



# 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.

Wednesday, January 25, 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 request from M-1, Light Industrial, to M-2, Heavy Industrial, for 3.4 acres located at 188 N. Old Highway 91 with parcel #'s of H-4-1-34-333-RD3 and H-4-1-34-327-RD3 for the purpose of improving the concrete batch plant site.

### Old Business:

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

### New Business:

2017-ZC-02	Consideration and possible recommendation to the City Council on a zoning map change request from M-1, Light Industrial, to M-2, Heavy Industrial, for 3.4 acres located at 188 N. Old Highway 91 with parcel #'s of H-4-1-34-333-RD3 and H-4-1-34-327-RD3 for the purpose of improving the concrete batch plant site– Trent Leavitt, applicant; Dave Stewart/Pride Rock Concrete, agent
2017-CUP-02	Consideration and possible approval of a conditional use permit for a pre-engineered metal building in a commercial zone for a proposed retail building at 1675 W. State Street – applicant T Gubler properties; agent Greg Wall/C&N Investment Properties
2017-FSP-01	Consideration and possible approval of a final site plan for a retail store – Dollar Tree – at 1675 W. State Street - applicant T Gubler properties; agent Greg Wall/C&N Investment Properties

**Discussion and possible decision:** Request for release of a permanent deed restriction recorded for a casita without direct access to the house for the purpose of allowing the casita to be used for residential hosting for a house at 3371 W. 2490 South– Preston Bladen applicant

**Planning Commission business:**

1. Work session to review possible downtown overlay zone standards
2. Work session to review child care definitions in Land Use Code
3. Report on Council actions

**Approval of minutes:** January 12, 2016

**Adjournment**