



# City of Hurricane

Mayor                      City Manager  
 John W. Bramall      Clark R. Fawcett

## *Planning Commission*

Ryan Cashin, Chair  
 Ralph Ballard  
 John Johnson  
 Yovonda Hall  
 Bob Petersen  
 William Wilkey  
 Paul Farthing  
 Branden Anderson

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

6:00 p.m.

Thursday, December 10, 2015

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.

**Approval of agenda:** December 10, 2015

**Public Hearing** to take comments on the following proposed Land Use Code Amendment:  
 a proposed General Plan Map Amendment from “Multi-Residential Types” to “Single Family Residential” for property in Mesa View Subdivision, Sage Pointe Subdivision Phases 1 – 2, 4 lots in Green Acres North View Subdivision, and 8 lots north of 600 North in the same area as Mesa View and Sage Pointe subdivisions that are developed with stick built single family homes.

<b>2015-FP-08</b>	Consideration and possible recommendation to the City Council on a final plat for the Canyon View Villas Phase 1 – Rick Christensen applicant
<b>2015-RD-01</b>	Consideration and possible recommendation to the City Council on a road dedication plat for the realignment of 2170 West – Rosenberg Engineering
<b>2015-PSP-06</b>	Consideration and possible approval of a preliminary site plan for townhomes at 2480 West 350 North – total of 28 units – Canyon View Villas Phase 2 - Rick Christensen applicant
<b>2015-GPA-01</b>	Consideration and possible recommendation to the City Council on the General Plan Map Amendment for the area described above from “Multi-Residential Types” to “Single Family Residential” - Hurricane City applicant
<b>2015-LUCA-2</b>	Consideration and possible recommendation to the City Council on an ordinance amending the Hurricane City Code, Title 10, Land Use, Chapter 3 Definitions, Chapter 13 Residential Zones, and Chapter 14 Residential Agricultural Zones, Chapter 34, Off Street Parking and Loading, and Chapter 51, Bed and Breakfast Facilities, to facilitate development of bed and breakfast and residential hosting facilities in single family homes. – Hurricane City applicant

<b>2015-FSP-10</b>	Consideration and possible approval of a final site plan for a storage/light manufacturing site located in a temporary building on a lot at 473 North Old Highway 91 – Jay Crosby-Desert Ridge properties applicant
<b>Discussion item 1</b>	Discussion with Scott Wilson regarding property zoned R-1-15 on a slope at the east end of 1000 South
<b>Discussion item 2</b>	Discussion with Daniel Sanger regarding use regulations on property zoned General Commercial located at approximately 90 North at 1510 West State Street. Property owner desires open storage.

**Commission Work Session:**

1. Discussion on proposed language change to Land Use Code pertaining to driveways on corner lots in residential zones.
2. Continued discussion regarding zone changes in areas of collapsible/expansive soils.
3. Pass out Conditional Use Permit training materials
4. Schedule training on Conditional Use Permits and Open Meeting Act

**Staff and Commission concerns and updates**

**Approval of minutes:** October 29, 2015 and November 12, 2015

**Adjournment**