

**Hurricane Planning Commission
Meeting Minutes
February 22, 2024**

Minutes of the Hurricane City Planning Commission meeting held on February 22, 2024, at 5:30 p.m. in the City Council Chambers located at 147 North 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Michelle Cloud. Brad Winder joined at 6:30 p.m., and Kelby Iverson joined electronically at 6:47 p.m.

Members Excused: Shelley Goodfellow

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

5:30 p.m. - Planning Commission Business:

1. Presentation from the Power Department

Scott Hughes provided a presentation detailing Hurricane City's power resources and explained how each resource affects cost and service capacities.

6:00 p.m. - Call to Order

Paul Farthing motioned to approve the agenda as presented. Rebecca Bronemann seconded the motion. Unanimous.

Roll Call

Pledge of Allegiance by Ralph Ballard.

Prayer and/or thought by invitation given by Mark Sampson.

Declaration of any conflicts of interest

Ralph Ballard stated that one of the applicants is his good friend, but it isn't a conflict of interest.

Public Hearings

None

OLD BUSINESS

1. PP23-20: Discussion and consideration of a recommendation to the City Council on a preliminary plat for High Desert Ranch, a 10-lot single family subdivision located at 4600 S 1300 W. Patrick and Amy Jacolenne, Applicant. Robbie Pope, Agent.

Patrick Jacolenne reported that he purchased the property in March 2023. During the previous review of the application, the JUC determined that there was a lack of adequate infrastructure. Mr. Jacolenne has obtained a water will-serve letter from Ash Creek Sewer District, and he is working with the Power Department to develop the power to the property. He is requesting approval to move forward with the project based on the terms and conditions in the contract with the power department. Fred Resch III reported that the will-serve letters have been received. However, the adequacy of services is still in question. Dayton Hall reported that the water department provided a will-serve letter conditional upon

the developer obtaining and supplying a hydraulic water study to ensure the water line will deliver the required fire flows. He noted that the Hurricane Valley Fire District has determined that the fire pressure is not available to the property, and the Hurricane City does not have the ability to loop the water. Gary Cupp reported that the applicant has not officially entered into a contract with the Power Department. Robbie Pope shared that when the applicant obtained the property, they ran fire hydrant flow tests showing a pressure of 1,350 gallons per minute, which exceeds the recommended amount of 1,000 gallons per minute. Mr. Pope feels that the water looping concerns can be worked through. Mr. Cupp reported that the staff recommends denying the application. Mr. Cupp advised the applicant to meet with service providers to determine how to proceed.

Paul Farthing motioned a recommendation of denial of PP23-20 based on staff and JUC findings. Rebecca Bronemann seconded the motion. Roll call vote. Michelle Cloud, Brad Winder, Paul Farthing, and Rebecca Bronemann – aye. Unanimous.

NEW BUSINESS

1. FSP24-12: Discussion and consideration of a possible approval of a final site plan for Sky View Phase 1, a 96 duplex subdivision located at 2875 W 600 N. Richardson Brothers Custom Homes, Applicant. Riley Richardson, Agent.

Rick Richardson explained that the homes will range in size. He noted that staff has requested a driveway length of twenty-two feet. However, throughout the entire process their plans have been approved with a twenty-foot length driveway. Fred Resch III reported that twenty feet is adequate.

Michelle Cloud motioned to approve FSP24-12 subject to Staff and JUC comments, clarifying that the driveways are twenty feet in length. Paul Farthing seconded the motion. Unanimous.

2. PP23-22: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sky Ranch Phase 6C, a 14 lot single family subdivision located at 4300 S 1200 W. Durbano Properties, Applicant. Robbie Pope, Agent.

Doug Durbano reported that this property is directly north of Mr. Jacoleene's property. The applicant has also received a will-serve letter from Ash Creek Sewer District and the water department. They have received a comment from the Fire Department stating that they need further water pressure testing. He explained that the Power Department has requested that the applicant enter a contract to extend power to the property. However, the applicant is unwilling to enter into a contract without confirmation that the project will be approved to move forward. He requests the Planning Commission approve the preliminary plat conditional upon the applicant entering into a contract with the Power Department. He has confidence that the water flow capacity will meet the condition of the Fire District. Rebecca Bronemann read staff and JUC comments. Jeremy Pickering explained that the property is located between two service providers. Washington County Water Conservancy District owns the water main in the roadway. However, the closest Hurricane City water main is on 1100 West. Hurricane City needs a water main to serve residents in the area.

Paul Farthing motioned a recommendation to deny PP23-22 to the City Council based on staff and JUC comments. Brad Winder seconded the motion. Roll call vote. Michelle Cloud, Rebecca Bronemann, Kelby Iverson, Brad Winder, Paul Farthing, and Ralph Ballard – aye. Unanimous.

3. CUP24-03: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 155 W 300 N. Justin Jones, Applicant.

Justin Jones is applying for a conditional use permit to add a casita. The casita will increase the garage's length, and he intends to extend the carport to provide covered parking for his RV.

Rebecca Bronemann motioned to approve CUP24-03 based on staff and JUC comments and the findings that it meets the height and setback requirements. Paul Farthing seconded the motion. Unanimous.

4. FSP24-19: Discussion and consideration of a possible approval of a final site plan for Chevron Business Storage, a business storage building located at 41 N 6300 W. Johnson Construction, Applicant. Trant Leavitt, Agent.

Trant Leavitt reported that the applicant is preparing to add solar panels to the storage buildings and is considering adding an electric vehicle charger along the east property line.

Rebecca Bronemann motioned to approve FSP24-19 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

5. FSP24-20: Discussion and consideration of a possible approval of a final site plan for Ropes of Southern Utah, a recreation facility, located at the corner of Jellystone Road and Sand Hollow Road. John Hendleman, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen reported that the construction drawings have been approved. Fred Resch III reported that staff had not received justification for the applicant's parking modification request.

Paul Farthing motioned to approve FSP24-20, subject to the applicant providing satisfactory documentation for the parking modification. Michelle Cloud seconded the motion. Unanimous.

6. CUP24-04: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height located at 155 N 1580 W. Tony Larson, Applicant. Trent Johnson, Agent.

Ralph Ballard motioned to approve CUP24-04 based on staff findings that it meets the requirements for a conditional use permit. Rebecca Bronemann seconded the motion. Unanimous.

7. CUP24-06: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3974 W 2470 S. Enhanced Home Builders, Applicant. Trent Johnson, Agent.

Ralph Ballard motioned to approve CUP24-06 based on staff findings that it meets the requirements for a conditional use permit. Rebecca Bronemann seconded the motion. Unanimous.

8. CUP24-07: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3946 W 2470 S. Enhanced Home Builders, Applicant. Trent Johnson, Agent

Ralph Ballard motioned to approve CUP24-07 based on staff findings that it meets the requirements for a conditional use permit. Rebecca Bronemann seconded the motion. Unanimous.

Gary Cupp asked for confirmation of a quorum at the special meeting scheduled for February 29, 2024. Mark Sampson confirmed the quorum.

Brad Winder motioned to adjourn the meeting. Paul Farthing seconded the motion. Unanimous.

Adjournment