

**HURRICANE CITY PLANNING COMMISSION
147 NORTH 870 WEST
HURRICANE, UT 84737**

THE HURRICANE CITY PLANNING COMMISSION WILL HOLD A REGULAR MEETING ON JUNE 8, 2006 IN THE CITY COUNCIL CHAMBERS OF THE HURRICANE CITY OFFICES AT 147 NORTH 870 WEST.

THE MEETING WILL BE CALLED TO ORDER At 6:00 P.M. A SILENT ROLL CALL TAKEN, WITH A PLEDGE OF ALLEGIANCE AND PRAYER BY INVITATION

APPROVAL OF MINUTES: Planning Commission of May 11,2006

OLD BUSINESS: (None)

OTHER BUSINESS

- Application#2006-CUP-05** A Conditional Use Permit to Construct an Auto Repair Shop in a Highway Commercial Zone, Located at 55 North 1510 West. Applicant Randall Wilson.
- Application#2006-CUP-06** A Conditional Use Permit for a Home Occupation to establish a Photography Studio in a R1-6 Zone, Located at 739 West 2500 South. Applicant Julie Tomsich.
- Application#2006-PSP-05** A Preliminary Site Plan Review for 2 Office/Warehouse Distribution Buildings, Located Approximately on the NW Comer of Old HWY 91 and 5500 West. Applicant CHB Development.
- Application#2006-PSP-06** A Preliminary for an Ornamental Site Plan Review Fencing Manufacturing Shop, Located Between Wal Mart Dist. & Pepsi Bottling on the Southwesterly side of 5500 West, Northerly of Pace America. Applicant Rich Murset.
- Application#2006-FSP-12** A Final Site Plan Review for a Duplex in the Multiple Family Residential Zone, Located on the NW comer of 200 North 200 West. Applicant High Sierra Builders LLC.
- Application#2006-FSP-13** A Final Site Plan Review for a Bank (Sunfirst Bank), Located at 1150 West State Street. Applicant Sunfirst Bank.
- Application#2006-FSP-14** A Final Site Plan Review for a Retail Complex, Located at 222 thru 270 West State Street. D & M Development.

PUBLIC HEARINGS

6:30 P.M. (OR AS SOON AS POSSIBLE THEREAFTER) THE HURRICANE CITY PLANNING COMMISSION WILL HOLD PUBLIC HEARINGS TO CONSIDER THE FOLLOWING ITEMS.

- Application#2006-ZC-09** A Zone Change from HC Highway Commercial to GC General Commercial Located at Approximately 72 North 1510 South. Applicant Randall & Allyn Smart
- Application#2006-ZC-10** A Zone Change to Amend the PD~ Zoning from MH/RV and R1-10 to MH/RV PDO for Density Purposes located at Approximately 170 North Between 3400 and 3700 West. Applicant Darcy Sorpold.

Application#2006-LS-06 A Preliminary Plat to Create 2 Residential Parcels Located South of 600 North 120 East Extended. Dunn P. Alisa.

Application#2006-LS-07 A Preliminary Plat to Create 2 Residential Parcels Located at 420 West 100 North. Applicant Sariah Mortensen.

Application#2006-PS-17 A Preliminary Plat to Create 10 Commercial lots Located at North of 5500 West on the East side of Old Hwy. 91. Applicant Holland Dredge.

Application#2006-PS-18 A Preliminary Plat to Create 5 lots (Zion View Phase II) Located at Approximately 130 West 975 North. Applicant Roland Hall.

OTHER ITEMS

Application#2006-FP-IO A Final Plat to Create 10 Building Pads (Parkside Townhouses) Located at 32 West 200 North. Applicant Ed LaBaron.

Application#2006-FP-II A Final Plat to Create 6 lots (Windsor Estates) Located at approximately 985 West 650 South. Applicant Bart and Lara Penrod.

Application#2006-FP-12 Amended Final Plat to Create 36 lots (Falcon Ridge) Located at Approximately 300 East North of 860 North. Applicant Jack Elwell.

Application#2006-FP-13 A Final Plat to Create 190 lots (Zion Gate Resort) Located at approximately 150 North 3700 West. Applicant Darcy Sarpold.

Application#2006-CP-05 Concept Plan to create 163 lots at approximately 2000 West 300 North. Applicant Brad Olverson.

Application#2006-GP-02 An amendment to the Hurricane General Plan, titled the "Bench Lake Area General Plan." To be applicable to the pending Bench Lake annexation area. The affected area is approximately 10,700 acres lying south of the City limits between the Hurricane Cliff on the east side and 4300 West Street on the west. Initiated by the City of Hurricane

STAFF REPORTS:

I certify that the above notice was faxed to *the Spectrum Newspaper* on date _____ and posted in the following three places within Hurricane City:

1. The City office -147 N. 870 West
2. The Post Office -1075 W. 100 North
3. The library - 36 S. 300 West

_____ Secretary _____ (date)