

**ON APRIL 21, 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, and Penny James-Garcia.

**Members Excused:** Paul Farthing and Penny James-Garcia

**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.

*Ralph Ballard motioned to approve the agenda as advertised. Mark Sampson seconded the motion. Unanimous.*

The Pledge of Allegiance was led by Michelle Cloud and Ralph Ballard offered the prayer. Roll call was taken.

**No Public Hearing**

Public comments were submitted in regards to item 2021-LUCA-01 after the initial public hearing and are on the record.

**Old 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 Commercial Areas in the Downtown area.**

Stephen Nelson summarized the reason for this proposed land use code amendment. He addressed the current code and what it states. Dayton Hall asked how much area this would affect. Mr. Nelson referred to the map presented which areas it would impact. He also went over the potential amendments to the code and what the code would now read. Mark Sampson asked about the wording that states “three-year vacant lot”. Mr. Nelson put that wordage to discourage people from tearing down an old building and turning around to build a new multifamily building. Ralph Ballard referenced note D and asked for an explanation on what this note is meaning. Mr. Nelson stated what they want to encourage is doors and windows facing the street. Eyes on the street keeps the streets safer. It also keeps the aesthetics of the downtown area. The other question Mr. Ballard had was about the property across from Burton Sant and opening up a can of worms. Rebecca Bronemann likes the wordage of the vacant lot needing to be vacant for at least 3 years because we don’t want people to just tear down buildings to build multifamily. She asked about funding for a General Plan for the Downtown area. Mr. Nelson stated that he and Councilman Darin Larsen are meeting tomorrow about the Planning Department’s budget and the request for the funds to do the Downtown General Plan. Michelle Cloud stated that we have a real need for multifamily and less expensive housing. She thinks there is a way to keep our young families in the area. She would like to see our townspeople afford to live here. Shelley Goodfellow thinks the staff did a great job with the language of changing the ordinance. We need to look at long term uses. She wants to make sure this is across the board good for the area. She asked

about letter E and stated it seems like the two sentences contradict one another. The commissioners and staff discussed the downtown and how they would like to see it developed and preserved. Mr. Hall asked City Attorney Fay Reber when the conditional use will expire. It was explained that the condition wouldn't expire unless they put some type of date in the code to cap it. The commissioners hashed out the language to clean up the code and the way they want it.

*Mark Sampson motioned to continue item 2021-LUCA-01 for final formatting. Shelley Goodfellow 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 Ballard motioned to continue item 2021-ZC-11 until the final land code use. Shelley Goodfellow seconded the motion. Unanimous.*

**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.**

Stephen Nelson stated the applicant requested to continue the item.

*Ralph Ballard motioned to continue items 2021-PP-09 and 2021-HIL-02 until the applicant is ready. Mark Sampson seconded the motion.*

Rebecca Bronemann asked about the staff comment that states they need the sensitive lands application. Would it save time if they waited until everything is turned in? Mark Sampson asked why this is sensitive. Mr. Nelson stated it is because it is on the hillside. When you have a certain area 10 percent or greater, you need to file a sensitive lands application.

*Motion passed unanimously.*

**New Business:**

**2021-PP-10 Discussion and consideration of a possible recommendation on a preliminary plat for Sand Hollow Village, a 161-lot subdivision located on Turf Sod Road and 5140 W. Sand Hollow Village/Ash Creek Special Service District Applicant, Karl Rasmussen Agent.**

Stephen Nelson brought up a map of the proposed area and pointed out the area where the potential sensitive lands is at. He referenced the sensitive lands city ordinance. Karl Rasmussen showed on the map where a substation and a power easement will be located. He also used the map to explain what they are wanting to do with the development. Dayton Hall asked how a sensitive lands study will help them evaluate the development. The developer shared with the commissioners a little more of how they will develop their land and how conversations have gone with Dixie Power. They respect the city code but are hoping for the approval the way the lots are laid out without a sensitive lands application if it's not really needed. Rebecca Bronemann asked Mr. Rasmussen if they had looked over the JUC comments. Which they have. Mr. Nelson went over the status of Turf sod road as well as the issues this development has for access. Multiple developers are working with Dixie Power to get services to certain locations. Michelle Cloud stated she feels they have given a lot for the substation and the road. Shelley

Goodfellow stated she agrees with Mrs. Cloud. Ralph Ballard stated he thinks it is fair to allow the two lots in questions. Connectivity was discussed. When requiring items, roads need to be meaningful. Block lengths are 800 feet per city development standards. Shorter block streets are safer and more walk-able.

*Mark Sampson motioned a recommendation of approval of 2021-PP-10 subject to staff and JUC comments with the exception based on code 10-24-3 subsection G1. Rebecca Bronemann seconded the motion. Unanimous.*

**1-AFP-07 Discussion and consideration of a possible recommendation on an Amended Final Plat for Quail Creek Industrial Park Subdivision Phase 3 Amended. D&G Property Holdings LLC Applicant, Civil Science- Brandee Walker Agent.**

Brent Dennett is representing D&G Property Holdings, LLC. He went over the reason for the amendment. Stephen Nelson clarified a few of the amendment notes. A flag lot would be created with the amendment. He thinks it is appropriate to grant this flag lot due to the intent of it. The intent for the amendment was to clean up their lots. There are already some discrepancies on the existing recorded plat. Ralph Ballard asked if the discrepancies are going to be cleaned up. Mr. Nelson stated the applicant just wants to focus on their lots. Mark Sampson thinks it should be up to whoever to straighten this out, not the applicant. Dayton Hall thinks it is in the best interest to let the other property owners know there are discrepancies on the lots to properly fix the plat.

*Ralph Ballard motioned a recommendation of approval of item 2021-AFP-07 to the City Council with recommendation of approval of lot 16. Mark Sampson seconded the motion.*

*Motion was amended to add the note of there being discrepancies in the plat. Unanimous.*

**RESOLUTION PC-01 Discussion and consideration of a possible approval of Resolution PC-01: A Resolution by the Hurricane City Planning Commission Adopting the Rules of Procedure and Order.**

This item was discussed a bit in the planning commission workshop at the last meeting held on April 8, 2021. The changes discussed have been made and are presented before the commission to adopt today. Attorney Fay Reber stated he added language within the updated Rule of Procedure and Order after staff had presented the resolution to the commissioners. Mark Sampson asked if they should specify anything about quorums within this. Commissioners and staff agreed it would be appropriate to incorporate that.

*Shelley Goodfellow motioned to approve Resolution PC-01 as amended. Rebecca Bronemann seconded the motion. Unanimous.*

**Planning Commission Business:**

**-Road Improvement Ordinance Amendments**

Dayton Hall asked Stephen Nelson to put this on the agenda to prep them for this being seen next meeting. The building permit ordinance states you have to front a public road, if you do not, you are required to dedicate to the city the required frontage. You're also required to improve half of the cross section or pay that cost to the city if those improvements are to made at a later time. Cities can require people who make updates to their property to put in. Mr. Nelson went over what impact fees are used for as well as the process of these fees needing to be paid before pulling the permit. Shelley Goodfellow

asked when the city gets their money to pay for road improvements. Mr. Nelson went over the different ways we get funds. When paying for a road impact fee, we cannot use those fees for maintenance, but for road expansion. Credits for impact fees were discussed. What we are requiring is not proportional to that development. Mrs. Goodfellow stated they need to look at master planned roads and local roads. Mr. Hall stated he has drafted out an ordinance and would like some guidance from the other commissioners. Ralph Ballard brought up proportional areas of fairness on road dedication. Mr. Nelsons shared that vouchers have been given in the past. If we want to keep the lower density, we have to have incentives. Mr. Ballard stated the cost of everything is going up. Dedicate now at cost of land and current cost of improvements.

**-Workshop: Building Permits within Subdivision**

Stephen Nelson went over the proposed changes within the city code 10-39-15: enforcement and permits. Discussion was had on these changes. Bonding the infrastructure is very common throughout the United States.

**- City Council Recap**

PID for Sand Hollow Gateway was approved with three different districts.

**Approval of Minutes**

**1-14-2021**

*Shelley Goodfellow motioned approval of minutes from 1-14-2021 as revised. Mark Sampson seconded the motion. Unanimous.*

**3-2-2021**

*Mark Sampson motioned approval of minutes from 3-2-2021 as revised. Rebecca Bronemann seconded the motion. Unanimous.*

**Adjournment**