

Hurricane Planning Commission
Meeting Minutes
January 25, 2024

Minutes of the Hurricane City Planning Commission meeting held on January 25, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 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 Engineer Representative Jeremy Pickering.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Paul Farthing

Prayer and/or thought by invitation given by Mark Sampson

Declaration of any conflicts of interest

Rebecca Bronemann motioned to approve the agenda as presented. Michelle Cloud seconded the motion. Unanimous.

OLD BUSINESS

1. CUP23-23: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 840 N Main St. Kyden Hansen, Applicant.

Kyden Hansen is building a shop in his backyard.

Brad Winder motioned to approve CUP23-23 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

NEW BUSINESS

1. 2022-PP-20: Discussion and consideration of a possible approval of a preliminary plat extension for Southern Dunes Townhomes, a 345 unit townhome recreation resort development located at 2600 W 4200 S. Bush & Gudgell, Applicant.

Rick Meyer with Bush & Gudgell reviewed the project, explaining that the applicant is requesting a preliminary plat extension. Brad Winder asked if power was available to the project. Mr. Meyer does not know the current status of the power. Shelley Goodfellow reported that the City Council approved this project with a development agreement. Rebecca Bronemann confirmed that the block lengths have been addressed. Dayton Hall noted that this extension is subject to the previous staff and JUC comments.

Michelle Cloud motioned to approve the extension for 2022-PP-20 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. PP24-01 PSP24-01: Discussion and consideration of a possible approval of a preliminary site plan and recommendation to the City Council on a preliminary plat for Trails at Sand Hollow, a 673 unit multifamily development located at 4000 W Sand Hollow Road. Brad Mabey, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen reported that the county map shows the dedicated roadways in the area. He explained that this RM-3 subdivision will consist of apartments, condominiums, and townhomes. There are two parking stalls per condominium and apartment and four parking stalls per townhome. He noted that there are two storm drains.

Kelby Iverson motioned a recommendation of approval of PP24-01 to the City Council and to approve PSP24-01; both recommendations are subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

3. FSP24-01: Discussion and consideration of a possible approval of a final site plan for Goulding home, an additional multifamily unit located at 220 W 200 N. Outdoor Kitchens & More (Ben Sorenson), Applicant.

Ben Sorenson reported that this home will be built on the back portion of the property. Brad Winder asked if the unit would be a long-term rental. Mr. Sorenson confirmed that the three-bedroom, two-bathroom unit is dedicated as a long-term rental.

Paul Farthing motioned to approve FSP24-01 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

4. CUP24-01: Discussion and consideration of a possible approval of a conditional use permit for greater size located at 198 S 1230 W. Mike Jensen, Applicant

Mike Jensen reported that the applicant is building a second home for their aging parents. Fred Resch III reviewed the conditional use permit standards pertaining to ADUs in one-acre zoning.

Paul Farthing motioned to approve CUP24-01 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

5. Discussion on the proposed R1-4 zoning classification

Gary Cupp reported that the City Council directed the Planning Commission to consider a new zoning classification. The proposed zoning classification will reduce the minimum lot size to 4,000 square. Councilman Thomas explained that the proposed zone would allow families to own single-family homes instead of purchasing a multifamily unit. Mark Sampson asked if this type of zoning is working in other areas. Mr. Cupp reported similar zones in other areas but has no information regarding the success. Councilman Thomas reported that the proposed zone was not included in the city's Moderate Income Housing Plan. Mr. Cupp reported that it can be included when the plan is updated. Kelby Iverson confirmed that the smallest allowed lot size is 6,000 square feet. Mr. Cupp reported that the information presented is highly preliminary.

Paul Farthing would like to review other developments with similar lot sizes. Michelle Cloud feels this can be an additional tool to help address attainable housing needs. Kelby Iverson prefers single-family homes over multifamily housing. However, he is concerned that the city will sacrifice areas zoned for large lots to allow smaller lots. Paul Farthing is not convinced this will create affordable housing; developers will sell the property at market value. Councilman Thomas stated that smaller homes on smaller lots will appraise for less; therefore, reducing the market value. Ralph Ballard agrees with Paul Farthing. He feels the proposed zoning could be financially exploited.

6. Parks and Recreation Master Plan Update

Gary Cupp shared a presentation summarizing the Parks and Recreation Master Plan and reviewed the survey results. He reviewed the timeline and update process.

Approval of Minutes:

1. December 14, 2023

Ralph Ballard motioned to approve the December 14, 2023, minutes. Paul Farthing seconded the motion. Unanimous.

2. January 3, 2024

Rebecca Bronemann motioned to approve the January 3, 2024, minutes. Paul Farthing seconded the motion. Unanimous.

3. January 11, 2024

Brad Winder motioned to approve the January 11, 2024, minutes. Rebecca Bronemann seconded the motion. Unanimous.

Rebecca Bronemann motioned to adjourn the meeting. Paul Farthing seconded the motion. Unanimous.

Adjournment