

**Hurricane Planning Commission
Meeting Minutes
April 13, 2023**

Minutes of the Hurricane City Planning Commission meeting held on April 13, 2023, 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, Michelle Cloud, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused:

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Councilman Kevin Thomas, Councilman David Hirschi (workshop only), Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, and Power Director Scott Hughes.

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

1. Joint Downtown Master Plan Workshop with the City Council

Ben Lavenger representative gave an update on surveys currently running. Ralph Ballard asked if the stakeholders have been spoken with. Mr. Lavenger stated that he has spoken with most people and all businesses in the area. They broke down all the responses from the surveys into different categories. He went over those categories and what would be required of them. Land Use, Urban Design, Build Environment, Transportation, Parks & Civic Space, Green Infrastructure, Housing, Targeted Development Scenarios, Economic Development. UDOT has agreed to do a corridor study for the area to see where new crosswalks would be appropriate. Parking in the downtown area was discussed. Angle parking will increase the number of spaces available. Having temporary closure of 100 West for events as well as having more opportunities for people to safely cross the road was discussed. On the survey, over 70% of people stated what they wanted was more outdoor space to utilize. The proposed idea was presented on a slideshow and can be found within the planning commission packet. It was asked what the timeline for this would be. Mr. Lavenger shared that any good plan has an implementation plan (0-2 years). Brad Winder asked that because most of the foot traffic is between 300 west and 700 west, what makes this area the best area to put something like this? Mr. Lavenger shared that right now, there isn't anywhere to put this. If it was there, people would make it a point to go to the Downtown Area. In the next week or so, we will have this presented draft finalized and will provide it to the commission and public soon. Paul Farthing shared that this location was not desired when it came up for sale 10 years ago and that's why the City bought it. What makes us think that investors will be interested? Ben stated that we are in a completely different market now.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Ralph Ballard

Prayer and/or thought by invitation led by Kelby Iverson

Declaration of any conflicts of interest

Shelley Goodfellow reported that her husband's business has bid on agenda item #10.

Public Hearings

1. **A Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1.**

No comments.

2. **A Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay, to RR, recreational resort. This change will affect a small portion of parcel number H-3-1-29-323 and all of H-3-1-29-324-RD2.**

The Public Hearing and discussion of this item has moved to April 27, 2023.

3. **A Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375.**

No comments

NEW BUSINESS

1. **2023-ZC-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1. Derek Rowley Applicant.**

Derek Rowley reported that they are in the process of negotiating with protentional commercial tenants. The tenants want to ensure they have the proper signage on I-15 and the Hurricane side of SR-9 to pull people off the interstate. The current sign standard is thirty-five feet, and they need fifty feet. Stephen Nelson reported that this is within a PDO. If this is not specified within an assigned development agreement, it falls under the standards of the underlying zone. However, a PDO allows the property owner to ask for a variation from the standards. Mr. Nelson explained that the zone change request does not change the site plan or their zoning, it would allow a variation for a taller sign and a more narrow street. Paul Farthing asked if the applicant was aware of the Fire Department's comments. Mr. Rowley acknowledged the comments. Shelley Goodfellow asked if an ordinance considers the lighting of signs. Mr. Nelson reported that the current code on the lighted signage requirement needs to be clarified. Rebecca Bronemann asked if the lights would comply with the night sky ordinance. Mr. Rowley reported that the sign is not designed but will be brought to the city for final approval.

Shelley Goodfellow motioned a recommendation of approval of 2023-ZC-08 to the City Council to allow a maximum height sign of fifty feet and a minimum of a twenty-four feet width interior one-way road subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

2. 2023-ZC-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375. Washington County Water Conservancy District Applicant.

Corey Cram reported that these parcels were purchased for the construction of Sand Hollow. The clay material was used for the dam's core, and they would like to continue using the pit for future projects. Dayton Hall reported that this application is tied to the district's commitment to dedicate a portion of the property to the city as part of the city's roadways. At the end of the extraction, the property will be deeded to the city for use as part of its storm drain system. Mr. Cram shared they are dedicating a portion of 3000 South, 2900 North, 2600 West, and 2400 West. He noted that the Balance of Nature project is struggling to design a plan for stormwater runoff. They have proposed excavating a hole on the western piece of the property to create a stormwater solution. Mr. Hall recommends a development agreement with the zone change. Stephen Nelson reported that the Engineering Department has sent redlines to the district, and he recommends that any motion made should be subject to staff and JUC comments.

Ralph Ballard asked how this is different from critical infrastructure. Mr. Cram shared that this was a cooperative approach. Kelby Iverson asked what the basis is for dedicating the property to the city and what happens if other projects could use the clay on the property. Mr. Cram shared that this will be addressed in the development agreement and anticipates that the property will be dry at the end of their projects. Shelley Goodfellow asked how deep they planned to extract. Jeremy Pickering reported that it would be near thirty feet. Mrs. Goodfellow asked if this would be sufficient for the drainage of Frog Hollow. Mr. Pickering reported that they are meeting with Balance of Nature to discuss the Frog Hollow channel of the Master Plan. Paul Farthing asked Mr. Hall if the developers on the south side of 3000 South will push back on the changes to the drainage plan. Mr. Hall stated that the approved developments have a vested right to continue development as approved. Mr. Pickering reviewed portions of the Storm Drain Master Plan. Mr. Ballard asked if drainage at this time would affect the extraction project. Mr. Cram shared that they are asking for anything up to a ten-year storm to be stored on the individual properties. They will have to work around more significant events in future plans.

Paul Farthing motioned a recommendation of approval of 2023-ZC-10 to the City Council subject to staff and JUC comments and a satisfactory agreement between the City and the Water Conservancy District. Brad Winder seconded the motion. Unanimous.

3. 2023-PP-11: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 2, a 35 lot single family subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC Applicant. Austin Overman Agent

Stephen Nelson reported that the will-serve letters had been received. He explained that this is the second phase of the Black Ridge Project, and the zoning and development agreement was updated last year. He reviewed the location of phase two and explained that the main focus of this phase is utilities and roadway connections. Rebecca Bronemann noted the comments from the Fire Department and asked where the second access is located. Mr. Nelson showed the access on the presented plat. Josh Lyons reviewed the roadway layout and planned connectivity.

Rebecca Bronemann motioned a recommendation of approval of 2023-PP-11 to the City Council subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

4. 2023-PP-12: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Grassy Meadows Sky Ranch Phase 6B, an 18 lot single family subdivision located at approximately 4500 S 1200 W, Sky Ranch Phs 6 LC Applicant.

Doug Durban reported that he has lived in Sky Ranch for twenty years. He explained that the county is developing a portion of Sky Ranch Phase Six, and the remaining portion is annexed into the city. Recently a group requested a higher-density community, and the proposed development of city property was denied because it is inconsistent with the surrounding area. He explained the city does not have the infrastructure to support the development of the property, as noted in the staff report. However, the county does. Mr. Nelson reported that lots 5-18 are in the city, and lots 1-4 are in the county. He explained that the County Boundary Commission typically supports the city's recommendation. However, the applicant can still press the matter if the city cannot provide services to the area. Michelle Cloud thinks Sky Ranch is a special place, but the Commission must uphold the ordinance. Dayton Hall reported that the substation serving this area does not have adequate capacity, noting that the power supplied by Rocky Mountain Power comes through Hurricane City's substation. He plans to address Rocky Mountain Power's expansion of services on the inadequate substation within the renegotiated contract. He explained that the Planning Commission needs to determine whether there are adequate facilities to serve this area. Mark Sampson explained that the Planning Commission cannot recommend approval due to inadequate services. Shelley Goodfellow asked if 1200 West belongs to the city or the county. Mr. Durban reported that 1200 West is a city road. He feels annexing the road and acres to the county would be better. Mrs. Goodfellow explained that this is a City Council issue. Rebecca Bronemann asked if a taxiway can be on a public road. Mr. Durban shared that the Federal Aviation Administration leaves it up to local government authorities to manage road traffic.

Paul Farthing motioned a recommendation of denial of 2023-PP-12 due to inadequate facilities in the area and a lack of will-serve letters from culinary water providers. Noting that this is a good development, but the services are inadequate. Rebecca Bronemann seconded the motion. Unanimous.

5. 2023-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Pearce Cabins Phase 2, a nightly vacation rental development located at 83 E State St. VR Properties LLC Applicant. Chris Pearce Agent.

Stephen Nelson reported that the applicant has applied for business licenses, and the department is in the process of issuing the licenses. Brent Pearce reported that concerns were brought up when they met Pratt Engineering and asked for direction on moving forward. The Planning Commission advised the applicant to work with staff and JUC to resolve the issues.

Ralph Ballard motioned to continue 2023-PSP-09. Brad Winder seconded the motion. Unanimous.

6. 2023-CUP-09: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 292 S 1150 W. Enhanced Home Builders Applicant.

Fred Resch III reported that the staff has no concerns.

Shelley Goodfellow motioned to approve 2023-CUP-09. Rebecca Bronemann seconded the motion. Unanimous.

7. 2022-PP-06: Discussion and consideration of a possible approval of the extension of the preliminary plat approval for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Drive. Todd Trane Applicant. Karl Rasmussen Agent.

Karl Rasmussen reported that the applicant is seeking an extension due to issues with the property to the north. He explained that the applicant has purchased the property and can now proceed.

Michelle Cloud motioned to approve the extension of 2022-PP-06. Shelley Goodfellow seconded the motion. Unanimous.

8. 2022-PP-07: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Desert Bloom, a 576 lot single family subdivision located at approximately 600 S 3500 W. Karl Rasmussen Applicant

Karl Rasmussen reported that DR Horton abandoned the project, and Western Mortgage has taken the project to keep it going. They are in the process of submitting construction drawings for phase one. The PID roads that run through the development will be paved and completed by the end of the year. Stephen Nelson shared that DR Horton was the agent. The property owner, Western Mortgage, has the right to request the plat extension.

Kelby Iverson motioned to approve the extension of 2022-PP-07 subject to the conditions of their original approval. Paul Farthing seconded the motion. Unanimous.

9. 2022-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky View, a 155 lot subdivision located at the southwest corner of 2800 W and 600 N. DAF Dev LLC Applicant. Charles Hammon Agent.

Stephen Nelson reported that it has taken time to work out the details of the agreements. The applicant is asking for an extension to continue through the process.

Paul Farthing motioned to approve the extension of 2022-PP-11. Rebecca Bronemann seconded the motion. Unanimous.

10. 2022-PP-12: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for SKRE, a two lot commercial subdivision located at 2545 W 60 S. SKRE Applicant. Karl Rasmussen Agent.

Karl Rasmussen shared the property owner is working on getting bids for the building. Once that is worked out, they will schedule the pre-construction meeting with the city.

Rebecca Bronemann motioned to approve the extension of 2022-PP-12 subject to staff and JUC comments. Michelle Cloud seconded the motion. Michelle Cloud, Brad Winder, Ralph Ballard, Paul Farthing, Mark Sampson, Rebecca Bronemann, and Kelby Iverson – aye. Shelley Goodfellow – abstained. Motion carried.

11. Discussion and possible approval of amending the Planning Commission's 2023 schedule

Stephen Nelson reported that the Utah Chapter of the American Planning Association conference overlaps with the Planning Commission meeting on May 11th.

Paul Farthing motioned to cancel the May 11, 2023, meeting. Ralph Ballard seconded the motion. Unanimous.

Approval of Minutes:

1. February 23, 2023

Kelby Iverson requested to change the wording on page 1, line 30, from working to wording.

Kelby Iverson motioned to approve February 23, 2023, minutes as amended. Ralph Ballard seconded the motion. Unanimous

2. March 23, 2023

Paul Farthing motioned to approve the March 23, 2023, minutes. Michelle Cloud seconded the motion. Unanimous.

Kelby Iverson asked if Water Conservancy District has accepted Hurricane City's updated water conservation code. Dayton Hall explained that an email was forwarded to him by a resident, which appears to be from a district employee. The email states that Hurricane City's ordinance does not comply, and residents do not qualify for the rebate. However, the city has yet to receive formal notice from the Water Conservancy District on whether the district has accepted the city's landscape ordinance.

Kelby Iverson motioned to adjourn. Rebecca Bronemann seconded the motion. Unanimous.

Adjournment: 8:05 p.m.