

**Hurricane Planning Commission
Meeting Minutes
January 26, 2023**

Minutes of the Hurricane City Planning Commission meeting held on January 26, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

5:15 p.m. - Planning Commission Business:

Members Present: Mark Sampson, Shelley Goodfellow, Rebecca Bronemann, Paul Farthing (joined 5:36), Brad Winder (joined 5:39), Ralph Ballard (joined 6:00), Kelby Iverson (joined 6:00)

Members Excused: Michelle Cloud

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

1. Discussion of parking standards in Recreation Resort communities

Brent Moser shared his point of view for offsite parking standards for Recreation Resort communities. He suggested starting a discussion to create an area by the lake that is managed either publicly or privately for parking and transportation. Stephen Nelson presented the offsite parking standards within the code. The Planning Commission has the authority to approve offsite parking with certain standards as outlined in the ordinance. Mr. Moser has talked with the WCWCD and they have been working on a master plan with their land surrounding the reservoir. One of the challenges with their property is all of their wells. It's going to be limited to something like a parking lot or event center that would allow events to take place but not affect the wells. There has been discussion about the corner of Dixie Springs Drive and Sand Hollow Road being event parking. If the parking lot was City owned they would reap the benefits of events. This would be toy trailer parking, not overnight RV parking. Shelley Goodfellow hesitates with the City to do something like this to cater to resorts with residents having to fork out the bill of the parking. Paul Farthing asked if extra parking is needed, doesn't that mean you don't have enough parking within your project? Mr. Moser stated he can create enough parking that'll meet our current code, that's not the issue. It's the size of trailers taking up 4-5 regular parking spaces because that is where they fit. Dayton Hall shared that what he is hearing is that the required parking isn't adequate for the type of activities the developments are attracting, the designs of the parking lots could address this within developments, our standards are just minimums.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Brad Winder

Prayer and/or thought by invitation led by Shelley Goodfellow

Declaration of any conflicts of interest

Shelley Goodfellow motioned to move old business item #1 to the end of the agenda. Ralph Ballard seconded the motion. Unanimous.

OLD BUSINESS

1. 2023-LUCA-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10 Chapter 32: Landscaping and Screening to make updates to water conservation standards. Hurricane City Applicant.

Moved to the end of the agenda.

2. 2022-PP-26: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Desert Sky Estates, a 73-lot residential subdivision located at 2100 W and 3350 S. Desert Sky Estates Applicant. Ben Wilits and Tony Carter Agents.

Ralph Ballard stated that the amount of drainage and runoff is a lot more than what they are thinking. We met with the WCWCD this morning talking about water. Something he has come to realize is that we have looked at things like pressure but you have to start with putting water in the pipes. There have been talks of California taking 10% of the water within the Virgin River. One of the things we talk about is the quality of life. We have to seriously look at this and the reductions talked about is just one step. We have over planned and over promised. There are multiple issues with this. Dayton Hall stated that the applicant was invited by the City Council to come back and reapply. Shelley Goodfellow stated that to have this come back without absolutely no changes in services, seems reckless to her. For her, nothing has changed but it sounds to her like the City Council wants some other kind of decision on the project. Todd shared that he thinks there are adequate services for this small project but if everything already approved were to go and build out all at the same time, there wouldn't be. Mrs. Goodfellow thinks it's a really good idea to have good drainage. Tony Carter shared that they need to channel drainage on their property.

Brad Winder motioned to send a recommendation of denial of 2022-PP-26 because of items 2 and 3 within the staff report. Shelley Goodfellow seconded the motion. Roll call. Unanimous.

3. 2022-PP-20 2022-PSP-38: Discussion and Consideration of a recommendation to the City Council of a preliminary plat for Southern Dunes Townhomes, a recreation resort 345 townhome development located at 2600 W and 4200 S. Southern Dunes Townhomes Applicant. Bush & Gudgell, Inc Agent

Stephen Nelson reminded the commissioners about this project. There were initial concerns about site layout but they have all been addressed. There has been a water model reviewed by the water department. The main issue is going to be the power services. The City Council invited the applicant to reapply. Bob Hermandson would like to use this time to work everything out so there isn't anything left so they are good to go once they are cut loose.

Paul Farthing motioned to send a recommendation of denial of 2022-PP-20 and 2022-PSP-38 based on inadequate services, specifically power. Rebecca Bronemann seconded the motion. Roll call. Unanimous.

NEW BUSINESS

1. 2023-PP-01: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Dixie Meadows, a 238-lot single family subdivision, located at approximately 4392 W 2400 S. Western Mortgage and Realty Co-Brent Moser Applicant. ProValue Engineering-Karl Rasmussen Agent.

Stephen Nelson shared that one concern is that we do have is there is a small sliver that is owned by the Water Conservancy that will need to be addressed. Karl Rasmussen stated that it has been addressed and fixed. Mr. Nelson stated that another issue was with the transportation master plan but it has been addressed. If this wasn't within a PID, we wouldn't treat this any differently but because of that,

it just depends on who is funding the development. Mr. Nelson shared that the difference is there are adequate services in the area whereas there aren't in others. We have done thorough studies in the south bench lake area that shows we do not have the adequate services.

Ralph Ballard motioned a recommendation of approval of 2023-PP-01 based on the findings that we have a letter from the engineer stating the power is at capacity and subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

2. 2023-FSP-02: Discussion and consideration of a possible approval of an amended final site plan for the Car Barn located at 1550 W State St. Jonathan West Applicant.

Stephen Nelson shared that the applicant is the owner of the car barn. The past couple years, they have started selling sheds and have added some nightly rentals on the property. The issues arose when the applicant came in to renew their business license. There are some concerns about impacting their services without paying upgraded impact fees as well as not getting building permits for the units but the final site plan is the first step to addressing the issues. Shelley Goodfellow asked how many units there are. Mr. Nelson stated there are four. Kelby Iverson asked what their future is for this business. Jonathan West shared that he bought a shed and decided he could start selling them. He eventually posted it online and they haven't had any vacancies in the last 3 years. Mr. Nelson shared that there are a couple other issues. One concern is possibly parking. There aren't any concerns with current parking but there could be if there was an expansion. Mrs. Goodfellow stated that with four or more units, they would have to have onsite management 24/7. She went over the other issues within the staff comments that need to be addressed.

Shelley Goodfellow motioned to approve 2023-FSP-02 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

3. 2023-CUP-03: Discussion and consideration of a possible approval of a conditional use permit for a greater height wall located at 4898 W 3150 S. Dixie Power-Russ Condie Applicant. Alliance Consulting Agent.

Stephen Nelson shared that Dixie Power is building a substation. Our code requires a conditional use permit for a greater height wall. With the national standards around a substation, it is good practice to have an 8' wall.

Kelby Iverson motioned to approve 2023-CUP-03 subject to staff comments. Paul Farthing seconded the motion. Unanimous.

OLD BUSINESS

1. 2023-LUCA-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10 Chapter 32: Landscaping and Screening to make updates to water conservation standards. Hurricane City Applicant.

Stephen Nelson met with the water district this week to discuss the concerns of the commission from last time. One of the updates would prohibit the expansion of golf courses or adding new golf courses. This could potentially be an issue for Copper Rock. It would also prohibit the creation of waterparks using city, canal, or irrigation water with the exception of recreational resort zones. Kelby Iverson wants to make sure the agriculture exemptions are there. Dayton Hall shared that the district board passed a resolution for existing development water use and new development water use rates. The commissioners seemed to agree with the state recommendation of 15% instead of the 8% the water district is recommending. It was mentioned that adopting it with the 15% would still allow residents to request a rebate at a state level but would not allow them to apply for it through the water conservancy, whereas the 8% would allow them to apply for both rebates.

Paul Farthing motioned a recommendation of approval of 2023-LUCA-01. Rebecca Bronemann seconded the motion. Before final roll call was taken and after further discussion, Paul Farthing withdrew his motion.

Shelley Goodfellow motioned a recommendation of denial of 2023-LUCA-01 because she thinks the state recommendation at 15% rather than 8% provides a better quality of life for our existing residence and it seems the restrictions are being used to accelerate development and that it is too restrictive and rather than being focused on the few remaining areas that will yield large water savings, it is laden with minutiae that significantly increase administrative costs while providing little or no conservation benefit. Brad Winder seconded the motion. Roll call. Paul Farthing, Ralph Ballard (he appreciates the attempt to preserve historical water rights), Rebecca Bronemann, Shelley Goodfellow, Brad Winder, Kelby Iverson (he appreciates the exemption of the Hurricane Canal area) – aye. Mark Sampson – nay (it is inevitable to avoid this). Motion carries.

NEW BUSINESS

4. Presentation and discussion on growth in Hurricane in 2022.

Fred Resch went over a presentation about growth Hurricane saw in 2022. He shared how many different types of housing units were approved. He shared how many building permits were issued and the types of permits.

Kelby Iverson motioned to adjourn. Rebecca Bronemann seconded the motion. Unanimous.

Adjournment