-4-2-11-122 located at 1358 Sand Hollow Road from RA-1, Residential Agricultural 1 acre, to M-1, Light Industrial –Paul Burningham applicant; Diana Black agent
<b>2016-LUCA-03</b>	Consideration and possible recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapter 23, Planned Development Overlay Zone, to modify the requirements of the development standards section and Chapter 29, Recreation Resort Zone to remove conditional uses.
<b>2016-FSP-07</b>	Consideration and possible approval of a final site plan for a fire station located at 56 N Coral Canyon Blvd-Hurricane Valley Fire District applicant; Darren LeFevre agent

<b>2016-CUP-12</b>	Consideration and possible approval of a conditional use permit to allow the construction of a garage/guest house on a lot where a future house is planned that is higher than 20' at the peak-Colter & Tara Criddle applicants; Stan Dutton agent
	Consideration and possible revocation of a conditional use permit for a small engine repair shop at 117 W State Street.

**Planning Commission business:**

1. Final review of conditional use permit changes in land use charts
2. Review of downtown properties for potential rezone
3. Discussion on lot frontage standards in RA zones

**Approval of minutes:** September 8, 2016

**Adjournment**