Hurricane Planning Commission
Meeting Minutes
September 14, 2023

Minutes of the Hurricane City Planning Commission meeting held on September 14, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Paul Farthing, Shelley Goodfellow, Rebecca Bronemann, Michelle Cloud, and Brad Winder. Kelby Iverson joined at 6:00 p.m.

Members Excused: Mark Sampson and Ralph Ballard

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

5:00 p.m. - Planning Commission Business:

1. Discussion on grading permit standards

Gary Cupp explained that staff was directed to amend the grading permit standard. The intent of the amendment is to move the review and approval process to an administrative level. Brad Winder asked if the ordinance addresses weed control. Mr. Cupp reported that erosion control was considered in the standard. However, weed control is not addressed in this ordinance. Fred Resch III reported that weed control is addressed in other ordinances. Michelle Cloud asked how an applicant can address a grading permit denial. Mr. Cupp reported that the applicant will be given a written response detailing the reason for denial, and the applicant can reapply at any time. He reviewed the standards in the current ordinance and explained when a grading permit is required. Mrs. Goodfellow asked if this applies to an application for a retaining wall or small projects. Dayton Hall reported that a grading permit is required for properties larger than one acre. Mrs. Goodfellow asked how bonding is addressed in the permit. Jeremy Pickering explained the process and requirements for bonding.

2. Recap on recent conferences

Rebecca Bronemann and Michelle Cloud discussed the information they gleaned from the Utah League of Cities and Towns Conference.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Michelle Cloud

Prayer and/or thought by invitation led by Rebecca Bronemann

Declaration of any conflicts of interest

Paul Farthing motioned to approve the agenda as posted. Michelle Cloud seconded the motion. Unanimous.

Public Hearings

None

OLD BUSINESS

1. LUCA23-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 37 Subsection 9 and Title 10 Chapter 7 regarding fences and walls

Gary Cupp explained that the proposed changes limit the permitted fencing materials and height of fences in residential zones. Conditional use permit standards were added to the amendment.

Rebecca Bronemann motioned a recommendation of approval of LUCA23-07. Paul Farthing seconded the motion.

Kelby Iverson asked for clarification of the term "following uses." Dayton Hall explained that Section B specifies what type of conditional use permits require approval from the Planning Commission. Mr. Iverson asked if the list's conditional use permission exclusively applies to residential zones. Mr. Hall noted that the conditional use permissions coincide with the uses listed in the zoning ordinances.

Motion carries unanimously.

2. FSP23-28 WCUP23-02: Discussion and consideration of a possible approval of a final site plan and conditional use permit for a wall of greater height for the Dixie Power Pecan Valley Substation located at 2250 S 5140 W. Dixie Power, Applicant. Russ Condie, Agent.

Shelley Goodfellow reviewed the updated landscaping plan, noting that staff favors the reduced size, with the exception that the standard trees and shrubs should be added to the park strip along 5140 West. The applicant reported that trees pose a risk to the substation. Gary Cupp reported that staff will support the deviation if trees are a safety concern.

Paul Farthing motioned to approve FSP23-28 and WCUP23-02 as presented. Michelle Cloud seconded the motion. Unanimous.

NEW BUSINESS

1. PSP23-24: Discussion and consideration of a possible approval of a preliminary site plan for a triplex located at 163 N Main St. Zachary Forsyth, Applicant.

Zachary Forsyth reported that the water meter concerns listed on the staff report will be addressed during the construction drawing process. Brad Winder asked for clarification on staff comment #7. Fred Resch III explained that the applicant needs to identify the fire turnaround on the plan. Kelby Iverson thinks it would be appropriate to keep the new water meters next to the existing fire hydrant and meters.

Brad Winder motioned to approve PSP23-24 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

2. PSP23-25: Discussion and consideration of a possible approval of a preliminary site plan for a duplex located at 383 N Main St. Zachary Forsyth, Applicant.

Zachary Forsyth reported that the access and utilities will come off Main Street. Shelly Goodfellow noted that staff comments state that the access and utilities will come off 390 North. Fred Resch III reported that staff has concluded that the applicant's utilities will not come off 390 North, which will be clarified on the construction drawings.

Kelby Iverson motioned to approve PSP23-25, noting that the applicant has sufficient access from Main Street, and the private owners will consider 390 North if it is turned into a city street and subject to staff

and JUC comments with the understanding that utilities will not be accessed from 390 North. Brad Winder seconded the motion. Unanimous.

3. PSP23-26: Discussion and consideration of possible approval of a preliminary site plan for a duplex located at 161 W 600 N. Katie Leavitt, Applicant.

Jeff Thomas reported that a hammerhead turnaround was created to address concerns regarding access off 600 North.

Brad Winder motioned to approve PSP23-26 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

4. PSP23-27: Discussion and consideration of a possible approval of a preliminary site plan for Angell Heights Storage, a storage unit complex located at 2095 S 700 W. Beau Davis, Applicant. Karl Rasmussen, Agent.

Shelley Goodfellow reviewed staff comments, noting that staff recommends approval. Kelby Iverson asked what the purpose is for the retention/detention pond. Jeremy Pickering explained that it is required per the Storm Drain Master Plan.

Rebecca Bronemann motioned to approve PSP23-27 subject to staff and JUC comments. Paul Farthing??? seconded the motion. Unanimous.

5. FSP23-29: Discussion and consideration of a possible approval of an amended final site plan for Rodeway Inn, a hotel located at 650 W State St. Paul Patel, Applicant. Jeff Mathis, Agent.

Rebecca Bronemann motioned to approve FSP23-29 as it meets city codes. Kelby Iverson seconded the motion. Unanimous.

6. AFP23-16: Discussion and consideration of a recommendation to the City Council on an amended final plat for Walmart Lots 4 and 5 located at 3400 W 90 N. Chasebrook Hurricane LLC, Applicant. Jay Larsen, Agent.

Jay Larsen reported that the applicant is applying to split the two existing lots into three lots.

Kelby Iverson motioned a recommendation of approval of AFP23-16 to the City Council subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

7. AFSP23-01: Discussion and consideration of a possible approval of an amended final site plan for Willowind RV Park, an RV park located at 80 S 1150 W. Steven Kramer, Applicant.

Steven Kramer reviewed the plan to develop the remaining lots in the RV Park.

Michelle Cloud motioned to approve AFSP23-01. Rebecca Bronemann seconded the motion. Unanimous.

Approval of Minutes: None

Rebecca Bronemann motioned to adjourn the meeting. Michelle Cloud seconded the motion. Unanimous.

Adjournment