



# City of Hurricane

Mayor                      City Manager  
John W. Bramall      Clark R. Fawcett

## *Planning Commission*

Mark Borowiak, on leave  
Michelle Cloud, Chairman  
Paul Farthing  
Rebecca Bronemann  
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.

Wednesday, February 26, 2020

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing 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.

### **6 p.m. Public Hearing** to take comments on the following:

1. A General Plan map amendment request on 26.7 acres located at approximately 2900 S. Sand Hollow Road from Single Family Residential up to 8 units per acre to Multi-Residential types; 7.196 acres located at approximately 2800 S. Sand Hollow Road from Single Family Residential up to 8 units per acre to Commercial; and 16.8 acres from Single Family Residential up to 4 units per acre to Single Family Residential up to 8 units per acre located at a future west extension of Dixie Springs Drive at approximately 5140 West
2. A Zoning Map amendment request on 6.97 acres located east of 2670 West on the north side of 600 North within the Front 9 at Sky Mountain from PDO-R-1-8, condominiums, to PDO-RR, Recreation Resort, resort condominiums
3. A Zoning Map amendment request on 9.81 acres located at the east end of 3270 South and north of lot 14A in Cliff View Estates subdivision from RA-1, Residential Agricultural one acre, to RA-0.5, Residential Agricultural half acre
4. A Land Use Code text amendment removing the minimum unit width requirement from multifamily zone development standards

### **New Business:**

2020-GPA-02	Consideration and possible recommendation to the City Council on a proposed General Plan Map Amendment on 26.7 acres located at approximately 2900 S. Sand Hollow Road from Single Family Residential up to 8 units per acre to Multi-Residential types; 7.196 acres located at approximately 2800 S. Sand Hollow Road from Single Family Residential up to 8 units per acre to Commercial; and 16.8 acres
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	from Single Family Residential up to 4 units per acre to Single Family Residential up to 8 units per acre located a future west extension of Dixie Springs Drive at approximately 5130 West-Utah State School Trust Lands applicant, Brett Burgess agent
2020-ZC-06	Consideration and possible recommendation to the City Council on a proposed Zoning Map amendment request on 6.97 acres located east of 2670 West on the north side of 600 North within the Front 9 at Sky Mountain from PDO R-1-8, condominiums, to PDO-RR, Recreation Resort, resort condominiums-Perry Development applicant, Greg Sant agent
2020-ZC-07	Consideration and possible recommendation to the City Council on a proposed Zoning Map amendment request on 9.81 acres located at the east end of 3270 South and north of lot 14A in Cliff View Estates subdivision from RA-1, Residential Agricultural one acre, to RA-0.5, Residential Agricultural half acre-W&B Dirt applicant, Jared Madsen agent
2020-LUCA-03 2019-LUCA-05	Consideration and possible recommendation to the City Council on a proposed Land Use text amendment removing the minimum width requirement and changing the setbacks in the multifamily zones- Bill Zitting & Mike Stewart applicants
2020-FSP-01	Consideration and possible approval on a final site plan for phases 1A & 1B, the Front 9 at Sky Mountain located north of 600 North between 2720 West and 2670 West-Perry Homes applicant, Greg Sant agent
2020-FSP-02	Consideration and possible approval on a final site plan for Tagg-N-Go car wash located at 82 N 3400 West-Twin Towers applicant, Premier Design agent
2020-PP-04	Consideration and possible recommendation to the City Council on a preliminary plat for Hurricane Fields Estates, a 94 single family lot subdivision located south of 1500 South between 800 West and 1100 West-Kent Clayton & Scott Stratton applicants, Kent Clayton agent

**Approval of minutes:** January 16, 2020 and January 29, 2020

**Adjournment**