



City of Hurricane

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Planning Commission

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AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION

6:00 p.m.

August 13, 2020

**This meeting will be held in the Hurricane Fine Arts Center at 92 S 100 W
Hurricane Ut**

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. in the **Fine Arts Center 92 S 100 W, 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 Zoning Map amendment request on the following parcel #'s: H-3-2-7-4331, H-3-2-7-45031, H-3-2-7-4501, H-3-2-7-4332 located at approx. 1355 South 3325 West from RA-1, residential agriculture 1 acre, and RM-1, multifamily 6 units per acre, to MH/RV, mobile home/RV, PC, planned commercial, and GC, general commercial.
2. A Zoning Map amendment request on 1.20 acres located at 1242 S 920 West from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre, to match surrounding properties. Parcel ID H-3-2-3-338.
3. A Zoning Map amendment request on the following parcel #'s: H-3409 B-2 (north half), H-3410, H-3410-B, H-3410-C, H-3410-D, and H-3410-E from RA1, residential agriculture 1 unit per acre, to HC, highway commercial, to be consistent with the current improvement of the Southern Parkway. Parcel #'s: H-3409, H-3409-C-2, H-3409-D, a portion of H-3410, and H-3410-B from RA-1, residential agriculture 1 unit per acre, to RM-2, multi-family 10 units per acre, to align the current zoning to the General Plan. Parcel #'s: H-3409-E, H-3409-F, H-3409-G, and a portion of H-3410-C, H-3410-D, and H-3410-E from RA-1, residential agriculture 1 unit per acre, to R1-6, residential 1 unit per 6000 square feet, to bring the zoning to a designation that is consistent with the developments in the vicinity.
4. A Zoning Map amendment request at 660 W 100 North from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to rent out 4-bedroom house and 2 bedroom attached apartment when they are no longer occupying the main dwelling unit.
5. A Zoning Map amendment request for parcel #'s H-312-A, H-3-1-25-331, H-348-B-1-A, and H-3-1-36-440 from R1-15, residential 1 unit per 15,000 square feet, to PC, planned commercial, to have both residential and commercial.

6. A Zoning Map amendment request for the following parcel #'s: H-3-1-31-140, H-3-1-31-411, H-3-1-31-420, H-3-1-4101, and a portion of H-3-1-31-1102 to overlay the existing R1-10, residential 1 unit per 10,000 square feet, and R1-8, residential 1 unit per 8,000 square feet, to have a PDO, planned development overlay.
7. A Zoning Map amendment request on the following parcel #'s H-3356-B and H-3356-D from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre.
8. A Planned Development Overlay (PDO) amendment request on the following parcel #'s: H-3394-A-4-A-1, H-3397-H, H-3398-C-1, H-3500-C, H-CLF-1-1 thru H-CLF-1-20 from PDO Residential, PDO Recreation Resort.
9. A Zoning Map amendment request on the following parcel #'s: H-3-2-7-33011 and H-3-2-7-33021 from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre, to allow home sites similar to the adjacent Redstone Springs subdivision.
10. A Zoning Map amendment request located at approx. 785 W 600 North from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multi-family 10 units per acre
11. A Zoning Map amendment request located on the southeast corner of 600 N & 2260 W from M-1, light industrial, to RM-3, multifamily 15 units per acre, for affordable housing.

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West

Old Business

2020-ZC-14	Consideration and possible recommendation to the City Council on A Zoning Map amendment request on the following parcel #'s: H-3-2-7-4331, H-3-2-7-45031, H-3-2-7-4501, H-3-2-7-4332 located at approx. 1355 South 3325 West from RA-1, residential agriculture 1 acre, and RM-1, multifamily 6 units per acre, to MH/RV, mobile home/RV, PC, planned commercial, and GC, general commercial. Jeremy Johnson Applicant.
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New Business:

2020-ZC-18	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 1.20 acres from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre, to match surrounding properties. Parcel ID H-3-2-3-338. Ian and April Gates Applicant
2020-ZC-19	Consideration and possible recommendation to the City Council on a a Zoning Map amendment request on the following parcel #'s: H-3409 B-2 (north half), H-3410, H-3410-B, H-3410-C, H-3410-D, and H-3410-E from RA1, residential agriculture 1 unit per acre, to HC, highway commercial, to be consistent with the current improvement of the Southern Parkway. Parcel #'s: H-3409, H-3409-C-2, H-3409-D, a portion of H-3410, and H-3410-B from RA-1, residential agriculture 1 unit per acre, to RM-2, multi-family 10 units per acre, to align the current zoning to the General Plan. Parcel #'s: H-3409-E, H-3409-F, H-3409-G, and a portion of H-3410-C, H-3410-D, and H-3410-E from RA-1, residential agriculture 1 unit per acre, to R1-6, residential 1 unit per 6000 square feet, to bring the zoning to a designation that is

	consistent with the developments in the vicinity. Toquerville Enterprises LLC Applicant, Matt Ekins, Gallian Welker and Beckstrom LC Agent.
2020-ZC-20	Consideration and possible recommendation to the City Council on a Zoning Map amendment request at 660 W 100 North from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to rent out 4-bedroom house and 2 bedroom attached apartment when they are no longer occupying the main dwelling unit. Jon and Kathleen Nilson Agents
2020-ZC-21	Consideration and possible recommendation to the City Council on a Zoning Map amendment request for parcel #'s H-312-A, H-3-1-25-331, H-348-B-1-A, and H-3-1-36-440 from R1-15, residential 1 unit per 15,000 square feet, to PC, planned commercial, to have both residential and commercial. Ted Fullerton Agent.
2020-ZC-22 2020-PSP-04	Consideration and possible recommendation to the City Council on a Zoning Map amendment and preliminary site plan request for the following parcel #'s: H-3-1-31-140, H-3-1-31-411, H-3-1-31-420, H-3-1-4101, and a portion of H-3-1-31-1102 to overlay the existing R1-10, residential 1 unit per 10,000 square feet, and R1-8, residential 1 unit per 8,000 square feet, to have a PDO, planned development overlay. Frank Lindhart/ Shoshone Land Company Agent. Civil Science Agent.
2020-ZC-23	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on the following parcel #'s H-3356-B and H-3356-D from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre. Gavin Godfrey Applicant. Luck Godfrey Agent
2020-ZC-24	Consideration and possible recommendation to the City Council on a Planned Development Overlay (PDO) amendment request on the following parcel #'s: H-3394-A-4-A-1, H-3397-H, H-3398-C-1, H-3500-C, H-CLF-1-1 thru H-CLF-1-20 from PDO Residential, PDO Recreation Resort.
2020-ZC-25	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on the following parcel #'s: H-3-2-7-33011 and H-3-2-7-33021 from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre, to allow home sites similar to the adjacent Redstone Springs subdivision. Charles Harker Applicant.
2020-ZC-26	Consideration and possible recommendation to the City Council on A Zoning Map amendment request located at approx. 785 W 600 North from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multi-family 10 units per acre. Jon Cheney Applicant, Forte Land Co Agent.
2020-ZC-27	Consideration and possible recommendation to the City Council on A Zoning Map amendment request located on the southeast corner of 600 N & 2260 W from M-1, light industrial, to RM-3, multifamily 15 units per acre, for affordable housing. GVS Holdings, LLC Applicant. Dave Nasal Agent
2020-PSP-05	Consideration and possible approval of a preliminary site plan for Sky Mountain RV Park, a proposed 11.3 acre RV Park located at 2260 W and 100 N. Sky Mountain Properties Applicant. Duane Fielding Agent.

2020-PSP-06	Consideration and possible approval of a preliminary site plan for Zion Tiny Villas, a proposed 4.97 acre RV Park located at 1481 W State St. Kennedy Family Ventures, LLC Applicant, Kylon Kennedy Agent.
2020-CUP-05	Consideration and possible approval of a conditional use permit for a metal accessory building located in a R1-10 Zone, at 1863 W 200 S. Michael Foote Applicant.

Planning Commission Business:

Approval of Minutes: July 9, 2020

Adjournment