



City of Hurricane

Mayor City Manager
 John W. Bramall Clark R. Fawcett

Planning Commission

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 Paul Farthing
 Rebecca Bronemann
 Michelle Cloud
 Chris Christensen
 Ralph Ballard
 Shelley Goodfellow
 Mark Sampson
 Dayton Hall, alternate

AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION 6:00 p.m. Thursday, July 11, 2019

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting starting at 6:00 p.m. in the Council Room at 147 N. 870 West, 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 request for a Zoning Map amendment from R-1-6, Single Family Residential 6,000 sq. ft. lots, to PDO/R-1-6, Planned Development Overlay/R-1-6 for 7.71 acres located south of 2300 S and east of 550 West (Frog Hollow Subdivision).
2. A request for a Zoning Map amendment from R-1-10, Single Family Residential 10,000 sq. ft. lots, to R-1-8, Single Family Residential 8,000 sq. ft. lots for a .87 acre property located at 620 S. Main street
3. A request for a Zoning Map amendment from HC, Highway Commercial, to GC, General Commercial, for 6.14 acres located at approximately 3500 W State Street with access north of the 3400 West Street Maverick
4. Proposed Land Use Code amendments pertaining to site plans in industrial subdivisions, model homes in master planned communities, and parking requirements for commercial uses.

New Business:

2019-ZC-14	Consideration and possible recommendation to the City Council for a Zoning Map amendment on 7.71 acres from R-1-6, Single Family Residential 6,000 sq. ft. lots, to PDO/R-1-6, Planned Development Overlay/R-1-6 south of 2300 S and east of 550 West (Frog Hollow Subdivision) - Shadow Glen applicant
2019-ZC-15	Consideration and possible recommendation to the City Council on a Zoning Map amendment from R-1-10, Single Family Residential 10,000 sq. ft. lots, to R-1-8, Single Family Residential 8,000 sq. ft. lots for a .87 acre property located at 620 S. Main street – Jeff & Chris Snodgrass applicants

2019-ZC-16	Consideration and possible recommendation to the City Council for a Zoning Map amendment from HC, Highway Commercial, to GC, General Commercial, for 6.14 acres located at approximately 3500 W State Street with access north of the 3400 West Street Maverick – Secure Private Fund LLC
2019-PP-05	Consideration and possible recommendation to the City Council on a preliminary plat for the Retreat Phase 4, a 17 lot single family subdivision located along the west extension of 3175 South Street – Hurricane Hills Ranch LLC applicant – Bush & Gudgell Engineering agent
2019-FSP-16	Consideration and possible approval of a final site plan for an industrial building at 5252 W. Industrial Drive, lot 45 Fairgrounds Industrial Park – Brandon Sadler applicant – Civil Science agent
2019-PSP-07 and 2019-PP-06	Consideration and possible approval of an preliminary site plan for the proposed amendment of Zion Village Townhomes Phase 2 and possible recommendation to the City Council for a new preliminary plat for Zion Village Townhomes Phase 2– Jay Rice, Zion Village Resort applicant – Excell Engineering agent
2019-LUCA-04	Consideration and possible approval of Land Use Code Amendments pertaining to site plans in industrial subdivisions, model homes in master planned communities, and parking requirements for commercial uses – Hurricane City applicant

Approval of Minutes: June 13, 2019 and June 26, 2019

Work meeting and Planning Commission business:

1. Planning Commission concerns and ideas
2. Work on definitions and standards for greater heights with living area
3. Work on by-laws

Adjournment