

**Hurricane Planning Commission
Meeting Minutes
December 8, 2022**

Minutes of the Hurricane City Planning Commission meeting held on December 8, 2022, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Michelle Cloud, Rebecca Bronemann, and Kelby Iverson

Members Excused: Brad Winder and Ralph Ballard

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Building and Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

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

1. Discussion on goals and plans for 2023

Stephen Nelson provided an interactive presentation and summarized the projects and goals for 2023. He explained that the Planning Department wants to update the sensitive lands code and work on the connectivity ordinance. The City Council approved \$ 5,000 for a consultant to assist in updating the sensitive land code. The vocabulary in the planned development and the standards and definitions in the connectivity ordinance code need to be updated. The recently adopted Moderate Housing Plan encourages the city to incentivize developers who dedicate a portion of their developments to affordable housing. This can be accomplished with an Inclusionary Housing Policy. Mr. Nelson reported that the Parks Master Plan is ten years old and needs to be updated, as well as updating the historical survey to determine the city's goals to preserve the historic areas. Creating a minor subdivision code would allow for a more straightforward process for two or three lots subdivisions. Mr. Nelson explained that the fee schedule has not been updated for several years and feels it deserves a review. The presentation was opened to allow the Planning Commissioners to rate their priorities and give their opinions on what they would like to see in 2023.

2. Recap for the Regular City Council meetings of November 17th and December 1st.

Stephen Nelson recapped the motions from the November 17th and December 1st City Council meetings.

6:00 p.m. - Call to Order

Roll Call

Michelle Cloud motioned to approve the agenda as posted. Rebecca Bronemann seconded the motion. Unanimous.

Pledge of Allegiance, led by Shelly Goodfellow

Prayer and/or thought by invitation led by Mark Sampson

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Code Amendment to Title 10-Chapter 7-Subsection 4, Title 10-Chapter 21-Subsection 9, and Title 10-Chapter 39-Subsection 5, all regarding public noticing requirements.

Stephen Nelson explained that this amendment reflects updated state law public notice procedures.

2. A Zone Change Amendment request located at approx.. 100 North and 2600 West from RM-2, multifamily 10 units per acre, and HC, highway commercial, to RM-3/PDO, multifamily 15 units per acre with a planned development overlay, covering 8.29 acres and HC/PDO, highway commercial with a planned development overlay covering 4.39 acres.

Jan Peirce explained that she drove four hours to attend this meeting because this item is very important to her. She is concerned that changing the zone will increase the density. The roads are busy in this area, and more units will increase the traffic. There are other areas within Hurricane City zoned for this type of density. This is a residential area, and she would like to keep it that way.

John Parker feels that increased density will exasperate the ongoing traffic issues on 2600 West.

Dick Charles purchased his home twelve years ago because it was a quiet subdivision. He feels the proposed parking for the multifamily units is inadequate, and increased traffic is a concern.

Mr. Parker asked if there was a fire contingency in place.

OLD BUSINESS

1. 2022-PP-24: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Resort, a condominium development consisting of 882 resort units and 117 multifamily units, located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co Applicant. Brent Moser Agent.

Fred Resch explained that this plat has more units than the approved zone change. The applicant has not submitted a plan for additional parking, the clubhouse space is inadequate, and the application is incomplete.

Paul Farthing motioned to table 2022-PP-24. Rebecca Bronemann seconded the motion. Unanimous.

NEW BUSINESS

1. 2022-LUCA-11: Discussion and consideration on a recommendation to the City Council on a Land Use Code Amendment to Title 10-Chapter 7-Subsection 4, Title 10-Chapter 21-Subsection 9, and Title 10-Chapter 39-Subsection 5, all regarding public noticing requirements.

Michelle Cloud motioned a recommendation of approval of 2022-LUCA-11. Paul Farthing seconded the motion. Unanimous.

2. 2022-ZC-38 2022-PSP-47: Discussion and consideration of a recommendation to the City Council on a zone change amendment request located at approx. 100 N and 2600 W from RM-2, multifamily 10 units per acre, and HC, highway commercial, to RM-3 (PDO), multifamily 15 units per acre with a planned development overlay, covering 8.29 acres and HC (PDO), highway commercial with a planned development overlay covering 4.39 acres. Shadow Glen 420 In Applicant. Brandee Walker Agent.

Stephen Nelson reported that there has been a lot of discussion about the future master planned roadway. He reviewed the roadway alignment and the roadway proposal. He recommends excluding highway commercial from the PDO and considering the other portion as RM-3 with a PDO. Shelley Goodfellow asked why the applicant requested RM3 with a PDO when the project can be achieved with RM-2 PDO. Frank Lindhart reported that RM-3 will increase the density. There are twelve units in each building, which the applicant will own and manage. Mrs. Goodfellow asked if approval would commit the applicant to the preliminary site plan, which would not allow them to add additional units. Mr. Nelson reported that the applicant could submit an amended preliminary site plan application to increase density.

Mrs. Goodfellow asked if the applicant would lose off-street parking if the road became a public roadway. Mr. Nelson reported that the applicant has proposed more parking than the code requires. However, they would lose some spaces if the roadway were public. Rebecca Bronemann shared that 2600 West goes from State Street to 600 North, and people will likely turn left and get on State Street. She does not think the traffic will

impact the surrounding neighborhood. Paul Farthing would like the street to be public so police can patrol it. Michelle Cloud likes this project and feels it will provide affordable housing. Kelby Iverson asked if the applicant was opposed to making the roadway public. Mr. Lindhart reported that they have no objection. Dayton Hall explained that the area to the north is zoned RM-2. The application would align the zoning with the master planned roadway, which will expand RM-2 and decrease the Highway Commercial. The Planning Commission needs to consider whether they want to move the multifamily line and increase the density to the north. He noted that thirty-five feet is the maximum building height and will not change regardless of the zoning.

Paul Farthing motioned a recommendation of approval of 2022-ZC-38 and 2022-PSP-47 to rezone the north portion of the proposed road as an RM-3/PDO with no more than 120 units. The southern portion of the proposed roadway will remain Highway Commercial. This approval includes a recommendation that the east roadway become a public roadway. Rebecca Bronemann seconded the motion. Michelle Cloud, Paul Farthing, Rebecca Bronemann, Mark Sampson – aye. Kelby Iverson and Shelley Goodfellow – nay. Motion carries.

3. 2022-PP-30: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Glampers Inn, a five-lot commercial development, located at approximately 450 S Sand Hollow Road. Blow Sand LLC Applicant.

Karl Rasmussen shared that the applicant wants to separate the four commercial lots due to ownership. Michelle Cloud verified that this does not change Glampers Inn.

Kelby Iverson motioned a recommendation of approval of 2022-PP-30 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

4. 2022-CUP-32: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 2799 S 3680 W. Kevin and Ralene Scott Applicant

Rebecca Bronemann motioned to approve 2022-CUP-32 subject to staff and JUC comments and mylar recording. Paul Farthing seconded the motion. Unanimous.

5. 2022-CUP-33: Discussion and consideration of a conditional use permit for an accessory building of greater height and size located at 1544 W 725 S. Scott W Miller Applicant.

Scott Miller explained that he is applying for a conditional use permit to build a garage. Stephen Nelson reported that the primary issue is that these are two separate parcels. Mr. Miller explained that he applied to combine the lots as the previous Planning Director directed. Mr. Nelson explained that the subdivision plat was not amended as required by state law. Stephen Nelson reported that the applicant can reduce the size of the structure or amend the plat. Mark Sampson does not feel the applicant is to blame for the inaccurate information given to him by the City. Mr. Nelson agrees with Mr. Sampson. However, that does not negate state law requirements. Mr. Nelson explained the steps the applicant must take to complete the process, noting that the application fee will be waived.

Kelby Iverson motioned to table 2022-CUP-33. Rebecca Bronemann seconded the motion. Unanimous.

6. 2022-FSP-19 and 2022-CUP-34: Discussion and consideration of a possible approval of a final site plan and a conditional use permit for a metal building for Bryson Young, a commercial development consisting of one commercial building and seven nightly rental units, located at 470 E 800 N. R+B Young Applicant. Bryson Young Agent.

Fred Resch feels the management concerns have been resolved. The only outstanding issues are the landscaping and parking. He explained that the applicant has agreed to provide the required landscaping and parking. However, the applicant still needs to provide the updated information.

Rebecca Bronemann motioned to table 2022-FSP-19 and 2022-CUP-34 until the applicant addresses the onsite management, landscaping, and parking. Paul Farthing seconded the motion. Unanimous.

7. 2022-PSP-45: Discussion and consideration of a possible approval of a preliminary site plan for Canyon del Sol, a park model development, located at 250 N and 2800 W. Sunwood Homes of Southern Utah Inc Applicant. James Jessop Agent.

James Jessop reported that the applicant wants to create a park model development under one ownership. Stephen Nelson presented the applicant's ideas and reviewed the property's history. He reported that this development is already entitled to mobile home zoning. Mr. Nelson reported staff recommends sidewalks. However, they are not required by code. Shelley Goodfellow asked what the average rent per unit would be. Mr. Jessop anticipates the monthly rent to be between \$1,200 to \$1,500. Michelle Cloud asked if management would be on site. Mr. Jessop reported that a property manager will live on site.

Shelley Goodfellow motioned to approve 2022-PSP-45 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

8. 2022-PSP-48: Discussion and consideration of a preliminary site plan for Ace Hardware, a commercial development consisting of a hardware store and three restaurants, located at 1400 W State St. Buck Hurst Applicant

Buck Hurst reviewed the proposed plan. Stephen Nelson reported that there are some issues with the master planned roadway. After discussion, the staff has concluded that with a slightly different alignment, the roadway can accomplish the purpose of the master plan. The parking plan shows two hundred lots, and staff feels the parking is adequate for the nature of the store. Rebecca Bronemann asked if the concerns regarding the storm drain outlet were resolved. Jeremy Pickering reported that the southeast corner will outlet to the neighboring property.

Kelby Iverson motioned to approve 2022-PSP-48 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

9. 2021-PP-34: Discussion and consideration of a possible approval of an extension of the final plat deadline for Red Cliffs Development, a 31-unit multifamily development, located at 600 N and 2170 W. Red Cliffs Development, Jay Rice Applicant. Jared Madsen Agent.

Jared Madsen shared that the applicant does not have signed construction drawings and is currently working on the drawings with staff. Stephen Nelson is not opposed to the extension.

Rebecca Bronemann motioned to approve 2021-PP-34, extending the deadline for the Red Cliffs Development. Shelley Goodfellow seconded the motion. Unanimous.

10. 2021-PP-31: Discussion and consideration of a possible approval of an extension of the final plat deadline for Crocker Enterprises, a nine-lot industrial subdivision, located at 492 N Old Highway 91. Crocker Enterprises LLC Applicant. Brady Shakespear Agent.

Stephen Nelson reported that an extension of the final plat deadline needs to include the City Council's conditions for approval.

Rebecca Bronemann motioned to approve 2021-PP-31 subject staff and JUC comments and the previously approved conditions from the City Council. Kelby Iverson seconded the motion. Unanimous

11. Discussion and consideration of a landscape deviation request for Lot 4 Hurricane Storage Industrial Subdivision

Jared Madsen reported that the construction drawings were approved in March. The landscaping was brought up during the final site plan. However, this should have been addressed during the preliminary site plan approval. He explained that the garage access restricts the area available for landscaping. They ask for a deviation to allow the applicant to provide half the required landscaping. Stephen Nelson reported that the code does allow the commission to approve a landscaping deviation. Jeff Andrus reported that the excavating and the pads are complete. Paul Farthing stated that it is the project engineer's responsibility to research the site requirements. Dayton Hall stated that the landscaping requirements are clear in the code, and it is not the

staff's job to guide the developers through every step of the development. Shelley Goodfellow feels industrial buildings are needed in the city, and she does not see any landscaping when driving through other industrial parks. She does not think industrial should be held to the same standards as commercial.

Shelley Goodfellow motioned to approve the landscape deviation request for Hurricane Storage Unit Lot 4 based on the letter submitted and the findings that it is consistent with the intent of the chapter. It is identified on the landscape plan, accompanied by a description, justified by site constraints, and of comparable quality with what might otherwise be required without a deviation. Roll call vote. Unanimous.

12. Discussion and consideration of approving the 2023 Planning Commission schedule.

Kelby Iverson motioned to approve the 2023 Planning Commission schedule. Michelle Cloud seconded the motion. Unanimous.

Approval of Minutes:

1. October 27, 2022

Michelle Cloud motioned to approve the October 27, 2022, minutes. Rebecca Bronemann seconded the motion. Unanimous

2. November 10, 2022

Kelby Iverson motioned to approve the November 10, 2022, minutes. Shelley Goodfellow seconded the motion. Unanimous

Adjournment