

**Hurricane Planning Commission
Meeting Minutes
March 9, 2023**

Minutes of the Hurricane City Planning Commission meeting held on March 9, 2023, 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, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused: Michelle Cloud

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

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

1. Discussion on Inclusionary Zoning and the Planned Development Overlay ordinance

Fred Resch III presented a slideshow detailing the proposed updates. The recommendations of the moderate-income housing plan encourage zoning incentives for moderate units within new developments. Brad Winder asked how reduced rental rates and sale prices could be implemented. Mr. Resch reported that this is primarily achieved through deed restrictions. Stephen Nelson reported that most cities provide an incentive to encourage developers to provide affordable housing, and an inclusionary housing impact fee could be applied to developers that choose not to provide affordable units. He explained that the current proposal applies the inclusionary impact fee within PDO and planned commercial zones. However, the Planning Commission has discretion on where the inclusionary housing impact is applied. Mr. Resch III reported that the primary changes to the ordinance include a density bonus for affordable units, clarifications of the development standards, commercial uses, and short-term rentals within PDOs.

Mrs. Goodfellow asked if the state law requires inclusionary zoning. Mr. Nelson reported that inclusionary zoning is included in Hurricane City's moderate housing income plan, and the state annually reviews the policy to ensure the plan is implemented as written. Mrs. Goodfellow feels mandating fees creates unaffordable housing. Mr. Nelson shared that the city can only offer incentives within Utah State Law. Mr. Ballard agrees with Mrs. Goodfellow. Developers propose affordable housing. However, the costs continuously increase. The Planning Commissioners understand there is a significant need for affordable housing. The question is whether government mandates can solve it. Mr. Farthing noted the success of the Hurricane Hills development, which was privately built and utilized government incentives. Mrs. Goodfellow feels that the current ordinance is working. Mr. Nelson will bring an updated draft proposal to the next Planning Commission meeting.

2. Discussion on the model home ordinance

Stephen Nelson explained the current model home ordinance. He reported that a developer recently sought City Council approval for a model unit within an industrial development. This application prompted the Mayor to direct the Planning Commission to review the model home ordinance. He reviewed various model home ordinances within the state of Utah. Mr. Nelson reported that he found no model home ordinances allowing model units in commercial or industrial subdivisions. Mr. Nelson will draft an updated model home ordinance to present at the next Planning Commission meeting.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Rebecca Bronemann

Prayer and/or thought by invitation led by Kelby Iverson

Declaration of any conflicts of interest

Kelby Iverson motioned to approve the agenda as posted. Paul Farthing seconded the motion. Unanimous.

Public Hearings

1. A Zone Change Amendment request located at approximately 5700 W Regional Park Dr from OS, open space, to PF, public facility, to provide additional public facilities and amenities.

No comments

2. A Zone Change Amendment request located approx. between 2600 W and 2100 W and 3600 S from RA-1, residential agricultural one unit per acre, to an R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay.

No comments

NEW BUSINESS

1. 2023-ZC-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 5700 W Regional Park Dr from OS, open space, to PF, public facility, to provide additional public facilities and amenities. Washington County Applicant. Jeff Mathis Agent.

Stephen Nelson reported that the preliminary site plan to build a county administration and maintenance building was tabled because the site plan needed to comply with the zoning. The applicant is applying for a zone change amendment request to allow them to move forward with the construction of the building. Mr. Nelson reported that roadway ownership needs to be determined through the construction drawing process.

Rebecca Broneman motioned a recommendation of approval of 2023-ZC-05 based on the findings that the proposed amendment is compatible with the general plan, is in harmony with the overall character of the existing development, will have minimal effect on the adjacent properties, and has adequate services. Subject to JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. 2023-PSP-01 and 2023-HIL-02: Discussion and consideration of a recommendation to the City Council on a Preliminary Site Plan and Sensitive Lands Application for Washington County Parks and Emergency Operations Center, an office and storage building located at approximately 5700 W Regional Park Road. Washington County Applicant. Jeff Mathis Agent.

Stephen Nelson reported that staff has determined that the sloping in the proposed area is minimal, and requirements for roadway improvements will be determined During the construction drawing process.

Paul Farthing motioned a recommendation of approval for 2023-PSP-01 and 2023-HIL-02, subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

3. 2023-ZC-06 2023-PSP-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approx. between 2600 W and 2100 W and 3600 S from RA-1, residential agricultural one unit per acre, to an R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay. Parcels H-3385, H-3393, and H-3385. Mesa Vista Applicant. Adam Allen Agent.

Stephen Nelson reported that the applicant is proposing multiple uses within the development. He reported concerns about inadequate power and water infrastructure in this area. Per Hurricane City code, the Planning Commission can recommend denial for inadequate services. The applicant has expressed willingness to sign a development agreement that would tie them to strict guidelines for their development. They propose 4.6 units per acre, whereas a typical R1-8 is about 4.5. Matt Lou reported that the applicant understands they should not build until utilities are available. They are taking their time with this development. They want to go through the entitlements process, review their budgets and determine the right time to develop. Mark Sampson asked how this differs from other applications with similar service issues.

Dayton Hall stated that there is no difference. He expressed his concerns regarding the liability of increasing the zoning on the properties in this area. The utility departments are doing their best to extend services there, but the city does not have adequate services in the area at this time. Mrs. Goodfellow stated that she likes the presented plan, but it lacks adequate utilities. Mr. Farthing and Mrs. Bronemann like the development. However, the utilities are not available. Mr. Iverson also likes the layout of the development. Although, he believes this goes against two of the four requirements. There is a lack of adequate utilities, and it is not entirely harmonious with the surrounding area.

Mark Sampson motioned a recommendation of denial of 2023-ZC-06 and 2023-PSP-05 due to insufficient public services and facilities. Paul Farthing seconded the motion. Roll call vote. Unanimous.

4. 2023-AFP-08: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Gateway North Industrial Lot 3F, located at 421 N 5500 W. Tad Porter Applicant.

Stephen Nelson stated that the applicant wants to condominiumized the commercial buildings on the property. The updated plan addresses the setback concerns. Mr. Farthing asked how the applicant would address the electrical and water metering, and tad Porter reported that they would have nineteen power and five water meters.

Paul Farthing motioned a recommendation of approval of 2023-AFP-08 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

5. 2023-PSP-04: Discussion and consideration of a possible approval of a preliminary site plan and a parking plan modification for Mixed Greens, a restaurant located at 282 W State St. Ryan Anderson Applicant. Matthew Metcalf Agent.

Ryan Anderson reported that a potential tenant would like to operate a mixed-greens restaurant in the building. Stephen Nelson reported that there is inadequate parking per the current parking plan. However, staff recommends approving the preliminary site plan with a parking waiver.

Rebecca Bronemann motioned to approve 2023-PSP-04 subject to staff and JUC comments. Allowing the current parking plan of seventeen spaces and the finding that the improvements will benefit the community. Kelby Iverson seconded the motion. Motion carries unanimously.

6. 2023-CUP-06: Discussion and consideration of possible approval of a conditional use permit for a metal building located at 180 W 500 N. Michael McCormick Applicant.

Michael McCormick explained that the metal building would be used as a garage. Stephen Nelson reported that the metal building could not be reflective per code. Mr. McCormick reported that the building would have a matte finish and match the house's colors.

Kelby Iverson motioned to approve 2023-CUP-06 subject to staff making sure the applicant's interpretations of the term reflective agree with the coloring. Rebecca Bronemann seconded the motion. Unanimous.

7. 2021-PP-32: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Red Sands at Desert Sands, formerly known as Desert Sands Area "G", a 125-lot single family subdivision located at 3000 S Sand Hollow Road. The Hollows LLC Applicant. Brett Burgess Agent.

Stephen Nelson reported that the construction drawings have been approved, and staff recommends allowing the extension.

Shelley Goodfellow motioned to approve the extension of 2023-PP-32. Kelby Iverson seconded the motion. Unanimous.

Mr. Nelson reported that the multifamily zone change for Interstate Rock was denied. He noted that the open house for the downtown master plan is being held next Wednesday. He invited the Planning Commission to attend the workshop with the City Council to review feedback and recommendations for the city-owned property downtown.

Kelby Iverson motioned to adjourn. Paul Farthing seconded the motion. Unanimous.

Adjournment