

Hurricane City Planning Commission minutes

ON APRIL 11, 2019 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: Shelley Goodfellow, Mark Sampson, Michelle Cloud, Chris Christensen, Ralph Ballard, Rebecca Bronemann, and Paul Farthing arriving at 6:06 p.m.

Members Excused: Mark Borowiak and Dayton Hall

Staff Present: Planning Director Toni Foran, Planning Assistant Cindy Beteag, and City Attorney Fay Reber

Chairman Michelle Cloud called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Mark Sampson and Shelley Goodfellow offered the prayer. Roll call was taken.

Ralph Ballard motioned to approve the agenda as posted, seconded by Shelley Goodfellow. Motion passed unanimously.

Chris Christensen motioned to table item #2 of the Public Hearing for thirty days, seconded by Ralph Ballard. Motion passed unanimously.

Chairman Cloud opened the Public Hearing at 6:05 p.m. to take comments on the following:

- 1. A request for a Zoning Map amendment from R-1-10, Single Family Residential 10,000 sq. ft. lots, to RM-3, Multifamily Residential up to 15 units per acre, for approximately six acres at 287 N 2170 West Cheryl Case** asked what the applicant is proposing to build on this property.

Bill Zitting explained they are undecided at this point but they working on a feasibility study. He stated it may possibly be a 55 and older community but they are still in the planning stages. He mentioned the use will show when the final site plan is reviewed.

Ms. Case commented there is a lot of density in that area. She hopes the applicant will consider balance.

Chairman Cloud closed the Public Hearing at 6:06 p.m. and the Public meeting continued.

New Business:

2019-ZC-07 Consideration and possible recommendation to the City Council on a Zoning Map amendment from R-1-10, Single Family Residential 10,000 sq. ft. lots, to RM-3, Multifamily Residential up to 15 units per acre, for approximately six acres at 287 N 2170 West-Z4 Holding applicant, Bill Zitting agent

Bill Zitting was present to represent the application. He stated he had read the staff comments. He explained they haven't decided what they want to build there. They are still in the study and planning stages but it could possibly be a 55 and older community. He stated he feels like they can build nice amenities if they have fifteen units per acre. He mentioned they just added to the clubhouse at the apartments and it is very nice. If they can get more units then they can build nicer amenities. He stated he did see two negative comments in the staff report; density and parking. He stated he doesn't think ninety more units will hurt this area. He doesn't feel that there are too many units in that area. He asked why the City would approve more units to the west when it isn't on the General Plan if there are too many in this area. He stated they can address the parking. He mentioned they did the required parking in the Retreat but he thinks a lot of people choose to park on the street as opposed to their designated spot. He stated they can create more parking, put up a fence, or put no parking signs to help the situation. He stated he thinks it won't be an issue once the road gets widened. Ralph Ballard asked if he had noticed if there were empty parking spots when people are parking on the street. Mr. Zitting stated there are empty spots and a lot of the vehicles on the street have a trailer hooked to them. Mark Sampson asked if that street would be widened. Ms. Foran stated that street was not designed to have on street

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parking. Mr. Sampson asked what would happen if they put no parking signs on the street. Ms. Foran stated she is unsure. She mentioned she doesn't think there are as many empty spots as there is parking on the street. Mr. Sampson asked if the applicant planned on connecting 2260 West and 2170 West. Mr. Zitting stated staff recommended that and it would be nice. Ms. Foran stated it will be required. Mr. Zitting commented it would be easier to build that road if they were approved for fifteen units per acre. Ms. Foran mentioned Rocky Mountain Power has a fifty foot easement over the property so maybe the road could go there if Rocky Mountain allowed it.

Chris Christensen pointed out everything they have discussed so far is problems that are created when more density is approved. He stated at the last meeting they talked about having a compelling reason to change the Zoning map. He expressed he has only heard of why not to change it. He asked the applicant why they should change the zone. Mr. Zitting pointed out on the General Plan for this area is designated multifamily and it would continue what they have already developed on that road. He stated he and the City have spent a lot of money on 600 North and they can continue improving the area. He stated they can make easy corrections on the parking. Mr. Christensen asked if the City would have a benefit if this was changed. Mr. Zitting stated the City is benefiting from the impact fees, sales tax and more residents. Mr. Christensen pointed out more residents also creates more traffic, parking on the street, and more use of the infrastructure. Mr. Zitting stated he would like to continue a beautiful project and create more affordable housing. Rebecca Bronemann stated she knows a lot of people that can't find housing. She thinks there is a need for more affordable housing. City Attorney Fay Reber explained in order for the Commissioners to recommend approval/denial or approve an application they have to look at the project and determine what impact it will have on neighboring properties and what benefits there are to the City. The Commissioners and Council look at all of the factors to determine if the use fits that area. He mentioned he has heard the Commissioners and Council asking the phrase "what is the compelling reason for the change" when looking at an application but that isn't necessarily what they should be asking. He explained if they are going to approve an application then they need to determine if it will promote the health, safety and welfare of the City and give a reason of why it is needed.

Shelley Goodfellow asked how much the apartments at the Retreat are being rented for. Mr. Zitting stated he is unsure but there is a website with all the fees. He thinks they start at \$1000, \$1100, and \$1300. Ms. Goodfellow asked if there are any other fees on top of the rent. Mr. Zitting stated utilities are not included and there are additional fees for pets or more parking. He said if the City wants affordable housing then they can make it more affordable with fifteen units per acre as opposed to ten units per acre. Mr. Christensen read the following from the staff report, *Staff has a concern with the 15 units per acre density in an area with a considerable amount of density and a growing parking problem.* Paul Farthing pointed out the staff recommendation is 10 units per acre. Mr. Zitting commented he doesn't think thirty units would make a difference on traffic and parking but it will help a lot with their amenities. Mr. Sampson asked for reminder of what was approved to the West. Ms. Foran stated the applicant for that property has shown the three acres adjacent to this property as multifamily but they have not proposed a density at this time. She thinks they will request the highest they can get because there isn't a limit in that zone. Ralph Ballard asked why no parking was allowed on that street. Ms. Foran explained it is designed as a collector street. Mr. Ballard asked if there was a way to fix the parking issue. Mr. Zitting stated they could designate a place for trailers or require them to park at a RV parking lot. Mr. Ballard stated supply and demand is what determines prices on rent so having more available will help decrease the prices. Mr. Zitting stated the trend is higher density with very nice amenities. He mentioned older people are selling their homes and renting in the Retreat because they don't have to maintain a yard and they have nice amenities. Ms. Foran commented Mr. Zitting makes a good point that density just to have density is not good but quality density with good open spaces is good. Mr. Sampson asked how the City determines what is good density. Ms. Foran explained the staff recommendation was based on the section of the General Plan that states *higher densities should be dispersed throughout the community rather than concentrated in large aggregations.* She stated her main concern is that there is a lot of density in this one area. Mr. Farthing agreed it is a nice theory to spread out multifamily but the only reason it is in this place is because there wasn't anything there so neighbors didn't complain. Ms. Bronemann mentioned no one will build a four hundred thousand dollar home next to the steel plant either. Ms. Foran agrees it should be multifamily but the density shouldn't be that high. Mr. Farthing asked what is required for parking. Ms. Foran stated one and half spaces for a one bedroom apartment and two for everything else. Commissioners talked about different ideas to regulate parking. Mr. Ballard stated with the amount of excavation and ground work needed for this area the applicant needs an incentive to build there. *Shelley Goodfellow motioned to recommend approval of application 2019-ZC-07 to the*

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City Council with RM-3 zoning based on it is compatible with the goals of the General Plan, it is harmonious with existing character of the area, public facilities are adequate, and the uses will determine the effect on the adjacent property owners. Ralph Ballard seconded the motion. The vote was as follows; Shelley Goodfellow-aye, Mark Sampson-aye, Michelle Cloud-aye, Chris Christensen-aye, Ralph Ballard-aye, Rebecca Bronemann-aye, and Paul Farthing-aye. Motion carried.

2019-FSP-10 Consideration and possible approval of a final site for a proposed open storage facility for RV and boat storage located at 5576 W 240 North-Scott Armour applicant, Marc Brown agent

Toni Foran stated construction drawings have been approved and signed. Marc Brown was present to represent the application. He stated this is located in an existing industrial subdivision and is an approved use. He explained the future tenants will use pass key to get in and out of the gate. He mentioned there was a staff comment on too much lighting and they would be happy to take it back to what staff recommended. He stated there will be fencing and landscaping. Ralph Ballard asked how they would delineate the spaces and if they would use crushed gravel. Mr. Brown stated probably but it will be compacted down so they could paint it. Mr. Ballard stated paint won't hold up on that surface. He suggested putting a peg and rope in between the parking spaces. Michelle Cloud asked if there would be a sign. Mr. Brown stated he doesn't have any plans for a sign and he doesn't know what his client planned for that. Ms. Foran explained they will just need a separate sign permit. *Paul Farthing motioned to approve application 2019-FSP-10 based on and subject to staff comments; 1. The plan includes areas of retaining wall and 10' landscape strip along the road frontages consisting of trees, shrubs, boulders, and rock mulch. 2. The lot will be accessed from a concrete driveway and keypad controlled gates in a chain link fence. The remainder of the lot is fenced in chain link security fencing. 3. No sign is shown on the site. 4. Ground surface will be crushed gravel and drainage is retained on site along the landscape strips. 5. The site appears to be overlit with 24 light poles, some of which are planned to hold double light heads with a very broad light distribution pattern and a 10,500 lumen output. This should be discussed with the applicant. There is light spillage off the property and lighting within the property is over 24 footcandles in some locations. This is more than the recommended lighting at a night time driving range or a recreational basketball court. This should be discussed with the applicant. Approval subject to the lighting being changed to staff recommendations. Rebecca Bronemann seconded the motion. The vote was as follows; Shelley Goodfellow-aye, Mark Sampson-aye, Michelle Cloud-aye, Chris Christensen-aye, Ralph Ballard-aye, Rebecca Bronemann-aye, and Paul Farthing-aye. Motion carried.*

2019-PSP-05 Consideration and possible approval of a preliminary site for Coral Junction RV Park and fixed RV Resort located between Foothills Canyon Drive and I-15-Pinnacle Commercial Development applicant, Deloss Hammon agent

Toni Foran stated as the Commissioners read through the staff comments they probably saw that it states this preliminary site plan does not comply with our current code regarding fixed structures and width requirements. She stated none of them were experts on RV Parks when this section was approved. She explained they were worried about porches and other structures being attached to the RV's making them permanent structures. She stated this applicant is asking to permanently attach shade structures to the ground not an RV. She said the Commissioners picked the width of the site by what it takes to maneuver around in an RV Park. She mentioned she looked at a couple of other cities minimum width requirements this week and found 28' and 25' were their minimum widths. She explained the Commissioners can't approve this application without updating the code first or having the applicant change their plan. Chris Christensen asked if there was a rush to move this forward. Ms. Foran stated she is unsure. Mark Sampson commented he thinks the shade structures would be a benefit. Ms. Foran agreed.

Deloss Hammon, Mike Bradshaw, and Derek Rowely were present to represent this application. Mr. Hammon stated his office is across the street in Coral Canyon and they are excited to see development on the Hurricane side. He commented this project is hopefully the beginning of development in this area. He pointed out this is a major junction of the County and UDOT is solving a lot of the traffic concerns right there. He stated in reviewing the staff comments it looks positive other than the two items Ms. Foran mentioned. He explained they are promoting more outdoor living and that is the reason for the shade structures. He mentioned this park is modeled on those in Moab and Vegas but those sites are narrower than what they are proposing here. He stated the national minimum width is 30 feet and that is what they are proposing. He mentioned the owner is not opposed to discussing different widths but they need the shade structures. He stated they would like the application continued until the ordinance has been changed or approve it contingent upon

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the changes. Mr. Christensen asked if they had time to wait for the ordinance change. Ms. Foran explained the Commissioners would have to write up the changes and then hold a public hearing to make the changes. She stated they could advertise for the next meeting if that is what the Commissioners want to do. Mr. Hammon stated they appreciate the quick response and would like to wait for the ordinance to be reviewed. Paul Farthing asked how wide Willow Wind RV is. Ms. Foran stated she is unsure. Mr. Christensen asked what the average width is. Mr. Rowley, owner of the property, explained most of the sites in the market are legacy sites designed for earlier generation units with higher density. Ms. Foran pointed out the plans references event area. She asked if that was just for the RV Park site. Mr. Rowley stated yes, events associated with the RV use such as Airstream reunions or jamborees. Mr. Ballard asked for the road widths. Mr. Hammon stated thirty feet. Mr. Ballard expressed that is just as important as the space width. He asked what the structures would be combustible. Mr. Hammon stated they would be metal.

Mr. Sampson pointed out it is by I-15 and asked if they would do something for noise. Mr. Hammon explained this property is lower than I-15 so the noise will go over them. He stated they have a lot of grading to do but they have noticed the lots closest to the road in Coral Canyon have the least noise. Ms. Foran stated RV Parks want the convenience of the location but unfortunately the noise comes with it. Mr. Sampson asked if they would only have permanent Airstreams or if they would allow other ones. Ms. Foran pointed out they are fixed and will stay there. Mr. Rowley stated they can lease Airstreams and replace them as needed. He said there will be a mix of new Airstreams and retro units with decking. Mr. Sampson asked if he thought it would busy all the time. Mr. Rowley stated they think there is a need. This type of park gives people the camping experience without having to own an RV. Mr. Farthing asked if they would be non-permanent housing. Mr. Rowley stated yes. Mr. Farthing asked how that would be enforced. Ms. Foran stated the City doesn't have a limit on how long someone can stay in a RV Park so it would be up to the management. Mr. Farthing stated his concern is that if this doesn't succeed as an RV Park then people will start living there permanently. Mr. Hammon explained the ground here is too expensive so if it doesn't work then it would have to be redone. Mr. Ballard commented there is a big need for this use. Mr. Rowley added that one of the issues of converting to long term is the law. He stated if someone is there more than 30 days then they become tenants with all the rights of tenants. He prefers to call this an RV Resort which is more what they envision. He stated there are parks all over on cheaper land that have people who start building things onto the RV and having their stuff all over the yard. He said this is expensive land and if they allowed that look then it would devalue what they are trying to do. Chairman Cloud asked if they needed to table this application. Ms. Foran explained this is preliminary site plan so it doesn't give the applicant a vested right. The Commissioners could approve the application subject to the ordinance being changed before it moves forward. She stated if the code changes are not approved then the applicant would have to come back. She explained it will speed up the process for the applicant. *Mark Sampson motioned to approve application 2019-PSP-05 subject to review of the City ordinance pertaining to minimum width and permanent structures. Paul Farthing seconded the motion. The vote was as follows; Shelley Goodfellow-aye, Mark Sampson-aye, Michelle Cloud-aye, Chris Christensen-aye, Ralph Ballard-aye, Rebecca Bronemann-aye, and Paul Farthing-aye. Motion carried.*

Approval of Minutes: Ralph Ballard motioned to approve the March 27, 2019 minutes as written, seconded by Rebecca. Motion passed unanimously.

Planning Commission business:

- 1. Planning Commission concerns and ideas.** Toni stated if they are going to allow structures in RV Parks then there probably needs to be a definition on what types of structures are allowed so they don't become enclosed or living area. Ralph asked if anyone had read the national code book that the applicant had. Everyone said no. Toni stated they can get it from the Fire District. Ralph stated it would be good to review. Toni mentioned she has had discussions with the fire chief about metal awnings and he said they get really hot and melt, starting everything else on fire. Paul stated they need to define noncombustible structures because a fire would go right through places with trees. Toni agreed and added the proposed plan tonight showed Junipers between each structure which would be worse. She stated she thought the thirty feet they were showing included the landscaping and the shade structure. Toni asked the Commissioners if they were comfortable with thirty feet. Chris asked if the landscaping would be addressed in the national code. Ralph stated he is unsure but plantings between the sites can be chain fuels if there is a fire. He mentioned how important the width of the road is because if it is too

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narrow it is very hard to get an RV into a space. Toni stated they might want to develop standards for fixed RV sites as well. Mark Sampson asked what they need to do to recommend changes. Toni stated she needs to know what the Commissioners want to recommend so she can write it up for the next meeting. Ralph stated width and depth are important. He stated before they decide the widths they should read the national code. Toni stated she can talk to the fire department on Monday. Mark Sampson asked if the fire department would review the plans. Toni stated yes, they look at roads and fire hydrant locations. Toni stated they will need standards for the fixed spaces too. Ralph stated that sounds like a subdivision plat instead of a RV Park. Toni pointed out she likens it to the KOA cabins. Commissioners discussed lengths of stay in RV Parks. Ralph pointed out park owners regulate the length of stay by how much they charge for monthly rent. Ralph stated he doesn't think they should approve less than the national standard. Toni stated our code does allow fixed cabins in RV Parks but lot size doesn't change. She asked the Commissioners if that should be changed. Ralph stated he has questioned that all along. Toni explained as the ordinance reads now, an applicant has to designate the area where park models will be. They can't add it later. Paul stated he would keep it the same because if the park models don't work then they will put a trailer there. Ralph stated if the code says thirty feet then that is what they should do. He stated the depth is important too so people can park cars in front of the trailer. Toni stated they need to decide if shade structures should be allowed. She asked if they should leave the fixed sites if the Fire Department didn't have standards for them. Toni said she will add a clause for the shade structures that they have to be open on three sides. It was left that Toni would talk to the Fire Department regarding shade structures, how close trees can be to the sites, and fixed sites.

2. **Discussion regarding land use code changes regarding night sky protections and livestock/animals.** Toni stated she would like to make sure they have something in the code about night sky protection. She mentioned she gave them a copy of Toquerville's code to see if there was anything they could use. Toni stated she would like to see a color temperature of 2700 or less. She stated she likes Toquerville's height limitations on parking lot lights. She asked the Commissioners for feedback on what they think should or shouldn't be in the ordinance. Toni mentioned the code states when livestock is permitted or not but there isn't a definition on what livestock it includes. Rebecca asked if they could designate what is allowed by size. Commissioners agreed a definition for livestock would be the best solution referencing animals traditionally raised on a farm including pigs, llamas, ostriches, alpacas, and emus. Toni explained the animals that are allowed for recreation and family use are already listed.
3. Ralph motioned to appoint Paul as vice chair. Mark Sampson seconded the motion. All Commissioners agreed.
4. **City Council update.** Toni stated the zone change on 2260 was approved but they tabled Bramall's zone change until he gets a General Plan amendment. She mentioned the City has been named in a lawsuit on the decision of approving the General Plan change for The Cove. She stated that is one of the reasons the zone change has been tabled until the City can get direction on if it can be heard before the lawsuit is settled. She mentioned Jim Thomas is no longer associated with The Cove.

Meeting adjourned at 8:01 p.m.