

ON FEBRUARY 10, 2022 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737

Members Present: Dayton Hall, Mark Sampson, Shelly Goodfellow, Paul Farthing, Michelle Cloud, and Penny James-Garcia.

Members Excused: Rebecca Bronemann and Ralph Ballard

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch, Planning Technician Brienna Spencer and City Engineer Representative Darrin LeFevre

Chairman Dayton Hall called meeting to order at 6:00 p.m. The Pledge of Allegiance was led by and offered the prayer. Roll call was taken.

Public Hearing

A Zone Change Amendment request located north of 3000 S and west of 2100 W to amend the zoning boundary on 160 acres already approved as R1-10 PDO, planned development overlay, and M-1 zone, light industrial, from 26.7 acres of M-1 to 31.83 acres of M-1 with the remainder remaining R1-10 PDO, Parcel number: H-3373-NP. Molly's View LLC Applicant. Richard Wedig Agent

No comments.

New Business

A Zone Change Amendment request located north of 3000 S and west of 2100 W to amend the zoning boundary on 160 acres already approved as R1-10 PDO, planned development overlay, and M-1 zone, light industrial, from 26.7 acres of M-1 to 31.83 acres of M-1 with the remainder remaining R1-10 PDO, Parcel number: H-3373-NP. Molly's View LLC Applicant. Richard Wedig Agent

Richard Wedig shared that as they looked at their master plan, they decided they needed a little bit more space for the manufacturing storage. Shelly Goodfellow stated that if this was presented at the beginning, she doesn't think they would have asked any questions, it's not enough to make a difference. As a neighbor, she shared that there were never any opportunities for a job and she thinks that Balance of Nature is providing a lot of that for Hurricane. She hesitated for a moment but she thinks it's an honor to have them here and she thinks they will be a benefit to the city. Penny James-Garcia asked about the phasing of the development. Stephen Nelson went over the phasing plan stating that the manufacturing is in the first phase. Mrs. James-Garcia shared that when speaking with the community, she was told that they are concerned about the manufacturing part but they like the idea of all the trees acting as a shield for the development. She would like to hear their plan on the orchards. Mr. Wedig stated that what they are doing is actually putting in a nursery. Around that, there will still be a nice landscaping buffer. They are taking a lot of processes to make sure the manufacturing blends in and matches. Mr. Nelson stated that with this being in a commercial area, part of getting their occupancy for buildings will require they have landscaping put in prior. Dayton Hall stated that if we increase the industrial area, it makes sense to keep the residential density the same as it was originally approved at 2.5 units per acre. Mr. Nelson stated that with this change, there will have to be an amendment made to the existing development agreement to reflect the change. Mrs. Goodfellow asked about the utilities status and

where they are at. Mr. Wedig stated that they are currently working with the utilities to see what is needed and what they can do getting started. Their biggest concern right now is getting on site and working on the underground utilities. Mr. Nelson stated that the city just approved an easement that runs along the south boundary and the size will be adequate to provide services to the first phase. There are some concerns about the power capacity but as of right now, there is sufficient power that will be brought to the property. Mrs. Goodfellow asked what the density for residential would be by increasing the acreage of M-1. Mr. Nelson stated that it puts the overall units from 325 to 312.

Penny James-Garcia motioned a recommendation of approval of 2022-ZC-04 with the condition that the residential density remain at the 2.3 units per acre as originally approved by the city council also in keeping with staff and JUC comments. Shelly Goodfellow seconded the motion. Unanimous.

2022-CUP-03: Discussion and consideration of approval of a conditional use permit for an accessory building of greater size and height located at 1458 S 700 W. Andrew Hathaway Applicant.

Mark Sampson asked if the access point was to the south side of the property and made sure that the offsets are correct. Dayton Hall stated that the white stucco seems compatible with the overall character of the property. Penny James-Garcia stated that she doesn't think all white is compatible with the house and would like to know why they chose white. Councilman Kevin Thomas stated the Andrew Hathaway has cinder block and that it will not be stucco. Mr. Hall stated he thinks there should be further discussion with the applicant if what they are doing is not what is being presented. Stephen Nelson stated that he has never encountered this type of facade so in order to make a correct finding, he would need see a plan to make a further recommendation. Paul Farthing asked the size of the lot and Mr. Nelson stated that he believes it about an acre. Mr. Farthing agrees with Mrs. James-Garcia about an outbuilding typically matching the house and he thinks it would be better if it matched. Shelly Goodfellow stated that she thinks they are crossing a line as a planning commission by telling them what they can do. It's not the same, its compatible. Councilman Thomas stated that when the applicant had him draw up the plans, he forgot to remove the words saying it was stucco to cinder block.

Penny James-Garcia motioned to approve 2022-CUP-03 with the note that the building will be stucco like the plans submitted shows.

Mr. Sampson stated that if they approve it this way, it will cause for an angry citizen.

Motion died.

Mark Sampson motioned to continue 2022-CUP-03. Paul Farthing seconded the motion. Unanimous

2022-PP-04: Discussion and consideration of a recommendation for a preliminary plat for Gateway at Sand Hollow Commercial, a 6-lot commercial subdivision, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co Applicant. Brent Moser Agent.

Darrin LeFevre stated that they are really close to having all signed construction drawings. Stephen Nelson stated that the only other concern they had was the cliffside that starts to move in toward the property, but it wasn't enough to require a sensitive lands application. Dayton Hall stated that one of the requirements is a letter from the sewer and water departments but they weren't included in the packet. He asked Fay Reber what preliminary plat approval does in giving the property owner vested rights. Mr. Nelson stated that preliminary plats are given rights for 10 years after approval, however, per

city code, our preliminary plats expire if they have not moved forward. As far as utility services, this plat does not guarantee that. Penny James-Garcia stated that if the PID is approved in two weeks, would the utilities be put in within a year? Mr. Nelson stated that what the city requires is having approved construction drawings and an approved final plat within a year. Paul Farthing stated that he thinks the departments will make sure that everything is there when it needs to be before signing off and pushing it forward.

Paul Farthing motioned a recommendation of approval of 2022-PP-04 subject to staff and JUC comments. Shelly Goodfellow seconded the motion. Unanimous

2022-AFP-01: Discussion and consideration of a recommendation of an amended final plat for Pioneer Estates Lot 5 located at 252 S 1430 W. Pat Stone Applicant

Would like to divide the lot to build a house for himself and a house for his son. Dayton Hall asked about the 7.5-foot utility easement. He thinks it should be added before approving it.

Paul Farthing motioned a recommendation of approval of 2022-AFP-01 subject to staff and JUC comments and contingent on the 7.5-foot easement be added to the plat. Mark Sampson seconded the motion. Unanimous

2022-PSP-03: Discussion and consideration of approval of a preliminary site plan for Sand Hollow Mancaves located at the northeast corner of Sand Hollow Road and Abbey Road. Dixie Man Caves LLC Applicant. Jason Miller Agent

2022-PP-08: Discussion and consideration of a recommendation of approval of a preliminary plat for Sand Hollow Mancaves located at the northeast corner of Sand Hollow Road and Abbey Road. Dixie Man Caves LLC Applicant. Jason Miller Agent

Jason Miller stated that they are under contract for the property. The sale is contingent on the approval of the site plan. Paul Farthing stated that the mancaves he has seen are very successful but he wonders how they keep the unit from becoming inhabitable. Mr. Miller stated that they are looking at having a kitchenette and a half bath which will make it as inhabitable as possible. Stephen Nelson stated that our general commercial zone is our most variety type zone. What he sees could be potentially done, is someone coming in and building an office space. Staff would have to be diligent on the types of uses within the units. The proposed use does comply with zoning. Mr. Miller stated that they will have some sort of "HOA" that will regulate uses and security but this will be more self-policed. Penny James-Garcia doesn't want to have this be a party place. She's concerned about a potential mischief and would like to CCNR's to regulate things. Mark Sampson asked if other similar developments have created CCNR's and if they have worked. Dayton Hall agrees with Mrs. James-Garcia about having the CCNR's, it protects the development and their investment. He asked about the parking and if the driveway is sufficient for this type of use. Mr. Nelson stated that he believes that it is. Mr. Hall shared that another concern is will serve letters from water and sewer.

Shelly Goodfellow motioned approval of 2022-PSP-03 subject to staff and JUC comments. Paul Farthing seconded the motion. Shelley Goodfellow, Paul Farthing, Mark Sampson, Michelle Cloud – aye, Penny James-Garcia and Dayton Hall – nay. Unanimous

Shelly Goodfellow motioned a recommendation of approval of 2022-PP-08 subject to staff and JUC comments. Paul Farthing seconded the motion. Shelly, Paul, Mark, Michelle – aye. Penny and Dayton – nay because they think that the CCNR's need to be required.

2022-PP-07: Discussion and consideration of a recommendation for a preliminary plat for Desert Bloom, a 576-lot subdivision located at approximately 600 S 3500 W. D. R. Horton Applicant. Adam Allen Agent.

Stephen Nelson shared the reasons the applicant requested to continue.

Mark Sampson motioned to continue 2022-PP-07 at the applicant's request. Penny James-Garcia seconded the motion. Unanimous.

2022-PP-08: Discussion and consideration of a recommendation for a preliminary plat for Elim Estates, a 135-lot subdivision located at approximately 1400 S 4300 W. Bright Ideas REI Applicant. Adam Allen Agent

Adam Allen went over the proposed plat. They are dependent upon the roadways within the PID to be built. Stephen Nelson noted that the will serve letters from water and sewer were provided. Dayton Hall asked about the connectivity over to BASH LLC and if they have approval. Mr. Nelson stated that they have approval of a preliminary site plan but it is an old site plan so if we wanted to require connection between the two developments, we could. However, when speaking with engineering, it was discussed that because the uses are different and it might be good for traffic flow to not have connectivity between the two. Penny James-Garcia asked Mr. Nelson about staff comment 5. Mr. Nelson stated that our code does not allow for driveways to back onto a 70-foot collector road. Because this is a minor collector and not a major collector, staff doesn't have any concerns about driveways backing onto the 60-foot collector. Penny James-Garcia asked about the open space within the development and asked if parks are put in with the PID or after and what the nearest park size will be. Mr. Nelson stated that they are required to put in parks with the PID and the park is about 7 acres. Shelly Goodfellow asked what the guidelines are on the naming of the roads because right now, a few of the streets are named after the business going in, which is fine, but thinking 30-40 years down the road. Mr. Nelson stated that the city requires a cross grid number to be added with the name of the street.

Penny James-Garcia motioned a recommendation of approval of 2022-PP-08 subject to staff and JUC comments and the PID. Paul Farthing seconded the motion. Unanimous.

Planning Commission Business:

1. City Council Recap
2. Water Conservation
 - a. Presentation was shown. Different types of water conservation ideas were discussed. Commissioners also discussed quality of life for the citizens of Hurricane with strict guidelines.
3. Planned Commercial: an update from the last meeting was shared
4. Accessory Dwelling Units
5. Site Plan Design

Approval of Minutes

Hurricane City Planning Commission Minutes February 10, 2022

December 15, 2021

Paul Farthing motioned the approval of the minutes with the discussed changes. Mark Sampson seconded the motion. Unanimous.