



# 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.

Thursday, March 9, 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 zone change request from RA-1 to PDO/R-1-10 on 1225 acres located south of 3000 South along both sides of Sand Hollow Road for approval of a master plan for the area
2. A zone change request for property located at 280 E. 860 North from R-1-10 to PF, Public Facilities, for the purpose of locating the Hurricane City Parks Department offices in the house

And

3. A proposed Land Use Code change regarding requirements for road improvements for building permits.

### **Old Business:**

<b>2017-ZC-03 and 2017-PSP-01</b>	Consideration and possible recommendation to the City Council on a zoning map change request from RA-1, Residential Agriculture, to PDO/RA-1, Planned Development Overlay, for approximately 84 acres located south of 1500 South at 920 West with 24 parcel numbers for the purpose of building a ski lake subdivision with 49 single family lots and 3 lakes – Brittany Christensen, applicant
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### **New Business:**

<b>2017-CUP-06</b>	Consideration and possible approval of a conditional use permit for a detached garage building larger than allowed by permitted use at 3461 W. 2900 South – Dan and Konni Hacking applicants
<b>2017-ZC-05</b>	Consideration and possible recommendation to the City Council on a zoning map change request from R-1-10, Single Family Residential, to PF, Public Facilities, for property located at 280 E. 860 North – Hurricane Parks Department applicant
<b>2017-ZC-06 and 2017-PSP-02</b>	Consideration possible recommendation to the City Council on a zoning map change request from RA-1 Residential Agricultural 1 acre, to PDO/R-1-10, Planned Development Overlay/ Single Family Residential for 200 acres south of 3000 South and west of Sand Hollow Road – Toquerville Enterprises/Northern Engineering applicants

<b>2017-ANNEX-01</b>	Discussion and recommendations to City Council on the Copper Rock master plan, annexation agreement, and zoning – Copper Rock LLC
<b>2017-LUCA- 03</b>	Consideration and possible recommendation to the City Council on a Land Use Code change requiring road improvements for building permits – City staff

**Planning Commission business:**

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

Approval of minutes of February 9, 2017 minutes

**Adjournment**