



# City of Hurricane

Mayor **John W. Bramall**      City Manager **Clark R. Fawcett**

## Planning Commission

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

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

Wednesday, March 28, 2018

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 zoning map change requests and Land Use Code Text changes:

1. A zone change request on approximately 25 acres located north of 3270 South Street and east of 1100 West from RA-1, Residential Agricultural one acre, to RA-.5, Residential Agricultural half acre.
2. A zone change request on 2/3 of a 40+ acre parcel at approximately 136 N. Old Highway 91 from HC, Highway Commercial, to M-1, Light Industrial. The remaining 1/3 of the property is currently zone M-1.
3. Code text changes regarding accessory buildings, use of accessory buildings, driveways for townhomes, and fixing child care definitions in use charts.

**Public Meeting:**

**Old Business:**

<b>2018-FSP-01</b>	Consideration and possible recommendation to the City Council on a final site plan for a 61 space RV Park at approximately 120 N. 3700 West and for common area amenities within the Sand Hollow Manufactured Home Park – Sand Hollow Park LLC applicant – Mark Wells representative
--------------------	--

**New Business:**

<b>2018-ZC-02</b>	Consideration and possible recommendation to the City Council on a zoning map change request on approximately 25 acres located north of 3270 South Street and east of 1100 West from RA-1, Residential Agriculture one acre, to RA-.5, Residential Agriculture half acre-Corbin Wade & Shane Brinkerhoff applicants, Jared Madsen agent
<b>2018-ZC-03</b>	Consideration and possible recommendation to the City Council on a zoning map change request on 2/3 of a 40+ acre parcel at approximately 136 N. Old Highway 91 from HC, Highway Commercial, to M-1, Light Industrial. The remaining 1/3 of the property is currently zone M-1-Gateway Commercial Center applicant, Dustin

	Cox agent
<b>2015-LUCA-02</b>	Consideration and possible recommendation to the City Council on Land Use Code Amendment regarding accessory buildings, use of accessory buildings, driveways for townhomes, and fixing child care definitions in use charts-Hurricane City applicant
<b>2018-PSP-01 amended</b>	Consideration and possible approval of a preliminary site plan for a multi-family project on 15 acres south of 350 North and west of the extension of 2460 West – Rock Solid Builders applicant – James Cheney agent
<b>2018-PP-03</b>	Consideration and possible recommendation to the City Council on a preliminary plat for Desert Fields, a 153 lot townhome project located on 15 acres south of 350 North and west of the extension for 2460 West-Rock Solid Builders applicant, James Cheney agent
<b>2018-WA-01</b>	Consideration and possible written approval for a 6 ft. block wall in the front yard at 2864 S 3350 West-Andrea Kaz & Steve Drummond applicants, Richardson Bros. agent
<b>2018-FSP-06</b>	Consideration and possible approval of the final site plan for Maverik on the northeast corner of 100 East and State Street-Maverik applicant, Elizabeth Sorenson agent
<b>2018-FSP-07</b>	Consideration and possible approval of a final site plan for a vehicle and equipment leasing business on the southwest corner of 700 West and SR-9 – Brad Holt, TJ Rental and Leasing applicant

**Approval of minutes:** February 28, 2018 and March 8, 2018

**Planning Commission business:**

1. Discussion on Night Sky guidelines
2. Planning Commission concerns and ideas

**Adjournment**