

**ON MARCH 10, 2016 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N 870 WEST HURRICANE, UT.**

**Members Present:** John Johnson, Ryan Cashin, Bob Petersen, Paul Farthing, Ralph Ballard, and Bill Wilkey

**Members Excused:** Branden Anderson and Yovonda Hall

**Staff Present:** Planning Director Toni Foran, Planning Assistant Cindy Beteag, City Council Representative Darin Larson

The meeting was called to order by Chairman Cashin at 6:00 p.m. The Pledge of Allegiance was led by Bob Petersen and Ralph Ballard offered the prayer. Roll call was taken.

**Approval of agenda:** Bob Petersen motioned to approve the March 10, 2016 agenda as posted. John Johnson seconded the motion. Motion carried with all Commissioners voting aye.

**2016-FP-02 Consideration and possible recommendation to the City Council on a final plat for Retreat at Sand Hollow Phase 3A, a 26 lot phase – GA Homes applicant**

Toni Foran stated the City Engineer made a couple changes. She asked the Commissioners to include in the motion the application won't go to the City Council until the changes are made. *Ralph Ballard motioned to recommend approval of application 2016-FP-02 subject to the City Engineer signature first. John Johnson seconded the motion. The vote was as follows; John Johnson-Aye, Ryan Cashin-Aye, Bob Petersen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, and Bill Wilkey-Aye. Motion carried.*

**Commission Work Session:**

**Update on whole house vacation rentals.** Toni stated the City Council met yesterday to discuss the vacation rental ordinance. She stated they changed it to read the distant separation is 300' from front property corners. They decided to put a cap on the total number of vacation rentals allowed as 3 per 1,000 residents and it will be reanalyzed each year to see if the number increases. There can only be one vacation rental per entity/owner. The ordinance requires the owners provide adequate off street parking but the Council modified the line to read *guests should park off street* instead of they must park off the street. The language limits the occupancy to 10 people unless approved by fire department. Toni explained they added any house that has a certificate of occupancy before the ordinance passed can apply for a license but any new homes must be lived in for six months before they can be used for vacation rentals. Commissioners discussed House Bill 409. Toni stated it was decided to charge a \$300 license fee to help cover cost of enforcement. The City may eventually hire someone to cover the enforcement. Darin stated the Council will vote to lift the moratorium next week and then vote to pass the new ordinance.

- 1. Discussion on vacation rental licensing standards in PDO zones** Toni asked if the Commissioners felt the City should start regulating vacation rentals in PDO's. She stated the homes are being built to residential code instead of commercial. She asked Bill Wilkey if it is an issue in The Retreat at Sand Hollow. Bill stated they are trying to maintain the HOA relationship with the owners. He stated a lot of them aren't going through the Resort's management company. Toni stated the City can't require rentals in a HOA to follow the short term vacation rental ordinance because they are PDO. Bill stated being able to contact someone 24 hours a day is so important. He mentioned parking is very tough because people bring a lot of ATV's that they are loading and unloading and most come with large families. He stated it is difficult to work with a long term resident and a vacation rental next to each other because people are always

parking in front of the long term resident's house. He stated there is nowhere to store trailers and toys because of the short setbacks. He stated safety is a big concern. Ryan questioned making it a requirement for all vacation rentals in a PDO to go through a management company and making it an amendment to the agreement with The Retreat. Toni explained the Development Agreement with The Retreat. She stated the City can't retroactively amend the agreement with them but moving forward it could be changed. Bill stated they have noticed people that come in to stay aren't familiar with the alarm systems so the alarms are going off and they don't know how to fix it. He stated they need an onsite manager there to help.

**2. Discussion on conditional use permits in code** Toni handed out copies of the residential zones showing what is a conditional use and the standards for approving a conditional use permit. She asked the Commissioners to read it over and they will discuss it at the next meeting.

**3. Discussion on possible zone changes in South Fields and downtown blocks** Toni stated the South Fields soil is collapsible, expansive, and sulfurous. She stated people that have developed on the land have found it to be very expensive. The General Plan has this area designated as 5 acres but the Sewer District requires 9 acres for a septic tank. The City still has it zoned as RA-1. She would like to hold a meeting on April 14<sup>th</sup> to talk to property owners about rezoning the area to match the General Plan. Commissioners agreed it was a good idea. Discussed what area would be included. Ralph stated the property here is so expensive making it so no one can afford to farm it as an investment. It was decided to have a meeting and see what happens. Commissioners discussed the possibility that they may have to start the meeting earlier to accommodate applicants.

Toni showed the Commissioners an area in the downtown vicinity that is zoned general commercial but the majority use is residential. She stated she thinks it would be beneficial for the residents to change back to a residential zone in order for the owners to be able to make changes or put an addition on their house. She stated it is not viable commercial lots right now and it is preventing people from investing in their property. Darin asked if commercial uses could be allowed with a conditional use permit. Toni stated she isn't aware of any commercial uses in that area but it couldn't be done with a conditional use permit. Ryan stated when the zone was changed to commercial they thought it was going to be a big downtown but the City is growing out instead of downtown. Toni stated she will do an aerial map of that section. Bob stated it would improve the City if people could update their homes.

**Staff and Commission concerns and updates.** Toni stated Mr. Murset withdrew his application for the General Plan amendment. Ryan stated Braden Anderson accepted a job in Richfield and will be leaving in 60 to 90 days so the mayor will need to replace him. Toni mentioned the Spring training again.

**Approval of minutes:** February 11, 2016 Paul Farthing motioned to approve February 11, 2016 minutes as posted. Bob Petersen seconded the motion. The vote was as follows; John Johnson-Aye, Ryan Cashin-Aye, Bob Petersen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, and Bill Wilkey-Abstained. Motion carried.

**Meeting adjourned at 6:51 p.m.**