



# 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

## Open House:

General Plan Open House from 5:00-6:30 p.m. The Planning Commission Meeting will start directly following

## AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION 6:30 p.m.

Thursday, January 14, 2021

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at  
6:30 p.m. in the Hurricane Fine Arts Center 92 S 100 W, Hurricane, UT.

The meeting will also be held electronically here:

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/378373693>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

**Access Code:** 378-373-693

A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation.

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

## Public Hearings

1. The proposed new General Plan and General Plan Map Update
2. A Zoning Map amendment request on 0.37 acres located at 228 W 200 North from RM-1, Multifamily 6 units per acre to RM-2, Multifamily 10 units per acre.

3. A Zoning Map amendment request on 320.88 acres located at approximately 3200 W and north of 600 North from M-1 Light Industrial, and RA-1 Residential Agriculture one acre to M-2, Heavy Industrial and M-1, Light Industrial
4. A Zoning Map amendment request on 0.25 acres located at approximately 66 N 520 West from RM-3, Multifamily 15 units per acre to HC, Highway Commercial
5. A Zoning Map amendment on 0.40 acres located approximately 2200 W 600 North from R1-10, Residential 1 unit per 10,000 to PF, Public Facility

2021-GPA-01	Consideration and possible recommendation of about the proposed new General Plan and General Plan Map Update
2021-ZC-01	Consideration and possible recommendation of a zoning map amendment request on 0.37 acres located at 228 W 200 North from RM-1, Multifamily 6 units per acre to RM-2, Multifamily 10 units per acre. Parcels H-333-B-1-A. Dace Goulding Applicant.
2021-ZC-02	Consideration and possible recommendation of a zoning map amendment request on 320.88 acres located at approximately 3200 W and north of 600 North from M-1 Light Industrial, and RA-1 Residential Agriculture one acre to M-2, Heavy Industrial and M-1, Light Industrial. Parcels H-3-1-30-31021, H-3-31-431, H-4-1-25-2202, J-4-1-36-100. Interstate Rock Products Applicant, Chase Stratton Agent
2021-ZC-03	Consideration and possible recommendation of a zoning map amendment request on 0.25 acres located at approximately 66 N 520 West from RM-3, Multifamily 15 units per acre to HC, Highway Commercial. Parcels H-265-A and H-265-B-1-A-1-B. Brandon Adams Applicant.
2021-ZC-04	Consideration and possible recommendation of a zoning map amendment on 0.40 acres located approximately 2200 W 600 North from R1-10, Residential 1 unit per 10,000 to PF, Public Facility. Parcels H-3-1-28-3302 and H-3-1-28-3301. Hurricane City Power Applicant.
2021-CUP-01	Consideration and possible approval of a conditional use permit for a Greater height and size Accessory Building at 304 S 1515 W, Boyd Barney Applicant.
2021-PP-01 2021-PSP-01	Consideration and possible recommendation of a preliminary plat and preliminary site plan for The Estates at Sand Hollow, a 216 lot subdivision located in the west section Sand Hollow PDO at Sand Hollow Parkway and 3150 S. Hurricane Hills Ranch Estates LLC Agent, Valerie Espinoza Agent.
2021-FSP-03	Consideration and possible approval of a final site plan for the Bash Facility, an Automotive, Retail, and Storage Facility located at Sand Hollow Road and Abbey Road. Western MRG and Realty Applicant, Brent Moser Agent.
2021-FSP-05	Consideration and possible approval of a final site plan for the Zion Gates Phase 4, an PDO Subdivision located at 175 N and 3600 W. DRP MGMT INC, MJS REAL PROPERTIES Applicant, Vince Blackmore Agent.
2021-FSP-06	Consideration and possible approval of a final site plan for Shadow Ridge Apartments, located at 100 S and 6130 W. Arbizu Family Holdings, LLC Applicant, Kyle Arbizu Agent.

**Planning Commission Business:**

-City Council Recap  
**Approval of Minutes:**

**Adjournment**