

**Hurricane Planning Commission
Meeting Minutes
March 28, 2024**

Minutes of the Hurricane City Planning Commission meeting held on March 28, 2024, at 5:00 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, Brad Winder, and Kelby Iverson.

Members Excused: Michelle Cloud

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.

5:00 p.m. - Planning Commission Business:

1. Discussion on R1-4 zoning classification

Fred Resch III shared the newest updates since the last time the commission discussed this new proposed zoning classification. Shelley Goodfellow stated that this gives more options for higher density, not necessarily more affordable housing. Kevin Thomas shared that the homes in Rainbow canyon that are built like this and you look on Zillow, are cheaper homes. Ralph Ballard asked if Councilman Thomas knew what the cost of buildings are. Councilman Thomas shared that it is cheaper to build up than to build out with the same square footage. If you use cheaper materials, you get a cheaper home built. Mr. Ballard shared that mobile homes and people trying to live in RV's, it's fairly affordable. If we want to make something that is truly affordable, we need to look at the overall picture. A shared wall, you are losing less heating and cooling if you're sharing with other people. To him, affordable housing is multifamily. Kelby Iverson asked what the general feeling from staff is? Gary Cupp shared that the staff is generally supportive of it. We feel it could fit into our affordable housing plan but keeping it single family is highly recommended. Paul Farthing shared that in California, you start out with affordability in a condo and eventually move up. Developers are going to sell the home for what the market price is. We shouldn't just plop this out anywhere in the middle of the fields. Higher density needs to be in town and close to commercial and schools and then start to move the lower density out. Mr. Iverson thinks a general plan amendment of what this could look like would be an idea. Brad Winder shared that building and development isn't as profitable as it used to be. Mrs. Goodfellow stated that this ultimately comes down to whether or not we want to offer another option between multifamily and single family. Mr. Iverson is not opposed to this, but location is key.

2. Presentation on 2024 Utah State Legislative session

Fred Resch III shared a presentation with the summary of the Legislative session.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation from Kelby Iverson

Declaration of any conflicts of interest

Kelby Iverson motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.

NEW BUSINESS

1. PP24-09: Discussion and consideration of a possible approval of a preliminary plat for Coral Junction Phase 1, a three-lot commercial subdivision located at 201 N Foothills Canyon Dr. MP 16 LLC-Derek Rowley, Applicant. Mike Bradshaw, Agent.

Fred Resch III shared this is a 3-lot commercial subdivision right off of the exit at I-15. Everything has already been constructed and they are just finalizing the subdivision. He reminded them about the Rush Funplex preliminary site plan that was previously approved. Because of the concerns raised by engineering, Mark Sampson asked if this is ready for discussion or if we should table it because he gets the idea that engineering is on board with this proposal as presented. Jeremy Pickering shared that when the Rush Funplex moves onto the final site plan, they are in the driver seat. Whereas, right now, there are other people in the driver seat, which allows us to raise the concerns we have now and require they be addressed prior to handing off control.

Kelby Iverson motioned to table PP24-09 until the applicant can be present at a meeting. Shelley Goodfellow seconded the motion. Unanimous.

2. FSP24-26: Discussion and consideration of a possible approval of a final site plan for Quail Creek Commercial Plaza, a 28-unit industrial development located at 578 N Old Highway 91. Mountain Ridge Properties LLC, Applicant. Pratt Engineering, Agent.

Bill West shared that this is 4.3 acres and was designed for commercial/light industrial use.

Shelley Goodfellow motioned to approve FSP24-26 subject to staff and JUC comment. Paul Farthing seconded the motion.

3. CUP24-12: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3696 W 2640 S Cir. Gardiner Investments, Applicant. Mike Hugie, agent

Gary Cupp shared this is a greater size and height RV garage. The other buildings meet the standards for the zoning.

Kelby Iverson motioned to approve CUP24-12 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

4. AFP24-07: Discussion and consideration of a possible approval of an amended final plat for Dixie Man Caves located on Abbey Road west of Sand Hollow Road. Jake Miller, Applicant. Bush & Gudgell, Agent.

Ryan Lay reminded the commission about this project. In the process of marketing the product, some of the buyers have wanted larger units. All it does is take a few of the smaller units to create larger units, which in result lowers the number of units overall.

Paul Farthing motioned to approve AFP24-07 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

5. AFP24-08: Discussion and consideration of a possible approval of an amended final plat for Falcon Ridge Phase 2 Lots 36 and 37, located at 371 E 920 N. Habitat for Humanity of Southwest Utah, Applicant. Ryan Scholes, Agent.

Krista Longers is with Habitat for Humanities. They owned both lots but when doing the development work, they realized the initial plat does not follow the retaining wall that was put in with the subdivision. They just want the lot lines to match the picture on the ground.

Brad Winder motioned to approve AFP24-08 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

6. AFP24-09: Discussion and consideration of a possible approval of an amended final plat for Rock View Estates Lots 29 & 30, located at 802 W Rock View Dr and 3251 S Cliffs Dr. Nate Kapp, Applicant. Ryan Scholes, Agent.

Ryan Scholes shared that the owners would like to combine the two lots.

Kelby Iverson motioned to approve AFP24-09 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

7. FSP24-29: Discussion and consideration of a possible approval of a final site plan for Bench Lake Townhomes Phase 1-3, a 58-lot townhome subdivision located at 3220 S 1100 W. Scott Stratton, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen shared that this is for phases 1-3. They have built most of the roads and utilities have been rerouted; some grading has started as well. They are ready to start building. Paul Farthing asked if we were going to allow 58 units with no amenities. Gary Cupp and Fred Resch III shared that this was approved prior to that requirement and it's too late to go back and require it now. Mr. Rasmussen shared they are putting in a 20' trail. Kelby Iverson asked for further explanation on the 90' roadway with the median. Mr. Rasmussen shared that it is for a turning lane.

Shelley Goodfellow motioned to approve FSP24-29 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

Approval of Minutes:

1. February 22, 2024

Paul Farthing motioned to approve the minutes from February 22, 2024. Rebecca Bronemann seconded the motion. Unanimous.

2. March 14, 2024

Rebecca Bronemann motioned to approve the minutes from March 14, 2024 as presented. Paul Farthing seconded the motion. Unanimous.

Shelley Goodfellow motioned to adjourn the meeting. Kelby Iverson seconded the motion. Unanimous. Adjournment