

**Hurricane Planning Commission
Meeting Minutes
April 25, 2024**

Minutes of the Hurricane City Planning Commission meeting held on April 25, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused:

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, Power Representative Mike Ramirez, and City Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Rebecca Bronemann

Prayer and/or thought by invitation given by Mark Sampson

Michelle Cloud motioned to accept the agenda as proposed. Rebecca Bronemann seconded the motion. Unanimous.

Declaration of any conflicts of interest

Paul Farthing was excused from the meeting.

Public Hearings

1. A Land Use Code Amendment to amend Title 10 Chapter 3, 7, 12, 13, 14, 15, 16, and 34 with regards to residential and commercial kennel standards.

No comments.

2. A General Plan Amendment to adopt a Parks, Trails, and Recreation Master Plan.

Steve Nation— lives in the county area. 1100 West runs directly in front of his home. The issue he reviewed in the proposed plan is the paved trail that runs down 1100 west is quite wide and the easements are quite narrow. He doesn't think it should be put in with the taking of the private property. He wonders if the location of the trails will be looked at to see if it's feasible without impacting existing homeowners or if it'll just be done with the excuse of it being in the master plan.

3. A Land Use Code Amendment to amend Title 10 Chapter 11, 15, and 50 to add a new zoning classification R1-4, residential one unit per 4,000 square feet.

No comments.

OLD BUSINESS

1. ZC24-02 PSP24-03: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2600 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-32-41011. VE Management and Investment Co. Applicant. Skylar Stewart, Agent.

Gary Cupp reminded the commissioners this was tabled due to a site plan not being provided. They have provided that which shows their plans for commercial to residential ratio. Rebecca Bronemann asked about the secondary access comment from public works. But it looks like it may have been resolved. Skylar Stewart shared the emergency access that has been granted a while ago. Michelle asked if the 35' height will be taken care of. Mr. Stewart shared that the height will be met and they've even increased the setback to 25' to give the residence in the existing single-family neighborhood some more privacy. Shelley Goodfellow asked if any of the units will be deed restricted. Mr. Stewart shared that they will not be.

Michelle Cloud motioned a recommendation of approval of ZC24-02 and PSP24-03 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

NEW BUSINESS

1. PP24-15: Discussion and consideration of a possible approval of a preliminary plat for Peach Springs Estates Phase 2, a 34-lot single family subdivision located at the southeast corner of Bash Parkway and Gateway Blvd. Matt Lowe, Applicant. Karl Rasmussen, Agent.

Fred Resch III reminded the commissioners that per new state law, they need to submit construction drawings. They had only submitted those for phase one. They are now here to get plat approval for the second phase as well. No comments from the commissioners.

Brad Winder motioned to approve PP24-15 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2. FSP24-32: Discussion and consideration of a possible approval of a final site plan for Zions Gateway Phase 3, a commercial development consisting of two restaurant/retail buildings and a drink shop located at 2170 W 100N. SR-9 Retail Center LLC, Applicant. Bush & Gudgell, Agent.

Shelley Goodfellow is curious if they are just building the units or if they know what is going in. Rick Meyer shared that at one point he heard something about a pizza place in one and a drink shop in the other. No further comments or questions.

Shelley Goodfellow motioned to approve FSP24-32 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

3. CUP24-14: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 2261 S 3400 W. Ken Koontz-Solaris Development, Applicant.

Ken Koontz shared that this will be a storage barn. It'll be barn finished with a metal roof. Brad Winder asked if the height ordinance is different than for a house. Fred Resch III shared that if this was the main building, it would meet the requirements but because it's the accessory building, it needs a conditional use. Rebecca Bronemann asked if this would be used for a venue or what. Mr. Koontz stated that it'll be a normal barn.

Rebecca Bronemann motioned to approve CUP24-14 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

4. 2023-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval of Black Ridge Phase 2, a 35-lot subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC, Applicant. Austin Overman, Agent.

Austin Overman shared that this was originally approved the end of last April. The process has taken longer than anticipated. They are getting ready to submit for final plat but the preliminary plat has run out of time. Mark Sampson asked staff if they have any additional comments. Fred Resch III shared that the JUC reviewed the construction drawings again last week. Mr. Sampson asked about the sensitive lands. Mr. Resch III shared that the construction drawings will address the sensitive lands. No further comments or questions from the commission.

Shelley Goodfellow motioned to extend the preliminary plat for 2023-PP-11. Brad Winder seconded the motion. Unanimous.

5. FSP24-33: Discussion and consideration of a possible approval of a final site plan for Hurricane Hampton Inn, a hotel located at State Street & 1760 W. Red Rock Hospitality LLC, Applicant. Jared Bates, Agent.

Fred Resch III gave a back story on this application and the process it has been through since the start two years ago. After everything, they have submitted a three-story hotel and that is what is up for approval tonight. No further comments or questions from the commission.

Michelle Cloud motioned to approve FSP24-33. Rebecca Bronemann seconded the motion. Unanimous.

6. LUCA24-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to amend Title 10 Chapter 3, 7, 12, 13, 14, 15, 16, and 34 with regards to residential and commercial kennel standards. Hurricane City, Applicant.

Mark Sampson spoke with some people who have kennels and these changes will still allow their loopholes to work. Rebecca Bronemann mentioned the that the more dogs you have, the more poop you're going to have. Pet owners need to be responsible so there isn't a nuisance for the neighborhood. Dayton Hall shared that this is a cleanup ordinance.

Michelle Cloud motioned a recommendation of approval of LUCA24-01 to the City Council. Shelley Goodfellow seconded the motion. Unanimous.

7. Discussion and consideration on a recommendation to the City Council on a General Plan Amendment to adopt a Parks, Trails, and Recreation Master Plan.

Fred Resch III shared that the most recent parks master plan was adopted in 2008 and the last trails map was adopted sometime in the 2000 teens and we've never had a recreation master plan. This will combine all of them together. Gary Cupp shared that most the changes were minimal like adding a logo here and there or grammatic changes. Mr. Resch III shared that the main changes made were that they brought down the maximum allowable impact fee to \$5023 because the growth projections were below what we think our growth projections will be. When you increase the growth projections, it brings down the number on the impact fee. There were also some priority lists that we had some further discussion internally on what those should be. Ralph Ballard asked if there were any changes made on feasibility of the location of the trails. Mr. Cupp shared that nothing was changed but as trails are constructed, he feels there is some discretion on changing the location based on feasibility of the trail. Shelley Goodfellow asked if the city can express eminent domain for trails. Dayton Hall stated it can only be expressed if it is in conjunction with a roadway. Mrs. Goodfellow stated that the increase in the fee from the current to the proposed is almost an 80% increase and that is a lot. When the government wants to increase fees that much, she thinks we need to put some breaks on it. Michelle Cloud pointed out that part of the problem is that we are way behind on our trails and parks system than the other cities around us because we put this off for so long. It should have maybe been incrementally increased along the way and that's why it's

such a large increase now because we are behind. Mr. Ballard agreed that we are behind but it's a foresight. We are building at great cost some of the trails during the subdivision process, but if out by Moccasin Flats, if we were to build anything on the east side of the road, are we going to take property? If you have to start purchasing property, that's where most of the cost is going to come from. Jeremy Pickering shared that there are funds the City can apply for, however, most the time, they do have to be depicted on a master plan map. Mrs. Goodfellow asked if there is a schedule for when trails will be going in like there is with the transportation master plan. Mr. Cupp stated that when the master planned road goes in, the trail would go in at that same time too. Rebecca Bronemann shared that she went to an APA conference in Moab and they had their website called trail mix. It is a great model and she would like to see something like that implemented here and she thinks this is headed in that direction. There are ways to fund it to help maintain, like if the city were to print of maps of the trail systems and sell them for \$2, that money could go to fund the maintenance. She thinks it's a good thing to have trails for people to utilize in the city. Mr. Ballard stated that if we are after on how far trails will get by donation and not takings, lets see how much value people put into them if they are paying for them.

Michelle Cloud motioned a recommendation of approval of the Parks, Trails, and Recreation Master Plan with the caveat that some of the commissioners are concerned about the increased impact fees so we would like to look at other opportunities to fund them in an alternative way so there isn't such a large increase in impact fees. Shelley Goodfellow seconded the motion. Roll call – all ayes. Motion carries

Dayton Hall wanted to note that the current fee is only accounting for parks and recreation but doesn't account for anything to do with the trails. This new fee would have trails added into it.

8. LUCA24-02: Discussion and consideration on a recommendation to the City Council on a Land Use Code Amendment to amend Title 10 Chapter 11, 15, and 50 to add a new zoning classification R1-4, residential one unit per 4,000 square feet. Hurricane City, Applicant
(Kelby Iverson joined the meeting at 7:29pm)

Gary Cupp shared that they went and shared the Joshua's in St. George and it is very similar to what we are looking at doing here. There setbacks seemed to be consistent with what is being proposed and it looks to be working well. Shelley Goodfellow pointed out that this is the first time that she has seen the JUC contradict what the staff says. Staff feels a 15' setback is reasonable, power and public works believe 20' is and engineering believes 25' is. When you do the math on these, just the way it's currently written with the average square foot lot being 4,000 square feet minus all the setbacks, you're looking at a footprint of a home being a minimum of 500 square feet and the maximum of 1150 square feet at ground level. These are tiny, tiny homes and that is with the current setbacks. If we were to increase the setback to what the utilities want, that makes it even smaller. She feels like in order to get affordability and density, we're trading a lot of quality when it comes to lifestyle. Is this the price we need to pay to push for affordability? Rebecca Bronemann shared that she has had larger apartments than 500 square feet. It makes more sense to just have condos or apartments, especially at a living space that size. It used to be the American dream to own your own home. But you can barely scrape by now, she understands we need things people can afford but is this really the answer? Mrs. Goodfellow thinks we shouldn't a lot to be less than 4,000 square feet in size because it would then allow for a 900 square foot home at least. Power representee Mike Ramirez shared that the national electrical code states that electrical equipment must maintain a 10' clearance off combustible material. Ralph Ballard has looked at this trying to see both sides. He wonders if this will end up making things more expensive. Condos and townhouses are going to be more affordable. Kelby Iverson expressed that we need to make sure this not just go anywhere that single family residence goes. He would be in favor of these smaller lots and smaller units, but if the designation on the general plan isn't addressed, he will be very opposed to it. The commissioners expressed concern about where this type of zoning would be allowed and where we want to see it within our city. Kevin Thomas shared that if you compare this to stacked units, the difference is that stacked is under one owner, this gives the opportunity to allow for people to own the

unit. Mrs. Bronemann asked who is to stop people from buying these and renting them? Is it really creating an opportunity? Michelle Cloud thinks that affordable housing is going to have to come in a lot of different places and we need several different tools to allow us all to work together to start chipping away.

Shelley Goodfellow motioned a recommendation of approval of LUCA24-02 with the exception that the minimum square footage is 4000 instead of average and the designated place on the general plan be with appropriate high-density designation or multifamily. Michelle Cloud seconded the motion. Roll call. Shelley Goodfellow, Kelby Iverson, Michelle Cloud, Rebecca Bronemann, Mark Sampson – aye. Ralph Ballard and Brad Winder – nay. Ralph Ballard shared that he ultimately thinks it'll raise property values and not solve affordability. Brad Winder thinks cookie cutter homes is what is going to create affordable housing, not density. Motion carries.

Rebecca Bronemann motioned to adjourn. Michelle Cloud seconded the motion. Unanimous.

Adjournment at 7:55pm