

Hurricane Planning Commission
Meeting Minutes
March 23, 2023

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

Members Excused:

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

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

1. Discussion on Inclusionary Zoning

Stephen Nelson presented a survey for the commissioners to take. He explained each question and what he hoped to accomplish with the survey. Mr. Nelson reviewed the results of the survey. The Commissioners and staff discussed affordable housing and the density bonus percentage requirements.

2. Discussion on the Model Home ordinance

Stephen Nelson reported that the City Council denied an applicant's request to build a model unit in an industrial development. This prompted a discussion regarding the term "home" in the ordinance. The code has been discussed in multiple meetings, and the Planning Commission asked staff to bring forward a draft for review. Mark Sampson shared that he has been contacted by several community members regarding the update to this ordinance. Paul Farthing expressed concerns about cutting corners. Mr. Nelson recommends mirroring the model home ordinance of North Salt Lake. Mr. Sampson asked if our code currently allows for a model unit. Mr. Nelson reported that the code does not allow model units and reviewed the standards required per code to pull building and model home permits. Kelby Iverson confirmed that the drafted proposal changes the wording in the ordinance from "home" to "unit."

Mr. Nelson stated that one of the issues with the current ordinance is that it is unclear when a model home permit can be issued. Mr. Nelson reviewed the proposed changes to the Model Home ordinance and asked for direction. Mr. Ballard feels that the ten-unit requirement needs to be lowered and feels that five units are more appropriate. Mrs. Goodfellow agrees with Mr. Ballard, noting the model industrial units will be larger than model home units.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Kelby Iverson

Prayer and/or thought by invitation led by Mark Sampson

Declaration of any conflicts of interest.

Public Hearings

1. A Zone Change Amendment request located at approximately 3071 S 1100 W, from RA-0.5/PDO, residential agriculture one unit per half acre with a planned development overlay, to M-1, light industrial. Parcel numbers H-3396-D and the southern portion of H-3396-E.

Dana Bowen lives in Cliff Dwellers and asked for clarification on light industrial.

Stephen Nelson reported that light industrial allows a variety of uses, such as storage, warehousing, and light manufacturing. He noted that the rock quarry would be considered a heavy industrial use.

Mrs. Bowen shared that Cliff Dwellers and the surrounding developments are dark skies. The rock quarry puts off a lot of light, and she would like the commissioners to consider placing restrictions on the lighting.

John Bramall agrees with Mrs. Bowen. The rock quarry started with one light and added eight lights. Now the lights are so bright he doesn't need night lights in his home. He favors the zone change and thinks M-1 is a good buffer between the gravel pit and residential. He asked the Planning Commission to place restrictions on the lighting.

NEW BUSINESS

1. 2023-ZC-07: Discussion and consideration of recommendation to the City Council on a Zone Change Amendment request located at approximately 3071 S 1100 W, from RA-0.5/PDO, residential agriculture one unit per half acre with a planned development overlay, to M-1, light industrial. Parcel numbers H-3396-D and the southern portion of H-3396-E. Diamond Edge Construction LLC Applicant. ProValue Engineering-Karl Rasmussen Agent.

Stephen Nelson reported that the city recently adopted dark sky requirements within commercial and industrial zones. Noting that the lighting standards are stricter in commercial and industrial zones than within the residential code. He reviewed the history of approvals on this property. The applicant requests to change a portion of the property to light industrial. The rest of the property will not meet the approval standards if this is approved. Therefore, the PDO would become void and revert the property to the previous zoning. Mark Sampson asked Scott Stratton to explain the reason for the zone change request. Scott Stratton explained that while working with other property owners to determine the roadway, he learned that the crushing operation was relocating to his property line, making his development infeasible. Mr. Nelson reported that there are questions about the impact on utility services and the allowed uses would determine the impact.

Mr. Sampson noted a comment in the report stating there is inadequate power in the area. Mr. Sampson feels it is important to maintain consistency, and the application should be denied based on the lack of services. Kelby Iverson likes the buffer zone and commented that the issue is that the applicant still needs to determine the use of the property. Dayton Hall explained the current zoning of the property. He reported that there are power capacity issues regardless of the zone change. The staff intended to alert the Planning Commission that the impact on utilities can only be determined once the use is defined. He explained that the ordinance states that no developments will be approved without adequate services. Mr. Iverson reiterated that the issue is the lack of information regarding the intended use of the property. Mr. Hall reported that from a policy point of view, leaving the zoning at RA.5, the Planning Commission knows the density and could determine the impact on utilities. Mrs. Bronemann feels that the development makes sense. Her concern is the lack of adequate facilities. Paul Farthing feels this does not meet the zone change criteria. Everything in the area is zoned residential, and he would advocate for industrial along SR-7.

Shelley Goodfellow asked for clarification on the zoning of the gravel pit. Mr. Nelson shared that it is currently RA-1 with an extraction overlay. She asked if the gravel pit could expand to this property if the zone change is approved. Mr. Nelson explained that the pit could not be expanded because extraction is prohibited within an M-1. Mrs. Goodfellow feels that industrial fits alongside agriculture, and it would be a true buffer zone if the rock pit cannot move. Michelle Cloud thinks a buffer zone is a beneficial use of the property. Mr. Iverson feels confident in approving the zone change but commented that it would be easier to make that decision if the use of the property had been presented.

Kelby Iverson motioned a recommendation of approval of 2023-ZC-07 with the understanding that the PDO is eliminated on the other portion of the property and will revert to RA-0.5 zoning subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. 2023-PSP-06: Discussion and consideration of a possible approval of a preliminary site plan for Chevron Business Storage, a storage building, located at 41 N 6300 W. Trent Leavitt-Coral Canyon Market LLC Applicant. Matt Loo Agent

Matt Loo reported the property owner plans to build one storage unit with two doors. Paul Farthing asked if there was a way to prevent the applicant from renting the units, and Stephen Nelson reported that the code would prevent the rental of the units.

Paul Farthing motioned to approve 2023-PSP-06 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

3. 2023-CUP-07: Discussion and consideration of a possible approval of a conditional use permit for four buildings of greater height located at 4095 Bash Parkway. Bash Resorts LLC Applicant. ProValue Engineering-Karl Rasmussen Agent.

Jeff Thomas provided an overview of the project. The construction drawings for the five units along Bash Parkway are set to be signed soon. The landscape design has made it challenging to meet the parking requirements. They request to raise the building to four stories with the same number of units to accommodate the parking requirements. Shelly Goodfellow feels that recreational resorts must be held to the highest standards. Increasing the height of a recreational resort creates a higher visual impact. Mr. Thomas reported that this is in the lowest area on Sand Hollow road. Stephen Nelson reported that per state law, conditional use permits can only be denied based on grounds listed in the conditional use. The question tonight is whether the application meets the standards. There is no way to determine if the building is 1.5 times higher than surrounding buildings because there are no other buildings in the area. Staff expressed concerns about providing an entitlement to a taller structure. Mrs. Goodfellow is concerned that this will set a precedence in the area. Karl Rasmussen recommends continuing the item pending the final site plan review.

Paul Farthing motioned to table 2023-CUP-07 until the applicant pulls a building permit on the buildings to determine the height and architectural design of the building. Seconded by Ralph Ballard. Unanimous.

Shelly Goodfellow reiterated her concern that this will set a precedence.

4. 2023-PP-09 2023-PSP-07: Discussion and consideration of a recommendation to the City Council on a preliminary plat and a possible approval of a preliminary site plan for SkyRim, a mixed-use development consisting of 15 single family lots, 129 townhomes, 372 apartments, and six commercial buildings, located at 3000 W State St. Brad Brown Applicant.

Brad Brown reported that they are proposing a city/private park in which they will put in all the improvements. He reviewed the proposed amenities within the development. Stephen Nelson reported that after reviewing the sensitive lands, he determined that a sensitive land application is unnecessary. Mr. Brown reported that

there are forty-eight affordable units in the development. Paul Farthing feels that the condensed location of the affordable housing units isolates the tenants, and he thinks that the public park looks more like a private amenity. Mr. Nelson reported that the ideal situation would be to have affordable units mixed in with different buildings, but that is not required by code. He reported that the water department would prefer keeping the space around the well as private city space. Mr. Brown stated that they have a meeting with the water department on April 5th to determine the best use of the area. Shelley Goodfellow feels the applicant did an excellent job addressing the JUC and staff comments. She echoed Mr. Farthing's statement regarding the condensed location of the affordable housing units.

Shelley Goodfellow motioned a recommendation of approval of 2023-PP-09 subject to staff and JUC comments. Seconded by Ralph Ballard. Unanimous.

Shelley Goodfellow motioned to approve 2023-PSP-07 subject to staff and JUC comments. Seconded by Rebecca Bronemann. Unanimous.

5. 2023-AFP-09: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Hurricane Storage Units Lot 1 located at 132 N Old Highway 91. Hurricane Holdings IA LLC (Kenneth Wong) Applicant. Bush & Gudgell Inc (Gregg Meyers) Agent.

Gregg Meyers reported that the engineering comments were corrected on the presented plat. There will be a cross-access agreement within the CCNRs, and he thinks the power concerns, drainage, and sewer can be worked out during construction drawings.

Rebecca Bronemann motioned a recommendation of approval of 2023-AFP-09 subject to staff and JUC comments. Seconded by Ralph Ballard. Unanimous.

6. Presentation of the Impact of New Housing

Stephen Nelson reported that housing is the most vital service that the city supports. He shared the affordable housing definition. Market rates and dedicated affordable units are some ways to provide affordable units. Market rate units are driven by supply and demand, and the market rate in Hurricane City has significantly increased. Mr. Nelson cited housing supply studies. There is less than a one percent vacancy in multifamily housing within Washington County, and business owners need more affordable housing to fill employment positions. He explained that housing impacts economic and commercial growth and presented a map detailing the locations of commercial growth within the city.

He noted that city revenue is tied to housing and provided examples of city revenue. He explained the structure of transect zoning. Hurricane City is going to face challenges because of the vast geographical area. The higher the density, the more services are needed. He explained that communities need various uses, leading to difficult decisions and balancing the placement of high-density and impactful developments.

Approval of Minutes:

1. March 9, 2023

Kelby Iverson motioned to approve the March 9, 2023, minutes. Brad Winder seconded. Unanimous.

Paul Farther motioned to adjourn. Rebecca Broneman seconded the motion. Unanimous.

Adjournment 8:48 p.m.