

**Hurricane Planning Commission
Meeting Minutes
June 27, 2024**

Minutes of the Hurricane City Planning Commission meeting held on June 27, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, and Brad Winder (electronic).

Members Excused: Shelley Goodfellow, Kelby Iverson, and Paul Farthing

Staff Present: 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 Michelle Cloud

Prayer and/or thought by invitation given by Ralph Ballard

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

Declaration of any conflicts of interest

NEW BUSINESS

1. FSP24-42: Discussion and consideration of a possible approval of a final site plan for Hurricane Heights Hobby Garages, a storage unit complex located at 700 W 400 N. CSB Development, Applicant. Civil Science - Brandee Walker, Agent.

H.R. Brown with CSB Development – he shared this is a 30-unit hobby garage. They already have construction drawings with the final plat waiting to be signed sitting on Arthur's desk. It's pretty simple, it has just taken a moment to get going. Fred Resch III shared that this is a buffer between Scholten's Products and the housing development to the north. The preliminary site plan and preliminary plat was approved over a year ago. Ralph Ballard asked about the lighting requirements. Mr. Resch III stated they will be required to meet the ordinance requirements.

Rebecca Bronemann motioned to approve FSP24-42 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2. AFP24-10: Discussion and consideration of a possible approval of an amended final plat for Canyons RV Phase 1 Amended and Extended, located at 100 N 2800 W. Western CRE, Applicant. Joby Venuti, Agent.

Joby Venuti has requested to be tabled. There are a lot of things we have to work out before we can move forward with this.

Ralph Ballard motioned to table the application. Rebecca Bronemann seconded the motion. Unanimous.

A few residences in the audience asked what the application was and what was requested. Rebecca Bronemann shared that they are going to change the layout and the change is to build more stick-built homes. Ralph Ballard shared that the issue with the water is because it was on one meter. Dayton Hall stated that the state is making it harder to have developments to be on a single meter.

Planning Commission Business:

1. Discussion on future projects

Fred Resch III shared that we will have the moderate-income housing update next meeting because it has to be adopted by August. Hopefully we will have some other ordinance updates soon too. We are working on a number of updates. We have to have the subdivision ordinance updated by November 30th and it'll be coming forward once legal has had a chance to review the changes. We are also working on the short-term rental ordinance to change how we treat them in commercial zones, this was directed by the Council and Mayor.

Approval of Minutes:

1. June 6, 2024 special combined meeting minutes

Michelle Cloud motioned to approve the minutes from special meeting June 6, 2024. Rebecca Bronemann seconded the motion. Unanimous.

2. June 13, 2024

Michelle Cloud motioned to approve the minutes from June 13, 2024. Rebecca Bronemann seconded the motion. Unanimous.

Michelle Cloud motioned to adjourn. Ralph Ballard seconded the motion. Unanimous.

Adjournment at 6:38pm