

ON JANUARY 29, 2020 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: Paul Farthing, Ralph Ballard, Dayton Hall, Michelle Cloud, Rebecca Bronemann, and Mark Sampson

Members Excused: Shelley Goodfellow and Chris Christensen

Staff Present: Planning Director Toni Foran, Planning Assistant Cindy Beteag, City Council Representative Darin Larson, Engineer Assistant Darrin LeFevre, City Attorney Fay Reber

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

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

Chairman Cloud opened the Public Hearing at 6:02 p.m. to take comments on the following:

1. A proposed Land Use Code amendment establishing an A-1 zone and amending 10-43-6-D, development standards in Park Model Parks

Joseph Venuti stated he is the owner and developer in the new section of the Canyons RV Park. It doesn't fit in the RV park category because they are more like a subdivision. The lots are individually owned. He mentioned it has taken two and half years to get the plat approved. He is asking for this change to allow stick built units because the lots are individually owned and the new people coming in want park models. He added most people want to add on to their park model. He stated park models are hard to finance and a lot of people build their own. They want to do the same size units but want to do stick build. He explained they like having some control by building all the models because if someone builds it and then brings it in he doesn't know if it was built to code. He mentioned they could be financed. Mark Sampson clarified square footage would be around four hundred. Mr. Venuti stated yes. He said they asked for a maximum square footage of nine hundred because that's what fits with the setbacks. The square footage includes porches and everything. He stated the CCR's have a setback of 20 feet for the front.

2. A General Plan map amendment request on 5 acres located at approximately 1800 West 3000 South to change the General Plan map designation from Agricultural/Rural Residential to Business/Light Industrial

Mike Beard asked what is going there. An Industrial plant? Toni Foran explained the intent is to move the Chums operation to this site. They will have to come back with a zone change application if this is approved. Mr. Beard asked if curb and gutter would be along all the sides. Ms. Foran stated they would be required to do all improvements if they have a commercial development. Mark Sampson asked when Chums is thinking of making this move. Ms. Foran stated she thinks in a year but she doesn't know their plan.

Chairman Cloud closed Public Hearing at 6:10 p.m. and the public meeting continued.

New Business:

2020-LUCA-02 Consideration and possible recommendation to the City Council on a proposed Land Use Code Amendment amending 10-43-6-D, development standards in Park Model Parks – Joseph Venuti applicant

Joseph Venuti was present to represent the application. Paul Farthing commented he thinks it is a good idea because more affordable housing is needed. He mentioned he was involved in this project originally. He stated some people turn up their nose at a 400 square foot park model but a lot of people are on fixed income so it is needed. He commented it is a beautiful community for retirees. He thinks more stuff like this is needed. Financing availability will help a lot. Mark Sampson asked how many spaces would be available. Mr. Venuti stated there are seventy seven spaces undeveloped and they are working on twenty seven right now. Mr. Sampson asked for the price range. Mr. Venuti stated the four hundred square foot units would be around \$140,000 but the nine hundred square foot units could push the \$200,000 range. He commented people can't get park models financed and they can't afford a park model so they end up living in an RV. This will give them another option because it can be financed since it is stick built. Rebecca Bronemann asked if this would be classified as a tiny home. Mr. Venuti stated there are not regulations on tiny homes but it is all the same thing. Mr. Sampson asked if this was similar to the cottage development in Springdale. Toni Foran stated probably not because this was already platted but under our current code they can't build this. She stated this subdivision has existed for a long time and it provides another option for people. She stated in staff meeting it was discussed that the impact fees might change because they were approved based on RV usage. Ralph Ballard clarified there is not an age restriction for who can live there. He stated stick built is higher quality. The energy efficiency will go up. He is glad to see this development. Dayton Hall agreed with Mr. Ballard and Mr. Farthing. He stated it is a good solution to the existing code. Michelle Cloud added it is another tool for affordable housing. Ms. Bronemann asked if there would be on site management. Mr. Venuti stated someone takes care of the lawn but the lots are individually owned. The HOA takes care of the landscaping and garbage. He stated there is an ACC committee that approves any new landscaping. He explained the first phase is all on one meter but this section will have individual meters. Ms. Bronemann stated her only concerns is she doesn't want to see it get messy. Mr. Venuti stated they do have an ACC and everyone watches to make sure the CC&R's are followed. *Paul Farthing motioned to recommend approval of application 2020-LUCA-02 to the City Council. Rebecca Bronemann seconded the motion. The vote was as follows; Paul Farthing-Aye, Ralph Ballard-Aye, Dayton Hall-Aye, Michelle Cloud-Aye, Rebecca Bronemann-Aye, and Mark Sampson-Aye. Motion carried.*

2020-LUCA-03 Consideration and possible recommendation to the City Council on a proposed on a proposed Land Use Code Amendment establishing an A-1 zone and setting uses and development standards – Hurricane City applicant

Toni Foran commented she thinks she added all the changes. She stated agritourism shows permitted all the way across but she questioned if it should be conditional on the smaller lots. Dayton Hall stated it is showing conditional on all but he thinks on the larger parcels it should be permitted. He thinks it should only be conditional on A-1. Commissioners agreed. Ms. Foran pointed out residential hosting and home based businesses are a permitted use. This cleans up the definitions. She stated there is a produce stand and farm stand. She asked if they should combine them and only have one definition. Mr. Hall asked if there are two definitions. Ms. Foran stated yes, the produce stand limits it to only produce but the farm stands can do home processed crafts, herbs, etc. Commissioners agreed to put them both as permitted under agriculture uses. Mr. Hall stated on page 9 under the definition of farm stand it states commercial packaged. He questioned how that is determined. Ms. Foran said they could put the sale of handicrafts not packaged on site. Paul Farthing stated his concern is booths expand over time and people start offering stuff that is made in China. He likes homemade farmers market not bulk manufactured. Mr. Hall

pointed out at least fifty percent of the stand has to be produce. He commented he is okay if they offer other items because they are limited on how much they can sell. Ms. Foran mentioned she got the definition from Cache Valley and it seems to work for them. She thinks the goal was they didn't want stands that would compete with the stores. They should be more homemade items. Ms. Foran asked if they wanted #2 removed completely or reworded. She explained it is the canned goods, baked goods and crafts that can't be more than fifty percent. Mr. Hall stated he is okay with how it is drafted. Commissioners agreed. Mr. Farthing stated the intent is to support local agriculture. Ms. Foran suggested leaving as is and if an issue arises then it can be addressed. Mr. Hall stated in the work meeting they talked about agriculture sales and service in A-1 as a permitted use but now it is not permitted. He isn't sure why they wouldn't want to permit it on A-1. Mr. Farthing commented that seems more like a commercial activity. He thinks they are better suited in a commercial zone. Mr. Ballard stated he agrees with Mr. Farthing but he also sees a store that only caters to agriculture could be suited for this. Ms. Foran read the definition. She asked if that included clothing departments. Mr. Hall agreed he doesn't want the box stores out there. Commissioners decided to leave as not permitted in A-1 but permitted in the other zones. Mr. Hall summarized the only change is agritourism is permitted in all zones but conditional in A-1. *Dayton Hall motioned to recommend approval of application 2020-LUCA-03 to City Council as discussed tonight. Ralph Ballard seconded the motion. The vote was as follows; Paul Farthing-Aye, Ralph Ballard-Aye, Dayton Hall-Aye, Michelle Cloud-Aye, Rebecca Bronemann-Aye, and Mark Sampson-Aye. Motion carried.*

Discussion with Mr. Kennedy regarding proposed additional commercial development at 1481 West State Street

Kevin Kennedy explained he will be on the agenda for the next meeting but he wanted the Commissioners opinions so he can address any concerns beforehand. Paul Farthing asked if it would be a RV Park. Mr. Kennedy stated no. He explained they did the retro bus rentals and behind that business they have four acres. He stated they thought about an RV park but there isn't enough room. His next idea was tiny homes. They are using the same builder and everything as the tiny home development in Laverkin. They look very nice and modern. They will be about four hundred square feet. Some will be two story with a loft on the second level. Rebecca Bronmann asked if they would be vacation rentals. Mr. Kennedy stated yes. He stated other developments like this in the area are doing very well. He stated they have budgeted about two million dollars for the first phase which would be twenty two units. He mentioned they are still in discussion of purchasing the land next to them so they can eliminate an access. He stated he is here to see if the Commissioners have any concerns before they present it officially at the next meeting. Mark Sampson clarified the entrance to this would be on the west side of the existing building. He asked if they will put a barrier between them and the dog place. Mr. Kennedy stated yes. They will do a hedge and wall because the dogs are loud. He mentioned they will make the house nicer with a nicer check in area. They are trying to give people an experience. He stated the one in Laverkin is charging \$200-300 a night and they are booked out three months in advance. He mentioned they will do theme for each one or something along that line so people can have an experience when they stay there. He mentioned he thought about advertising to the snow birds and offering a special where they can stay longer. Ms. Foran clarified they are limited to less than thirty days. Dayton Hall asked what development standards would apply. Ms. Foran stated commercial. All the buildings would have to be sprinkled and meet the International Building Code. Ralph Ballard asked if they knew how the cabins on Main Street were doing. Mr. Kennedy stated they don't charge much but they are always full. Paul Farthing asked how the economics works for this. Mr. Kennedy stated he is not borrowing the money so he won't have interest payments. He stated this is about the same cost as building a hotel. He stated they have worked through all the numbers on the front twenty two units but the back ones would be less because the infrastructure would already be there. If it is successful they will continue building

the units in the back. Chairman Cloud asked how many people they would sleep. Mr. Kennedy stated the corner ones which are planned for two story will sleep ten and the rest will sleep two. Mr. Farthing stated with the application they will get staff comments with the City's concerns. Mr. Sampson suggested putting a restaurant on the lot next to them. Mr. Kennedy stated they don't own that yet. Mr. Sampson asked about regulations for ADA. Mr. Kennedy stated they need three units in the first section. Mr. Ballard stated the basic road width is twenty six feet and 9x20 parking stalls. Mr. Kennedy stated the fire department had rules so they designed it around them. Dayton Hall questioned access off SR-9. Mr. Kennedy explained part of the agreement with his Retro RV business is that he has to redo the waterway and entrance within a year. Leif Burton explained the entrance is currently is too close to the adjoining lot so they can't improve it without encroaching on the neighboring property. So if they purchase that property they will create one big nice entrance. Mr. Hall commented to make sure the City Engineer is happy and there is a safe entrance. Ms. Foran asked how many acres they would have if they purchased the property next to them. Mr. Kennedy stated a little over five acres. Ms. Foran pointed out if they purchase it then they could do an RV Park. Mr. Kennedy stated there is no occupancy available at all the RV Parks but no one is staying in the hotels. Mr. Hall asked if they will have trailer parking. Mr. Kennedy commented they would love to provide that. Ms. Bronemann suggested doing half the project as vacation rentals and the back part as an RV Park. Ms. Foran stated there isn't enough acreage to do that. Mr. Kennedy explained they are not getting rid of the Retro RV so they didn't think they had enough acreage to do an RV Park. Ms. Foran stated they could use the building as the office and then they would meet the requirement. She stated they would have to rezone the back part in the future. Paul Farthing questioned if they want RV Parks along SR-9 instead of commercial uses. Ms. Foran stated RV Parks are a permitted use in the commercial zone. Mr. Sampson asked how many RV's they could get in a five acre parcel. Ms. Foran stated the Coral Junction RV Park is 15.7 acres and it showed 170 units. She thinks it is about ten units an acre. Ralph mentioned one in Virgin. Commissioners discussed other RV Parks that were planned for the area. Mr. Kennedy stated they wanted to do an RV Park but they changed their mind when they saw all the competition that was planned. He asked the Commissioners what they would do if it was their property. Mr. Sampson clarified there is a time limit on how long people can stay in RV Parks. Mr. Kennedy commented the number of people using RV's is going up but RV sales are going down. Chairman Cloud stated she likes this plan better because it is a product that we don't have. Ms. Bronemann commented she likes both plans. Mr. Kennedy stated either way they will make the project very nice.

Commissioners discussed RV uses and boondogger RVing.

Planning Commission business:

1. **Continued discussion and work on proposed A-1, Cottage Housing Overlay zone.** Toni stated she will look at it and see if it is what we are wanting to accomplish. Springdale's ordinance requires a lot of open space. Mark commented he thinks it is a good starting base.
2. **Updates on City Council actions.** Toni stated the code change regarding final plat approval was questioned. It was tabled and some new language was proposed stating it is good for a year but applicant has 18 months to apply for extension but good for two years. She stated the Plat for Skyline Roofing was tabled because of the JUC comments. It was a very long discussion. The other two zone changes for SITLA were approved for R-1-8. She stated they confirmed today with Dixie Power that new light fixtures would conform to Hurricane's lighting requirements.
3. Toni stated they held interviews with the consultants for the General Plan. She stated they know who they want but she needs to discuss it with the City Attorney and Manager. She mentioned her job has been re-advertised. Dayton asked if Commissioners had a spot on the interview committee. Toni stated they never have before but she can ask.

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Meeting adjourned at 7:25 p.m.