



City of Hurricane

Mayor
John W. Bramall

City Manager
Clark R. Fawcett

Planning Commission

Bob Petersen, Chair
Ralph Ballard
Yovonda Hall
Paul Farthing
Ken Bradshaw
Rebecca Bronemann

AGENDA

OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION

6:00 p.m.

Wednesday, February 22, 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 on the first parcel and constructing storage garages on the second parcel.
2. A zoning map change request from R-1-10, Single Family Residential 10,000 square foot lots, to R-1-8, Single Family Residential, for parcel # H-39-B to allow creation of one additional building lot.

Old Business:

2017-PP-01	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
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New Business:

2017-FP-01	Consideration and possible recommendation to the City Council on a final plat for Mulberry Estates, a 14 lot subdivision at 900 South 920 West – Kevin DeMille applicant
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 on the first parcel and constructing storage garages on the second parcel– Pride Rock/Leavitt applicants, Dave and Nicole Stewart agents

2017-ZC-04	Consideration possible recommendation to the City Council on a zoning map change request from R-1-10, Single Family Residential 10,000 square foot lots, to R-1-8, Single Family Residential, for parcel # H-39-B to allow creation of one additional building lot –Wayne and Margaret Edwards owners/ Raymond and Gina Eves applicant
2017-CUP- 05	Consideration and possible approval of a conditional use permit for a 2691 square foot storage building proposed at 755 S. 180 West that is bigger than permitted for an accessory building in this zone – Mike Low applicant
Release of deed restriction	Discussion and possible decision: Request for release of a permanent deed restriction required for a conditional use permit and recorded for a detached for the purpose of allowing the casita to be rented separately at 1580 West 400 South – Timothy and Shirley Lundin applicants

Presentation of citizen concern: Mr. Ray Hunt would like to discuss the impact of the current standard for accessory buildings close to lot lines with the Planning Commission.

Planning Commission business:

1. Report on Council actions
2. Discussion on downtown options

Adjournment