

**ON FEBRUARY 11, 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:** Paul Farthing, Shelly Goodfellow, Mark Sampson, Ralph Ballard, Michelle Cloud (electronically), Rebecca Bronemann, and Penny James-Garcia.

**Members Excused:** Dayton Hall

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

Chairman Paul Farthing called meeting to order at 6:03 p.m. The Pledge of Allegiance was led by Mark Sampson and Ralph Ballard offered the prayer. Roll call was taken.

**Public Hearing opened at 6:05 P.M.**

**1. A Zoning Map amendment located South of 3000 South at the bisection of the new Southern Parkway (SR-7 currently under construction) totaling 1,022.5 acres to contain a PDO, planned development overlay. A full map and parcel numbers are contained within the report and application submitted to the Planning Commission.**

No comments

**2. A Zoning Map amendment located at 55 North 3700 West from HC, highway commercial, to GC, general commercial, to have onsite storage which HC does not allow. Parcel number H-4-2-1-1400**

Letter was submitted and is on the record. It is attached to the end of these minutes.

**3. A Zoning Map amendment located at approx. 3300 West 600 North from M-1, light industrial, to R1-6, residential 1 unit per 6,000 square feet, to develop the Peregrine Point West subdivision. Parcel numbers H-3-1-30-320 and H-3-1-30-321.**

No comments

**New Business:**

**2021-ZC-05 / 2021-PSP-02 Discussion and consideration of a possible recommendation regarding a PDO application for Sand Hollow Mesa, a proposed 1,022.5-acre mixed use development with a proposed 3,660 units located south of 3000 S and bisected by the Southern Parkway. Parcel Numbers attached to the report. RG Sand Hollow, LLC Applicant, Anthon Stauffer Agent**

Anthon Stauffer reminded the commission of the 3660 homes they are wanting to put in and the facilities next to Sand Hollow State Park. Shelly Goodfellow is not comfortable with the amount of single-family homes proposed. Mrs. Goodfellow asked Stephen Nelson if the proposed density includes commercial as well. Mr. Nelson stated that when looking at the overall density, you look at the developable land. Only 873 acres of their 1,022 acres is developable. They are under their underlying density of R1-10 with their density bonus added to it. The code doesn't specify whether or not commercial should be included in the overall density. Mrs. Goodfellow asked if the RV units and lodging suites are included in the overall density. Mr. Nelson shared that it is not. They are looking at about

3536 units, give or take, for the overall density. However, lodging wise you're looking at 767 units and 711 RV lots. Mr. Stauffer stated the planner has based everything with the development based off city ordinances. Mrs. Goodfellow stated that it is a disappointment there is only 6% of single-family homes within the development. Her concern is the proportion compared to everything else. When there are 873 acres developable and only 52 acres is all we have for single family. The rest of the project is stuff they see coming in all the time. We don't see much of the single-family development anymore. She would prefer to see more proportional with a quality community because it is on such a gem piece of land. She would like to see it more like Sky Mountain. If we did 3-4 homes per acre, that would only put 200ish homes in the development. As a neighbor, she doesn't want to see more of a transient development, she wants to see people who are going to come, stay, and be a part of the community. Mr. Stauffer stated they are asking for the amount of density that their PDO allows. The chances are that they even hit that amount is not very likely. What has been designed is a community that has density focused on the gathering spots and then gets less dense as it branches out. They will be small homes with big RV spots. There will be some affordable housing with the high density. He believes these units will keep value for a long time. Mrs. Goodfellow asked Councilman Darin Larsen if he knew the amount of commercial they will have for the development. Mr. Larsen stated that the amount of acreage they have is actually a lot for commercial. Mr. Stauffer stated they are trying to capture the recreational type of use crowd. Penny James-Garcia stated that she is a fan of PDO's but she is not a fan of parts of it. She referenced a statement within the application about our housing of tomorrow. She thinks that the amount of single-family homes is lacking; closer to 35% of single-family homes would be more like what she would like to see instead of the 7ish% they have. There needs to be a balance; this seems very driven toward vacation rentals. Mr. Stauffer stated that is probably more of what it is going to be. Their plan has to be diverse to compete in today's market. Mrs. James-Garcia asked if there is anywhere in their proposed development agreement that shows they will build the amenities as they develop rather than trying to add those amenities after development. Mr. Nelson stated their development agreement read from the updated agreement what it states on amenities. Mrs. James-Garcia asked about them having full time onsite management for their recreational sites? She stated that the city does not have the law enforcement to be on top of everything that goes on in recreational areas. It is important to keep it under control and suggested onsite management requirement be put that into the DA. Mark Sampson asked Mr. Nelson if we have any rules within BNB's where you have to be within a certain distance of a management. Mr. Nelson stated that typically, we don't require 24/hr. onsite management but we do require amenities to be conveniently located within RV parks and for recreation resorts. Most RV parks have onsite management but it is not 24/7. Mrs. James-Garcia asked last time if this was going to be HOA. With attached housing, there has to be some kind of HOA or management. She strongly suggests some kind of HOA with this size of development. HOA's do not have to be evil, they can be a real asset. Maybe put them not only where they have to be but even where they don't have to be. Ralph Ballard has issues with the transportation and infrastructure. Where are we at with developing roads in the area. Mr. Nelson stated that there isn't any right now. However, there is currently dedication plat that has been signed for 2600 West. SR-7 will add the main connectivity for the area. They will need to add roads within the development. Generally, the transportation network they are proposing will meet the needs for the internal traffic and they will connect onto master planned roadways. Some of their cross sections might need to be rethought and redesigned based on engineering staff comments. Karl Rasmussen shared what UDOT is doing with an interchange in the middle of the property and stated there is already the interchange at 3000 South that will add

connectivity. As part of the master plan, they are dedicating 1.2 acres of land for a substation just like the one they are doing on 600 North and 2260 West. Water, they are working with the developer of Corderro. They have met with the Romney team about putting money in to put in a loop line up 2600 West to 3000 South and over to 2100 West clear to the water tank. Sewer needs are already met right where they are going to start in neighborhood number 6. Mr. Nelson stated that it is important to know that there is a lot of offsite work that needs to happen before building permits can be issued. Our water department has talked with him about reaching out to the Romney team about adding in another water tank. They need to make sure that not only the city put in their fair share of money for the water but also have the developers help out with that too. Mrs. Goodfellow asked if after the PDO, what comes next. Mr. Nelson stated they will need to do a preliminary site plan with each plat they bring forward. Mr. Ballard clarified that the water was city and not conservancy. The power is in city and not Dixie Power as well. Roads are becoming to be a huge issue. He thinks we are stretching ourselves with the current roads because with the traffic we have on them currently, they are getting hammered. We don't have the road in place for the traffic. Darin Larsen stated that we don't generally front the roads until we have bigger developments like this. Mr. Nelson shared that one thing the city will most likely require is as they are connecting roads to our main roads, traffic studies will need to be done. However, no traffic studies have been done yet. Mr. Sampson asked if one has been done on SR-7. It was shared that UDOT did one based on the anticipation of overall growth at a national level. What we will require is an internal traffic study. Darrin LeFevre stated that currently there are 32,000 cars on SR-9. Michelle Cloud expressed the same concerns as Mrs. Goodfellow and Mrs. James-Garcia and the density of the single family at the 6% needing to be closer to the 35%. Mr. Stauffer stated that it shouldn't be a problem to recalibrate the single-family residence number up to about 25% without affecting the overall density. Mr. Nelson stated he can make sure the numbers are calculated correctly. Rebecca Bronemann had the same concerns as the other three ladies and the density. However, it looks like things can and will be resolved. Mr. Sampson asked if there will be a good mix between primary and secondary home buyers. Mr. Nelson stated that just like in Sand Hollow, there will probably be more first-time home buyers instead of secondary home buyers. Mr. Sampson continued to ask about the number of BNB's and the regulations for them. Mr. Nelson stated that what they are proposing for their overall will be limited and follow the city code. The city is currently looking to hire someone to enforce the rental ordinances. Right now, we don't allow for single family homes to have nightly rentals unless they have the correct zoning. Mr. Sampson is asking more about enforcement for illegal rentals. Mr. Nelson addressed his concern. Mr. Sampson continued to ask about vacation rentals and the amount of police enforcement. We are asking for an inflex and He wants to make sure we are ready for it because it'll be here whether we plan for it or not. Paul Farthing agrees with Penny and they have stated they can bring the single family up to 25%. But we should be looking at this of more like a Deer Valley. Where people come and have second homes. You won't see a development like Dixie Springs or like a golf course. Mr. Stauffer stated they want this to be a very nice community. It won't be all of one thing. There will be elements for more of the ski in, ski out. They are going to come in with phases with very specific plans. Mr. Rasmussen shared that each neighborhood is going to be site plan driven. Bringing up the amount of single-family homes up to 25%, you don't really want to do more than that because you're going to start deflecting what that central theme is. Being site plan driven, the commission is going to have input in for each neighborhood. Mr. Nelson stated that housing diversity is very important. The diversity really depends on what you're trying to accomplish. He thinks the 25% is a really good number. We don't have this type of development in Southern Utah. We just want to make sure the utilities and infrastructure for different

types of diversity is there. Mr. Rasmussen stated that this location spot is perfect for what is being proposed. It will bring commercial to that southern corridor that will be needed. Mrs. James-Garcia is asking if they are going to bring resort to our doorsteps, please make it so things are enjoyable and a nice place for the full-time residence.

*Penny James-Garcia motioned a recommendation of approval of 2021-ZC-05 / 2021-PSP-02 to the City Council with stipulation that they meet the 25% threshold and that they agree to have 24/7 onsite management in their RV and public lodging facilities. Rebecca Bronemann seconded the motion. Unanimous.*

**2021-ZC-07 Discussion and consideration of a possible recommendation on a zoning map amendment request located at 55 North 3700 West from HC, highway commercial, to GC, general commercial, to have onsite storage. Parcel number H-4-2-1-1400. Jason Stubbs Applicant, Ryan Scholes Agent.**

Shelly Goodfellow asked if this was the old Brentwood bowling alley and if there will be updates done to the existing buildings. The applicant representative stated that there will be substantial improvements to the property. Penny James-Garcia went over the conversation she had with Brent, the construction general manager. They walked the property and discussed what was going to be happening to the site. She can get behind this if there will be some written kind of agreement stating that all the things that were said were going to be done are actually going to happen. Stephen Nelson stated that the only time they would need to do an amended site plan is when they make substantial changes to the site. Because it is already a zone, he doesn't want to enter into a development agreement that would restrict their commercial use. Mark Sampson asked why we have two different commercial zones. Mr. Nelson stated that really the only difference in zoning is that General Commercial does not allow for RV parks and it allows for onsite/personal storage whereas Highway Commercial does not. Mrs. James-Garcia stated she would like to see specific things happen and asked if the city has any grounds to request those things. Mr. Nelson stated that generally those things would be put into a development agreement. Ralph Ballard asked if they would be storing vehicles or materials. The applicant stated it is more of an onsite rental and storage of recreational vehicles. Mark Sampson addressed a public comment submitted about construction dust and a new fence being put up between the north neighbors. Rebecca Bronemann stated this is a good project for what is anticipated for our community. All commissioners are happy to see this property get cleaned up.

*Mark Sampson motioned a recommendation of approval of 2021-ZC-07 to the City Council. Shelly Goodfellow seconded the motion. Unanimous.*

**2021-ZC-08 Discussion and consideration of a possible recommendation on a zoning map amendment located at approx. 3300 West 600 North from M-1, light industrial, to R1-6, residential unit per 6,000 square feet, to develop the Peregrine Point West subdivision. Parcel numbers H-3-1-30-320 and H-3-1-30-321. Lagom LLC Applicant, Greg Sant Agent.**

Stephen Nelson stated that initially when this was seen, the Planning Commission recommended a 300-foot buffer on the East between Interstate Rock. Once it was taken to City Council, they pulled out to discuss having the 300-foot buffer. They are ready to move forward with the 300-foot buffer staying as M-1, light industrial. The map presented was discussed and the plans for the project was shared. Shelly Goodfellow just wanted to make clear of something from staff comments about a development located

within 1000 feet of the boundary of a vested critical infrastructure materials operation, the owner giving notice on any plat and asked if the applicant intends to notice to every lot sold? Greg Sant stated that if it is required by the city, then they will have no choice. Fay Reber stated they have never had something like this but they have required the language put on the final plat at recording. Mrs. Goodfellow thinks that people purchasing homes, do have some type of responsibility to do their due diligence when moving into an area. Penny James-Garcia appreciates the 300-foot buffer. Her one comment is that buyers should do their due diligence and she would like to see the language on the plat. She asked if there is anything else that can be part of each real estate agreement to let the buyers beware. Mrs. James-Garcia doesn't want an innocent being harmed and unaware of the mine next door. She likes the idea of a physical buffer. Mr. Sant shared that all the home prices include a rear wall. Ralph Ballard stated that sometimes trees can be better than a wall as far as sound blocking and might be a better idea and even cheaper than a wall.

*Shelly Goodfellow motioned a recommendation of approval of 2021-ZC-08 to the City Council based on the findings that the piece excluded is the 300-foot buffer. Rebecca Bronemann seconded the motion. Unanimous.*

**2021-PP-04 Discussion and consideration of a possible recommendation regarding a preliminary plat for Redstone Spring Estates Phase 2, a 10-lot subdivision located on Redstone Springs Drive and 3400 W. Big Rock Homes Applicant, Eric Boucher Agent.**

Stephen Nelson went over the updated plat. All underlying issues with the plat have been updated. However, the applicant has proposed to keep the road the way it was previously presented. Chapter 10 title 39 subsection 11 of our code was referenced. Mark Sampson asked if the tree lined road was a private drive? Mr. Nelson addressed this question by stating that it is and went over the property boundaries and ownership. There are two concerns: having the road continue through onto the North; it has better connectivity and it supports the intention of the drive. The next is having the road curve down to 3400 W without the incorporation of the private drive, it has that road pretty close to the intersection. The location and access of the private drive as well as Redstone Springs Drive was discussed. Paul Farthing is torn, he hates to force them to give up their private driveway but if we are planning for connectivity and they are benefitting from this land being subdivided, it seems heavy handed. Shelly Goodfellow agrees with Mr. Farthing. Her feeling is that this butts up to the mountain side. There won't be much development if any development at all up there. When looking at it, she isn't sure if the connectivity is that important because there are only a couple homes up on the mountain side. It doesn't make sense for there to be a roadway that keeps going along the base of the mountain where only one side of it is likely to be developed. She is all for it. She likes the layout of the subdivision so it will have minimal impact on traffic. The way the hillside goes, the road kind of needs to move anyways. Penny James-Garcia agrees with Mrs. Goodfellow. Ralph Ballard asked for clarification on the distance of which road is being extended. Mr. Nelson and Mr. Boucher explained the road plan and it will connect to 3400 West.

*Shelly Goodfellow motioned approval of 2021-PP-04 as presented. Ralph Ballard seconded the motion. Unanimous.*

**2021-AFP-01 Discussion and consideration of a possible recommendation regarding an amended final plat for Fairgrounds lot 25-28, a 35-unit development located at 392 S and 368 S Commerce Street. Todd Baldwin Applicant**

Stephen Nelson wanted to note that they have turned in construction drawings and they are pretty much all signed off. This is something they need to do because they are separating each of the units. Penny James-Garcia asked Mr. Nelson what his level of comfort is on giving advice to the council. Mr. Nelson stated that when they initially submitted this, they submitted a preliminary plat, however, they were able to just do an amended final plat. He would be comfortable with the planning commission making a recommendation.

*Penny James-Garcia motioned a recommendation of approval of 2021-AFP-01 to the City Council based on the staff comments and it meet the requirements as noted by Stephen Nelson and the JUC. Shelly Goodfellow seconded the motion. Unanimous.*

**2021-FSP-07 Discussion and consideration of possible approval of a final site plan for Hurricane Hollow, a 136 lot PDO subdivision located at 600 N and 870 W. Jon Cheney Forte Land Co and CBS Development Applicant.**

Stephen Nelson stated generally with a final site plan, the construction drawings need to be signed off. Engineering and Public works are still waiting on a few things before signing off, however, those will be signed off in the next week. He and staff feel comfortable with the commission approving the plan contingent to those signatures being obtained. Mark Sampson asked who is responsible for 700 West, the city or the developer? Mr. Nelson stated the developer will be putting in the roadway adjacent to the property but the city has plans to extend it further south. Rebecca Bronemann wanted to point out staff comments 4, 6, & 8 and make sure the developer was aware to comply with the dark sky. Ralph Ballard asked if the city already owns the property to the south of this. Mr. Nelson shared a few of the preliminary plans and that there will be a roundabout on 700 West.

*Rebecca Bronemann motioned to approve 2021-FSP-07 subject to staff and JUC comments and contingent on the signatures being obtained on the construction drawings. Penny James-Garcia seconded the motion. Unanimous.*

**Planning Commission Business:**

1. City Council Recap
  - a) Jeremy Johnson zone change was continued contingent on the property owner securing access to the sewer and being able to address other as motioned by the planning commission.
  - b) The plat along Sand Hollow Road was approved.
  - c) Sky Valley Townhomes and Sky Valley site plans were approved.
  - d) City Council would like to do a general plan workshop and go over some things before approving.

2. 2021 Projects

- a) Next meeting put together a goal list for this year. He has a plan of things he would like to have the planning commission work on over the next year. Come ready for anything there should be an update on. He will come with a list of things he'd like to have feedback on.
- b) Shelly Goodfellow stated the number one concern she hears is when people are building one lot and the subdivision ordinance seems to be wide open. Something to make it a little more specific.
- c) Mark Sampson suggests to go back over the last years meetings and look at anything controversial that came up multiple times.
- d) Looking at doing a downtown master plan.

**Adjournment**