

Hurricane Planning Commission Meeting Minutes

November 14, 2024

Minutes of the Hurricane City Planning Commission meeting held on November 14, at 5:30 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, Water Representative Kory Wright, Power Representative Scott Hughes and City Engineer Representative Jeremy Pickering.

5:30 p.m. - Planning Commission Business:

1. Discussion on proposed amendments to the airport overlay zone

Gary Cupp shared that there was a house bill passed last year that requires cities to update their ordinances regarding airports. We have done that. There is an airport influence area added to this overlay as well as the horizontal surface elevation area. There were a few building requirements and stipulations that needed to be clarified within the influence areas. We have until the end of December to have this adopted. Mark Sampson asked what triggered this ordinance update. Mr. Cupp shared that the house bill at the state level is what triggered ours but he isn't sure what triggered the states update. Steve Nation stated that....

6:00 p.m. - Call to Order

Roll Call

Paul Farthing motioned to approve the agenda as presented. Michelle Cloud seconded the motion. Unanimous.

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation give by Kelby Iverson

Declaration of any conflicts of interest – no interests declared

Public Hearings

1. A Zone Change Amendment request located at 259 N Main St. from R1-10, residential one unit per 10,000 square feet, to RM-3, multifamily 15 units per acre.

Comments were submitted and are on the record. They are attached in the packet.

Jerry Vanderdoon is concerned about this space being so small for three units. He thinks dividing it is setting prescience is a nightmare. He wouldn't be opposed to two.

51 **2. A Zone Change Amendment request located at 1015 W 250 N from R1-10, residential one**
52 **unit per 10,000 square feet, to RA-0.5, residential agriculture one unit per half acre.**

53
54 Mac Hall shared that he is the property directly to the north and he is in support of this change and it
55 should stand on its own.

56
57 **3. A Zone Change Amendment request located at 1268 W 650 S from RA-1, residential**
58 **agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet.**

59
60 Comments were submitted and are on the record. They are attached at the end of these minutes.

61
62 Colt Stratton shared that he has submitted at least three zone changes within this area that have been
63 denied because the city wanted RA zoning. He thinks the city should remain consistent and leave it as
64 RA.

65
66 **4. A Land Use Code Amendment to Title 10 Chapter 23 regarding Planned Development**
67 **Overlays and Title 10 Chapter 11 and Chapter 17 regarding the Public Facility zone.**

68
69 Lance Gifford asked what the code is being changed to so how can things be updated without knowing
70 what is proposed?

71
72 Kammy

73
74 Dave Barton is concerned about similar concerns of the previous commenter. He feels that updating
75 codes leads to the issues of high density housing.

76
77 *Kelby Iverson motioned to take the agenda out of order and take item number 15 first. Rebecca*
78 *Bronemann seconded the motion. Unanimous.*

79
80 **OLD BUSINESS**

81
82 **1. LUCA24-05: Discussion and consideration of a recommendation to the City Council on a**
83 **Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient lodging**
84 **facilities in commercial zones. Hurricane City Planning, Applicant.**

85 Gary Cupp reminded the commission of the conversation of last meeting. We looked into those
86 suggestions and he thinks there are some changes that could be integrated, but they didn't make any
87 changes from their suggestions. They do feel that the concerns can be addressed in the downtown
88 overlay ordinance that'll be worked on early or mid next year.

89
90 *Shelley Goodfellow motioned a recommendation of approval of LUCA24-05 with the direction that we*
91 *bring the option to allow short term rentals in historical buildings in the downtown overlay and that it be*
92 *looked at by the end of January 2025. Michelle Cloud seconded the motion. Unanimous.*

93
94 **2. LUCA24-06: Discussion and consideration of a recommendation to the City Council on a**
95 **Land Use Code Amendment to Title 10, Chapter 28 regarding development standards in rockfall**
96 **zones. Hurricane City Planning, Applicant.**

97 Gary Cupp reminded the commission why this is being looked at. He shared the updates that had been
98 made regarding building in areas....

100 *Paul Farthing motioned a recommendation of approval of LUCA24-06. Michelle Cloud seconded the*
101 *motion. Paul Farthing, Brad Winder, Shelley Goodfellow, Ralph Ballard, Mark Sampson, Michelle Cloud,*
102 *Rebecca Bronemann – aye. Kelby Iverson – nay. Motion carries.*

103
104 **NEW BUSINESS**

105
106 **1. ZC24-09: Discussion and consideration of a recommendation to the City Council on a**
107 **Zone Change Amendment request located at 259 N Main St. from R1-10, residential one unit per**
108 **10,000 square feet, to RM-3, multifamily 15 units per acre. Interstate Homes LLC, Applicant.**

109 Mitch Godfrey shared that they plan to put a four-plex on this property to fill in the downtown area.
110 Amanda Pectol shared that this will be for attainable housing. Paul Farthing shared that he thinks it's too
111 dense to be put there. He's comfortable with a tri-plex but four units is 16 units an acre and we don't
112 even have a zoning for that. Shelley Goodfellow shared that we did this a few streets over to create infill.
113 They put three units and it doesn't fit. She thinks a four-plex is a lot and to go to the max density is
114 overwhelming for the area. Mrs. Pectol shared that they are asking for a density bonus which would
115 require one of the units to be deed restricted. Mrs. Goodfellow shared that the average household has
116 two cars, some have more. There is not enough parking for each unit to have two cars. As a planning
117 commission, they are tasked to look at this for the community as a whole. Ralph Ballard is less and less
118 in favor of infill. Michelle Cloud feels this meets all four criteria of a zone change and we talk about infill
119 all the time. Rebecca Bronemann agrees with Michelle. Kelby Iverson asked how the four-plex will be
120 laid out. Mr. Godfrey said it'll be a four units side by side.
121

122 *Paul Farthing motioned a recommendation of denial of ZC24-09 based on the findings. Ralph Ballard*
123 *seconded the motion. Roll call. Paul, Shelley, Ralph, Mark, Kelby – aye. Brad, Michelle, Rebecca – nay.*
124 *Motion carries.*

125
126 **2. ZC24-10: Discussion and consideration of a recommendation to the City Council on a**
127 **Zone Change Amendment request located at 1015 W 250 N from R1-10, residential one unit per**
128 **10,000 square feet, to RA-0.5, residential agriculture one unit per half acre. Jaymie Wetzel,**
129 **Applicant. Karl Rasmussen, Agent.**

130 Shelley Goodfellow asked the applicant what their thoughts are on property to be giving up land for
131 access. Karl Rasmussen stated... Mrs. Goodfellow thinks there shouldn't be any restrictions on this
132 because they are making their impact less than what is existing.
133

134 Shelley Goodfellow motioned to send a recommendation of approval of ZC24-10 to the City Council. ???
135 seconded the motion. Unanimous.
136

137 **3. ZC24-11: Discussion and consideration of a recommendation to the City Council on a**
138 **Zone Change Amendment request located at 1268 W 650 S from RA-1, residential agriculture one**
139 **unit per acre, to R1-15, residential one unit per 15,000 square feet. CCH&N Holdings LLC,**
140 **Applicant. Daryl Brown, Agent.**

141 Watts construction explained the request. They are asking for this to be changed to match the general
142 plan and that it will be a housing development. Kelby Iverson does not know if we have ever encouraged
143 to take a property out of a zoning that is not consistent with the general plan. We have several residence
144 that are not in favor of this zone change. Rebecca Bronemann asked about the comment regarding...
145 Jeremy Pickering shared that we have roadway access requirements. To make it feasible, there will
146 have to be some discussion and working with the neighbors to allow access in and out of the
147 development. Mr. doesn't think the workability of a neighbor should be in consideration for a zone
148 change. Mrs. Bronemann asked if there is a better zone that works better for this? Mr. shared they are
149 trying to be compatible and match the subdivision adjacent. Shelley Goodfellow asked if the road that
150 will go through the property is a master planned roadway? Mr. said it will stand alone.

151 *Michelle Cloud motioned a recommendation of approval of ZC24-11 as it meets the four criteria for a*
152 *zone change in the affirmative.*

153

154 *Paul Farthing motioned a recommendation of denial of ZC24-11 based on the findings that it is not*
155 *harmonious, it will adversely affect the adjacent properties, there are not adequate public facilities. Roll*
156 *call. Paul, Brad, Shelley, Ralph, Mark, Rebecca, Kelby – aye. Michelle – nay.*

157

158 **4. AFP24-17: Discussion and consideration of a possible approval of an amended final plat**
159 **for Ridge at Zion Vista Phase 1B, Lots 19 & 20, located at 557 S 1800 W. Interstate Homes LLC,**
160 **Applicant. Dannie Green, Agent**

161

162 *Kelby Iverson motioned to approve AFP24-17. Rebecca Bronemann seconded the motion. Unanimous.*

163

164 **5. AFP24-18: Discussion and consideration of a possible approval of an amended final plat**
165 **for Windsong Subdivision Lots 1 & 2, located at 335 W 1180 S. Beau Davis, Applicant. Karl**
166 **Rasmussen, Agent.**

167 Karl Rasmussen shared that the one of the lots is going to get larger but because it is in a subdivision, it
168 has to go through the amended final plat process.

169

170 *Rebecca Bronemann motioned to approve AFP24-18 subject to staff and JUC comments. Paul Farthing*
171 *seconded the motion. Unanimous.*

172

173 **6. PP24-26: Discussion and consideration of a possible approval of a preliminary plat for**
174 **Cielo at Coral Canyon, a subdivision consisting of 54 townhomes, 140 vacation rental units, and**
175 **218 single family residential lots and commercial space, located at Old Highway 91 and Foothills**
176 **Canyon Dr. Cole West, Applicant. Tony Carter, Agent.**

177 Adam Allen with American... This is part of the coral canyon subdivision and it is the last phase. Paul
178 Farthing asked about the sensitive lands and if there is additional needed?

179

180 *Shelley Goodfellow motioned to approve PP24-26 subject to staff and JUC comments. Brad Winder*
181 *seconded the motion. Unanimous.*

182

183 **7. PP24-27: Discussion and consideration of a possible approval of a preliminary plat for**
184 **Black Ridge Phase 2, a 45 lot single family subdivision, located north of 900 S and east of 1760**
185 **W. Wasatch Commercial Builders, Applicant. Focus Engineering, Agent.**

186 Austin Overman shared that this is part of the old Colina Tina project. Rebecca Bronemann asked about
187 JUC comment #5 and if the redlines had been addressed. Jeremy Pickering shared that the densities
188 were adjusted but the roadways were pretty much the same. Michelle Cloud asked if the water looping
189 was something additional. Mr. Pickering shared that a lot of the developments around have finished their
190 water looping and stubs. It may be possible that it isn't going to be required but will be cleared up and
191 looked at during the construction drawing process. Gary Cupp shared something about the power line
192 having to be approved by the council. It has to have a recommendation from the power board first.

193

194 *Paul Farthing motioned to table PP24-27 until the issues with the power are resolved. Shelley*
195 *Goodfellow seconded the motion. Unanimous.*

196

197 **8. PP24-28: Discussion and consideration of a possible approval of a preliminary plat for**
198 **Hawk Ridge, a residential subdivision consisting of 146 town homes and two single family lots,**
199 **located near 2800 w and Cliffhanger Dr. Perry Development-Mitch Weis, Applicant. Bush &**
200 **Gudgell, Agent.**

201 Brady Pierce with Perry Development shared that originally this section of the peregrine pointe east
202 subdivision had.. the livability of that layout is no longer desirable. They are wanting to change the layout
203 that they think will be more marketable. Fred Resch III shared that staff has issued with open space.
204 They did provide an updated plan that satisfies that concern but they still have an issue with their power
205 line extension not being approved yet.
206

207 *Ralph Ballard motioned to table PP24-28 to allow staff to give an updated recommendation and for*
208 *issues to be worked out. Paul Farthing seconded the motion. Unanimous.*

209
210 **9. PP23-21: Discussion and consideration of a possible approval of an extension of the**
211 **preliminary plat for Gateway at Sand Hollow Commercial, a six lot commercial subdivision**
212 **located between SR-9 and Sand Hollow Road, Western Mortgage & Realty Company, Applicant.**
213 **Karl Rasmussen, Agent.**

214 Karl Rasmussen reminded the commissioners of this project. It was approved a year ago but they are
215 still working through construction drawings and need an extension.
216

217 *Rebecca Bronemann motioned to grant the extension for PP23-21 subject to staff and JUC comments.*
218 *Michelle Cloud seconded the motion. Unanimous.*

219
220 **10. CUP24-26: Discussion and consideration of a possible approval of a conditional use**
221 **permit for a building of greater height and size located at 2521 W 250 S. Brick Loring, Applicant.**
222 Brick Loring shared that this is an RV garage with an ADU to make his wife happy. The garage will be
223 approximately 16' off the ground and the rest of the structure will be approximately 23' with the
224 typography of the lot.
225

226 *Michelle Cloud motioned to approve CUP24-26 as it meets the conditions. ??? seconded the motion.*
227 *Unanimous.*

228
229 **11. CUP24-27: Discussion and consideration of a possible approval of a conditional use**
230 **permit for a metal building located at 498 S 1310 W. Jay and Tracy Mansanarez, Applicant.**
231 Jay Mansanarez shared that the zoning is R1-10 and the metal building needs approval.
232

233 *Michelle Cloud motioned to approve CUP24-27 as it meets the conditions. Rebecca Bronemann*
234 *seconded the motion. Unanimous.*

235
236 **12. FSP24-74: Discussion and consideration of a possible approval of a final site plan for**
237 **Rush Funplex, an indoor recreation and entertainment facility located at Coral Junction Rd and**
238 **Coral Canyon Blvd. Rush Funplex, Applicant. Dan Milich, Agent.**

239 Dan Milich shared that the parking is worked out. They have worked through the drawings and they are
240 ready to get started. Mr. Milich shared that the amount of parking needed is much less than what is
241 required per the ordinance. They have submitted a parking study that shows they will still have adequate
242 parking without meeting the required parking by ordinance.
243

244 *Paul Farthing motioned to approve FSP24-74 subject to staff and JUC comments. Brad Winder*
245 *seconded the motion. Unanimous.*

246
247 **13. PP24-29: Discussion and consideration of a possible approval of a preliminary plat for**
248 **Red Slate Estates, a 135 lot single family subdivision located at approximately 4020 W Bash**
249 **Parkway. Heritage Land Development, Applicant. Alpha Engineering, Agent.**

250 This preliminary plat had been approved back in 2022. They are finalizing everything with phase one.
251 Somewhere along the way, the final plat didn't get filed and the preliminary plat expired. They are
252 reapplying for the preliminary plat so they can get phase one final plat submitted.
253
254 *Rebecca Bronemann motioned to approve PP24-29 subject to staff and JUC comments. Michelle Cloud
255 seconded the motion. Unanimous.*
256
257 **14. FSP24-73: Discussion and consideration of a possible approval of a final site plan for
258 Hurricane Self-Storage, a storage unit complex, located at 260 N 3700 W. Mike Wade, Applicant.
259 Guy Williams, Agent.**
260 No comments from the commissioners.
261
262 *Shelley Goodfellow motioned to approve FSP24-73. Paul Farthing seconded the motion. Unanimous.*
263
264 **15. LUCA24-08: Discussion and consideration of a recommendation to the City Council on a
265 Land Use Code Amendment to Title 10 Chapter 23 regarding Planned Development Overlays and
266 Title 10 Chapter 11 and Chapter 17 regarding the Public Facility zone.**
267 Dayton Hall shared that a zone change would have to happen in order to develop the civic center as
268 proposed. Gary Cupp shared that the only change we are making to the public facility zoning is to allow
269 for government services. Fred Resch III shared that government services is what we are currently doing
270 right now. Mr. Cupp stated that staff feels that this type of use is most appropriate use within a public
271 facility. Mr. Resch III shared that we didn't want to allow for public housing in any public facility zones,
272 we wanted to be able to control where that type of use goes. The current PDO states it can only be used
273 in conjunction with residential zones. But we want to add into the PDO code that public facility can have
274 a PDO but only on city owned property... Mr. Cupp added that we had some late term reviews that came
275 up today but there are a few other minor clarifications that need to be made. There will be changes from
276 this draft presented tonight to the city council if a recommendation is made tonight. Paul Farthing is fine
277 with fixing the problems within the code. We have had this problem come up before because codes have
278 been written fast and oversights have happened. This is nothing more than updating some stuff. We are
279 not updating an ordinance. Shelley Goodfellow doesn't believe that the city should have special
280 treatment. Mr. Cupp interjected that the zoning the property for the city center would already allow us to
281 apply for a PDO and we could do what is proposed. Staff felt the underlying zone for a civic center
282 should be public facility. Michelle Cloud thinks we need to change chapter 17 and she agrees with Paul.
283 The city can already do what they want to do. There would be no reason for someone else to change
284 their zoning to public facility except the city. Rebecca Bronemann.. Kelby Iverson doesn't have any
285 issues with allowing government services in a public facility zone. Any time we build a park or a civic
286 center or any time of government service currently, what zoning does it have to be currently? Mr. Cupp
287 shared that government services are only allowed in commercial zones but parks can be done in
288 residential zones. Currently, property owners can apply for public facility. PDO's, planned development
289 overlays, can currently allow for government services? There is a lot of gray area in the PDO portion of
290 this. He doesn't support the city having over and beyond what the citizens can have. But is it a better
291 zoning to do it as a public facility, he doesn't know. If allowing it that way is to grant the city over and
292 beyond, he doesn't think that is the way it is to go. Councilman Kevin Thomas shared that it has been
293 planned to put in a new city office, police station, and anything else we wanted to. We had a large
294 committee and it was an over-site that a commission member was not part of that committee. There
295 wasn't a rule that required them to have one, they just simply missed it. The City didn't do this to hide
296 anything. We simply paid a consultant to say "what can we do with the property". We looked at options
297 on how to make the city office and police station without raising everyone's taxes. Ralph Ballard stated
298 that we need to be efficient as a city. What departments are going to be going into the new city office?
299 Kaden DeMille shared that we have outgrown out current city office and police station. We will keep our

300 current building. We'll remodel this building for the courts. The thought is that as we continue to grow,
301 we will have other departments that'll need to be accommodated.

302
303 *Kelby Iverson motioned to table LUCA24-08 until the City Attorney has had the chance to do his further*
304 *review and make changes. Ralph Ballard seconded. Roll call. All ayes. Motion carries.*

305
306 *Paul Farthing motioned to adjourn. ??? seconded the motion. Unanimous*

307
308 **Adjournment at 9:18PM**

DRAFT