

Hurricane Planning Commission
Meeting Minutes
November 9, 2023

Minutes of the Hurricane City Planning Commission meeting held on November 9, 2023, at 6:00 p.m. in the City Council Chambers located at 147 North 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, Brad Winder, and Kelby Iverson.

Members Excused:

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Councilman Kevin Thomas

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Rebecca Bronemann

Prayer and/or thought by invitation given by Brad Winder

Rebecca Bronemann motioned to approve the agenda as posted. Paul Farthing seconded the motion. Unanimous.

Declaration of any conflicts of interest – none

Public Hearings

1. A Zone Change Amendment request located at approximately 1500 S and 1300 W from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.

Jeremy Roberts, the property developer, reported that the property is zoned for quarter-acre lots. However, increased density is necessary to build affordable homes. They intend to deed-restrict the homes to ensure the housing remains the buyer's primary residence.

No further comments.

2. A Zone Change Amendment request located at approximately 1120 S 400 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-2412-B & H-3-2-3-230911

Diane Nay explained that she and her siblings purchased three acres in 2007. They are asking to rezone the property to half-acre lots so their children can build homes on the property.

Geralynn Stout understands Ms. Nay's desire to have her family live on the property. She also has family that cannot afford to live in Hurricane City. She is opposed to the zone change. The property owners knew what the zoning was when they purchased the property. She understands that the master plan allows for increased density. However, the master plan is a guideline, not mandatory. Ms. Stout explained that this property is directly behind her farming property. She is concerned that higher density will create complaints due to her agriculture practices.

NEW BUSINESS

1. ZC23-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1500 S and 1300 W from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.

Brad Winder asked if the applicant plans to build two-story homes. The applicant explained that the homes will be single-story to ensure accessibility. He noted that the homes will average 1,200 square feet. After reviewing JUC and staff comments, Rebecca Bronemann has concerns. She asked how the applicant intends to address the lack of utilities and access. The applicant understands they must build a road and bring power to the property. They feel confident that they can secure secondary access. Mrs. Bronemann appreciates that the developer wants to build affordable housing. However, she is not sure this is the best area for the project. Michelle Cloud loves this project and understands the city's affordable housing needs. However, this does not meet the four-zone change criteria. It does not meet the general plan standards, is not harmonious with the existing development in the area, and there are inadequate services for the development. Shelley Goodfellow also likes the development. She agrees that it does not meet the zone change criteria. She is concerned that the property could be sold after the zone change. Paul Farthing agrees with Mrs. Goodfellow and Mrs. Bronemann. He noted that deed restrictions cannot control whether the home is a primary or a second home. Ralph Ballard agrees that this does not meet the zone change criteria.

Rebecca Bronemann motioned a recommendation of denial of ZC23-24 to the City Council based on the findings that it is incompatible with the general plan, not harmonious with the surrounding area, and lacks adequate service. She noted that the Planning Commission recognized the nature of the request for affordable housing. Paul Farthing seconded the motion. Unanimous.

2. ZC23-27: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1120 S 400 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-2412-B & H-3-2-3-230911. Kysen Spendlove – Interstate Rock, Applicant.

Ralph Ballard appreciates the staff's recommendations. He asked if the subdivisions bring water rights to the city. Kysen Spendlove is unaware of any water rights being given to the city. He noted that the applicant will pay the impact and connection fees to connect to the city water system. Mr. Ballard would prefer that owners bring water to their development. Paul Farthing noted that the Planning Commission has approved similar requests. Shelley Goodfellow stated that applicants rarely request half-acre lots. She feels the city needs more half-acre zoning. Diane Nay explained that they would have to sell a few lots to pay for the development of the property. Michelle Cloud reported that the application meets the four-zone change criteria. Rebecca Bronemann agrees with Mrs. Goodfellow and Mrs. Cloud. She noted that the general plan shows this area as single-family residential, which allows a density of R1-15, R1-10, R1-8, and R1-6. Kelby Iverson stated that the plan is to change this area to rural residential. He supports RA.05 in this area. Brad Winder agrees with the previous comments. He reported that residential use is less water-impactful than agriculture. He asked how the applicant intends to provide secondary access. Mr. Spendlove explained that, depending upon the layout, the owner may not need secondary access. However, the applicant is working with the property owner to the south to secure secondary access if necessary.

Shelley Goodfellow motioned a recommendation of approval of ZC23-27 to the City Council based on the criteria that it is consistent with the general plan, is harmonious with surrounding neighborhoods, will not negatively affect the adjacent property, and has adequate facilities to the property. Ralph Ballard seconded the motion. Unanimous.

3. PP23-21: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Commercial, a six-lot commercial subdivision located between SR-9 and Sand Hollow Road. Western Mortgage & Realty Company, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen reported that a preliminary plat is necessary to meet city requirements. He reviewed the property and roadways. Rebecca Bronemann noted that staff and JUC comments state concerns about stormwater retention and the grade surface model. Jeremy Pickering reported that the neighboring property is owned by the Utah Department of Transportation (UDOT). He noted that the presented plat may change when the roadway coordination is complete with UDOT. Mr. Rasmussen does not think the UDOT roadway will change the subdivision boundary and street layout.

Paul Farthing motioned a recommendation of approval of PP23-21 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

4. FSP23-55: Discussion and consideration of a possible approval of a final site plan for Sky Valley Phase 2 and 3, a 25-lot townhome subdivision located at 3055 W 545 N. Frank Lindhart, Applicant.

Joe Parks reported that the townhomes are 1200-square-foot single-story homes.

Michelle Cloud motioned to approve FSP23-55 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

5. PSP23-36: Discussion and consideration of a possible approval of a preliminary site plan for Ropes of Southern Utah, a recreation facility, located at the corner of Jellystone Road and Sand Hollow Road. John Hendaleman, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen explained that the ropes course is similar to fiesta fun. He reviewed the parking lot calculations and number of parking spaces. Rebecca Bronemann asked Jeremy Pickering to address engineering comments. Jeremy Pickering reported that the comments are preliminary, and the engineering department feels confident allowing the developer to move forward.

Paul Farthing motioned to approve PSP23-36 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

6. PSP23-31: Discussion and consideration of a possible approval of a preliminary site plan for Rush Funplex, a recreation facility located at the corner of Coral Canyon Blvd and Coral Junction Road. Matt Gertge, Applicant.

Fred Resch III reported that the site plan was approved. However, the applicant has changed the location. Rebecca Bronemann reviewed staff and JUC comments. Jeremy Pickering reported that the property lines will be established on the preliminary plat.

Shelley Goodfellow motioned to approve PSP23-31. Michelle Cloud seconded the motion. Unanimous.

7. CUP23-18: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3387 W 2100 S. Big Rock Homes, Applicant.

Eric Boucher reported that the applicant wants to build an RV garage.

Michelle Cloud motioned to approve CUP23-18. Ralph Ballard seconded the motion. Unanimous.

8. CUP23-19: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 337 W 1970 S, Haven Homes and Development, Applicant.

Casey Stratton reported that the applicant wants to construct a steel building detached garage.

Rebecca Bronemann motioned to approve CUP23-19 subject to staff comments. Paul Farthing seconded the motion. Unanimous.

9. AFSP23-01: Discussion and consideration of a possible approval of an amended final site plan for Walmart, located at 180 N 3400 W. Walmart Real Estate Business Trust, Applicant. Lisa Collins, Agent.

Jeff Solomanson with Galloway and Company explained that Walmart plans to expand the west side of the building to accommodate its online pick-up ordering services. They will also increase the number of pick-up stalls from sixteen to forty-two. The count of standard parking stalls will decrease, but the overall parking will still comply with city code.

Rebecca Bronemann motioned to approve AFSP26-01 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

Dayton Hall reported that homeowners could not qualify for the Xeriscape rebate because the water efficiency ordinance passed by the City Council does not meet the standard for water efficiency. He is working with the Water Conservancy District to draft an ordinance that meets the standards.

Paul Farthing motioned to adjourn the meeting. Brad Winder seconded the motion. Unanimous.

Adjournment 7:53 p.m.