



# 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  
Paul Farthing  
Ken Bradshaw

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

6:00 p.m.

Thursday, January 12, 2017

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.

### Public Hearing to take comments on **the following:**

1. A zoning map change from RA-1, Residential Agriculture one acre, to RA-.5, Residential Agriculture half acre, for 1.5 acres located at 724 W. 1300 South with parcel #'s of H-3-2-355-C and H-3-2-3-355-B-1. ; and

2.

The following proposed change to the Land Use Code, Title 10 of the Hurricane City Code:  
The addition of text to Chapter 41, Accessory Dwelling Units, a previously reserved chapter, to regulate the use of accessory dwelling units on single family residential owner occupied property to provide additional long term housing options within the City limits and to make changes in other code sections related to second kitchens.

### **New Business:**

Discussion regarding possible licensing of 3<sup>rd</sup> vendor at Interstate Rock property, 573 W. State Street – the Kernel's Kettle Corn tent – *Philip Hoerner manager*

<b>2017-ZC-01</b>	Consideration and possible recommendation to the City Council on a zoning map change request from RA-1, Residential Agriculture one acre, to RA-.5, Residential Agriculture half acre, for 1.5 acres located at 724 W. 1300 South with parcel #'s of H-3-2-355-C and H-3-2-3-355-B-1 – Stan and Kelly Dutton applicants
<b>2017-LUCA-01</b>	Consideration and possible recommendation to the City Council on a Land Use Code amendment, adding Chapter 41, Accessory Dwelling Units, to regulate the use of accessory dwelling units on single family residential owner occupied property to provide additional long term housing options within the City limits and to make changes in other code sections related to second kitchens.

<b>2017-PP-01</b>	Consideration and possible recommendation to the City Council on a preliminary plat for Gateway Commercial Center, a proposed 8 lot commercial and industrial subdivision located at approximately 166 N. Old Highway 91 – Gateway Commercial Center LLC applicant
<b>2017-CUP-01</b>	Consideration and possible approval of an accessory building that is larger and higher than permitted in the zone for a proposed building at 2764 S. 3870 West, Dixie Springs lot G 79 – Rock Solid Builders applicant

**Planning Commission business:**

1. Look at other codes for possible downtown standards
2. Report on Council actions

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

**Adjournment**