

Hurricane Planning Commission Meeting Minutes
March 10, 2022

Call to Order - 6:00 P.M.

ON MARCH 10, 2022, AT 6:00 P.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 6:00 P.M. Roll call was taken.

Pledge: Fred Resch

Prayer: Lindsay Tebbs

Shelley Goodfellow motioned to approve the agenda with the amendment to move the election of the new chairperson to the first item under planning commission business. Penny James-Garcia seconded the motion. Unanimous.

Members Present:

Dayton Hall, Mark Sampson, Shelley Goodfellow, Paul Farthing, Michelle Cloud, Ralph Ballard, Rebecca Bronemann, and Penny James-Garcia.

Members Excused:

Staff Present:

Planning Director Stephen Nelson, Assistant Planner Fred Resch, Planning Technician Brienna Spencer, and City Engineer Representative Darrin LeFevre

New Business

2022-CUP-06: Discussion and consideration of approval of a conditional use permit for building of greater height located at 94 W. 1170 S. Greg Savage Applicant.

Stephen Nelson reported that the building setback as proposed is two and a half feet off the side of the property line. The property owner has agreed to move the setback to five feet. Which meets the setback standards, and he has no concerns about it. Staff recommends approval based on the condition of the owner moving the setback to five feet. Michelle Cloud asked if this meets the percentage of coverage on the lot. Mr. Nelson stated he has no concerns about the size, but he will double-check.

Mark Sampson motioned to approve 2022-CUP-06 with the recommended setback change. Paul Farthing seconded the motion. Unanimous.

2022-CUP-07: Discussion and consideration of an approval for a conditional use permit for a building greater height and size located at 358 S 985 W. Lindsay Tebbs Applicant.

Mark Sampson asked for clarification on the approval of a prior conditional use permit and why we required what we did. Stephen Nelson stated that each unit had two separate entrances, and this building has one entrance for both. He has no issues with it.

Shelley Goodfellow motioned to approve 2022-CUP-07. Rebecca Bronemann seconded the motion. Unanimous.

2022-PP-06 and 2022-HIL-03: Discussion and consideration of a recommendation of the preliminary plat and sensitive land application for Hideaway Ridge Phase 2, a three-lot single family subdivision located at 1150 S Angell Heights Dr. Tim & Kris Eden Applicant. Todd Trane-Millhaven Development Agent.

Todd Trane stated that this property was land-locked because of an easement. Stephen Nelson noted that the fire department is okay with the cul-de-sac if they do not go over the 750 feet length. The other departments did not express any additional concerns. He is unsure that there is a better option for access to this property. He addressed the code and the required total buildable area for slopes over 29%. Granting three lots would be an exception to the code. Mark Sampson asked about the original plan and the access that was granted. Mr. Nelson went over the slope standards in more depth and what the city has traditionally done with higher sloped lots. Looking at it today, he has concerns about how steep it is. Karl Rasmussen went over the drainage lines explaining that the request for more lots is to mitigate the expense. Mr. Rasmussen shared with the Commission the technology they use to pixelate their pictures showing the slopes. The buildable area is 29%, but the overall slope is 45%. Shelley Goodfellow stated that their improvements would benefit the existing homes below. She believes there is a solution that can make this work and that the planning commission can make an exception. Mr. Nelson went over the exception criteria and stated the applicant would have to provide a written statement addressing why this lot is a buildable property. Mr. Nelson explained that the ordinance for a lot with a 28% slope requires a minimal buildable area of 42,000 square feet. These lots are just over 10,000 square feet of buildable area.

Ralph Ballard motioned to continue 2022-PP-06 and 2022-HIL-03. Mark Sampson seconded the motion. Unanimous.

2022-AFP-02: Discussion and consideration of a recommendation of an amended final plat for North Slope at Copper Rock Phase 2 located at 1952 W Cedar Breaks Drive. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.

Mike Bradshaw reported that this is an attempt to move the lot line to accommodate a driveway. The setbacks are adequate per code, the fire hydrant and water meter will be moved as recommended by the water department. Stephen Nelson stated that this item was continued last week because there was no information showing where the setbacks or meters are. The amended plat submitted addressed those concerns. Penny James-Garcia stated that she would abstain from voting as she is an employee of Copper Rock.

Paul Farthing motioned a recommendation of approval of 2022-AFP-02 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

2022-PSP-07: Discussion and consideration of a approval of a preliminary site plan for Scooter's Coffee located at 715 W State St. Biggin Enterprises LLC Scott Gibson Applicant. Craig Larsen Legacy Design Group Agent

Stephen Nelson stated that he met with Interstate Rock, the adjacent property owner. They have an issue with the layout of the driveway and access. Mr. Nelson thinks there will be access concerns that will need to be worked out with Interstate Rock in the future. The city did grant an easement for access to the property. Paul Farthing thinks it would make more sense to have an entrance off state street that gives both property owners access to their properties. Scott Gibson stated that they want to work with Western Rock for access to the west side, which will help things flow for both properties. Shelley Goodfellow clarified that Interstate Rock is the owner of the adjacent property. The Commission discussed the standards for access and parking. Ralph Ballard asked about the expansion of 700 west and what issue it would cause for the turning radius. Penny James-Garcia stated that it is essential to encourage more commercial business. She feels it is important to consider the traffic as the city grows.

Paul Farthing motioned to approve 2022-PSP-07 subject to staff and JUC comments. Penny James-Garcia seconded the motion. Unanimous.

2022-PP-10: Discussion and consideration of a recommendation of approval of a preliminary plat for Black Ridge Phase 1A-1C, a 93-lot single family subdivision, located at 1760 W and Weeping Rock Road in the Collina Tinta development. Josh Lyon/Wasatch Group Applicant. Rosenberg Engineering Agent.

Stephen Nelson stated that staff has concerns about what is approved for the parcel versus what is being proposed. The staff met with Wasatch Group about renegotiating the Development Agreement, and the applicant is willing to renegotiate. Initially, there was a density bonus granted for the golf course, and the staff's recommendation is to add other community amenities instead of a golf course. Based on the discussion today, they are okay with the Commission continuing the application until they have an amendment to the development agreement.

Ralph Ballard motioned to table 2022-PP-10 until the applicant can address staff concerns. Shelley Goodfellow seconded the motion. Unanimous.

2022-PP-11: Discussion and consideration of a recommendation of approval of a preliminary plat for Sky View, a 155-lot residential subdivision, located at the southwest corner of 2800 W and 600 N. DAF DEV, LLC Applicant. Charles Hammon Agent.

Rick Richardson stated they have been working with the city on 2800 west and 3000 west and making improvements along 600 north. Penny James-Garcia asked for the applicant's response to the staff comments. Charles Hammon stated that the phasing is prepared and ready to be submitted. Mr. Hammon discussed breaking up the west and east phase into more phases. Mr. Nelson reported that the parking will be addressed when they get to the amenities phase. Mrs. James-Garcia asked if they had any prospective business in mind for the commercial space. Mr. Richardson stated they had not talked much about it; they plan to focus on the housing development part first.

Shelley Goodfellow motioned the recommendation of approval of 2022-PP-11 subject to staff and

JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

2022-LUCA-02: Discussion and consideration of a recommendation of a Land Code Use Amendment to adopt Water Conservation standards within Title 10 Chapter 39 – Subdivisions, Chapter 32 – Landscaping and Screening, Chapter 23 – Planned Development Overlay, and Chapter 33 – Design and Compatibility Standards.

Stephen Nelson went over the proposed park strip standards and why they might be a bigger problem than anticipated. The responsibility for long-term park strip maintenance can be an issue. Mr. Nelson discussed the benefits of park strip trees. He proposed removing this section from the ordinance to have longer conversations about park strip trees. Penny James-Garcia recommended prohibiting grass in the park strips for water conservation. Dayton Hall asked for clarification on the wording in Section B-1 compared to part B-2. Mr. Nelson explained that the intention is that park strips shall be maintained by adjacent homeowners unless otherwise maintained by a homeowner's association. Mr. Hall stated that the consensus is that park strips in commercial and industrial areas were okay. The debate is whether to recommend restrictions in residential areas. Councilman Heideman suggested waiting for recommendations from the Water Board and Beautification Committee. Stephen Nelson reported that the written report from Water Board expresses their concern for water conservation. The information was not provided to the Beautification Committee. He is supportive of getting their feedback. Shelley Goodfellow feels that if the city takes land from a property owner for a park strip, then they should maintain it. Mr. Nelson suggested separating the two issues. Focusing first on the water conservation recommendations and then addressing the park strip details. Mr. Nelson suggested making no changes to B2, which prohibits grass in all park strips. Dayton Hall proposed making changes to part B, paragraph 1. Michelle Cloud discussed the research and letters she compiled, reflecting the water conservation recommendations. The Senate passed Bill 110, requiring specific water conservation efforts to be added to the general plan. Water recirculation system efficiency was discussed. Future water limitations were also discussed. Mr. Nelson presented an average of population growth and water usage in Hurricane and reviewed Hurricane City Water Department's annual water usage report.

Paul Farthing motioned to continue 2022-LUCA-02 until the next meeting. Michelle Cloud seconded the motion. Unanimous.

Planning Commission Business:

Election of a New Chairperson

Ralph Ballard nominated Dayton Hall to continue as chairperson. Shelley Goodfellow nominated Mark Sampson as chairperson. Private voting took place.

Dayton Hall was re-elected as chairperson with seven votes and one abstention.

Dayton Hall motioned to re-appoint Mark Sampson as vice-chairperson. Penny James-Garcia seconded the motion. Roll call Penny James-Garcia – aye, Ralph Ballard – aye, Shelley Goodfellow – aye, Dayton Hall – aye, Mark Sampson – abstained, Paul Farthing – aye, Rebecca

Bronemann – aye, Michelle Cloud – aye. Unanimous.

City Council Recap

Stephen Nelson provided the City Council Recap from March 3, 2022. The Runway lighting project was continued for two months. The growth workshop was a success, and he has a policy recommendation guide to bring to the Planning Commission for consideration. He reported that the Bench Lake PID and Sand Hollow Mesa PID was continued to the next City Council meeting. The zone change south of Sky Ranch was denied. DR Horton's zone change application was continued. The Planned Commercial Development standard was continued. The Desert Sand preliminary plat was approved.

Site Plan Design

Mark Sampson, Penny James-Garcia, and Rebecca Bronemann had no additional comments. Ralph Ballard would prefer to study the topic more and comment on another night.

Accessory Dwelling Units

The most significant change is defining the number of ADUs allowed per lot size. It was discussed that allowing more than two ADUs per lot is too much for any lot size. The code currently requires the main dwelling to be owner-occupied. Mr. Nelson does not think defining which unit is owner-occupied is necessary. It was decided that only one unit could be used for short-term rentals. Commissioners feel that the minimum lot size for two ADUs needs to be one acre.

Adjournment