

**Hurricane Planning Commission
Meeting Minutes
June 23, 2021**

Minutes of the Hurricane City Planning Commission meeting held on June 23, 2021, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused:

Staff Present: Planning Director Stephen Nelson, City Building and Planning Technician Brienna Spencer, City Attorney Fay Reber, and City Engineer Representative Darin Lefevre

6:00 p.m. - Call to Order

Chairman Dayton Hall called the meeting to order at 6:00 p.m.

Roll Call

Pledge of Allegiance led by Jeremy Back

Prayer offered by Leif BJarnson

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

Public Hearing opened at 6:05 p.m.

- 1. A Zone Change Amendment request located at approx. 1200 S Sand Hollow Rd from GC, general commercial, to RM-2, multi-family 10 units per acre, which will align with the current zoning to the property to the west.**

No comment

Closed comments.

New Business:

- 1. 2021-ZC-24: Discussion and consideration of a recommendation of a proposed zone change amendment request located at approx. 1200 S Sand Hollow Rd from GC, general commercial, to RM-2, multi-family 10 units per acre, which will align with the current zoning to the property to the west. Parcel ID H-4-2-11-121, H-4-2-11-127, and H-4-2-11-111 Brett Christian Applicant, Bush & Gudgell Inc Agent.**

Bush & Gudgell representative Ryan Lay reviewed the proposed zone change. Stephen Nelson reviewed the surrounding area and noted the history of the property. He reported that the applicant thinks adding more multi-family is beneficial in the area. Mr. Nelson feels this is a premature request and wants to see this remain commercial. Penny James-Garcia agrees that the request is premature. She

noted that the new general plan map was approved last month, and she is uncomfortable going against the plan. Shelley Goodfellow agrees with Mrs. James-Garcia's comments. She stated that these specific zones need to be protected.

Dayton Hall agrees with Mrs. James-Garcia and Mrs. Goodfellow. He feels that there are benefits to commercial in this area. Michelle Cloud asked if granted, where would the second access come from? Mr. Nelson noted the map and explained that there is a master planned roadway to the North of the property line.

Ralph Ballard feels that industrial is in short demand and prefers this area to remain commercial zoning. Rebecca Bronemann shared that she is torn because the general mad preserved this area for commercial, but she also believes residential would be good. She agrees that this request is premature. Mr. Lay stated that this is an ideal location for townhomes due to the isolated nature of the property. Mrs. Bronemann agrees with Mr. Lay. However, the general plan set this aside for commercial. Paul Farthing agrees with Mrs. James-Garcia and Mrs. Goodfellow.

*Penny James-Garcia motioned a **recommendation of denial** of 2021-ZC-24 to the City Council based on the following: Paul Farthing seconded the motion.*

*Penny James-Garcia motioned a final amended motion to send a **recommendation of denial** of 2021-ZC-24. Based on the general plan, preserving the commercial element in the area and the agreement between the property owner and the regarding the development and zoning within the property area. City Council based on the following: Paul Farthing seconded the motion. **Unanimous.***

2. 2021-CUP-02: Discussion and consideration of possible approval of a conditional use permit application for a metal building located at 1179 W 650 S. Rory & Wendy Bringhurst

Stephen Nelson shared that the applicant has addressed the height of a metal building, and he recommends approval.

*Mark Sampson motioned **approval** of 2021-CUP-02. Due to the applicant addressing the height restrictions, the reflective surfaces, and the color compliance. Rebecca Bronemann seconded the motion. **Unanimous.***

3. 2021-CUP-03: Discussion and consideration of approval of a conditional use permit for a metal building located at 590 S 60 E. Phillip and Christina Higgins Applicant

Stephen Nelson reported that he was unable to contact the applicant. He noted that with that applicant needs to submit a site plan. He also expressed concern regarding the color choices.

*Paul Farthing motioned to **table** 2021-CUP-03 until the applicant resolves the issues discussed. Penny James-Garcia seconded the motion. **Unanimous.***

4. 2021-PP-09 / 2021-HIL-02: Discussion and consideration of a recommendation on an updated preliminary plat and sensitive lands application for Hillside Estates, a 19-lot subdivision, located at 725 S 1400 W. Chris Wyler Applicant, Civil Science Agent.

Stephen Nelson explained that during the City Council meeting, staff expressed concerns regarding the new water standards and secondary access. Mr. Nelson noted that the new configuration addresses the City Council and staff's concerns. Rebecca Bronemann reported that JUC comments state that the water system is substandard, there are inadequate power stubs to the property, and that staff comments state

that the applicant still needs to provide letters from sewer and water. Mr. Nelson explained that the development of 650 South will resolve the water lopping and power concerns.

*Shelly Goodfellow motioned a **recommendation of approval** of 2021-PP-09 and 2022-HIL-02 to the City Council, subject to staff and JUC comments. Penny James-Garcia seconded the motion. **Unanimous.***

5. 2021-PP-08: Discussion and consideration of a recommendation on a preliminary plat for Scenic Point Ph 2-4, a 37-lot subdivision located at 1530 W 725 S. Dennis Back and Foothill Associates LC Applicant, Jeremy Back-Agent

Jeremy Back reviewed the project and explained the services and roads. Stephen Nelson reported that one of his main concerns is that the master planned roadway is not on the proposed plat. He explained that staff met with Wasatch, and they prefer to move the road to the south and eventually tie in with 900 South. However, the alignment is not his primary concern.

Paul Farthing stated that the master planned roadway problems need to be resolved before approval. Penny James-Garcia agrees with Mr. Farthing. Mr. Nelson shared that the utility connection, looping, and second access are based on the completion of Hillside Estates. Shelly Goodfellow feels it is inappropriate to hold up other developments because Colina Tinta might change their plan, and she would feel comfortable approving phase two.

Mark Sampson asked when development of 900 South will begin. Mr. Nelson shared that it is based on development. Dayton Hall agrees with Mrs. Goodfellow and is comfortable approving phase two. However, the remaining phases should be contingent upon obtaining the property.

*Paul Farthing motioned a **recommendation of approval** of 2021-PP-08. Subject to staff and JUC findings. Limiting the plat approval to phase two. Phases three and four will be subject to an agreement with the adjacent landowner for a minor collector road between the properties. Michelle Cloud seconded the motion. **Unanimous.***

6. 2021-PSP-09: Discussion and consideration of approval of a preliminary site plan for Pecan Valley Resort, a 222 Unit Recreation Resort located at 5200 W 2500 S. Chris Wyler Applicant, Civil Science Agent.

7. 2021-PP-16: Discussion and consideration of a recommendation of a preliminary plat for Pecan Valley Resort, a 222 Unit Recreation Resort Subdivision located at 5200 W 2500 S. Chris Wyler Applicant, Civil Science Agent.

Chris Wyler reviewed the site plan and plat. Stephen Nelson explained that the clubhouse should be completed in phase one, and the unit width does not comply with the code. This development is contingent on the development of Desert Sage, and secondary access needs to be obtained. He noted that the parking must be adequate and include ADA and employee parking spaces. The applicant must provide a traffic and water loop study. Mr. Wyler noted that per his review of the code, his interpretation is that it applies to lot width, not unit width. However, he is willing to address Mr. Nelson's concerns. He shared they are trying to obtain additional property to provide additional parking for their guests. Mr. Wyler stated that the main clubhouse will have amenities and a pool.

The Planning Commissioners agree that the width of the units needs to be resolved. Paul Farthing feels that there should be guest parking throughout the development, and Dayton Hall would like more parking around the clubhouse other than the required ADA and employee parking.

*Paul Farthing motioned **approval** of 2021-PSP-09 subject to staff and JUC comments and the applicant providing a phasing plan. Penny James-Garcia seconded the motion. **Unanimous.***

*Paul Farthing motioned **a recommendation of approval** of 2021-PP-16. Subject to staff and JUC comments, resolution of the 30-foot width units, and the applicant providing a phasing plan. Penny James-Garcia seconded the motion. **Unanimous.***

8. 2021-FSP-21: Discussion and consideration of approval of a final site plan for Desert Fields Townhomes Phase 2, an 85-townhome development located at 2475 W 250 N. James Cheney Applicant.

James Cheney reviewed the submitted site plan. Stephen Nelson reported that the application needs to submit an outdoor lighting plan. Rebecca Bronemann has no issues with the applicant if the applicant complies with the lighting standards. Dayton Hall asked if 2460 heading south runs into SR-9. Mr. Nelson reported that it does run into SR-9. However, the Utah Department of Transportation does not want access off SR-9. He anticipates that the roadway will go to the end of the development.

*Michelle Cloud motioned **approval** of 2021-FSP-21. Conditional upon the compliance of the night sky ordinance. Ralph Ballard seconded the motion. **Unanimous.***

9. 2021-AFP-10: Discussion and consideration of a recommendation on an amended final plat application for Hurricane Storage Units Partial Amendment A (Lot 4), a 17-lot subdivision located at 130 N Old Highway 91. Jeff Andrus/Jasco Ind. Park, Ryan Scholes Agent

Stephen Nelson stated that the staff's main concern is that the private roadway is thirty feet wide. The roads should be dedicated to the city and meet the standard of fifty-two feet. Mr. Beezer explained that the decision for private roadways is based on the size of the development and where there are easements. Ralph Ballard asked if there was any way to relocate parking to the rear. Mr. Beezer explained that they could, but it would not work with their plans for the development. Rebecca Bronemann asked if the applicant has addressed staff comments. Mr. Beezer reported that they are working with utility providers to ensure adequate infrastructure. Paul Farthing feels the roads need to meet city standards, and larger roads are necessary to accommodate emergency vehicles.

*Mark Sampson motioned to **table** 2021-AFP-10. Paul Farthing seconded the motion. **Unanimous.***

10. 2021-PSP-10: Discussion and consideration of an approval of a Preliminary Site Plan, Sand Hollow Townhomes, a 61-lot townhome subdivision, located at 1200 S and Sand Hollow Road. Bob Hermandson Applicant, Bush & Gudgell, Inc.

11. 2021-PP-17: Discussion and consideration of a recommendation of a preliminary plat, Sand Hollow Townhomes, a 61-lot townhome subdivision, located at 1200 S and Sand Hollow Road. Bob Hermandson Applicant, Bush & Gudgell, Inc.

Bob Hermandson explained the intent of the project and reviewed the proposed plan. The family feels comfortable with addressing staff comments. He reported that the subdivision will be developed in phases. Stephen Nelson reported that the applicant must work with his Ash Creek and BASH Facilities to obtain second access. Mr. Hermandson reported that Ash Creek recommended moving the location of the road. He discussed the proposed locations of the roadway. Mr. Nelson noted that due to the current zoning moving the roadway will prohibit the applicant from adding more townhomes. Dayton Hall

asked how the applicant is addressing the 30-foot. Mr. Hermandson stated that townhomes will have a 20-foot backyard with a block wall running along the property line. The HOA will maintain the remaining ten feet.

*Rebecca Bronemann motioned to **approve** 2021-PSP-10. Subject to staff and JUC comments. Michelle Cloud seconded the motion. **Unanimous.***

*Rebecca Bronemann motioned a **recommendation of approval** of 2021-PP-17. Subject to JUC comments. Michelle Cloud seconded the motion. **Unanimous.***

12. 2021-CUP-04: Discussion and consideration of approval of a conditional use permit for a metal building located at 1211 W 100 N. Kevin Wayman Applicant.

Stephen Nelson reported the application meets the standard for a conditional use permit, he has no concerns with this application, and staff recommends approval.

*Ralph Ballard motioned to **approve** 2021-CUP-04. Subject to staff findings. Rebecca Bronemann seconded the motion. **Unanimous.***

Planning Commission Business:

Road Improvement (Exaction) Ordinance Amendments

Dayton Hall explained that after meeting with the Utah Ombudsman, he updated Section F. He noted the changes and asked Stephen Nelson and the Planning Commission to review the updates and provide input. Mr. Nelson and the Planning Commissioners reviewed the authorities of different city bodies.

Planned Commercial Ordinance Update

Stephen Nelson reviewed the updated verbiage. He explained that the purpose is to define and clarify the allowed uses within Planned Commercial. Dayton Hall asked Mr. Nelson to update the verbiage to allow the Planning Commission to determine the definition of walkability. Mr. Nelson and the Planning Commission discussed appropriate uses for Planned Commercial.

Annexation Map Presentation

Stephen Nelson explained the process of annexation. He referenced the City of Hurricane Annexation and Plan map and reported that he could not find a policy that addresses annexations. Mr. Nelson recommended that the Planning Commission drafts an annexation policy for the City Council to review.

RV Parks in Hurricane

Stephen Nelson reviewed the RV Parks within Hurricane City. He explained that the City Council requested the Planning Commission to review whether RV Parks should be allowed within commercial zoning.

City Council Recap

Approval of Minutes

1/27/2021

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The Planning Commission requested amendments to Page 1, line 3 to remove Mark Sampson.
The Planning Commission requested amendments to Page 3, line 17, to change the word accept to access.

*Mark Sampson motioned to **approve the 01/27/2021 minutes as amended.** Ralph Ballard – abstained.
Rebecca Bronemann stepped out and did not vote. Motion **carried.***

Adjournment at 9:07 p.m.