



City of Hurricane

Mayor City Manager
 John W. Bramall Clark R. Fawcett

Planning Commission

Bob Petersen, Chair
 Ralph Ballard
 Yovonda Hall
 Paul Farthing
 Ken Bradshaw
 Rebecca Bronemann
 Michelle Cloud
 Mark Borowiak

AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION 6:00 p.m.

Thursday, August 10, 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.

2017-FP-07	Consideration and possible recommendation to the City Council on a final plat for Sky Ridge Phase 12 – 25 lots at approximately 230 N. 2700 West –Frank Lindhardt for Shoshone Land Co/Gemstone Homes applicant
2017-AFP-02	Consideration and possible recommendation to the City Council on a final plat amendment for Painted Sands Phase 1, changing duplex pads to duplex lots – Tim Grubb representing Manchester Group applicant

Public Hearing to take comments on the following:

1. A proposed General Plan Map amendment from Single Family Residential up to 8 units per acre to Multi-family housing types for 4+ acres located at approximately 200 North 3700 West

2017-GPA-01	Consideration and possible recommendation to the City Council on a General Plan Map amendment from Single Family Residential up to 8 units per acre to Multi-family housing types for 4+ acres located at approximately 200 North 3700 West – Stone Gardens LLC applicant, Jason Smith agent
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Public hearing to take comments on the following:

2. A proposed zone change from R-1-15, Single Family Residential 15,000 sq. ft. lots, to M-1, Light Industrial with an agreement to limit the uses to RV, boat, and trailer storage and sales, on approximately 5 acres of collapsible soil located at 2100 South 700 West.

2017-ZC-11	Consideration and possible recommendation to the City Council on a proposed zone change from R-1-15, Single Family Residential 15,000 sq. ft. lots, to M-1, Light Industrial with an agreement to limit the uses to RV, boat, and trailer storage and sales, on approximately 5 acres of collapsible soil located at 2100 South 700 West.
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	– Jason Campbell manager for Kay’s Circle, applicant
2017-FSP-08	Consideration and possible approval of the final site plan for the above property as an RV, boat, and trailer storage and sales site with possible caretaker/office facility – Jason Campbell manager for Kay’s Circle, applicant

Public hearing to take comments on the following:

3. A proposed zone change on 19.07 acres from PDO/MH-RV, Planned Development Overlay/Manufactured Home – RV, to PDO/R-1-6, Planned Development Overlay/Single Family Residential 6,000 sq. ft. lots with a request for a density bonus of 7.5% to allow an additional 8 lots on the property located at approximately 150 N 3570 West.

2017-ZC-12 and 2017-PSP-05	Consideration and possible recommendation to the City Council on a proposed zone change on 19.07 acres from PDO/MH-RV, Planned Development Overlay/Manufactured Home – RV, to PDO/R-1-6, Planned Development Overlay/Single Family Residential 6,000 sq. ft. lots with a request for a density bonus of 7.5% to allow an additional 8 lots on the property located at approximately 150 N 3570 West.- Vince Blackmore representing DRP Management
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Public hearing to take comments on the following:

4. Proposed Land Use Code amendments to: Chapter 7, Section 9, standards for metal buildings and Section 11 special exceptions; Chapter 13 regarding accessory building locations; Chapter 15 regarding residential uses in the Downtown General Commercial Zone areas; Chapter 37 regarding lot coverage; and Chapter 51 regarding regulating home bed and breakfast and residential hosting facilities.

2017-LUCA-3	Consideration and possible recommendation to the City Council on proposed Land Use Code amendments to: Chapter 7, Section 9, standards for metal buildings and Section 11 special exceptions; Chapter 13 regarding accessory building locations; Chapter 15 regarding residential uses in the Downtown General Commercial Zone areas; Chapter 37 regarding lot coverage; and Chapter 51 regarding regulating home bed and breakfast and residential hosting facilities – Planning Department applicants
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Approval of minutes: July 26, 2017

Planning Commission business:

1. Report on Council actions
2. Discussion on downtown zone
3. Planning Commission concerns and ideas

Adjournment