

**Hurricane Planning Commission
Meeting Minutes
May 25, 2023**

Minutes of the Hurricane City Planning Commission meeting held on May 25, 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. Presentation and Discussion on the Downtown Master Plan

Stephen Nelson reviewed the status of the Downtown Master Plan. He reported that Hurricane City applied for a grant from the Utah Department of Transportation (UDOT) and was awarded \$45,000 to help fund projects within the downtown area that impact UDOT roadways. Critical sections of the Downtown Master Plan include existing conditions, market analysis, public input recommendations, and implementation strategies. An analysis of the ground conditions determined the existing conditions.

The Steering Committee determined that the review of ground conditions should focus on the six blocks between 300 North and 200 South. The consultant reviewed the local market and services during the market analysis to determine economic potential. The analysis determined that specific retail stores are lacking in the downtown area. The public input synopsis summarizes public feedback. It was heard from the public and Steering Committee that a catalyst site should be determined. The catalyst site is located between 100 West and 200 West on State Street. The site was chosen because the city owns a large portion, and it is used for the recreation center. The City Council supports keeping the existing fine arts and school building, with redevelopment along the frontage for commercial development.

Brad Winder asked if Downtown Master Plan recommends any structures to be demolished. Mr. Nelson explained that the plan is passive and recommends that the City incorporate tools and incentives. The plan also recommends adopting and enforcing the internal property maintenance code. The code is a set standard that has been upheld in court. Mark Sampson asked if the city has had a downtown plan in the past. Mr. Nelson reported that the city contracted a consultant who proposed planning methods and guidelines. However, there has not been a formal Downtown Master Plan. Ralph Ballard asked if the plan encourages historic buildings in the downtown area. Mr. Nelson explained that the goal is for new structures to have the same look and feel as the classic main street.

Mr. Nelson reviewed further recommendations of the Downtown Master Plan. There were recommendations for high-visibility crosswalks. The Planning Commission discussed their safety concerns regarding general traffic, speed limits, and traffic signals. Mr. Nelson reported that the land use recommendations could be resolved under a form-based code. He explained that a form-based code focuses on form and type of development. Mrs. Goodfellow asked Mr. Nelson to review the short-term rentals section. Mr. Nelson reported that the city asked the consultant to provide recommendations on balancing short-term rentals in the

downtown area. The recommendations include spacing rental complexes, parking, and prioritizing rentals in targeted development. The plan recommends creating a special short-term or transient lodging section within Hurricane City Code.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing.

Prayer and/or thought by invitation given by Ralph Ballard.

Kelby Iverson motioned to approve the agenda. Ralph Ballard seconded the motion. Unanimous.

Declaration of any conflicts of interest.

Public Hearings

1. A Request for a Variation of Zoning Standards within the Canyon Villas development for the definition of a park model, which limits each unit's size to 400 sq ft without the issuance of "room additions" by a building permit. This variation would allow the applicant to develop a park model development with larger units. The approved 180 units and density remain the same. Located at approximately 250 N and 2800 W.

Carol Tanner lives in Sky Ridge. Ms. Tanner stated that the request is triple the current code and will result in parking spaces within setbacks and fire safety zones. There is no way to guarantee the success of this development, and the surrounding community hopes this does not become a short-term rental mobile park.

Multiple attendees agree with Ms. Tanner's comments.

Rick Williams concurs with Ms. Tanner. Many of the neighbors are unhappy about this variation request. However, the development is better than a traditional RV park. The residents would like an eight-foot sound wall to separate the properties, a three-foot walking wall, and limiting the unit size to two bedrooms. They would also like the homes to remain harmonious with the surrounding homes.

Jobe Venuti reported that the easement is already recorded and addressed. He thinks this will be a good product and will not affect surrounding property values.

OLD BUSINESS

1. 2022-PP-28: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Kolob Views, a 20 lot single family subdivision located at 850 S 1300 W. Stratton Development Applicant. Colt Stratton Agent.

Kyson Spendlove reported that the applicant feels this is the best plan for the property and ties it into the existing developments. Stephen Nelson reported that there are four non-compliant items with the current design. The applicant failed to submit the sensitive lands application and will serve letters from sewer and water. It does not comply with the transportation master plan, and there was a failure to place property notes on the plan. Mr. Nelson reviewed the master planned roadway for this area. He reported that staff recommends continuing the roadway along the boundary line and denying the plat as presented.

Mr. Spendlove reported that the applicant feels the master plan roadway does not make sense, and this proposal does not take property for the roadway. Mr. Nelson explained that based on Alpha Engineering's preliminary site work, the City Council wants to follow the master plan alignment. Paul Farthing lives in the area and opposes the master plan road in a forty-year-old neighborhood. He noted slope issues at the intersection of this road and 650 South. Mr. Nelson reported the sensitive land application is necessary due to the thirty percent slope. Shelley Goodfellow agrees that the sensitive land applicant is important. She also agrees with Mr. Farthing's statement that master plans do not always consider the typography of the area. Kelby Iverson feels this is a better idea for the roadway. Rebecca Bronemann asked if this could be sent to the City Council with the outstanding issues. Mr. Nelson recommends denying the application. Even if the master plan roadway was not an issue, there are other problems with the application. He reported that the topography is considered when planning roadway designs. Michelle Cloud feels denying the applicant due to the missing documents is necessary. Jeremy Pickering reviewed the connections of the master planned roadway and explained that minor collector roads are meant to discourage parking on the roadways.

Kelby Iverson motioned a recommendation of denial of 2022-PP-28 to the City Council based on documentation that is not available yet and the roadways that are not aligning with the Transportation Master Plan. Noting that the Planning Commission is inclined to support Interstate Rock's realignment of the roadway. Shelley Goodfellow seconded the motion. Unanimous.

NEW BUSINESS

1. 2023-ZC-12: Discussion and consideration of a recommendation to the City Council on a Request for a Variation of Zoning Standards within the Canyon Villas development for the definition of a park model, which limits each unit's size to 400 sq ft without the issuance of "room additions" by a building permit. This variation would allow the applicant to develop a park model development with larger units. The approved 180 units and density remain the same. Located at approximately 250 N and 2800 W. Sunwood Homes of Southern Utah Applicant. James Jessop Agent.

Stephen Nelson reported that the Planning Commission approved this plan as a park model development without a zone change. However, while meeting with the developer, he realized that the proposed units are not park models. Hurricane City code allows the expansion of park models with a building permit. The applicant has provided a cross-section and additional pedestrian circulation plans. Michelle Cloud feels this answers the four zone change question in the affirmative and asks for clarification of ownership. The applicant's representative explained that the applicant would own that land, and the buyer would own the unit. Mr. Nelson reported that a park model subdivision could not be subdivided per code. Rebecca Bronemann asked for clarification on the parking plan. The representative reported there is room for a two-car driveway on each lot. Kelby Iverson clarified that the increased size of the units decreases the open space and asked if this request is allowed under the code. Mr. Nelson reviewed the developments allowed within the mobile home/RV code. Shelley Goodfellow asked how the increased unit size could accommodate the required parking. The representative shared that the unit's length was increased, not the width. Mrs. Goodfellow prefers to consider the parking based on bedroom count; she also prefers two bedrooms.

Ralph Ballard asked for clarification of the lease terms. Brett Howcroft shared that this is a thirty-year mortgage with up to a forty-year lease. Mr. Ballard asked about the permeable open space on the lots. Mr. Nelson shared that only fifty percent of the development can be occupied by structures. Paul Farthing feels a four hundred-square-foot home is ideal for retirees. However, this proposal increases the development to one hundred eighty units with one thousand square feet or more per unit. This will increase the number of people living in the park and create a less than ideal development in the Sky Mountain area. Mr. Ballard shared that residents were negatively impacted when Zion's Gate RV/Brentwood was sold to a new owner, and the lot rent increased. He is concerned about the short-term land lease and would prefer private ownership of the

lots. Mrs. Goodfellow feels there is a market for young families that need more than one bedroom. However, three-bedroom units will affect the neighbors.

Shelley Goodfellow motioned a recommendation of approval of 2023-ZC-12 to the City Council with a limit of up to 800 square feet per unit. Paul Farthing seconded the motion. Michelle Cloud – aye, Rebecca Bronemann – aye, Shelley Goodfellow – aye, Ralph Ballard – aye, Brad Winder – aye, Paul Farthing – aye, Mark Sampson – aye, and Kelby Iverson – aye. Unanimous.

2. 2022-PP-13: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky Valley West, a 24-lot single family subdivision located at 600 N and 3400 W. Frank Lindhardt/Shoshone Land Company Applicant.

Frank Lindhardt reported that the preliminary plat was approved last year. However, the applicant chose to slow down construction due to market changes. Jeremy Pickering noted that there is a Dixie Power transmission line across the property.

Kelby Iverson motioned to approve the extension of 2022-PP-13 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

3. 2023-PP-15: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sky Ridge PDO, a two-lot subdivision located at 100 N 2600 W. Shadow Glen 420 Inc Applicant. Frank Lindhart Agent.

Stephen Nelson reported that the will serve letters was received.

Michelle Cloud motioned a recommendation of approval of 2023-PP-15 to the City Council. Ralph Ballard seconded the motion. Unanimous.

4. 2023-AFP-11: Discussion and consideration of a recommendation to the City Council on an amended final plat for Sky Valley Phase 1A located at approximately 3100 W Coronado Dr. Shoshone Land Co Applicant. Frank Lindhardt Agent.

Frank Lindhardt reported that these units were initially approved as townhomes. However, due to opposition from residents in the area, the applicant has changed the project to single-family homes. Stephen Nelson reported that the plat does not meet the amended plat standard, and staff has concerns regarding the common space.

Paul Farthing motioned a recommendation of approval of 2023-AFP-11 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

5. 2023-CUP-10: Discussion and consideration of a possible approval of a sign of greater height and size located at 505 S Sand Hollow Road. Blow Sand LLC/Glampers Inn Applicant. Turnbow Signs Agent.

Chad Christensen represents Turnbow Signs. Stephen Nelson reported Hurricane City sign ordinance allows a maxim size of 200 square feet. However, if they combine multiple tenants on a single sign, the ordinance gives the Planning Commission authority to approve a greater height. The staff recommends approving the increased square footage, not the height. Mark Sampson asked how this is different from the fifty-five-foot sign on I-15. Mr. Nelson reported that the height of the sign on I-15 was approved under the PDO code. Shelley Goodfellow feels the sign ordinance is in place for a reason, and the sign is functional without the increased height. Rebecca Bronemann noted that four-story buildings are not allowed within the city, and there is no

reason the sign should exceed those standards. Kelby Iverson asked if the sign and lantern were reduced to meet the code, would it still accomplish the applicant's task? Chad Christensen reported that it could meet the applicant's needs. However, the applicant's primary concern is joint investors.

Michelle Cloud motioned to approve 2023-CUP-10 for greater size and deny the greater height with a limit of thirty-five feet. Noting that the code allows does not allow a greater height size. Shelley Goodfellow seconded the motion. Unanimous.

6. 2023-PSP-12: Discussion and consideration of a possible approval of a preliminary site plan for the LDS Seminary Building located at 310 W 100 S. Mike Davey, BHD Architects Applicant.

Mike Davey reported that the existing seminary building is not structurally sound due to collapsing soils. The church proposes to build a new building with improvements on the site. Stephen Nelson noted that it may be necessary to grant an exception for the parking. Rebecca Bronemann asked if it was necessary to combine the lots. Mr. Davey shared that they are in the process of combining the parcels into one lot.

Kelby Iverson motioned to approve 2023-PSP-23 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

7. 2023-PP-16: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Azure Ridge, a two-lot commercial subdivision located at the northwest corner of Turf Sod Road and Sand Hollow Road. David Crowther Applicant. Dave Nasal Agent.

Stephen Nelson reviewed the history of the parcel. The applicant wants to subdivide the parcel to prepare the property for development and work through the roadway dedication. The applicant is proposing roadway dedications on sand hollow and turf side roads. He noted that the will serve letters have been provided.

Rebecca Bronemann motioned a recommendation of approval of 2023-PP-16 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

8. 2023-PSP-13: Discussion and consideration of a possible approval of a preliminary site plan for Rush Funplex, a family fun center located at the corner of N Coral Canyon Blvd and Foothills Canyon Dr. The Rush Funplex Applicant. Matt Gertge Agent.

Stephen Nelson shared that the Rush Funplex is similar to Fiesta Fun. However, the lot line boundaries on the preliminary site plan do not exist, and the proposed uses for shared parking still need to be solidified. He noted that approval of the preliminary site plan allows the applicant to proceed with detailed planning and does not give entitlement.

Shelley Goodfellow motioned to approve 2023-PSP-13 subject to any staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

9. 2023-PSP-14: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane West LDS Meetinghouse, located at 4300 W Dixie Springs Dr. Brittany Johnson, Uncommon Architects Applicant. Darin Mano Agent.

Stephen Nelson explained that a larger parcel was reserved for the church building when the subdivision was created, and the applicant is taking additional lots to accommodate parking for the church. The applicant has provided two alternatives for access. However, engineering would prefer single access for traffic flow, but either access could work. Brittany Johnson noted that two points of access are common for church parking.

The applicant understands that the access is a variance from the zoning code. However, the owner only wants to shift the points of access if required to do so. Ms. Johnson reviewed the proposed access points.

Shelley Goodfellow motioned to approve 2023-PSP-14, allowing the applicant to choose whichever parking layout they want. Kelby Iverson seconded the motion. Unanimous.

10. Discussion on the Pearce Cabins onsite management plan

Stephen Nelson reviewed the history of the overall project. The applicant has asked to meet and discuss the onsite management code with the Planning Commission. The applicant provided different management options that feel they meet the intent of the code and why the code is excessive for their use. Mr. Nelson reviewed the updated short-term rental code. Dayton Hall thinks the code is clear, and this development falls within the definition requiring the management office to remain continuously open. Chris Pearce understands the code. Phase one of this development was approved without this requirement, and he requests approval of the remaining phases under a continuation of the previous approval. The code was changed in the middle of development, and dealing with this is cumbersome. Mr. Nelson reported that phase one could continue without this requirement. However, any extension of the project will have to comply with the new code. Mr. Hall explained that the current use is grandfathered into the previous code. Expansion of the use excludes the development from the grandfathered protection. Brent Pearce reported that the applicant expressed their intent to expand the project when approval was granted for phase one. Mr. Nelson stated that it is essential to note that phase one was brought in as an independent project, and phase two was not reviewed or approved by the city. Shelley Goodfellow feels eleven units is significantly higher and is closer to the size of a motel. Mr. Pearce shared that twenty-hour onsite management is a financial burden. The Planning Commission does not feel there is a substantial reason to consider an exception to the code.

11. Continued discussion and presentation on the Downtown Master Plan (if needed)

12. Discussion and presentation on inclusionary zoning

Stephen Nelson reviewed the changes and definitions added to the inclusionary zoning. He noted that additional sections were added to clarify and capture the Planning Commission's previous discussion of the code.

Approval of Minutes:

1. April 27, 2023

Kelby Iverson requested to clarify his opposition to the drainage standards for Frog Hollow. His opposition was not pertaining to accommodating the Water District. He opposed enforcing the drainage standard upon those willing to comply with the underlying zoning. This change pertains to line twenty-six of page six.

Kelby Iverson motioned to approve the minutes as amended. Rebecca Bronemann seconded the motion. Unanimous.

Paul Farthing motioned to adjourn the meeting. Michelle Cloud seconded the motion. Unanimous.

Adjournment at 9:03 p.m.