

**Hurricane Planning Commission
Meeting Minutes
January 11, 2024**

Minutes of the Hurricane City Planning Commission meeting held on January 11, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Rebecca Bronemann, Michelle Cloud, and Brad Winder.

Members Excused: Ralph Ballard and Kelby Iverson

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.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Paul Farthing

Prayer and/or thought by invitation given by Shelley Goodfellow

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

Declaration of any conflicts of interest

NEW BUSINESS

1. FSP23-62: Discussion and consideration of a possible approval of a final site plan for Obsidian Resorts Phase 1-5, a 144 unit recreation resort condominium development located along Bash Parkway. Russel Robison, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen reported Bash Parkway has curb and gutter. They are waiting for the weather to warm up to pave the roads. He anticipates that the Gateway Parkway will be open in late April.

Rebecca Bronemann motioned to approve FSP23-62 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. PP23-29: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sandwater Estates, a 153 lot single family subdivision located at 4200 W 2300 S. Richardson Brothers Custom Homes, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen reported that Alpha Engineering is designing the school along Wilson Dr. He reviewed the roadways and services. This development is zoned R1-10, and the lot sizes are identical to Dixie Springs. Gary Cupp reported that staff is agreeable with conditional approval before approved construction drawings of the roadways, and he is confident that staff comments can be addressed before the City Council meeting.

Paul Farthing motioned a recommendation of approval to the City Council of PP23-29 subject to staff and JUC comments and staff recommendations. Rebecca Bronemann seconded the motion. Unanimous.

3. PP23-30 HIL23-03: Discussion and consideration of a recommendation to the City Council on a preliminary plat and sensitive lands application for Kolob Views, a 20 lot single family subdivision located at 1400 W 900 S. Stratton Dev LLC, Applicant. Colt Stratton, Agent.

Colt Stratton reported that this was brought before the Planning Commission in October 2022. The application was tabled while they were working on the 1150 West roadway. He cited a conversation with the Mayor regarding the 1150 West roadway and stated that he feels this application reflects the Mayor's recommendation and concessions. Paul Farthing asked why the report states that some lots are inaccessible. Gary Cupp clarified that the lots were declared unbuildable because there is inadequate information to prove that the lots are buildable. He noted that the lots will be accessible if the neighbor participates in providing access. Mr. Stratton noted that Mountain View Estates had unbuildable lots and were allowed to progress with grading, and the applicant expects the same exceptions. He explained that the unbuildable lots are in phase two. Brad Winder asked about JUC comments regarding the water canal company. Jeremy Pickering noted that this will be addressed during the construction drawings. Shelley Goodfellow explained that the neighboring development was approved based on sound engineering principles. Mr. Stratton reported that the applicant has similar grading and slopes. Mr. Cupp noted that staff needs to review an engineered grading plan to grant a sensitive land ordinance. Dayton Hall recommended sending this to the City Council to address the access and slope issues in the staff report.

Shelley Goodfellow motioned a recommended approval of PP23-30 and HIL23-03 to the City Council of phase one only with a recommendation of denial of phase two, subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

4. PP23-31: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 1, a residential subdivision consisting of 84 single family homes and 20 townhomes, located at 1760 W and 700 S. Wasatch Commercial Developers, Applicant. Rob Reid, Agent.

Josh Lyon shared that this plat expired during the design and review process. Gary Cupp reported minor changes in the site plan and roadway alignments.

Rebecca Bronemann motioned a recommendation of approval of PP23-31 to the City Council subject to staff and JUC comments, to renew their expired plat and approve the minor changes made. Paul Farthing seconded the motion. Unanimous.

5. FSP23-52: Discussion and consideration of a recommendation to the City Council on a final site plan for Fairgrounds RV park, a 110 stall RV park located at Regional Park Road and 700 S. D&G Property Holdings LLC, Applicant. Brandee Walker and Alex Stewart, Agents.

Fred Resch III stated that the applicant has signed construction drawings.

Paul Farthing motioned a recommendation of approval of FSP23-52 to the City Council subject to staff and JUC comments and staff recommendation. Brad Winder seconded the motion. Unanimous.

6. PP23-32: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Red Cliffs subdivision, a 31 unit duplex development located at 600 N 2170 W. Kirk Coppinger, Applicant.

Jeremy Pickering shared that construction drawings have been submitted, and the secondary access through Fire Rock is being addressed. Kirk Coppinger reported that the plat approval expired in December 2023. Dayton Hall reported that the Planning Commission needs to determine whether the submitted application meets Hurricane City standards for approval. Due to the low density, Shelley Goodfellow is comfortable approving the plat without secondary access. Gary Cupp reported that the hydrant and water looping need to be addressed.

Brad Winder motioned a recommendation of approval of PP23-32 to the City Council subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

7. CUP23-23: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 840 N Main St. Kyden Hansen, Applicant.

Gary Cupp recommends tabling the item. The applicant is absent, and the staff has not received the color palette.

Michelle Cloud motioned to table the application CUP23-23. Brad Winder seconded the motion. Unanimous.

8. AFP23-19: Discussion and consideration of a recommendation to the City Council on an amended final plat for Quail Lake Estates Lot 13 located at 4400 W State St #13. Ryan Scholes, Applicant

Rebecca Bronemann motioned a recommendation of approval of AFP23-19 to the City Council subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

9. AFP23-20: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Plat B Lots 210 and 211 located at 3849 W 2700 S. Ryan Scholes, Applicant.

Shelley Goodfellow motioned a recommendation of approval of AFP23-20 to the City Council subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

10. CUP23-22: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 980 S 920 W. Kade Bringhurst, Applicant.

Kade Bringhurst reported that he plans to build a metal shop behind his house.

Paul Farthing motioned to approve CUP23-22 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

11. AFP23-21: Discussion and consideration of a recommendation to the City Council on an amended final plat for Pecan Valley Resort Phase 1 located at 5210 W 2400 S. Chris Wyler, Applicant. Brandee Walker, Agent.

Chris Wyler stated that they are applying to combine two units.

Michelle Cloud motioned a recommendation of approval of AFP23-21 to the City Council. Paul Farthing seconded the motion. Unanimous.

12. 2022-PP-24: Discussion and possible approval of an extension on the final plat deadline for Gateway at Sand Hollow Resort, a 183 unit recreation resort condominium development located at Sand Hollow Road and Gateway Blvd. Western Mortgage and Realty Company, Applicant. Karl Rasmussen, Agent.

Shelley Goodfellow motioned to approve the extension of 2022-PP-24. Rebecca Bronemann seconded the motion. Unanimous.

Shelley Goodfellow asked if the sensitive lands ordinance protects citizens from potential geographical issues. Dayton Hall explained the current policy.

Paul Farthing motioned to adjourn the meeting. Michelle Cloud seconded the motion. Unanimous.

Adjournment