



City of Hurricane

Mayor
John W. Bramall

City Manager
Clark R. Fawcett

Planning Commission
Mark Borowiak, on leave
Michelle Cloud
Paul Farthing, Chairman
Rebecca Bronemann
Chris Christensen
Ralph Ballard
Shelley Goodfellow
Mark Sampson
Dayton Hall, Vice Chairman

AGENDA **OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION**

6:00 p.m.

Thursday September 10, 2020

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. in the **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.

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

1. A Zoning Map amendment request on 20 acres located at 1468 S 3400 West, Parcel H-4-2-12-12011, from RA-1, residential agriculture 1 unit per acre, to PC, planned commercial.
2. A Zoning Map amendment request located at 2300 W 3900 South on 80 acres from R1-10, residential 1 unit per 10,000 square feet, to R1-6, residential 1 unit per 6,000 square feet, for smaller lots for owners to maintain and purchase and 40 acres from R1-10, residential 1 unit per 10,000 square feet, to RR, recreational resort, for owners to enjoy amenities with the option to put their property up for a vacation rental with management. Parcel #'s H-3400-N, H-3400-O, H-3400-Q, H-3400-R, H-3400-S, and H-3400-T.
3. A Zoning Map amendment request located at 1015 N 300 East from R1-10, residential 1 unit per 10,000 square feet, to PDO, planned development overlay, to allow single family lots averaging 9772 square feet while protecting sensitive lands. Parcels H-3-1-26-241-B, H-3-1-26-241-B, and H-3-1-26-132-SA.
4. A Zoning Map amendment request located at approx. 785 W 600 North to overlay the existing RM-2, multifamily 10 units per acre, to have a PDO, planned development overlay. Parcel H-3-1-34-411.

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

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2020-ZC-29	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 20 acres located at 1468 S 3400 West, Parcel H-4-2-12-
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	12011, from RA-1, residential agriculture 1 unit per acre, to PC, planned commercial. Peach Pit LLC Applicant.
2020-ZC-30	Consideration and possible recommendation to the City Council on A Zoning Map amendment request located at 2300 W 3900 South on 80 acres from R1-10, residential 1 unit per 10,000 square feet, to R1-6, residential 1 unit per 6,000 square feet, for smaller lots for owners to maintain and purchase and 40 acres from R1-10, residential 1 unit per 10,000 square feet, to RR, recreational resort, for owners to enjoy amenities with the option to put their property up for a vacation rental with management. Parcel #'s H-3400-N, H-3400-O, H-3400-Q, H-3400-R, H-3400-S, and H-3400-T. Brant Tuttle, Northern Engineering Applicant.
2020-ZC-31 2020-PSP-09	Consideration and possible recommendation to the City Council a Zoning Map amendment and preliminary site plan request located at 1015 N 300 East from R1-10, residential 1 unit per 10,000 square feet, to PDO, planned development overlay, a proposed 32 lots contained on 10 acres. Parcels H-3-1-26-241-B, H-3-1-26-241-B, and H-3-1-26-132-SA. The Home Company, Lane Blackmore Applicant
2020-ZC- 32 2020-PSP-08	Consideration and possible recommendation to the City Council on a Zoning Map amendment request located at approx. 785 W 600 North to overlay the existing RM-2, multifamily 10 units per acre, to have a PDO, planned development overlay. Parcel H-3-1-34-411. Jon Cheney, Forte Land Co. CSB Development.
2020-PSP-10	Consideration and possible recommendation to the City Council on an amended preliminary site plan for Sector 5 (Back 9) at Sky Mountain, PDO. Matt Carter Applicant, Dan Porter Agent
2020-APA-06	Consideration and possible recommendation report to the City Council on a proposed Agriculture Protection Overlay Zone, located at 3000 S and 1100 W, parcels H-3354-B-1, H-3354-D-1, H-3354-A and H-3354-C. Approx. totaling approx. 39.49 acres. Howard Woods and Michael Bird Applicants
2020-APA-07	Consideration and possible recommendation report to the City Council on a proposed renewal Agriculture Protection Overlay Zone, located at on 3400 W, parcels H-4-2-12-1203 and H-4-2-12-1206. Approx. totaling approx. 5.3 acres. Tim and Lea Thompson-Thompson Family Pecan.
2020-FSP-13	Consideration and possible approval of a final site plan for Hurricane Views and Village Plat A, located at 2180 W and around 300 S. Hurricane Views, LLC Applicant, Clark Colledge Agent.
2020-FSP-14	Consideration and possible recommendation to the City Council of a final site plan for Coral Junction RV Resort Park, located at Foot Hills Canyon Dr and SR 9. Coral Junction RV Resort Park Applicant, Mike Bradshaw Agent.
2020-PSP-11	Consideration and possible approval of a preliminary site plan for Sand Hollow RV Resort, a proposed 6.6-acre RV Park located at Rlington Parkway and SR-9. Paul Patel Applicant, Jeff Mathis Agent.

Planning Commission Business:

Approval of Minutes:

Adjournment