Hurricane Planning Commission
Meeting Minutes
September 12, 2024

Minutes of the Hurricane City Planning Commission meeting held on September 12, 2024, at 5:00 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, Kelby Iverson (electronically during the pre-meeting), Paul Farthing, and Brad Winder.
Members Excused:	Michelle Cloud
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. Follow up discussion on proposed amendments to the Future Land Use Map
Gary Cupp shared that they have updated the map based on notes and conversations from the last meeting. The updated map was rolled out and looked at to see if things were where everyone wanted them to be. There were suggestions to clean up some boundary lines of where we would like to see certain zones/development.

2. Recap of the Utah League of Cities and Towns conference
Ralph Ballard shared his notes on affordable housing.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation given by Shelley Goodfellow

Brad Winder motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.

Declaration of any conflicts of interest – Brad Winder shared that it may be construed that he has a conflict with new business #5 as his family is involved with the subdivision but he has no association or personal interests in the application.

OLD BUSINESS

1. PSP24-24: Discussion and consideration of a possible approval of a preliminary site plan for Shadow Ridge Apartments Phase 2, a 16-unit apartment complex, located at 6129 W 100 S. Kyle Arbizu, Applicant. LR Pope Engineering, Agent.

Gary Cupp reminded the commission about the water looping question. This has been cleared up. The fire department also had some concerns but staff have been made aware that the issue can be resolved during the final site plan process. He also noted that the affordable housing proposal is not required for the project approval and this isn't being done under our affordable housing ordinance. If that is something we are willing to entertain with the applicant, the commission can recommend we look at a potential development agreement for affordable housing. Kyle Arbizu shared that they would be open to take a look and confirm the details before committing to any type of agreement. He shared that he originally sent a restriction on what rents would be if they could have a waived impact fee. He thinks they can work with staff and council on what the development agreement might look like. They would like preliminary site plan approval to finalize their architectural drawings. Dayton Hall noted that impact fees are waived by the city council not the planning commission. He does feel it is okay that if it is something planning commission would like to include in their motion to explore the possibility of some sort of an agreement for affordable housing, they can.

Paul Farthing motioned to approve PSP24-24 along with a recommendation to the City Council to explore an affordable housing component with the project and subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

NEW BUSINESS

1. PSP24-28: Discussion and consideration of a possible approval of a preliminary site plan for Applebee's, a restaurant, located at 980 W State St. Danwick LLC, Applicant. Wick Gubler, Agent.

Wick Gubler grew up in the area and this opportunity presented itself and he thinks it's a good reason to come back. The Applebee's franchise will be running this, he will not personally be running the restaurant. Paul Farthing asked if they were proposing a double driveway. Mr. Gubler shared that they are going to go back to the drawing board with it, as he likes the suggestion from Jeremy Pickering. Brad Winder is concerned about traffic congestion getting onto SR-9. Are there any limitations to not turn left or are there any issues? Mr. Gubler shared that he is not aware of any access issues for SR-9 but they are working with engineering to get secondary access on 100 N.

Rebecca Bronemann motioned to approved PSP24-28 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. FSP24-59: Discussion and consideration of a possible approval of a final site plan for Hurricane City Four Court Gymnasium, a recreation facility, located at 845 N 200 W. Hurricane City, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen shared that this site plan approval is needed so they can get the buildings out for bid to start construction. He shared the layout of the parking spaces for the gyms and current ball fields. Rebecca Bronemann shared that the people in the area are frustrated that no one wants to park in the parking lot and they park on the street. There is also an issue with the loose gravel and dust created. She also suggested no parking along the west side of 200 W. When people park on both sides, it could be a potential safety issue. Jeremy Pickering shared that parking is restricted to one side when pavement is 22'. The road is currently constructed to accommodate parking on both sides. Mrs. Bronemann is hopeful the paved parking lot will help with the parking along 200 W. Shelley Goodfellow commented that she thinks it's great the city has been able to do this without raising taxes. Fred Resch III shared that it is being paid for with the parks and recreation impact fees. Desert Edge shared that there was also a two-million-dollar donation from the county. Brad Winder is concerned about the design of the building and if it will be similar to what is already there. It was stated that the building will look better than what was just built. Mr. Winder stated that this spot would be a great place for a covered aquatic center. Do we really need more basketball courts since we have access to the schools? He would like to see an aquatic center similar to the one in Washington City. Mr. Rasmussen shared that there is a masterplan for the pool. When the parking lot was done, they took into consideration that there is a need for the pool to be retrofitted. Kaden DeMille shared that we have been accumulating funds for numerous years. The council felt like they wanted to pursue the gym side of recreation. In addition to the savings we've accumulated over the years, we anticipate using impact fees to make up a portion of the difference along with the two-million-dollar grant we received from the county from the Greater Zion. It's anticipated that once we get a little more free time, we will expand the pool and cover it. We also have funds we have been accumulating for a number of years that we are going to put towards that. We are getting close to having the cash to do a renovation on the pool, the cover is going to be the expensive part.

Shelley Goodfellow motioned to approve FSP24-59. Paul Farthing seconded the motion. Unanimous.

3. CUP24-18: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 358 S 985 W. Matt Tebbs, Applicant.
Matt Tebbs shared that they are building another garage but also adding a casita. Their son is getting married and he needs a place to live affordably.

Paul Farthing motioned to approve CUP24-18 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

4. FSP24-60: Discussion and consideration of a possible approval of a final site plan for Wasatch Trailer Sales, a commercial retail development, located at 250 N Foothills Canyon Dr. Wasatch Trailer Sales-Todd Campbell, Applicant. Karl Rasmussen, Agent.
Karl Rasmussen reminded the commission of the location of this project. They are a trailer sales company that'll be going here. Paul Farthing asked if the issues had been resolved. Fred Resch III shared that a lot split application has been submitted and is under review. The landscaping plan has also been updated and staff is now recommending approval. Shelley Goodfellow asked what the staff meant about land locking. Mr. Resch III said that what they were proposing was conflicting and confusing for staff. They couldn't land lock the property and the resolution was to submit a lot split to clearly define property lines.

Brad Winder motioned to approve FSP24-60 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

5. CUP24-19: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 419 S Station Cir. Brett Dennett, Applicant.
Colten Iverson shared that this is a detached garage taller than 16' so they need a conditional use permit.

Shelley Goodfellow motioned to approve CUP24-19. Brad Winder seconded the motion. Unanimous.

6. FSP24-10: Discussion and consideration of a possible approval of a final site plan for The Perch, a transient lodging facility, located at 240 N State St. Robert Peterson/Erica Leach, Applicants. Brant Tuttle, Agent.
Brigham Mclaws is the contractor on the project. They just need approval so they can get moving on the project. Mark Sampson asked if they have agreed to 24/7 onsite management. Mr. Mclaws stated that one of the units is for that. No further comments.

Paul Farthing motioned to approve FSP24-10 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

7. Discussion and possible approval of canceling the previously scheduled October 10th, 2024 Planning Commission meeting
Fred Resch III shared that the APA conference is this week.

Ralph Ballard motioned to cancel the meeting on October 10, 2024. Paul Farthing seconded the motion. Unanimous.

Approval of Minutes:

1. July 8, 2021

Ralph Ballard motioned to approve the minutes from July 8, 2021. Brad Winder seconded the motion. Unanimous.

2. April 11, 2024

Paul Farthing motioned to approve the minutes from April 11, 2024. Ralph Ballard seconded the motion. Unanimous.

3. April 25, 2024

Ralph Ballard motioned to approve the minutes from April 25, 2024. Rebecca Bronemann seconded the motion. Unanimous.

4. June 27, 2024

Rebecca Bronemann motioned to approve the minutes from June 27, 2024. Paul Farthing seconded the motion. Unanimous.

Brad Winder motioned to adjourn. Rebecca Bronemann seconded the motion. Unanimous.

Adjournment at 6:55PM