

**Hurricane Planning Commission Meeting
Minutes**

January 13, 2022

MINUTES

Call to Order - 6:00 P.M.

ON JANUARY 13, 2022 AT 6:00P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N. 870 WEST HURRICANE UT, 84737

Chairman Dayton Hall called the meeting to order at 6:00P.M. Roll call was taken. Pledge:
Ralph Ballard Prayer: Mark Sampson

Penny James Garcia motioned to approve the agenda as posted. Mark Sampson seconded the motion. Unanimous

Members Present: Ralph Ballard, Rebecca Bronemann, Penny James-Garcia, Mark Sampson, Dayton Hall

Members Excused: Paul Farthing, Michelle Cloud, Shelley Goodfellow

Staff Present: Planning Director Stephen Nelson, Planning Assistant Fred Resch, Planning Technician Brienna Spencer, City Council Representative Kevin Thomas, and City Attorney Fay Reber.

New Business

2022-CUP-01: Discussion and consideration of approval of a conditional use permit for an accessory building of greater size and height located at 1781 Angell Heights Drive. Haven Homes & Development Applicant

Mark Sampson asked Stephen Nelson about the setbacks and it needing to be 5 feet off the property line. Mr. Nelson stated that one of the things that has to happen when exceeding 16 feet is a 5-foot setback. Mr. Sampson asked if this was next to sensitive lands or if there was an issue with that. Mr. Nelson stated there aren't any issues.

Rebecca Bronemann motioned to approve 2022-CUP-01 subject to staff comments. Seconded by Ralph Ballard. Motion carried unanimously.

2022-CUP-02: Discussion and consideration of an approval for a conditional use permit for an accessory building of a greater height located at 198 S 1230 W. Rebecca & Darin Grundel Applicant.

Stephen Nelson stated that after further review, the applicant was requesting two accessory dwelling units within this building. It's a two-story building with a unit on the main floor and one on the second floor. Mr. Nelson went over code 10-41-4: dwelling units and what it states about accessory dwelling units and what it classifies them as. What is presented is not

compliant with our code. Mark Sampson asked what makes this non-compliant. Mr. Nelson stated that an ADU does not have to have a kitchen. What makes them separate units is two completely separate entrances. Staff's recommendation is that if it is approved, they must meet site plan approval as part of the building permit. Mr. Nelson stated that he feels confident staff can work it out with the applicant at the building permit standpoint. Ralph Ballard stated that Hurricane wouldn't even allow two kitchens in their house. He agrees with their concept and thinks we should go forward with looking at the code allowing more ADU's on a lot. Mr. Nelson stated that we could revisit it and maybe look at lot size requirements.

There is a demand for multiple ADU's often. Mr. Ballard asked what the advantage is to having multiple ADU's. Mr. Nelson stated that it allows them to create revenue. It also allows for short-term rentals as well as a mother-in-law suit. The third advantage is that it helps create housing for our community. A drawback is that there is more impact on the property, especially if we allow them to be short-term rentals. Mr. Ballard stated that he thinks we should revisit the allowed amount of ADU's if we want to address our housing market. It can be affordable housing. Penny James-Garcia thinks we need to hold the code standard straight across the board. She is in far more favor of multiple ADU's than approving more resorts as long as the family does have to live in the main home. Maybe encourage a number that truly has to be long term and not short term, because we won't be able to fix our attainable housing problem if they are all vacation rentals. Dayton Hall likes this discussion and thinks we should address it. Rebecca Bronemann stated that she was just talking to a friend who asked her to have the planning commission approve any attainable housing that comes forward because it is needed.

Mark Sampson motioned to approve 2022-CUP-02 subject to coming into compliance with existing building and zoning codes. Seconded by Ralph Ballard. Motion carried unanimously.

2021-PP-35 / 2021-HIL-07: Discussion and consideration of a recommendation of a preliminary plat and sensitive lands for Ridge at Zion Vista Phase 2, a 19-lot subdivision located at 850 S 1850 W. Rich Hansen Applicant.

Danny Green represents the applicant. He stated that they reviewed staff issues with staff and have addressed those concerns. Stephen Nelson stated that typically we don't allow roads with more than a 12% grade. We will have to go through and make sure it doesn't bottom out somewhere and allow for a firetruck to fit on it. After discussion, we have distinguished that just below 13% is doable, it'll just have to be addressed during construction drawings. Mr. Green stated they are currently working on the design of the road and they will grade out the road to meet what it needs to. Unfortunately, they can't get it down without the slope of the road. The bigger lots will help with the slope of the driveway. Mark Sampson asked if this is the second time we've seen this. Mr. Nelson stated that it came in December but we determined we needed sensitive land, so we took it off the latest agenda. Mr. Sampson asked if the sensitive land issues had been addressed and Mr. Nelson stated that they were. Rebecca Bronemann stated she's glad the density and open space issue has been addressed. She asked if the water model being needed has been addressed? Mr. Nelson stated that we have to make sure the water system loops. Ralph Ballard stated his concern about rushing the slope of the road off is that we do have climate issues. Darrin Lefevre stated that engineering doesn't have any issues with it and it is such a short distance. Mr. Ballard stated we just need to be aware of it. Mr. LeFevre stated that Scenic Point has a few roads that are 10% slope. Penny James-Garcia stated that when she was a consultant on

this project when it was Zion Vista, one of the concerns that came up was about the water run off coming down the hill and where the water would go so it didn't get into homes. Mr. Green stated that everything north of this runs down to the retention basin. This particular phase will actually have all the runoff go south and into a detention in that direction. Mr. Nelson stated they have submitted a drainage plan that looks like it will work. Mrs. James-Garcia asked what the height of retention walls would be for these homes. Mr. Green stated they believe they will get them all down to 10 feet. Dayton Hall asked for clarification on how many lots the subdivision will have. Mr. Green stated that they are going to give back 4 lots, so there are only 15 lots on this parcel of land. On the original masterplan, it shows that those 4 lots are right where the t-box is supposed to be for the golf course. Mr. Hall has a concern about approving something that is planned for houses, but other developers are planning on that area being a t-box, that could potentially cause issues down the road.

Penny James-Garcia motioned a recommendation of approval of 2021-PP-35 / 2021-HIL-07 subject to staff and JUC comments, which includes the removal of the 4 lots to the north. Seconded by Mark Sampson. Motion carried unanimously.

2022-PP-01: Discussion and consideration of a recommendation of a preliminary plat for Elim Valley, a multifamily development located at 3700 West and Sand Hollow Rd. Thomas Hunt Applicant

Thomas Hunt went over the proposed project and he agrees with the staff comments. They have come up with a plan to address the block lengths and road placements to shorten the block lengths. He spoke with the engineering firm who is on the entire Gateway at Sand Hollow master project and they stated that the zoning lines were just preliminary and that they didn't have to meet them exactly how they were currently drawn out. Stephen Nelson stated he has a few concerns. When talking with the applicant, they seemed willing to address those. One of his concerns is when you look at the zoning boundaries, it isn't completely clear about where they lie. It is extremely close, but he wants to make sure they comply. This plan meets the intent of the Elim Valley zoning, but he wants to make it clear where the property lines are with zoning. Penny James-Garcia stated that this is too preliminary. It needs to come back in line with what staff has stated in the staff comments. Approving it contingent on staff comments is putting too much on staff to deal with. She is generally in favor of the location and thinks it could address attainable and affordable housing. There are just too many things that need to be figured out before she's comfortable voting on this. Mrs. James-Garcia went over what she did not see with the proposal and what she, as a commissioner, would like to see. Rebecca Bronemann agrees this needs to be refined. She questioned staff comment lot 6 and asked if it had been resolved. She wants to see this happen but in more compliance.

Mark Sampson motioned to continue 2022-PP-01. Seconded by Rebecca Bronemann. Motion carried unanimously.

2022-PSP-01: Discussion and consideration of approval of a preliminary site plan for Bryson Young, a development consisting of 2 commercial buildings, located at approximately 470 E 800 N. R+B Young Applicant. Bryson Young Agent.

Bryson Young went over the application. The building to the east is intended for a drive-thru which will hold 5 cars as required by state code. They don't intend for the restaurant to be a

sit-down, so parking is minimal and just for employees. He went over the warehouse with the retail store front. Mark Sampson asked Mr. Young what they do, which he replied with sell clothing. Dayton Hall asked how much space will be retail front and how much warehousing there will be. Mr. Young stated that their store front will be 3,000 square feet and the other two units will be 1,000 square feet with about 11,000 square feet for warehousing. Penny James-Garcia asked what kind of retail they currently do. Mr. Young stated that they have a woman's boutique currently fulfilling 400-600 orders a day.

Rebecca Bronemann motioned to approve 2022-PSP-01 subject to staff and JUC comments. Seconded by Penny James-Garcia. Motion carried unanimously.

2022-PP-02: Discussion and consideration of a recommendation on an updated preliminary plat for Peregrine Point West Phase 1-4 Amended, located at 600 N and 3100 W. Perry Development Applicant, Greg Sant Agent.

Greg Sant shared that this original preliminary plat had been approved. They are adding 6 lots and have added a roadway tie in to 600 north. They also took this from a 3-phase project to a 4-phase project. They have no problems extending the trail system through phase 3 to 600 north. Stephen Nelson stated that there is a large power line that runs along the property and long-term access is potentially a concern. Mr. Sant stated that final plats for phase 1 and phase 2 have been approved with construction drawings. Scott Hughes from the power department stated that when those two phases were approved, the guys who approved them missed that there was a big section of powerline that has no access. They are currently working with Mr. Sant but if we cannot agree and fix this, we are only going to make the issue become bigger. The concern has come up since construction began. Mr. Sant stated that all they are asking for is extra lots and if this doesn't get approval, all they do is go back to what was originally approved. This is a costly mistake that is now being found. It makes about 2 million dollars in lots become unbuildable. Dayton Hall asked if there is a recorded easement or if it is a prescriptive easement. Mr. Hughes stated that they are currently doing title searches to see if there is a recorded easement. They don't want to continue to approve and contribute to the problem. They want to work with the developers to come to a resolution. Mr. Sant stated they have done multiple title searches on this power line and there isn't anything recorded on it. He feels bad that there wasn't an easement recorded, but he doesn't think that is their problem to solve. Fay Reber stated that one way to allow for them to move forward is to make a recommendation subject to this being resolved and allow the council to decide. Ralph Ballard stated that they don't have much without power and he hopes that they will be willing to work together. There needs to be a solution. Penny James-Garcia agrees with Mr. Ballard's comments. She asked about the cul-de-sac that the power department was not OK with and asked what cul-de-sac they were talking about. Mr. Nelson stated that the road connecting to 600 north is the solution to that comment. Mr. Hall asked about the status of the phases. Mr. Sant stated that phase 1 is about 75% done, phase 2 is about 50% done, and phase 3 is about 25%. Mr. Hall thought the reason for breaking it up in phases was to not build it all at the same time. Mr. Sant stated the reason they are doing it all at once is because once they open up phase 1, they will be sold out and they want to have additional lots available as quickly as possible.

Dayton Hall motioned a recommendation of approval of 2022-PP-02 subject to staff and JUC

comments and subject to the power transmission line easement and property boundary line being resolved. Seconded by Mark Sampson. Motion carried unanimously.

Planning Commission Business:

Planned Commercial

Stephen Nelson stated that one of the ideas behind the planned commercial is to allow commercial within residential and residential within commercial. We do want these developments to be higher density. What we want to do is control the density and have it be Hurricane. He would like some feedback tonight but he does not think the language should be adopted as it currently is. We could potentially add a cap on the residential in planned commercial. Dayton Hall is reluctant to go over our highest density multifamily zone of 15 units per acre. We don't really have any built-in density limitations on commercial. It just has to meet parking and setback restrictions. Penny James-Garcia asked Mr. Nelson why he chose 20 units per acre for the residential housing. Mr. Nelson stated that Logan City has about 22 units per acre in their type of zone like this. Ralph Ballard stated that sometimes the higher density takes away from the number of cars and trips needed. Rebecca Bronemann stated that the high density will help with our housing crisis. Everyone wants to live here for the small-town feel, but everyone is coming here.

Site Plan Design

Fred Resch went over what the city would like to see in new developments. The commissioners discussed parks and landscaping requirements as well as lighting requirements.

Adjournment