



# City of Hurricane

Mayor  
John W. Bramall

City Manager  
Clark R. Fawcett

## *Planning Commission*

Mark Borowiak, on leave  
Michelle Cloud  
Paul Farthing, Chairman  
Rebecca Bronemann  
Chris Christensen  
Ralph Ballard  
Shelley Goodfellow  
Mark Sampson  
Dayton Hall, Vice Chairman

## **AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION 6:00 p.m. Wednesday July 22, 2020**

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. in the Council Room at 147 N. 870 West, Hurricane, UT. A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation.

### **New Business:**

|             |  |
|-------------|--|
| 2020-PSP-03 | Consideration and possible approval of a proposed Preliminary Site Plan, Villas at the Haven, containing 20 multi-family units located at aproximtal 100 N and 2170 W. Brad Oliverson Applicant. |
|-------------|--|

### **Planning Commission Business:**

Review of proposed side yard street setbacks for accessory buildings in residential and residential agriculture zones.

### **Approval of Minutes:**

### **Adjournment**

PRELIMINARY SITE PLAN REVIEW APPLICATION

City of Hurricane

147 North 870 West

Hurricane, UT 84737

(435) 635-2811

FAX (435) 635-2184

Fee \$200.00

For Office Use Only:

File No. 2020-PSP-03

Receipt No. 7.6580430

Name: BRAD OLIVERSON Telephone: 435-215-9509

Address: 352 E RIVERSIDE DR Fax No. \_\_\_\_\_

Agent (If applicable): SR9 Assisted Holdings LLC Agent's Phone: \_\_\_\_\_

Email: brad.oliverson@gmail.com Agent Email: \_\_\_\_\_

Address/Location of Subject Property: 2170 W 100 N

Tax ID of Subject Property: H-3-1-33-4401 Zone District: RM-3

Proposed Use: (Describe, use extra sheet if necessary) Assisted Living  
Villa's

This application shall be accompanied by the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. Three (3) copies of a site plan showing:
  - ☒ Topography showing 2' contours, identification of 30% or greater slopes;
  - ☒ The layout of proposed uses;
  - ☒ Location of open space when applicable;
  - ☒ Proposed access to the property and traffic circulation patterns;
  - ☒ Adjoining properties and uses;
  - ☒ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;
- ☒ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
- ☒ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- ☐ 5. A phased development plan if applicable.
- ☐ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

\*\*\*\*\*

Date Received: \_\_\_\_\_ (Office Use Only)  
Received by: \_\_\_\_\_

## STAFF COMMENTS

**Agenda:** July 22, 2020 **File Number:** 2020-PSP-03

**Type of Application:** Preliminary Site Plan

**Applicant:** Brad Oliverson

**Request:** Preliminary Site Plan review

**Location:** 2170 W 100 N

**General Plan:** Multi-Fam Res 6-15 Units/Acre

**Existing Zoning:** RM-3

**Discussion:** The applicant is seeking preliminary approval to construct a multi-family development. The City Council approved a zone change on the property from R1-10 to RM-3 on July 2, 2020. The applicant is proposing the property be maintained under single ownership and would not subdivide the property.

### Site Details

- |    |                       |             |
|----|-----------------------|-------------|
| 1. | Total Site            | 2.229 acres |
| 2. | Total buildings/Units | 20 units    |

### JUC Comments:

The following items will need to be addressed on the construction drawings:

1. Sewer is available to the parcel, but Ash Creek will need to give the project more review.
2. Because the properties will be under single ownership, the property owner will need to install a ductile pipe for the waterline.
3. The applicant will need to construct improvements on 100 N and 2170 W.
4. Power is located in the area, and the developer would need to make proper improvements during construction.
5. Other utilities are located in the area.

### Planning Staff comments:

1. Density meets the underlying zone.
2. The application is complete and contains the requirements for a preliminary site plan as listed in HCC 10-7-10.
3. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be*

*developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development (HCC 10-7-10(D))*

4. A lighting plan that complies with Dark Sky guidelines adopted by the City must be submitted with a final site plan.
5. Landscaping plan will need to be submitted with final site plan
6. Parking: The City's parking requirements for multi-family housing is as follows:

**HCC 10-31-10**

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| <i>Dwelling, multiple-family:</i> |                                     |
| <i>Studio and 1 bedroom units</i> | <i>1.5 spaces per dwelling unit</i> |
| <i>2 or more bedroom units</i>    | <i>2 spaces per dwelling unit</i>   |
|                                   |                                     |

**HCC 10-34-6:**

*F. Tandem Parking Spaces: Tandem parking spaces shall not qualify as required parking unless approved by the planning commission in the following instances:*

1. *In multi-family dwellings with garages;*

**HCC 10-34-9**

*E. Multi-Family And Planned Developments: The Planning Commission may modify the total number of parking spaces required for multi-family or planned developments after considering the following items and making a finding that adequate parking will be provided:*

1. *Size of housing units by number of bedrooms;*
2. *Cost range of units proposed;*
3. *Owner/tenant characteristics and lifestyle, i.e., singles, couples, families, professionals, retired, elderly, etc.;*
4. *Examination of existing comparable parking by area or projects;*
5. *Size of project;*
6. *Special parking requirements for visitors and recreational vehicles;*
7. *Future parking expansion capabilities;*
8. *Transportation alternatives, including proximity to transit stations;*
9. *Workplace relationships;*
10. *Handicap requirements;*
11. *Restrictive covenants; and*
12. *Availability of approved on street parking for required guest parking.*

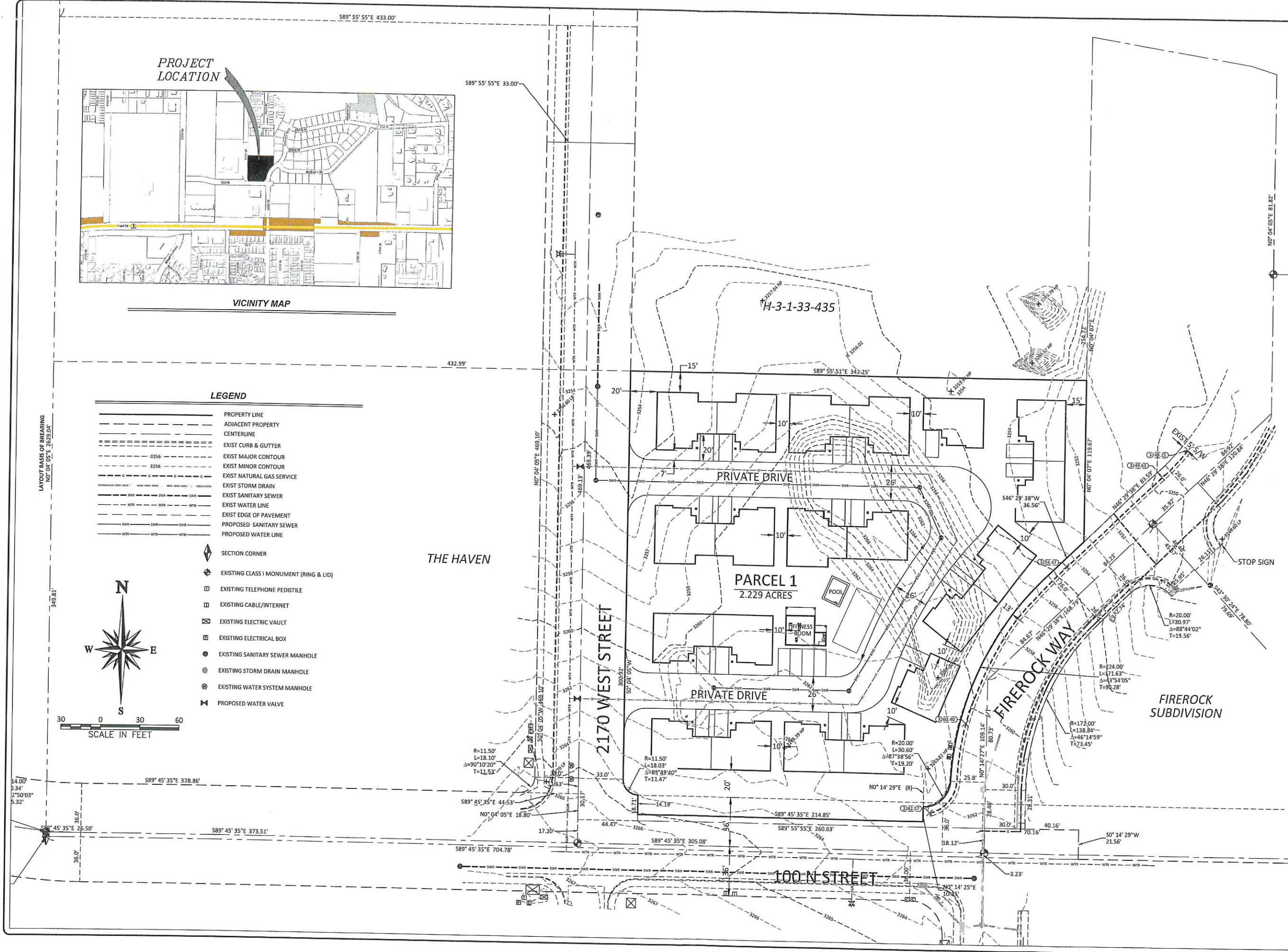
There are currently parking issues along 2170 W and sections of 100 N. Staff recommends that each home has a driveway that can support at least two vehicles.

7. Access: Because this is a multi-family development all under single ownership and is not planned to be subdivided, staff finds the private drive meets HCC 10-34-8 Parking Lot Design and Construction (B) and (C). These sections allow for "parking lot aisle" for multi-family developments.
8. The applicant has not provided any pedestrian facilities with the plan, staff would recommend that sidewalks be included in the development.
9. Buildings must be separated by 20' minimum HCC 10-13-2.

**Recommendation:** Staff recommends approval of this preliminary site plan subject JUC comments be included in the construction drawings, that final site plan provides a minimum of two non-tandem parking space per each unit, and the buildings are set 20' apart minimum.



\\SERVER\BCE\_files\2020 PROJECTS\20-58 Oliverson, Brad, Villas at the Haven\dwg\20-58 Oliverson - Villas at the Haven.dwg, PRELIM SITE PLAN, 7/14/2020 11:57:45 AM, 1:1



| REVISIONS |             |      |
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| NO.       | DESCRIPTION | DATE |
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**BROWN CONSULTING ENGINEERS, P.C.**

CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING

183 WEST 800 SOUTH, UNIT 5  
SALT LAKE CITY, UTAH 84170  
(435) 524-4700 FAX (435) 524-4725

**PRELIMINARY SITE PLAN  
VILLAS AT THE HAVEN**

FOR  
**BRAD OLIVERTON**

LOCATED IN NW 1/4, SEC. 33 T42S, R13W, SLB&M  
HURRICANE, UTAH

CHECKED BY: MLB  
DRAWN BY: ADJ  
DATE: JUNE 2020  
JOB NO.: 20-58

SCALE:  
1"=30'

SHEET NO.:  
1

## STAFF COMMENTS

**Agenda:** July 22, 2020 **File Number:**  
**Action Type:** Code Change, Legislative  
**Applicant:** Staff  
**Request:** Change the street side yard setback for accessory buildings in the Residential Agriculture and Residential Zones

### Discussion

The City Council voted to change the accessory building street side yard setback in residential agriculture zones to match that in the zones contained within HCC 10-13. Staff recommended that the side yard street setback be set at 10' to match the required Public Utility Easement. The City Council approved 2' setback a couple of months ago. During the discussion, the Council directed staff to bring back a proposal to match the PUE for both Residential Agriculture and Residential Zones.

There is a concern from staff about allowing building within the current or even future public utility easements. Right now, the City requires that each subdivision provide a 10' public utility easement in each lot along the roadway frontages. The proposed change would allow a building to be built within 2' of the property line next to the right-of-way. This could lead to conflict with any easements and any future easement that might arise from a future subdivision or construction of a master planned road. As the Planning Commission considered the item last time, there was discussion about not putting a tighter restriction on all of the lots because some of the lots would have a public utility easement in conflict with the setback.

Though staff's recommendation is 10', the Planning Commission could also consider adding a note that no accessory building shall be built within a PUE.

Now, at the direction of the City Council, staff is bringing back the changes for further consideration.

**Recommendation:** Review the proposed code change, make recommendations to city staff.



**Proposed Changes:**

**TABLE 10-13-2**

**DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES**

| Development Standard                         | R1-15         | R1-10         | R1-8          | R1-6          | RM-11         | RM-2          | RM-3          |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Setback standards - street side yard:        |               |               |               |               |               |               |               |
| Accessory building, including private garage | See note 610' | See note 610' | See note 610' | See note 610' | See note 610' | See note 610' | See note 610' |

~~6. If located at least 10 feet from main building, 2 feet. Otherwise, same as for main building.~~

**10-14-2**

| Development Standard | RA-1  | RA-.5 |
|----------------------|---|-------|
| Accessory building   | <del>10' If located 10 feet from main building; 2 feet. If not, same as main building</del> |       |