

**Hurricane Planning Commission
Meeting Minutes
June 22, 2023**

Minutes of the Hurricane City Planning Commission meeting held on June 22, 2023, at 5:30 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Rebecca Bronemann, and Kelby Iverson

Members Excused: Brad Winder, Ralph Ballard, and Michelle Cloud

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

5:30 p.m. - Planning Commission Business:

1. Discussion on park model standards

Fred Resch III explained that the proposed draft removes Park Models from the ordinance. This update will apply the standards of manufactured homes to Park Models. He updated the issuance criteria for temporary recreation vehicle permits and clarified the language regarding the time limit of occupancy at RV parks.

The updated standard is scheduled for a Public Hearing at next week's meeting.

2. Discussion on fencing standards

Fred Resch III updated the standard to clarify that retaining walls shall not be built within utility easements and sight triangles. He explained that he would further research prohibited materials to define the fencing standards.

3. Discussion on accessory dwelling unit standards

Fred Resch III explained that Mayor Billings and the City Council have requested to lower the required lot size for two ADUs. Mr. Resch III will bring a proposed updated ADU standard to the next Planning Commission meeting.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Rebecca Bronemann.

Prayer and/or thought by invitation from Shelley Goodfellow.

Declaration of any conflicts of interest.

Kelby Iverson disclosed that he has a conflict of interest on two agenda items. Rebecca Bronemann disclosed that her husband works for an applicant's health care company.

Kelby Iverson motioned to approve the agenda as posted. Paul Farthing seconded the motion. Unanimous.

Public Hearings

1. A Zone Change Amendment request located at 800 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-34-31401.

No comments.

2. A Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture, one unit per acre, to GC, general commercial. This change will affect a portion of parcel number H-3394-B-1.

Comments submitted are on the record. No further comments

3. A Zone Change Amendment request located at 2095 S 700 W from R1-6, residential one unit per 6,000 square feet, to M-1, light industrial. Parcel number H-3-2-10-232.

Brian Blessing lives in a home that backs this property. He is concerned that this amendment will affect property values.

Kristen Bruten lives in a home that backs this property. She reported that the houses on this street are already sinking, and she is concerned that ground movement will exacerbate the situation.

Carrie Bono lives in a home that backs this property. She is concerned about the smell from the rendering plant, noise, and traffic.

Comments submitted are on the record.

Ted Payne owns a home that backs this property. He is also concerned about how this will affect the value of surrounding homes. The desired zoning is a broad request. Anything that is visual or has odor would be a problem.

4. A Zone Change Amendment request located at 2250 S 5140 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel number H-4-2-11-320112.

The comment submitted is on the record. No further comments.

5. A Land Use Ordinance Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning

No comments.

NEW BUSINESS

1. ZC23-14 PSP23-18: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 800 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-34-31401. Aaron Beard Applicant. Mike Beard Agent.

The architect explained that the applicant proposes a multifamily project with nine units per floor and twenty-six units. The applicant could do a mixed-use project with the current zoning. However, the applicant is not confident that this area could support commercial or retail use. Fred Resch III reported that the applicant could build a multifamily unit. However, twenty percent of the property must be dedicated to commercial use. Mr. Resch III explained that the code requires the site plan to clearly define the location of commercial use. He noted that short-term rentals are not permitted within the zoning. Rebecca Bronemann feels this is an ideal location for multifamily, considering its proximity to the schools. Paul Farthing asked if the property could be divided to give the applicant flexibility. Mr. Resch explained that planned commercial matches the general plan for this area.

Kelby Iverson asked if a three-story building is feasible in this area. Mrs. Bronemann noted that the neighboring hotel is three stories. The architect shared that due to the topography in the area, the building will sit lower than the road and be slightly higher than the hotel. Mr. Resch III reported that he would continue to work with the applicant to clarify the site plan if the Planning Commission recommends approval. Mr. Iverson asked if the property could be reverted to its original zoning if the project does not go through. Dayton Hall explained that changing the zoning map is a legislative action. Mr. Resch III noted that Planning Commission defined the uses in Planned Commercial to ensure that the commercial uses are compatible with residential development.

Shelley Goodfellow motioned a recommendation of approval of ZC23-14 and PSP23-18 to the City Council, contingent upon satisfaction of the twenty percent commercial on the property. Rebecca Bronemann seconded the motion. Unanimous.

2. ZC23-15: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture, one unit per acre, to GC, general commercial. This change will affect a portion of parcel number H-3394-B-1. John Brammall Applicant. JJ Allred/Lance Hutchings Agent.

JJ Allred explained that the applicant plans to build a recreation sports complex and hopes to create partnerships with the City and Schools to allow shared use of the fields. Dayton Hall advised the Planning Commission to focus on the proposed zone change, not the facilities. When or if the applicant sells the property, Paul Farthing is concerned about future property uses. The zone change cannot be reversed after approval. Rebecca Bronemann noted the neighboring commercial use and feels this proposal is harmonious with the surrounding area; she feels the proposed project will positively impact the community. Shelley Goodfellow agrees that the community needs a recreational sports complex, and the site plan is harmonious with the surrounding area. However, to be consistent with previous zone changes in the area, the Planning Commission must deny the zone change due to inadequate infrastructure. Mr. Resch III noted that this is permitted within public facility zoning. Mrs. Bronemann likes the access from SR-7. She agrees that the Commission needs to be consistent regarding utilities.

Rebecca Bronemann motioned to continue ZC23-15 until the zoning can be discussed with staff and the JUC notes can be updated. Paul Farthing seconded the motion. Unanimous.

3. ZC23-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2095 S 700 W from R1-6, residential one unit per 6,000 square feet, to M-1, light industrial. Parcel number H-3-2-10-232. Julie Iverson Trust Applicant. Karl Rasmussen Agent.

Karl Rasmussen explained that due to the collapsible soil and nature of the property, the applicant intends to build storage units with privacy fencing. Fred Resch III shared that M-1 zoning would have a lower impact on services. Paul Farthing reiterated his concerns regarding the use of the property if the owner sells the land. Mr. Resch III reviewed the approved uses in light industrial zoning. Shelley Goodfellow shared that a storage unit facility will negatively affect the property value of surrounding homes. However, she feels a storage facility may be the best use of the property due to the collapsible soil. Rebecca Bronemann does not think this is harmonious with the existing character, and due to the collapsible soil, the proposed amendment will harm the neighboring properties. Mr. Rasmussen stated that this project will have a lower impact on the soil. He explained the impact of housing on collapsible soil. Colten Iverson stated that the applicant could build twenty-four homes under the current zoning. However, the applicant feels a storage facility is the best use of the property.

Paul Farthing motioned a recommendation of denial of ZC23-16 to the City Council due to the incompatibility and negative impact on the surrounding neighborhood. Rebecca Bronemann seconded the motion. Paul Farthing, Rebecca Bronemann, and Mark Sampson – aye. Shelley Goodfellow – nay. Kelby Iverson abstained. Motion carries.

4. ZC23-17: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2250 S 5140 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel number H-4-2-11-320112. Russ Condie Applicant. Alliance Consulting Agent.

Craig Coats with Alliance Consulting explained that Dixie Power is asking for Public Facility zoning to build a power substation. Fred Resch III reported that there are no staff comments. Rebecca Bronemann asked if Planning Commission should consider health risks. Shelley Goodfellow thinks there are health risks associated with a substation and asked about the height of the wall. Mr. Coats shared that per the power code, there will be an eight-foot cinder block wall around all four sides, and the wall on the east and west side will be higher due to the four-foot retaining wall.

Paul Farthing motioned a recommendation of approval of ZC23-17 to the City Council subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

5. LUCA23-03: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning.

Fred Resch III explained that inclusionary zoning incentivizes developers to provide deed-restricted affordable units. He provided an overview of the code and explained that this is included in the city's Moderate Income Housing and required by Utah state.

Rebecca Bronemann motioned a recommendation of approval of LUCA23-03 to the City Council, subject to review by the City Attorney. Paul Farthing seconded the motion. Unanimous.

6. PSP23-16: Discussion and consideration of a possible approval of a preliminary site plan for Kendall Clements, a short-term rental complex located at 57 N State St. Kendall Clements Applicant.

Paul Farthing stated there might be issues with providing fire access turnaround. Fred Resch III reported that engineering has concerns about the turning radius and layout of the parking.

Shelley Goodfellow motioned to approve PSP23-16 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

7. AFP23-12: Discussion and consideration of a recommendation to the City Council on an amended final plat for Pecan Valley Resort Phase 1 located at 5210 W 2400 S. Chris Wyler Applicant.

Fred Resch III reported that this is the first phase of the Pecan Valley Resort townhomes. He noted that the width of the end units is twenty-eight feet.

Kelby Iverson motioned a recommendation of approval of AFP23-12 to the City Council subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

8. CUP23-11: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 201 N Foothills Canyon Dr. Pinnacle Commercial Development Applicant.

Derek Rowley with Pinnacle Commercial Development provided an overview of the development. He explained that the applicant is applying for a conditional use permit for a metal maintenance building.

Kelby Iverson motioned to approve CUP23-11 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

9. AFP23-13: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Phase E Lots 92 & 93 located at 3640 W and Dixie Springs Drive. Brett Kee Applicant. Brandee Walker-Civil Science Agent.

Fred Resch III reported that this is a standard lot combination, and the applicant must cut and cap the extra utilities to the lots.

Shelley Goodfellow motioned a recommendation of AFP23-13 to the City Council subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

Approval of Minutes:

1. June 8th, 2023

Rebecca Bronemann motioned to approve the minutes from June 8, 2023. Paul Farthing seconded the motion. Unanimous.

Fred Resch III reported that the Open House for the Downtown Master Plan catalyst building is scheduled for July 7, 2023.

Paul Farthing motioned to adjourn the meeting. Rebecca Broneman seconded the motion. Unanimous.

Adjournment at 8:04 p.m.