

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

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

Members Excused: Rebecca Bronemann

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Steve Nation

Prayer and/or thought by invitation from Shelley Goodfellow

Brad Winder motioned to approve the agenda as posted. Paul Farthing seconded the motion. Motion carried unanimously.

Declaration of any conflicts of interest

None declared.

Public Hearings

1. A General Plan Amendment to update the Moderate-Income Housing Plan.

No comments

NEW BUSINESS

1. PSP24-16: Discussion and consideration of a possible approval of a preliminary site plan for Liberty Village Phase 2 & 3, a civic development located at 2100 W and Liberty Way. United We Pledge, Applicant. Tom Snyder, Agent.

Stephanie Brager presented the preliminary site plan for the next two phases of Liberty Village. Fred Resch III stated staff's initial concern with this application is they were showing vacation rentals and that is not a permitted use. However, they submitted a new plan without them. They received crucial comments from engineering that need to be addressed before they can move forward. Jeremy Pickering shared that some of the utilities on the site plan are to be provided by the Balance of Nature project. These utilities need to be thought out very carefully. When sewer laterals are shared, there is often an access easement needed. Staff feels it would be beneficial to have Hurricane City and Ash Creek sit

down and come to agreement on utility designs. Shelley Goodfellow pointed out that power has a concern the development has increased their demands. Scott Hughes explained that when they saw the plat, there was short term rentals shown but what is being presented takes care of that concern. Mrs. Goodfellow pointed out there are a lot of things that need to be worked out, but this is just a preliminary site plan and doesn't give any vested rights. Kelby Iverson asked where this project is on the overall Balance of Nature property. Mr. Resch III shared a map for reference. Mr. Iverson's stated his biggest concern is all the historic drainage lands right here. What are we doing to address this drainage? Joe Petrucci is the engineer on the project. He explained they had gone in with a drainage plan on the overall property and sat down with the City Engineers to ensure that all flows are conveyed. They have a plan to address the drainage issue so no surrounding properties are affected. Mr. Iverson stated this property, and the neighboring property are the center of the Bench Lake area, and it has been known to have 6-7 feet of water over the last 100 years. He asked the applicant if they had discussed this concern with the neighboring property owner and if what is proposed is sufficient to address that flooding concern. Mr. Petrucci explained they maintained the existing conditions outside of the Balance of Nature property, so the surrounding property won't be negatively impacted. Mr. Pickering explained there will be a drainage swell on the eastern boundary of the Balance of Nature site so anything approaching from the east will drain there. They are also working with the Washington County Water Conservancy District to excavate the clay and stockpile it. Richard Wedig explained Balance of Nature is constructing all of the roads and Liberty Village is just developing a section in their development. Mr. Pickering stated the City would like to see an agreement or something in writing to see which party is committing to ensuring the infrastructure is installed according to City standards. Ms. Goodfellow pointed out she thinks that is already addressed in the Development Agreement between the City and Balance of Nature.

Paul Farthing motioned to approve PSP24-16 preliminary site plan for Liberty Village Phase 2 & 3 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Motion carried unanimously.

2. PSP24-17: Discussion and consideration of a possible approval of a preliminary site plan for Lakeview Townhomes, a 186-unit townhome development located at 2700 S 4640 W. Brett Burgess, Applicant. Logan Blake, Agent.

Stacy Young, representing the applicant, explained that while the current plan includes more units than originally anticipated, they intend to offset this by reducing the number of units in other planned areas. Paul Farthing expressed concern about the substantial increase in units, noting that it appears the applicant is front-loading the project. If the project fails, they could potentially walk away, leaving the increase in place. He pointed out that the current density is 10.85 units per acre, which exceeds the intended 10 units per acre. He was also concerned that all the amenities are concentrated in one corner rather than spread throughout the development. Michelle Cloud inquired whether these homes would be luxury or more affordable. Mr. Young responded that the goal is to address Washington County's need for affordable housing. Shelley Goodfellow questioned why a similar application in 2022 was never approved. Fred Resch III clarified that the previous design was different and lacked approval from the fire department.

Shelley Goodfellow motioned to approve PSP24-17 preliminary site plan for Lakeview Townhomes subject to staff and JUC comments. Kelby Iverson seconded the motion. Motion carried unanimously.

3. A General Plan Amendment to update the Moderate-Income Housing Plan

Fred Resch III stated that there are two main changes. The State changed the law last year and now require the City to match their language. The other change is the implementation schedule. Some of the deadlines we met and some of them we did not. He reviewed all the changes. He stated that he thinks

they have implemented enough of the requirements this year to meet the State requirements. This plan has to be updated every five years. Brad Winder and Kelby Iverson agreed that government doesn't control affordable housing. They feel it is economy driven.

Michelle Cloud motioned to recommend approval of the update to the Moderate-Income Housing Plan to the City Council. Paul Farthing seconded the motion. Motion carried with Paul Farthing, Mark Sampon, Kelby Iverson, Michelle Cloud, Shelley Goodfellow voting aye. Ralph Ballard voted nay. Brad Winder abstained. Mr. Ballard explained he voted nay because he thinks less is more. Mr. Winder stated his reasonings is the City doesn't control affordable housing.

Approval of Minutes:

1. March 28, 2024

Ralph Ballard motioned to approve the minutes from March 28, 2024, as presented. Shelley Goodfellow seconded the motion. Motion carried unanimously.

Kelby Iverson asked why Liberty Villages' application had short term rentals when it was never originally approved. Mr. Resch III stated staff is unsure, but Balance of Nature has made comments that they want to update their master plan. They might not have understood the process for how that is done.

Adjournment: Shelly Goodfellow motioned to adjourn at 7:16 PM. Paul Farthing seconded the motion. Motion carried unanimously.