

**Hurricane Planning Commission
Meeting Minutes
November 10, 2022**

Minutes of the Hurricane City Planning Commission meeting held on November 10, at 5:00 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, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused:

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch, City Attorney Dayton Hall, Building and Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

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

1. **Discussion on the 2023 Planning Commission schedule**
2. **Discussion on the public notice process**

Stephen Nelson and Fred Resch went over the changes since last discussion. Commissioners feel in general favor of the changes and gave the OK to public notice.

3. **Updates on the Downtown Master Plan**

Stephen Nelson shared the website that is specifically for our downtown master plan. He shared the timeline of getting feedback from the community. Commissioners gave their input on ideas with how to redesign the downtown area. Another public outreach we will be doing is a staggered workshop where you focus on one item and hash things out on that specific item and then move to the next. Its normally a two-day event. Options for funding the downtown redevelopment will be discussed during the redesign.

4. **Discussion on projects to work on in 2023**

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Ralph Ballard

Prayer and/or thought by invitation given by Kelby Iverson

Declaration of any conflicts of interest

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

NEW BUSINESS

1. 2022-PP-29: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Hurricane Heights Hobby Garages, a 33-lot storage unit development located at 400 N 700 W. CSB Dev HH LLC (Max Stokes) Applicant. Civil Science - Brandee Walker Agent.

H.R. Brown represents the applicant. They are planning to build 33 hobby garages that'll be geared for those looking for a space that is not a storage unit but is more of a hang out space. They could potentially be customized if wanted. Stephen Nelson shared that one of the nuances for this property is the drainage pond. What they are wanting to do is make changes to the already dedicated portion of the property. Rebecca Bronemann asked about the comment brought up by engineering about storm water drainage. Jeremy Pickering shared that our GIS system was not a drainage pipe reflecting what existing conditions could be but he's assuming there would be drainage pipe coming from the North side of the development. Mr. Brown stated that they have multiple drainage/retention ponds, enough to suffice three consecutive 100-year storms. Another comment Mrs. Bronemann brought up was the comment from fire about secondary access. Stephen Nelson addressed the location of secondary accesses on the map presented. They will have sufficient access to the property. Mrs. Bronemann asked about CCNR's or HOA for management. Mr. Brown stated that they will have and HOA management. Kelby Iverson asked if he could essentially buy or rent one of these and run a business out of it? Mr. Nelson stated that with light industrial, yes, but the parking may not be sufficient for those uses. We typically try to check parking modifications or other requirements during the business licensing process. Paul Farthing thinks there is going to be a huge parking problem if multiple people turn them into man caves. Ralph Ballard asked if this will be built like a condo, all shared walls but not owning the ground? John Cheney shared that Scholzen Products has had an issue with kids coming onto their property, this will provide a solid wall blocking access to their property. Mr. Nelson stated that it'll be like a townhome; shared common walls but the units and property will belong to the owner.

*Brad Winder motioned to send a **recommendation of approval** of 2022-PP-29 subject to staff and JUC comments as well as receiving the will serve letter. Paul Farthing seconded the motion. **Unanimous.***

2. 2022-CUP-27: Discussion and consideration of a possible approval for a conditional use permit for a building of greater height and size located at 1912 S Angell Heights Dr. Tracy Jenkins Applicant

Stephen Nelson stated that the only initial concern was the setbacks. They were proposing 2' but have provided an updated site plan showing 5'.

*Paul Farthing motioned to **approve** 2022-CUP-27. Rebecca Bronemann seconded the motion. **Unanimous.***

3. 2022-FSP-17 Discussion and consideration of a possible approval of a final site

plan for Scooters Coffee, a drive-through coffee shop located at 715 W State St. Scott Gibson Applicant. Craig Larsen Agent.

Craig Larsen presented the application. is the engineer on the project. Scooters is a very efficient drive thru coffee shop with no indoor customer seating. All their equipment is set to get customers through the drive thru line quickly and efficiently. Paul Farthing asked if you're pulling a trailer, can you walk up and order at a window? Mr. Larsen shared that this location will be a drive thru only, there is not a walk-up option. Mark Sampson asked if this is lined up with the traffic pattern of Del Taco. Mr. Larsen stated that their curbs will line up with the curbs of Del Taco so the traffic flows. Stephen Nelson stated that this needs to be subject to the realignment of the access easement; because we want to increase the stacking distance, we have proposed to move the access easement further west to allow for a better traffic flow. This realignment will be discussed and voted on at the City Council meeting next week. Dayton Hall shared that there are already cross access easements between the property owned by the city and the property owned by Interstate Rock. Mr. Nelson stated that they are doing a few less trees along the SR-9 intersection portion to allow for site tringle. Brad Winder asked if there has been anything worked out for the turning lane onto 700 West because it currently is not one. Mr. Larsen shared that they are working with UDOT and Interstate Rock to work out widening the roadway and adding the turn lane.

*Shelley Goodfellow motioned to **approve** 2022-FSP-17 subject to the City Council approving the realignment of the easement as well as the exception of the landscape plan. Kelby Iverson seconded the motion. **Unanimous.***

4. 2021-PP-33: Discussion and consideration of a possible approval of a one-year extension on the final plat deadline for Cadence Active Adult Community, a 318-lot single family subdivision located at approximately 3900 W and 1000 S in the Gateway to Sand Hollow Development. Western Mortgage and Realty Co Applicant. Brent Moser Agent.

Stephen Nelson reminded the commission that we have three of these applications up for extension. All these plats were approved last year, they just haven't submitted final plat so they need an extension that would need to be approved subject to the original approval of the City Council.

Brent Moser stated that this has been a hold up between staff and the developer. This last year has been difficult on the engineering side of things as a private sector and city engineering dept while trying to figure out the PID roadways but now they believe everything is designed the best way possible.

*Paul Farthing motioned to **extend** 2021-PP-33 subject to City Council's conditions. Michelle Cloud seconded the motion. **Unanimous.***

5. 2021-PP-32: Discussion and consideration of a possible approval of a one-year extension on the final plat deadline for Peach Springs Estates, a 64 single family subdivision located at 3600 W 1400 S. Western MTG and Realty Co Applicant. Matt Lowe Agent.

*Paul Farthing motioned to **extend** 2021-PP-32 subject to City Council's conditions. Michelle Cloud seconded the motion. **Unanimous.***

6. 2021-PP-30: Discussion and consideration of a one-year extension on the final plat deadline for Sand Cove phase 2, a 58-lot single family subdivision located at 3350 W and 500 N. Mortar and Beam Applicant. Jim Lyman Agent.

Jim Lyman shared that he has been hounding Pratt about this phase because they are almost done with phase one. The final plat should be over to the city in the next week.

*Paul Farthing motioned to **extend** 2021-PP-30 subject to City Council's conditions. Michelle Cloud seconded the motion. Majority aye with Shelley Goodfellow abstaining due to potential conflict of interest. **Motion carries.***

7. 2022-CUP-28: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 991 S 1100 W. American Heritage Homes Applicant.

Steve Haddox shared that the property owner had previously been granted a conditional use permit for a greater height RV garage. However, the property owner has decided to shorten the garage height and add a casita on top, which will make it taller than what was previously approved. Stephen Nelson shared that this is one of the taller buildings they have approved. It is basically at 36' tall. Paul Farthing shared that this is significantly taller, which concerning to him but if staff is okay with it, then he doesn't have any issues.

*Rebecca Bronemann motioned to **approve** 2022-CUP-28. Shelley Goodfellow seconded the motion. Shelley Goodfellow – aye, Brad Winder– nay, Ralph Ballard – aye, Mark Sampson – aye, Paul Farthing – aye, Michelle Cloud – aye, Kelby Iverson – aye, Rebecca Bronemann – aye. **Motion carries.***

8. 2022-CUP-29: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 775 W 1300 S. Gabe and Michelle Waters Applicant.

Stephen Nelson stated that you cannot have anything within the front of the house. They will need to move it back to match the 98' house setback and they are currently proposing 63'. Kelby Iverson thinks there could be an exception to the location for this barn.

*Paul Farthing motioned to **approve** 2022-CUP-29 subject to staff comments and the condition that they move the location of the barn to be in line with the house. Rebecca Bronemann seconded the motion. **Unanimous.***

9. 2022-CUP-30 Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 393 W 1970 S. Fred Thornton Applicant.

Kelby Iverson asked if a citizen submitted a comment against a conditional use, would that comment be provided to them? Stephen Nelson shared that it would be, but the commission could only deny the application based on it not meeting the code, not based off the comment of the neighbor.

*Kelby Iverson motioned to **approve** 2022-CUP-30. Michelle Cloud seconded the motion. **Unanimous.***

10. 2022-CUP-31 Discussion and consideration of a possible approval of a wall of greater height located at 1217 S 1150 W. Hurricane City Power Applicant.

Scott Hughes shared that the greater height is a safety thing and most people don't really like the look of substations. Ralph Ballard asked if there is anything about radiation from these. Mr. Hughes stated that nobody will get EMFs from the substation.

*Rebecca Bronemann motioned to **approve** 2022-CUP-21. Paul Farthing seconded the motion. **Unanimous.***

Approval of Minutes:

1. October 13, 2022

Pg 8 bottom paragraph who seconded the motion.
Line 4 Hudgens

*Michelle Cloud motioned to **approve** the October 13, 2022, minutes with the caveat that the second on page 8 bottom paragraph is added to the minutes. Shelley Goodfellow seconded the motion. **Unanimous.***

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

Adjournment