

**Hurricane Planning Commission
Meeting Minutes
June 23, 2022**

Minutes of the Hurricane City Planning Commission meeting held on Thursday, June 23, 2022, 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, Michelle Cloud, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused: Paul Farthing

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch, City Attorney Dayton Hall, Building and Planning Clerk Karri Richardson, and City Engineer Representative Jeremy Pickering

5:00 p.m. - Planning Commission Business:

1. Growth Workshop Review

Discussed potential policies to address the growth concerns. Looking at reasons why we are growing and what can we do to control growth and plan for it. We can do those things through zoning, planning and the general plan, codes and standards, limited control of financial options such as a PID, control which services are provided, as well as annexation. Spoke of in-fill and wanting to protect rural feel of the town and how things should be protected and not changed vs. what should be changed. Different areas of town are handled differently with how we want to see the infill. There was a suggestion about keeping tabs on vacation rentals/ tourism, which the city is already doing. Talked about minor subdivisions and requirements for those types of subdivisions. Some cities have standards for subdivisions that have less than 5 lots that don't require city approval. The city does not currently have an ordinance to address these types of developments. The commission and staff talked about traffic through town and tourism travel through town. One of the concerns discussed was sprawl- rapid expansion and not having enough resources or services and discourages commercial spread. It puts a lot of pressure on resources and services and it's expensive. This type of development puts communities more spread out. For the miles of line you put in for services, you have to put in more line and more roadway per unit when you have spread out low density compared to compact density, you have less line and it's more effective. We have limited resources in some areas but we have plans for the growth to happen. Concerns about developed water vs development of units. Roadway/utility choke points. Policy ideas were mentioned. Making new policies to help keep master planned development, variety of housing, mix use area, density bonuses, industrial areas, PIDs, economic development plan, downtown masterplan, and conservation easements. We should encourage ag use, create more subdivision options, work with BLM and other public partners, update parks and open space plans, update park impact fees, update PDO and zoning code for variety, allow denser in-fill, reduce zoning requirements, review impact and other fees to ensure equity, update housing plan, staying up to date with impact fees and so forth.

2. Discussion of updates to city ordinances

Minimum acreage for ag protection area is one of the ordinances the commission wanted to look at. It would allow a way for the minimum acreage requirement be waived with conditions. Commissioners discussed and recommended changes to conditions. RA standards concerning minimum and average

lot area was discussed as well as density and roadway dedications in those areas.

6:06 p.m. - Call to Order

Chairman Mark Sampson called the meeting to order at 6:00 P.M. Roll call was taken.

Pledge: Michelle Cloud

Prayer: Kelby Iverson

Stephen Nelson addressed the agenda changes from the original agenda provided to the commission.

Shelley Goodfellow motioned to approve the agenda as amended. Michelle Cloud seconded the motion. Unanimous.

Public Hearings

1. A Zone Change Amendment request located on the northwest corner of SR-7 & SR-9 intersection from R1-8, one unit per 8,000 square feet, to PC, planned commercial. Parcel numbers H-3-1-31-1101 and H-3-1-31-2101

No comment

~~**2. A Zone Change Amendment request located at approx. 88 N 1690 W from R1-10, residential one unit per 10,000 square feet, and HC, highway commercial, to add 0.127 acres to the existing highway commercial area and the rest as R1-8, residential one unit per 8,000 square feet. Parcel numbers H-3-1-33-3141 and H-3-1-33-4221.**~~

Public Hearing has been moved to July 14, 2022

OLD BUSINESS

1. 2022-LUCA-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4 Chapter 2- with regards to site plan design, open space and amenities, outdoor lighting, and parking in new developments. Hurricane City Planning Applicant.

Stephen Nelson addressed changes from the last meeting. Concerns were needing more discussion with engineering. The only changes that have been added are item #10: no on street parking areas shall interfere with other standards and specifications within this chapter in Hurricane City design standards, and item #5: parking areas shall be located at least fifty feet away from any intersections of public roadways measured at the lip of curb. Jeremy Pickering addressed the questions he had with the changes; he believes item #1 needs to be addressed further. He has concerns of safety of backing out of perpendicular on-street parking and diagonal on-street parking. Mr. Nelson used examples of other cities that have relaxed parking rules and some that do not. He wanted to clarify with the commission if they want it more defined or if they want to keep it more relaxed; how many restrictions do we want to create with how roads have to be changed? Kelby Iverson says less is more but also wants to make it clear so that elected officials can make the decision over the engineering department. Ralph Ballard wants to know if it can go through the engineer department and have a right to appeal. Sampson says to push it on as it can be appealed. Attorney Dayton Hall stated that they need to decide which version should be sent to City Council. They agreed that what is currently in the packet is fine. Mr. Nelson clarified why the issue was coming up; because of parks and multifamily overflow parking where they had no allowance for overflow parking. This would give them overflow on-street

parking to fix the issue. Mr. Iverson asked for clarification on item #9 addressing commercial parking. Mr. Nelson addressed it. Shelley Goodfellow asked about master plan of trails. Mr. Nelson clarified that if it is a masterplan trail it would be a certain size and if it was other types of trails it would be different sizes, creating a hierarchy of trails. Mrs. Goodfellow wanted to clarify if they would have to put trails and curb, gutter, sidewalk in. Mr. Nelson confirmed that unless it is a rural cross-section, they would be required per code to put those improvements in. Mr. Iverson spoke on how much landowners have to dedicate for these types of things including roads and easements.

Ralph Ballard motioned to send a recommendation of approval of 2022-LUCA-05 as amended noting that there are some concerns from engineering about parking and safety. Michelle Cloud seconded the motion. Rebecca Broneman, Ralph Ballard, Shelley Goodfellow, Michelle Cloud, Mark Sampson, Brad Winder – aye. Kelby Iverson - abstained.

NEW BUSINESS

1. 2022-ZC-28 2022-PSP-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located on the northwest corner of SR-7 & SR-9 intersection from R1-8, one unit per 8,000 square feet, to PC, planned commercial. Parcel numbers H-3-1-31-1101 and H-3-1-31-2101. Silverado Development LLC Applicant

Dave Hunter, with partner Joe Brown and Julian Stemmer. Dave Hunter says it is still very malleable, nothing is in cement and can be discussed. He clarified the acreage of the property as well as presented the project to the commission. They are proposing a hotel that will drive traffic to it with pull-through parking for RVs. They will have retail (restaurant with a drive-thru) and a convenient store against the highway. North of that would be “man-caves” which are studios with large shop space as well as multi-family units. Stephen Nelson clarified that the shop/storage space would not be commercial, it would be a townhome with a large garage, only personal use. Mr. Hunter stated that this will be included in the CCN&Rs to keep it that way. He talked about the apartments on the northern side of the property, saying we are at 4% vacancy and that there are not enough apartments. Mr. Nelson stated that recent study shows apartments in Washington County is at 1% vacancy. Mr. Hunter wants to know if it is something the planning commission wants to see. Rebecca Bronemann stated that she thinks it's a great location, but she wants to see something that conforms to the city codes more. Mr. Nelson stated that the general plan map does not currently say mixed use but he is generally for the change. However, the property to the north is going to be single family homes, so he is wanting to rearrange the layout to have the apartments closer to the hotel and townhomes to the north closer to the single-family lots. He recommends we continue the item to confirm the amount of acreage prior to making a recommendation for approval. For mixed use it has to be 20% of commercial so we have to make sure what the layout and use will be. Mr. Hunter says he would like feedback on what the city wants from this. Shelley Goodfellow asked if they had issues to move around apartments and townhomes? Mr. Hunter said it's not a problem but they wanted the apartments to have the great view being three stories and said the man-caves will be short. They just want to know if they are going in the right direction. Ralph Ballard stated that he is concerned about the mixed use and thinking we need more commercial on a major intersection like that. He thinks we need more availability of restaurants and convenient stores. He thinks it is a great intersection for more commercial use. Mark Sampson clarified with Mr. Nelson on the timeline of the single-family homes north of this location. Mr. Nelson confirmed that they are working on sewer issues and connections. Mr. Sampson and Mr. Nelson discussed where that highway (SR-7) will end and where city will maintain area. North of the main highway intersection will be City maintained. Mr. Nelson said the concern with it would be the entrance into the commercial area and making a through street or rotating the layout. He also has concerns about visibility of commercial off of the highway. The roadway is being worked on and will connect at 600 N and Peregrine Pointe East will continue it to the

river and the State will pick it up from the river up in about 20 years. Mr. Ballard asked about where the Toquerville road will connect? It was shared that it won't connect to us. Kelby Iverson thinks the project is cool and had questions on man-caves. He wanted clarification on if they would be single residence or secondary residence. Mr. Hunter clarified that there will be an HOA to control it and clarified that you could do hobbies such as working on their cars and welding. Mr. Iverson likes that it is more residential and commercial, but he says maybe they cut out the man-caves and add another restaurant or something that is more needed in the community. Michelle Cloud brought up the 4 questions of zone changes and stated that it answers all but number one. However, number one – being consistent with the general plan, had previously been discussed about possibly changing the general plan use for this specific parcel so keeping that in mind, it all answers in the affirmative. She confirmed that the man-caves would not be vacation rentals. Mr. Nelson clarified that the code says if it is residential it cannot be short term rentals. Brad Winder brought up a concern of how people are going to drive past it and miss it. He thinks that motels/ hotels are less needed and that different commercial could be put there instead. Mr. Hunter says it would be a destination hotel, not another chain. Mr. Ballard would like to see it more heavy on the commercial side with more restaurants. Mr. Nelson stated that the site plan is tied to the zone change so it should still be taken into consideration with the zone change. He says the general concept should be mostly tied down before the zone change is approved. Mr. Hunter's last comment was that they will look more into how the entrances and roads will layout. Councilman Kevin Thomas made a comment of how the commercial could be moved to a more accessible spot and have more commercial instead of the man-caves or move them to the back of the property.

Kelby Iverson motioned to continue 2022-ZC-28 / 2022-PSP-24 to get the acreage discrepancy resolved. Shelley Goodfellow seconded the motion. Unanimous.

2. 2022-PSP-23: Discussion and consideration of a possible approval of a preliminary site plan for Zions Gateway Phase 3, a commercial development consisting of retail space and restaurants, located at the northwest corner of SR-9 and 2000 W. SR-9 Retail Center LLC (Rick Adams) Applicant. Bush & Gudgell, Inc (Rick Meyer) Agent.

Rick Meyer shared what is currently there and talked about future phases. Attorney Dayton Hall spoke of the CCN&Rs for the development and about the access agreements being included. Mr. Meyer shared that the idea is to add two restaurants, a drink shop, and a couple retail stores. He explained that there is a lot of parking because it will be used for phase 4 as well. Their intention is to maintain ownership and lease out locations. Mark Sampson clarified with Stephen Nelson about whether or not this was included in the beginning. Mr. Nelson stated that he was not here but that his general knowledge is that this was anticipated to be built out fully for commercial purposes. Mr. Meyer shared that he is not sure if there was master plan for the project or not. There were no concerns voiced by the commission.

Kelby Iverson motion to approve 2022-PSP-23 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

Approval of Minutes

1. May 25, 2022

Rebecca Bronemann motioned to approve the minutes from May 25, 2022 with the discussed amendments. Brad Winder seconded the motion. Unanimous.

1. City Council Recap

Approved	Denied	Continued	Tabled
Golf Cart Ordinance		Wetzel Zone Change	
Peregrine Pointe East and Sky Mountain West Preliminary Plat and Sensitive Lands			
Dixie Height PDO Zone Change – Allowing Reduced Side Setbacks on Lots 1-9 Only. Rest of lots must meet setback requirements per R1-10 standards			
Acknowledgement Waiver Ordinance			
Stout PDO Zone Change and Development Agreement Modification			
2022-2023 Fiscal Year Budget – including grants for 600 North Trial and Sand Hollow Road Trail.			

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

Adjournment