

**Hurricane Planning Commission  
Meeting Minutes  
June 8, 2023**

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Minutes of the Hurricane City Planning Commission meeting held on June 8, 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, Ralph Ballard, Michelle Cloud, Rebecca Bronemann, and Brad Winder.

**Members Excused:** Shelley Goodfellow and Kelby Iverson.

**Staff Present:** Assistant Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

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

**1. City Council Recap**

Fred Resch III reported that the City Council tabled the Kolob Views preliminary plat, approved the preliminary plat for Sky Ridge, the amended final plat for Sky Valley, and the preliminary plat for Azure Ridge. The Canyons Villas was approved as presented with directions to staff to amend the park model standards within the ordinance.

**2. Discussion on development standards in park model developments**

Fred Resch III stated that he feels the development standards for an RV park/park model development are appropriate for short-term use RV parks. However, the standards for long-term use should differ from those for short-term use. Mr. Resch III explained the difference between a park model facility and a recreation resort facility and reviewed the three options he included in his memo to the Planning Commission. The first option is to eliminate park models and treat them as manufactured homes, the second option is to add a column to separate the standards for a Park Model development, and the third option is to rewrite the code. The Planning Commission directed Mr. Resch III to eliminate park models from the code and update the tables.

Mr. Resch III reviewed the Planning Department's project list and reported that the public hearing for inclusionary zoning is scheduled for the next meeting.

**6:00 p.m. - Call to Order**

Roll Call

Pledge of Allegiance by Rebecca Bronemann

Prayer and/or thought by invitation from Mark Sampson

*Ralph Ballard motioned to approve the agenda as posted. Rebecca Bronemann seconded the motion. Unanimous.*

Declaration of any conflicts of interest  
No conflicts were declared.

### Public Hearings

1. **A Zone Change Amendment request located 191 W 600 N from MH/RV, mobile home/RV, to RM-1, multifamily 6 units per acre, to build a duplex. Parcel number H-281-A-4-A.**

A written comment was submitted and is attached to these minutes.

2. **A General Plan Amendment to adopt a Downtown Master Plan.**

No comments

### NEW BUSINESS

1. **ZC23-13: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located 191 W 600 N from MH/RV, mobile home/RV, to RM-1, multifamily 6 units per acre, to build a duplex. Parcel number H-281-A-4-A. Silo One Investments LLC Applicant. Chris Potter Agent.**

Chris Potter reported that the modular home on the property was built in 1987, and the improvement costs are not financially feasible. The neighboring property was rezoned RM-1, and he feels the same zoning is appropriate for the applicant's property. Fred Resch III reported that the neighboring property was rezoned RM-1 in 2021, and this application is similar to that property. He noted that the staff has no significant objections. Ralph Ballard reported that he does not think there is adequate parking for a duplex. He referenced a comment from a property owner in the area. He feels the width of 200 West is not adequate to accommodate parking for two duplexes. Jeremy Pickering agrees that there could be challenges to having separate driveways. However, there are ways for the applicant to accommodate parking. Mr. Resch III noted that the applicant is required to provide four off-street parking spaces on-site. Mr. Ballard noted that the street accommodates school traffic, and he does believe there is adequate space to add a second driveway. Michelle Cloud feels this answers the four zone change criteria in the affirmative.

*Paul Farthing motioned a recommendation of approval of ZC23-13 to the City Council subject to staff and JUC comments. Michelle Cloud seconded the motion. Mark Sampson, Rebecca Bronemann, Paul Farthing, and Michelle Cloud – aye. Ralph Ballard – nay. Motion carries.*

Ralph Ballard noted that the character of the neighborhood has changed. There is heavy traffic along 600 North and 200 West. He feels changing the zoning from mobile home to residential is more appropriate, but changing the zoning to a duplex is not conducive to traffic in the area.

2. **Discussion and consideration of a recommendation to the City Council on a General Plan Amendment to adopt a Downtown Master Plan.**

Fred Resch III reported that the plan to adopt the Downtown Master Plan has been in discussion since October; several meetings with the Steering Committee, consultants, and public input sessions have been held.

Trevor expressed his disappointment in the public notice process. The Planning Commission reviewed the public notice criteria and discussed additional ways to provide information to the community.

Ken Ballard lives in the downtown area. He feels natural growth will happen and does not understand the need to invite more development into the downtown area. He feels this plan was forced, and the reasoning for closing 100 West is arbitrary. He agrees that parking for special events is an issue and appreciates that the plan addresses parking.

*Rebecca Bronemann motioned a recommendation of approval to the City Council for the General Plan amendment to adopt a Downtown Master Plan. Michelle Cloud seconded the motion. Unanimous.*

**3. 2023-APA-01: Discussion and consideration of a recommendation to the City Council on an agricultural protection overlay for Kenneth Heaton located at 1200 S 1150 W. Kenneth Heaton Applicant.**

The applicant is not present. Mark Sampson noted that staff comments state this will directly affect the Master Transportation Plan. Fred Resch III noted that the Planning Commission could continue the item due to the applicant's absence. Dayton Hall cited the city ordinance and explained that if the agriculture protection overlay is granted, it could be exceedingly difficult for the city to force a roadway through the overlay. Ralph Ballard asked if the grading was realistic for the roadway. Jeremy Pickering noted that of the two routes evaluated, the route coming down the front of the property is more consistent with the existing grade. Mr. Resch III explained that a substation is being built between Mr. Heaton's properties, and the transmission lines must run along the master planned roadway to connect to the substation.

*Ralph Ballard motioned a recommendation of approval of 2023-APA-01, excluding the portions of the parcel that could be included in the master planned roadway or the power transmission line corridors. Brad Winder seconded the motion. Unanimous.*

**4. WCUP23-01: Discussion and consideration of a possible approval of a conditional use permit for a wall of greater height located at 2802 S 3440 W. Gary Appparcel Applicant.**

Fred Resch III reported that the applicant is requesting to increase the height of his fence to eight feet to provide privacy from his neighbor's lot, which sits above his lot. He noted that there are no standards within the code, and the application should be approved.

*Ralph Ballard motioned to approve WCUP23-01 with the findings that it seems fitting due to elevation differences, noting that the city assumes no responsibility for any conflicts of CC&Rs. Paul Farthing seconded the motion. Unanimous.*

**5. PSP23-15: Discussion and consideration of a possible approval of a preliminary site plan for the American Conservation Experience, a hostel located at 73 S Main St. American Conservation Experience Applicant. James Derby Agent.**

James Derby explained the application is an addition to the existing building; the applicant plans to expand the kitchen area and add additional bedrooms and restroom facilities. Michelle Cloud noted that the staff report recommends a one-way road. Fred Resch III explained the layout of the applicant's property. Jeremy Pickering noted that engineering is recommending cross-access with the neighboring property. Mr. Resch III explained that the city could not require cross-access as the ordinance is written. Mr. Derby reported that the applicant is adding a fire sprinkling system.

*Paul Farthing motioned approval of PSP23-15 subject to staff and JUC comments. Rebecca Broneman seconded the motion. Unanimous.*

**6. 2022-PP-08: Discussion and consideration of an extension of the preliminary plat approval for Strawberry Fields Estates, a 163-lot single family subdivision located at approximately 1400 S 3700 W. Western Mortgage and Realty Co Applicant. Karl Rasmussen Agent.**

Fred Resch reported that the applicant has addressed the comments within the staff report.

*Rebecca Bronemann motioned to approve the extension for 2022-PP-08, subject to staff and JUC comments. Michelle Cloud seconded the motion.*

**Approval of Minutes:**

**1. May 17, 2023**

*Brad Winder motioned to approve the May 17, 2023, minutes. Rebecca Bronemann seconded the motion. Unanimous.*

**2. May 25, 2023**

*Rebecca Bronemann motioned to approve the May 25, 2023, minutes. Michelle Cloud seconded the motion.*

*Ralph Ballard motioned to adjourn the meeting. Paul Farthing seconded the motion. Unanimous.*

**Adjournment**