

**Hurricane Planning Commission
Meeting Minutes
4/27/2022**

Call to Order - 6:00 P.M.

ON APRIL 27, 2022, AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N. 870 WEST HURRICANE UT, 84737

Vice-Chairman Mark Sampson called the meeting to order at 6:00 P.M. Roll call was taken.
Pledge: Rebecca Bronemann Prayer: Brad Winder

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

Members Excused: Michelle Cloud.

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch, Planning Technician Brienna Spencer, City Attorney Fay Reber, and Building/Planning Clerk Karri Richardson.

Rebecca Bronemann motioned to approve the agenda as amended. Paul Farthing seconded the motion. Unanimous.

Penny James-Garcia resigned from the Planning Commission.

Brad Winder was sworn in as a Planning Commission member.

ELECTION OF NEW CHAIRPERSON.

Paul Farthing nominated Mark Sampson as chairperson. Unanimous.

Mark Sampson nominated Paul Farthing as vice-chairperson. Unanimous.

Public Hearing:

- 1. A Zone Change Amendment request located at 200 North and 2260 West on the north 2.9 acres from MH/RV, mobile home/RV, to PC, planned commercial to remove the applicant's obligation to build an RV Park. Parcel number H-3-1-32-1102.**

Steve Young owns Desert Star Storage on the north edge of this parcel. He asked what the proposed change is.

Stephen Nelson shared that the applicant has requested to table this item. The City Council has not approved the new planned commercial zoning, and the applicant does not want to be granted zoning when they do not know what the standards are. Mr. Nelson reviewed the zoning proposal. Mark Sampson asked why the applicant no longer wants to build the approved RV park. Mr. Nelson stated that applicant is not confident with that project considering the amount of RV parks going in.

No further comments.

- 2. A Zone Change Amendment request located on the northwest corner of 2500 South and 2100 West totaling 50 acres to contain a PDO, planned development overlay, with the underlying zone of RA-1, residential agriculture one unit per acre to build the American Village of the West. Parcel numbers H-3345 and H-3346.**

No comments.

- 3. A Zone Change Amendment request located at approx.. 5300 West 2600 South from A-5, agricultural one unit per 5 acres, to RR, recreational resort to expand the existing resort zoning. Parcel numbers H-4138-L and H-4138-E.**

Royal Blake is representing Tom Blake and family. He asked if the surrounding properties are being rezoned to resort rental. Will he and his family be allowed to have the same zoning? If this is not offered to everyone impacted by it, they are against it.

NEW BUSINESS

- 1. 2022-ZC-15: Discussion and consideration of a recommendation to the city council on a Zone Change Amendment request located at 200 North and 2260 West on the north 2.9 acres from MH/RV, mobile home/RV, to PC, planned commercial so the applicant doesn't have to build an RV park. Parcel number H-3-1-32-1102. Sky Mountain Properties Applicant.**

Ralph Ballard motioned to table 2022-ZC-13 and 2022-PSP-13 at the request of the applicant and in the best interest of the Planning Commission until such time that the City Council approves the updated planned commercial zone. Rebecca Bronemann seconded the motion. Unanimous

2022-PSP-13: Discussion and consideration of an approval for a Preliminary Site Plan for Hurricane Sky Mountain Townhomes, a Planned Commercial development consisting of commercial space and 172 townhomes, located at 200 N 2260 W. Sky Mountain Properties Applicant.

- 2. 2022-ZC-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located on the northwest corner of 2500 South and 2100 West totaling 50 acres to contain a PDO, planned development overlay, with the underlying zone of RA-1, residential agriculture one unit per acre to build the American Village of the West. Parcel numbers H-3345 and H-3346. Bench Lake LLC Applicant. Dennis Leavitt Agent.**

Karl Rasmussen went over the application. The Constitution area is for people to visit and learn about American Heritage and the Constitution. The water features will take care of nuisance and drainage water. Shelley Goodfellow stated that there are ten proposed acre lots, but the site plan only shows seven. Mr. Rasmussen reported that they plan to have ten lots. However, depending on changes, there is a possibility of only having seven lots. Access to the seven lots will be the county road and 2700 south. Mrs. Goodfellow asked what is planned for the property initially included in the plan. Mr. Rasmussen stated they are unsure, but their next step is to come in with the overall site plan. If approved, the applicant will return with an approved site plan that matches their existing zoning. The

density is not determined. They are currently drilling a well for water to supply water for the water features and plants. Mrs. Goodfellow likes the design. It goes well with the agriculture in the surrounding area. However, she is concerned about the density.

Paul Farthing asked how they are planning to conserve water considering there are many green grass areas. Mr. Rasmussen stated they are planning to do a lot of desert landscaping, and they are working with the water district on how to manage the water until the dam is built. Mrs. Bronemann thinks this is a good blend of agriculture, housing, and industrial. Mr. Ballard would like to have the facts, and he does not want to approve something that might be changed. Mr. Rasmussen stated that Mr. Nelson will review any changes to the proposed plan. Dennis Leavitt reported that this project will not be complete until 2025. The groundbreaking and celebration are in July 2022.

Paul Farthing motioned a recommendation of approval of 2022-ZC-16 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, and Brad Winder, aye. Unanimous.

- 3. 2022-ZC-17: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 5300 West 2600 South from A-5, agricultural one unit per 5 acres, to RR, recreational resort to expand the existing resort zoning. Parcel numbers H-4138-L and H-4138-E. Chris Wyler Applicant. Civil Science-Brandee Walker Agent.**

Mr. Nelson reported meeting with the applicant to discuss his concerns regarding the staff's recommendation to deny the application. This project does not meet the standard of the new recreational resort zoning. Mr. Wyler is asking that the application be continued if there is a recommendation of denial. Mr. Nelson feels that if the recommendation is denial, this should be continued so the applicant can be present. Mr. Ballard asked Mr. Nelson if there is any research regarding these types of developments. Mr. Nelson stated there are some good economic benefits from recreation resorts and short-term rentals. However, they use more water than an average household and create more traffic. They can negatively impact the affordability of housing. There are ways to mitigate this based on placement. There are 15,000 approved units in master planned communities.

Paul Farthing motioned to continue 2022-ZC-17 at the request of the applicant. Shelley Goodfellow seconded the motion. Unanimous

- 4. 2022-FSP-04: Discussion and consideration of an approval of a final site plan for Pecan Valley Resort, located at 2320 S 5140 W. Chris Wyler Applicant. Civil Science Agent**

Mr. Nelson reviewed the concerns with the previous application. The applicant addressed the parking, driveways, and landscaping, and he is comfortable making a positive recommendation. Mrs. Goodfellow stated that she is glad that they upgraded the parking plan to meet our standards, but sometimes the ordinance doesn't make sense. Mr. Sampson asked if there is any guest parking. Mr. Nelson stated that there are two car garages with two car driveways. The Planning Department will require RV parking in the next phase. Mr. Wyler plans to add overflow parking to the next phase of development. Turf Sod Road and the Turf Sod Road Sand Hollow intersection need to be addressed.

Shelley Goodfellow motioned to approve 2022-FSP-04. Ralph Ballard seconded the motion. Unanimous

- 5. 2022-FSP-05: Discussion and consideration of an approval of a final site plan for phase 2 and 3 of Coral Springs Resort, a residential multi-family condominium development located at approximately 200 N Foothill Canyon Dr. CW The Terra, LLC Applicant. Tysen**

Clements Agent.

Mr. Nelson stated that the concerns regarding amenities in the first phase have been addressed. However, they have not addressed the height of their buildings. The roof's rafters are at 30', but the peaks are higher. They need a conditional use permit to approve the taller height, and any approval should be subject to having a conditional use permit. He is also unsure where the onsite management will be located. The applicant stated they are willing to apply for the conditional use permit regarding the height. The project is being combined with the existing Coral Springs development with onsite management.

Rebecca Bronemann motioned to approve 2022-FSP-05 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

6. 2022-PSP-14: Discussion and consideration of an approval of a Preliminary Site Plan for Sand Hollow Townhomes, a Planned Commercial development consisting of commercial space and 164 townhomes, located at the corner of Ash Creek Dr and Sand Hollow Road. Smoothie Kings Holdings Applicant. Premier Design Agent.

Mr. Nelson's recommendation is to table the application until the new planned commercial code is approved. The applicant is in agreement.

Shelley Goodfellow motioned to approve 2022-PSP-14. Rebecca Bronemann seconded the motion. Unanimous

Shelley Goodfellow withdrew her motion.

Shelley Goodfellow motioned to table 2022-PSP-14 until the updated planned commercial code is complete. Rebecca Bronemann seconded the motion. Unanimous

7. 2022-PSP-15: Discussion and consideration of a modification of the preliminary site plan for Black Ridge-Collina Tinta, an 1886-unit residential subdivision, located at approx. 2180 W and Rlington Parkway along the eastern side of Sullivan's Knoll. Austin Overman Applicant.

Austin Overmann provided the history of the original development. They recently acquired the property. They are proposing to remove the golf course to provide more usable space. The density is not increasing. The applicant would like to increase the single-family units, reduce the multifamily units and keep the approved number of vacation rentals. Mr. Nelson went over the original approved site plan in 2007 with an 18-hole golf course, clubhouse, and a mix of single-family units, multifamily zoning, and recreation resort units. The staff recommended removing the golf course because it is not the best use of space and water sources. Generally speaking, he likes the direction this is going. The total units per acre are not changing. The golf course was planned to span 202 acres. Their overall density will be lower. They plan to do one hundred acres of open park space and a trail system. A density bonus can be approved based on the landscaping and park system. He reviewed the process for modifying the PDO in the existing development agreement. There is disagreement regarding whether this should go through a zone change application and public hearing. The applicant argues that they have made modifications that are allowed in the existing development agreement. The city's standpoint is that the applicant is eliminating significant parts of the development. They should have to go through a rezoning application. Mr. Farthing is concerned because the number of resort units is not changing. It makes sense to have them around a golf course. Without the golf course, resort units do not fit. Mr. Nelson recommends continuing this until the application has gone through the proper zoning process. The

applicant can take this to the City Council if they choose not to apply for the zone change.

Fay Reber stated that from his interpretation, they are changing the use of what is approved, and he thinks it should go through the zone change process. Mr. Winder asked how they plan to incorporate the existing ponds into the new proposal. Mr. Overton stated that they will be used as retention ponds. Mrs. Goodfellow asked if the applicant is concerned about opposition to the zone change. Mr. Overton noted concerns regarding the amount of time the process can take. Mr. Farthing stated that this is standard practice. Other developers are required to go through the zone change process as well.

Shelley Goodfellow motioned to continue 2022-PSP-15. Paul Farthing seconded the motion. Unanimous

Planning Commission Business:

1. City Council Recap

Approved	Denied	Continued	Tabled
Benchlake Townhome Zone Change	208 S Main St. Zone Change	Short Term Rental Ordinance	
Michell Shumway Zone Change		Sky Valley West Preliminary Plat	
Pecan Valley Final Plat Amendment		Greater Height Conditional Use Permits	
Hideaway Ridge Phase 2 Preliminary Plat		Stout Family Development Agreement	
Power Department Zone Change		Accessory Dwelling Unit	
Fairgrounds RV Zone Change Amendment			
Kent Frey PDO Zone Change Amendment			
Cordero Phase 2 Preliminary Plat			
Horseman's Edge 40 Lot Family Subdivision			

The City Council discussed the planned commercial code. They recommended area percentage instead of square footage percentage for building. They also recommended a clause allowing a density bonus for providing deed-restricted housing units.

2. Site Plan Design

Fred Resch discussed the proposed ordinance change requiring open space and amenities within multifamily developments. The current requirement is that fifty percent of the land area should be free of buildings, but parking lots can take up that space. Mr. Resch provided examples of open space amenities. He also provided a list of possible amenities. Developers reported that they want a clear definition of amenities. He reviewed the main topics. Pedestrian circulation. Breaking down the outdoor lighting requirement between residential and commercial. There are recommendations in the code, but we want to make them requirements. Smaller parking footprints by allowing on-street parking to provide more open and green space. The commissioners discussed what they want to address in the site plan design ordinance. Mr. Resch will update the proposed ordinance for the commission to review.

Approval of Minutes:

Hurricane City Planning Commission Minutes

1. March 10, 2022

Shelley Goodfellow motioned to approve minutes. Paul Farthing seconded the motion. Unanimous.

2. March 30, 2022

Ralph Ballard motioned to approve minutes. Paul Farthing seconded the motion. Unanimous.

3. November 17, 2021

Paul Farthing motioned to approve minutes. Rebecca Bronemann seconded the motion. Unanimous

Adjournment