



City of Hurricane

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Clark R. Fawcett

Planning Commission

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Paul Farthing
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AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION

6:00 p.m.

Thursday, October 13, 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: October 13, 2016

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

1. A zone change from R-1-6, Single Family Residential 6,000 sq ft. lots, to RM-2, Multiple Family Residential maximum 10 per acre, for a 1.18 acre parcel located at 118 N. State Street in Hurricane – parcel H-179
2. A zone change from A-5, Agricultural five acre, to RA-1, Residential Agricultural 1 acre, for those properties located south of 2300 South between 1500 West and 1100 West that were rezoned in error during an annexation

Old Business:

2016-ZC-12	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
CUP - Amendment	Consideration and possible approval of amendments to the conditions set previously for a conditional use permit for a small engine repair shop at 117 W State Street.

New Business:

2016-ZC-14	Consideration and possible recommendation to the City Council on a zoning map change request from R-1-6, Single Family Residential 6,000 sq ft. lots, to RM-2, Multiple Family Residential maximum 10 per acre, for a 1.18 acre parcel located at 118 N. State Street in Hurricane – parcel H-179 – Iota LLC applicant – Roger McDonald agent
2016-ZC-15	Consideration and possible recommendation to the City Council on a zoning map change from A-5, Agricultural five acre, to RA-1, Residential Agricultural 1 acre, for those properties located south of 2300 South between 1500 West and 1100 West

	that were rezoned in error during an annexation – Hurricane City applicant
2016-CUP-13	Consideration and possible approval of a conditional use permit for construction of a 100' monopole communications tower at 2417 West 350 North – Verizon Wireless applicant, Jared White agent
2016-CUP-14	Consideration and possible approval of a conditional use permit for construction of a 100' monopole tower combined with ball field lights at about 560 West at the High School ball fields – Verizon Wireless applicant, Jared White agent
2016-PP-09	Consideration and possible recommendation to the City Council on Mulberry Estates Subdivision, a preliminary plat for a 14 lots subdivision located south of 900 South at approximately 990 and 1100 West – Kevin DeMille applicant

Planning Commission business:

1. Final review of conditional use permit changes in land use charts
2. Final review of lot frontage standards in RA zones
3. Reports from ULCT and Utah APA conferences from those who attended

Approval of minutes: September 28, 2016

Adjournment