

**Hurricane Planning Commission
Meeting Minutes
October 24, 2024**

Minutes of the Hurricane City Planning Commission meeting held on October 24, 2024, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused: Paul Farthing

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, Mayor Nanette Billings, Councilman Kevin Thomas, and City Engineer Representative Jeremy Pickering.

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

1. Discussion on a proposed domestic lot split ordinance

Mayor Billings explained that the lot split discussion was prompted by a conference she attended, where lot splits in non-subdivision areas were addressed. She noted that St. George's ordinance requires a minimum lot size of 10,000 square feet to qualify for a split, allowing a division into a 4,000 square foot lot while retaining 6,000 square feet for the existing parcel.

2. Discussion on development standards in rockfall zones

Gary Cupp shared that the city's ordinance already includes provisions related to this issue, and the current update is simply to clarify the requirement for professional review when building in rockfall hazard areas.

3. Discussion on the Civic Center Master Plan and proposed amendments to Title 10 Chapter 17 and 23 regarding Planned Developments

Gary Cupp shared that a Civic Center master plan is underway for the area west of the current city office. The plan includes rezoning the Civic Center property to Public Facility; however, the current Public Facility zone does not permit government services. The proposal also includes plans for some commercial, housing, and public services uses. Additionally, the city is considering updates to the planned development ordinance to allow certain uses exclusively for the city.

4. Discussion on takeoff and landing of aircraft for medical transport

Gary Cupp shared that Intermountain Health Care has a helicopter pad located in a commercial zone, which is currently not permitted under existing code. The proposed update would allow an exception to permit medical transport facilities, such as helicopter pads, within commercial zones.

5. Discussion on STRs in commercial zones

No discussion. On the agenda as an action item.

6. Recap on Fall APA conference

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Shelley Goodfellow

Prayer and/or thought by invitation given by Ralph Ballard

Michelle Cloud motioned to approve the agenda as presented. Ralph Ballard seconded the motion. Unanimous.

Declaration of any conflicts of interest – no conflicts were declared.

Public Hearings

1. A Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient lodging facilities in commercial zones.

No comments

2. A Land Use Code Amendment to Title 10, Chapter 28 regarding development standards in rockfall zones.

No comments

3. A Land Use Code Amendment to Title 10, Chapter 15 to provide an exception to allow the takeoff and landing of aircraft in commercial zones for the purpose of medical transport at hospital facilities.

No comments

4. 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. Public Hearing Only. No action on this item will be taken until November 14th, 2024.

Comments were submitted and are attached at the end of these minutes. No further comments.

5. A Zone Change Amendment request located at 1015 W 250 N from R1-10, residential one unit per 10,000 square feet, to RA-0.5, residential agriculture one unit per half acre. Public Hearing Only. No action on this item will be taken until November 14th, 2024.

The property owner explained that they need the zoning change to construct a metal building of the desired size.

Mac Hall, who lives to the north, expressed support for the proposed project.

No further comments.

6. A Zone Change Amendment request located at 1268 W 650 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet. Public Hearing Only. No action on this item will be taken until November 14th, 2024.

Comments were submitted and are attached at the end of these minutes.

Joseph Lovell, who owns the property directly adjacent to the site, shared a detailed list of concerns via email that he hopes the commission has reviewed. He noted that three different developers have previously been unable to proceed without involving his property—two sought access through his lane, and another requested to acquire his land entirely. He expressed interest in hearing how the current proposal will address these development challenges.

No further comments.

NEW BUSINESS

1. CUP24-23: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 43 E 200 N. Shane Bambrough, Applicant.
Fred Resch III shared that the property owner intends to construct a new building. To comply with setback requirements, an existing building will need to be demolished as part of the proposal. The commissioners had no comments or concerns regarding this plan.

Rebecca Bronemann motioned to CUP24-23 based on staff and JUC comments specifically that the existing building will be torn down. Michelle Cloud seconded the motion. Unanimous.

2. AFP24-15: Discussion and consideration of a possible approval of an amended final plat for LeGrand Heights Phase 5 Partial Amended & Extended "A" Lot 9, located at 2521 W 250 S. L&O Property Investment LLC, Applicant. Chanse Snow, Agent.

Brandee Walker explained that the existing Lot 9 is being expanded by adding some raw land into the subdivision. Fred Resch III added that the added portion was initially intended to be developed as a separate lot in a future subdivision, but that plan was never carried out.

Shelley Goodfellow motioned to approve AFP24-15. Rebecca Bronemann seconded the motion. Unanimous.

3. AFP24-16: Discussion and consideration of a possible approval of an amended final plat for Buck's Ace Hardware Partial Amendment A, located at 90 S 1400 W. Buck's Ace Hardware-Joe Johnson, Applicant. Jared Bates, Agent.

Cody Arnoldson explained that they are amending the plat to adjust the shape and size of lots 2 through 4, and it just needs approval. Fred Resch III noted that the only required change is to include the sign within the common area, as offsite signage is not permitted.

Kelby Iverson motioned to approve AFP24-16 with the advisory caveat that the note get put on the plat for the sign and subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

4. FSP24-67: Discussion and consideration of a possible approval of a final site plan for Starbucks, a coffee shop, located at 789 W State St. Stratton Land Holdings, Inc. Applicant. Chase Stratton, Agent.

Chase Stratton shared that they finally got signed plans through the JUC. They would like to break ground in the next couple weeks.

Michelle Cloud motioned to approve FSP24-67 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

5. FSP24-68: Discussion and consideration of a recommendation to the City Council on a final site plan for Canyon Villas, a 180 unit park model development located at 250 N 2800 W. Sunwood Homes, Applicant. Brandee Walker, Agent.

Fred Resch III shared that the preliminary site plan was approved in 2022 and revised in June 2023 with an update to the park model ordinance. The project has now completed drawings and received necessary approvals to proceed. A Sunwood Homes representative explained that the units are park models designed to resemble stick-built homes, consisting of double wides placed on permanent

foundations with 14-foot-wide driveways. Sewer access, which had been a challenge, was recently secured through a neighboring property. Shelley Goodfellow asked about ownership; the representative confirmed the homes will be privately owned, while the land and common amenities will be rented and maintained by the HOA.

Ralph Ballard motioned a recommendation of approval of FSP24-68 based on the finding that their homes are attractive and appear more affordable. Shelley Goodfellow seconded the motion. Unanimous.

6. PSP24-31: Discussion and consideration of a preliminary site plan for Gateway Commercial at Sand Hollow, a commercial development consisting of a hotel, three restaurant pads, and a gas station, located at 4 S 3700 W. Tim Tippet, Applicant. Karl Rasmussen, Agent. Karl Rasmussen stated that at the corner of State Street and Sand Hollow Road, several restaurant locations and a hotel are proposed. Construction drawings cannot be submitted until the preliminary site plan is approved. The plan is to begin vertical construction on one of the northern units by March or April. Shelley Goodfellow asked if there were any issues with staff and JUC comments, and Mr. Rasmussen confirmed they are actively working through those. Kelby Iverson inquired about any developments planned between Diamond Ranch and this property, to which Mr. Rasmussen responded that the intervening land is owned by U-DOT.

Kelby Iverson motioned to approve PSP24-31 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

7. LUCA24-05: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient lodging facilities in commercial zones. Hurricane City Planning, Applicant. Fred Resch III shared that the council has directed staff to limit short-term rentals in commercial areas, with a current proposal to prohibit short-term rentals and define motels and hotels as facilities with 10 or more units. Shelley Goodfellow expressed concern about restricting revitalization efforts in historic downtown buildings. Ralph Ballard noted that at some point, pricing can push out small, locally owned businesses. Rebecca Bronemann agreed with Shelley, citing Helper, Utah as an example where short-term rentals helped finance restoration of historic buildings by offsetting costs. She supports allowing Airbnb-style rentals in buildings needing revitalization. Mark Sampson mentioned that in Virgin, short-term rentals have negatively affected community cohesion. Mrs. Goodfellow asked if there could be a way to allow short-term rentals specifically in historic homes to balance these concerns.

Ralph Ballard motioned to continue LUCA24-04. Michelle Cloud seconded the motion. Unanimous.

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

Ralph Ballard motioned to continue LUCA24-06 to include input from geotechnical engineers on areas that require different treatment. Shelley Goodfellow seconded the motion. Unanimous.

9. LUCA24-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapter 15 to provide an exception to allow the takeoff and landing of aircraft in commercial zones for the purpose of medical transport at hospital facilities. Hurricane City Planning, Applicant.

Rebecca Bronemann motioned a recommendation of approval of LUCA24-07. Shelley Goodfellow seconded the motion. Unanimous.

Approval of Minutes:

1. May 23, 2024

Michelle Cloud motioned to approve. Brad Winder seconded the motion. Unanimous.

2. July 11, 2024

Brad Winder motioned to approve. Michelle Cloud seconded the motion. Unanimous

3. September 12, 2024

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

4. August 22, 2024

Shelley Goodfellow motioned to approve. Rebecca Bronemann seconded the motion. Unanimous.

Planning Commission Business (Continued From Above)(If Necessary)

Michelle Cloud shared that Jenny Chamberlain did a podcast on the recap of the attainable housing event a few weeks ago.

Kelby Iverson asked if we are doing the public hearing backwards in a way of having the public comment before hearing the developer? Sometimes opinions change after the developer has spoken on what they are proposing.

Rebecca Bronemann motioned to adjourn. Michelle Cloud seconded the motion. Unanimous

Adjournment at 7:51pm