

ON APRIL 8, 2021 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737

Members Present: Dayton Hall, Mark Sampson, Shelley Goodfellow, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Michelle Cloud (online), and Penny James-Garcia.

Members Excused:

Staff Present: Planning Director Stephen Nelson, Planning Technician Brienna Spencer and City Engineer Representative Darrin LeFevre.

Chairman Dayton Hall called meeting to order at 6:00 p.m. Roll call was taken.

Rebecca Bronemann motioned to approve the agenda as posted. Seconded by Shelley Goodfellow. Unanimous. Agenda moves forward as posted.

The Pledge of Allegiance was led by Paul Farthing and Mark Sampson offered the prayer.

Public Hearing opened at 6:04 P.M.

1. A proposed Land Use Code amendment to Title 10-chapter 13, table 10-13-1 regarding minimum lot acreage in RM-2, multifamily 10 units per acre and RM-3, multifamily 15 units per acre. As well as Title 10-chapter 15, table 10-15-1 regarding multifamily use in GC, general commercial.

No comments

New Business:

2021-LUCA-01 Consideration and possible recommendations on a proposed Land Use Code amendment to Title 10-chapter 13, table 10-13-1 regarding minimum lot acreage in RM-2, multifamily 10 units per acre and RM-3, multifamily 15 units per acre. As well as Title 10-chapter 15, table 10-15-1 regarding multifamily use in GC, general commercial.

Stephen Nelson went over the reason this land code use amendment was being brought before the commissioners. RM-2 and RM-3 has a minimum lot acreage of 1 acre. The code amendment would allow a smaller lot size for those zones in the downtown area. The change to the GC use would allow for multifamily in the downtown areas. Mr. Nelson went over the pros and cons of each code change. He also mentioned that staff has requested to do a downtown general master plan to help shape the way the city would like to see that area. Michelle Cloud asked why the development standards on the main building in an R1-6 has a different front setbacks than other residential zones. Mr. Nelson stated the reason it is that way is because the frontage requirement is less for the others. Mrs. Cloud has no objections to the code changes. She thinks it will allow for more walk able areas and solve the problem of empty lots that get left over. Paul Farthing agrees with Mr. Nelson and thinks it would be appropriate to wait to change the code if we are going to be doing a downtown district master plan. Shelley Goodfellow asked Mr. Nelson how long it would take to get that downtown overlay in place. Mr. Nelson stated it would be at least July before the next fiscal year starts. However, if the budget is given a go ahead, they could start a plan as soon as now but it could take a quite a few months. Mrs. Goodfellow asked if there are any conditions they could put on allowing the multifamily in general commercial.

Ralph Ballard referred to the staff report and asked if there was a way they could tie it into the zoning. He referenced the map up on the screen and mentioned a form-based code. Mr. Nelson explained what a form-based code is. He recommends doing that in the downtown area. Mr. Ballard stated that the downtown area has a lot of GC area that we are trying to fill in and if we want to fill in the parcels, this is the perfect place for potential mixed use. Rebecca Bronemann likes the idea of general commercial to allow a conditional use. She thinks it would be a good place for potential multifamily. Penny James-Garcia agrees with Paul that this zone change seems premature. She would love to see a downtown overlay. She does agree with Mr. Nelson about attaching conditions to the zone change request for application 2021-ZC-11. Dayton Hall thinks they need to use the tools they currently have to get things resolved now. It would be a good idea to adjust the code based on conditions. Discussion was had on the amendments of the proposed code change. Conditions should be added to the code change.

Dayton Hall motioned to continue item 2021-LUCA-01 to allow staff to prepare a proposed amendment to the conditional use ordinance. Seconded by Paul Farthing.

Motion was withdrawn

Penny James-Garcia motioned to continue 2021-LUCA-01 until the next meeting to give staff the opportunity to come up with proposed conditional use items for the planning commission to review. Paul Farthing seconded the motion. Unanimous.

2021-ZC-11 Consideration and possible recommendations on a zoning map amendment request located at 122 S 200 West from GC, general commercial, to RM-3, multifamily 15 units per acre. Parcel H-92-A-1-A-1. Sunnie LLC Applicant, Scott Stratton Agent.

Ralph Balled motioned to continue item 2021-ZC-11. Seconded by Shelley Goodfellow. Unanimous.

2021-PP-08 Discussion and consideration of a possible recommendation on a preliminary plat for Scenic Point Ph 2-4, a 50-lot subdivision located at 1530 W and 800 S. Dennis Back/Foothill Associates Applicant, Jeremy Back Agent.

Applicant has requested to be continued.

2021-PP-09/ 2021-HIL-02 Discussion and consideration of a possible recommendation on a preliminary plat and sensitive lands application for Hillside Estates, a 5-lot subdivision located at 725 S and around 1450 W. Chris Wyler Agent, Civil Science Applicant.

Applicant has requested to be continued.

Rebecca Bronemann motioned to continue items 2021-PP-08, 2021-PP-09, and 2021-HIL-02 until the issues with access and utilities can be resolved between applicants and staff. Seconded by Penny James-Garcia. Unanimous.

2021-APP-01 Discussion and consideration of approval of an Amended Parking Plan for Pizza Cafe, requesting approval for fewer parking spaces than required, located at 11 S Main. Sam Seymour Applicant.

Sam Seymour shared with the commissioners that he would like to do a pizza cafe in that area. However, there is not enough parking for what they want to do. The plan presented before them does meet standards and would be shared parking with Dixie Nutrition and extreme sponge. Mark Sampson

pointed out that the only way in and out of this parking lot is on Main Street and access on 100 East is closed off. Penny James-Garcia asked if anyone else has supported this parking plan? There is a need for restaurants in the downtown area. She asked if there are any concerns from the fire and police departments. Stephen Nelson stated that nothing has been raised as of now. Ralph Ballard asked if there is any possibility of collaborating parking with the Dixie Hostel or could there be? Paul Farthing stated that they could have a breakaway fence where the shared parking ends. Rebecca Bronemann pointed out that there is a lot of possibility of people coming across the street and crossing the park to come to dinner. Yes, parking would be limited but she thinks this would be a great place for this. Shelley Goodfellow stated that as a planning commission, they can make an exception and this meets all those criteria. She is excited to see this building put to use and to have another restaurant area in town. Paul Farthing this this is a good area and thinks it would help shape the downtown area. Michelle Cloud likes this and agrees with Mrs. Goodfellow. She thinks this will allow for a viable downtown area. Dayton Hall shared that when we grant a parking exception, it does potentially impact the neighbors. He is in favor of this and he thinks it will be a great place for this.

Paul Farthing motioned approval of 2021-APP-01 subject to a letter of support from Steve Lemmon. Rebecca Bronemann seconded the motion. Unanimous.

2021-FSP-14 Discussion and consideration of a possible recommendation for a Final Site Plan for Sand Hollow RV, located at SR 9 and Rlington Parkway. Paul Patel Applicant, Jeff Mathis Agent.

Jeff Mathis went over the site plan presented. It is an RV park with 116 spots. It will have a laundry mat, onsite management, BBQ pits, and other amenities. Rebecca Bronemann wants to make sure they comply with the dark sky. Mr. Mathis shared that the light pole detail addresses that dark sky concern. There will be downward lighting on the buildings to light the walkway. Mrs. Bronemann likes that they will have onsite management at all times. Penny James-Garcia asked which access they have as their main access. Mr. Mathis stated that Rlington will be the main access street but they can navigate either way. She asked what the applicant is doing for the site line for the RV's pulling out. Safety is her biggest concern. Stephen Nelson stated that during the construction drawings, Rlington had requirements for street improvements and a turning lane has/will be added to it. Mrs. James-Garcia asked about the median vegetation and suggested the city remove some of that to help with the site triangle. Mark Sampson asked Mr. Nelson about a sidewalk going in on State Street. He also asked about noise from traffic and asked if there is anything going in to help with that.

Penny James-Garcia motioned to send a recommendation of approval of 2021-FSP-14 to the City Council with the conditions that the City Council ask staff to evaluate the median adjacent to the driveway and consider removal of all or some vegetation to provide a better sight line for safety reasons. Seconded by Paul Farthing. Amended to add the findings listed in code 10-43-6. and staff comments included with the recommendation. Unanimous

2021-AFP-05 Discussion and consideration of a possible recommendation on an Amended Final Plat for Zion Village Townhomes PUD Phase 2 Amended #2. Jay Rice Applicant.

Jay Rice explained why they are wanting to amend their plat. He stated that they have a few buyers who would like to put a private pool. There is an area for common space that he would like to add to these

lots to accommodate the space to put a pool. Penny James-Garcia stated that pools are a beautiful nuisance. Because these are town homes, how does the ownership of the pools work? Mr. Rice stated that the pools will all be all privately owned and the responsibility will fall on those owners. Mrs. James-Garcia is concerned about safety and the prescience all these pools will bring for high school students. She recommended adding security cameras. Mr. Rice shared that they have security systems and a security person until 10pm. They would be alerted if there was any motion detected at the shared pool house. As far as the privately owned pools, they are putting on automatic covers as well as the 6-foot fence. Dayton Hall is abstaining from voting.

Shelley Goodfellow motioned to send a recommendation of approval of 2021-AFP-05 to the City Council. Seconded by Penny James-Garcia. Paul Farthing, Shelley Goodfellow, Rebecca Bronemann, Mark Sampson, Ralph Ballard, Penny James-Garcia, and Michelle Cloud – aye. Dayton Hall – abstained. Motion carried.

2021-AFP-06 Discussion and consideration of a possible recommendation on an Amended Final Plat for Tava Resort at Sand Hollow Phase 1 Amended. Brian Barrow Applicant, Jared Madsen Agent.

Jared Madsen referenced the map submitted with the application. Michelle Cloud is abstaining from voting. Shelley Goodfellow stated the less dense the better. Rebecca Bronemann agrees with Mrs. Goodfellow. Mark Sampson referenced staff comments and asked for clarification. Stephen Nelson stated that the new lot lines will need to fall appropriately and one sewer and water meter will need to be capped off. Ralph Ballard likes to see the lot sizes growing and not shrinking. Penny James-Garcia abstained from voting.

Paul Farthing motioned to send a recommendation of approval of 2021-AFP-06 subject to staff comments with the sewer and water being capped off. Seconded by Rebecca Bronemann. Paul Farthing, Shelley Goodfellow, Rebecca Bronemann, Dayton Hall, Mark Sampson, Ralph Ballard – aye. Penny James-Garcia, and Michelle Cloud – abstained. Motion carried.

Planning Commission Business:

Paul Farthing was excused from the meeting.

-Workshop: Building Permits within bonded subdivisions

The city cannot prohibit permits if the proper bonding, infrastructure, and improvements have been made. Stephen Nelson referenced the proposals placed before the commissioners. Referenced proposals are attached at the end of these minutes.

Occupancy cannot be withheld because of the road. However, some cities have withheld occupancy due to landscaping. We can withhold those based on other aspects of our code. Staff feels proposal 1 is the better option because it reduces confusion. Shelley Goodfellow stated that the code put in by the state is recent and referenced a portion of it. She asked who it would be up to on whether the curb and gutter be required or not. It's the building official's call on if it would follow state code and safety. Darrin LeFevre stated that during the construction drawings, JUC will determine if those things are required. Meters too shallow will be hard to get tops on. When she thinks of storm drain without pavement, you're going to have a gap, it might be problematic. The other thing is this requirement being completed in 12 months... is putting a timeline on this something the city can do? Councilman Darin Larsen stated

that is the standard time. Dayton Hall went through and cleaned up some of the language. Penny James-Garcia likes proposal 1 because it's really easy to read and makes it easier to enforce. Ralph Ballard suggested putting a catch all in case something was forgotten. Mrs. Goodfellow wants to tighten up the curb and gutter wording so there aren't any issues.

-Workshop: Planning Commission Bylaws

Stephen Nelson presented the rough proposal of the planning commission bylaws and reviewed a few things. He would particularly like to figure out the way we choose our chairperson and vice chairperson. Discussion on how motions can be and are made. Difference between tabling and continuing applications.

-Consider changing the next meeting to April 21, instead of April 28.

*Shelly Goodfellow motioned to change the planning commission meeting from the 28th to the 21st.
Seconded by Ralph Ballard. Unanimous.*

- City Council Recap

Stephen Nelson went over how the City Council meeting went last week.

Penny James-Garcia recommended a way to help with minutes.

Adjournment