

**Hurricane Planning Commission
Meeting Minutes
June 13, 2024**

Minutes of the Hurricane City Planning Commission meeting held on June 13, 2024, 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, Ralph Ballard, Michelle Cloud, Brad Winder, and Kelby Iverson.

Members Excused: Shelley Goodfellow and Rebecca Bronemann

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. Recap the Spring APA conference

Fred Resch III gave a quick summary of the APA conference a few months ago. There was a lot of discussion about the housing market. There was essentially a decade missed in the housing market after the crash in 2008. The commissioners and staff discussed the current housing situation in Hurricane City and how quickly homes are being built. Ralph Ballard asked about water. Dayton Hall shared that the water district is working on it. We currently have 3700 units that are build ready, more than 5000 that are almost ready for approval of construction drawings, more than 9500 units with development agreements, and more than 1300 units that are within a PID that could be built once the infrastructure is put in. That is just in Hurricane city plus all the surrounding areas. The water conservancy district has started to take measures to account for all of that growth for the next 20 years.

2. Discussion on future projects

Fred Resch III gave a quick rundown of future projects and their priorities of them. First are state priorities. Hurricane has been designated as an MS-4 community which increases the mandatory requirements for storm water control. The city has hired a consultant to create a storm drain master plan to get us into compliance. The subdivision process has been updated which will require us to change our ordinance yet again. We have until November 30, 2024 to update this ordinance. A draft has already been prepared and should be coming before the commission soon for consideration. A water use general plan element needs to be adopted to address regional and statewide water conservation goals. We have until December 31, 2025 to comply. HB206 amends provisions relating to noticing and land use requirements in "airport influence areas". Hurricane is required to adopt an overlay for all areas extending 5,000 feet from the airport runway and notify all developers and builders withing the overlay area of aircraft overflights and noise. This has already been implemented internally. We have until December 31, 2024 to adopt this. In 2017, the state code changed the definitions and terms of different types of childcares or daycare to three categories: childcare center, licensed family childcare, and residential certificate childcare. At the time, our code was updated to match the definitions as outlined in the state code but the change was not reflected in the use table in the commercial and residential chapters. We need to go in and clean these up to make sure everything matches. The commissioners would like to know how many licensed daycares and preschools we have in the city. Our moderate-income housing implementation plan needs some updates to match the expected and reached timelines. Staff plan to have this before the next meeting but we may not hit that deadline. The second is council and planning commission priorities. Staff and the commission have discussed several updates to the

general plan map. The council has directed staff to prepare an update with regards to the R1-4 zone and where it fits in the current designation scheme. The mayor and some council members have requested a change with regards to vacation rentals in commercial zones. The concern is that vacation rentals are taking up the commercial zoned property that could be used for retail. Currently vacation rentals are permitted in commercial zones as "hotel/motel". The state code doesn't allow us to have a different process for smaller subdivisions not counting lot splits. A minor subdivision would be laying out the process for determining appropriate required improvements for subdivisions under 5 lot. Lastly is internal priorities. Our sensitive lands ordinance is outdated and needs to be clarified and updated. Hurricane is home to many beautiful natural features and we need an ordinance to protect these features and prevent unsightly scarring. There need to be clearer criteria. Our sign code is overly long and confusing. It needs updates mostly for clarity. Some aspects may violate the first amendment. Mark Sampson asked what would come first. Mr. Resch III stated that the airport ordinance and a few others will be coming very quickly. Gary Cupp shared that we are working on developing a civic center master plan which will include a new city office and police station with the police station having priority. Kelby Iverson asked what the civic center will include. Mr. Cupp shared that it'll be the city office, police station, maybe some recreation, commercial, and residential. Mr. Iverson asked how it'll all be funded. Mr. Cupp stated that the new city office will be funded by the city but we are looking at other funding options by investors or grants.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance by Paul Farthing

Prayer and/or thought by invitation by Kelby Iverson

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

Declaration of any conflicts of interest

NEW BUSINESS

1. PSP24-11: Discussion and consideration of a possible approval of a preliminary site plan for Wasatch Trailer Sales, a commercial development located at 250 N Foothills Canyon Dr. Wasatch Trailer Sales-Todd Campbell, Applicant. Karl Rasmussen, Agent.

Jeff Thomas shared that Wasatch Trailers wants to build a location here. The concerns have been addressed with the updated plan and the additional concerns will be addressed during the construction drawing process. Mark Sampson asked staff if this has sufficed all concerns. Fred Resch III stated he's not sure it addresses all his concerns but it's good enough to be approved by the commission. Kelby Iverson asked what type of business this is. Mr. Thomas shared that they sell a lot of different types of trailers so the business will be great for tax revenue for the city. Mr. Sampson asked about the concern of the building being set too far back. Mr. Resch III stated that there are concerns with the distance being too far from a fire hydrant but it'll be hashed out during the construction process.

Paul Farthing motioned to approve PSP24-11 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2. PSP24-12: Discussion and consideration of a possible approval of a preliminary site plan for Starbucks, a restaurant located at 765 W State St. Stratton Land Holdings, Applicant. Chase Stratton, Agent.

Chase Stratton shared that they have been working with Starbucks for a little over a year on this project. This is the site layout that worked the best. Michelle Cloud mentioned the concerns from engineering. Jeremy Pickering shared that he and Chase have been having conversations about this and he thinks they can work through all the concerns. He feels the preliminary site plan is the perfect opportunity to bring up a lot of the concerns to start the expectation process. Mark Sampson asked what would happen to the pizza wagon. Mr. Stratton is not sure where they will be going but he hopes they can figure out a place to put them. Mr. Sampson asked if traffic studies have been done for this lot to keep the traffic from backing up onto state street. Is UDOT okay with this access point? Mr. Stratton shared that he would assume that would be addressed during the construction process.

Michelle Cloud motioned to approve PSP24-12 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

3. PP24-18: Discussion and consideration of a possible approval of a preliminary plat for Strawberry Fields Estates, a 57-lot residential subdivision located at the southwest corner of Bash Parkway and Gateway Blvd. Lifetime Homes-Jimmy DeGraffenreid, Applicant. Karl Rasmussen, Agent

Jeff Thomas reminded the commission that this has already had approval and an extension. It has just taken longer to get the roadways in. However, we are finally there. The infrastructure is all there and they are ready to get moving with construction drawings. Fred Resch III stated this was approved and they got the extension but because they still have not applied for final plat, their preliminary plat is expired. They are basically restarting the process. There are no substantial changes. Dayton Hall asked for an update for the utility connections to the property. Mr. Thomas shared that the concerns from public works have been addressed. There was a water loop put in and the curb, gutter, and side walk are in with pavement planned for next week.

Kelby Iverson motioned to approve PP24-18 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

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

Kelby Iverson immediately motioned to go back into session. Paul Farthing seconded. The consensus was unanimous.

Mark Sampson briefed the commissioners on the field trip to Apple Valley to see the Zion Tiny Homes development. He thinks the product is a really good idea and could potentially help provide affordable housing within our city. The R1-4 zone was discussed briefly.

Kelby Iverson motioned to adjourn. Paul Farthing seconded. Unanimous.

Adjournment