

ON, June 24, 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: Mark Sampson, Shelley Goodfellow, Paul Farthing, Ralph Ballard, Michelle Cloud, and Rebecca Bronemann

Members Excused: Dayton Hall and Chris Christensen

Staff Present: Planning Director Stephen Nelson, Planning Technician Brienna Spencer, City Council Representative Darin Larson, Engineering Department representative Darrin LeFevre, and City Attorney Fay Reber

Chairman Paul Farthing called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Michelle Cloud and Rebecca Bronemann offered the prayer. Roll call was taken.

Rebecca Bronemann motioned to approve the agenda as posted. Seconded by Michelle Cloud. Motion passed unanimously.

Chairman Paul Farthing opened the Public Hearing at 6:01 P.M. to take comments on the following:

1. A Zoning Map amendment request on 9.261 acres to realign the boundaries of the highway commercial zone located at approx. 500 S 5500 W and on 32.468 acres located approx. 720 S 5500 W from M-1, light industrial, general commercial, & highway commercial to M-1, light industrial.

No Comments

2. A Zoning Map amendment request on 2 acres located at 180 N 2170 W from R1-10, single family residential, to RM-3, multifamily 15 units per acre, to allow a townhome project with approx. 25 units.

No Comments

3. A Zoning Map amendment request on 2.26 acres located on the North East corner of 2170 W and 100 N from R1-10, single family residential, to RM-3, multifamily 15 units per acre, to allow villas for The Haven.

No Comments

Comments closed at 6:03 P.M.

New Business:

2020-ZC-11 Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 9.261 acres to realign the boundaries of the highway commercial zone located at approx. 500 S 5500 W and on 32.468 acres located approx. 720 S 5500 W from M-1, light industrial, general commercial, & highway commercial to M-1, light industrial. Doug Dennett Applicant.

Stephen Nelson made a comment that the applicant is requesting to realign the zoning within the current parcel and wanting to eliminate the general commercial that goes along the north boundary.

No comments from the commissioners.

Mark Sampson motioned a recommendation of approval to City Council. Seconded by Rebecca Bronemann. Unanimous.

Mark Sampson amended his recommendation to include both zone changes. Seconded by Rebecca Bronemann. Unanimous.

2020-ZC-12 Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 2 acres located at 180 N 2170 W from R1-10, single family residential, to RM-3, multifamily 15 units per acre, to allow a townhome project with approx. 25 units. Middle Fork Holdings, Co, LLC Applicant.

No comments

Shelly Goodfellow motioned a recommendation of approval to City Council. Seconded by Ralph Ballard. Unanimous.

2020-ZC-13 Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 2.26 acres located on the North East corner of 2170 W and 100 N from R1-10, single family residential, to RM-3, multifamily 15 units per acre, to allow villas for The Haven. SR9 Assisted Holdings LLC Applicant, Brad Oliverson Agent.

Brad Oliverson explained that they are finding a need that some of the clients coming into The Haven are needing a smaller home than what they are used to. The villas will be homes that are 1200-1300 square feet with amenities like a pool, clubhouse, and pickleball court. The services from the haven won't be offered because the villas will be considered independent living. If help was needed, home health or hospice would be needed.

Michelle Cloud asked for an explanation on the project. Shelly Goodfellow commented that the zone changes on tonight's agendas seem appropriate for the areas they are in. Ralph Ballard asked if they were going to be offering any services if requested. Paul Farthing commented that the idea is great, making lives easier if one spouse is in the facility and the other just across the street.

Rebecca Bronemann motioned a recommendation of approval to City Council. Seconded by Ralph Ballard. Unanimous.

2020-CUP-04 Consideration and possible approval of a Conditional Use Permit Application for an accessory building that is taller than the maximum permitted height located at 2559 S Gritton St. Joe Probst Applicant.

Michelle Cloud drove past the house and thinks it fits with everything around it. Rebecca Bronemann likes that there aren't any windows on the second story.

Ralph Ballard motioned approval. Seconded by Rebecca Bronemann. Unanimous.

2020-PP-13 Consideration and a possible recommendation to the City Council on a preliminary plat for Quail Creek Phase 4, a 32-lot subdivision located at 720 S 5500 W. Doug Dennett Applicant.

Stephen Nelson stated that both accesses points are currently privately owned or county owned which isn't opened for a public road. They will need to have the access secured before moving onto final plat.

They will more than likely need to have a sewer pump station and that location will need to be decided. Typically, the district takes ownership of the pump and will maintain it. However, the developer is in the one who puts it in.

Mark Sampson asked if Ash creek will be the one to sign off on construction drawings and if they will take over ownership of the pump. Shelly Goodfellow asked if the owners have read the JUC comments and requirements of what is needed to proceed. Michelle Cloud wondered about the acreage of the future development of the RV park. Doug Dennett replied with what they were planning and the concerns about gas lines they would have to build over so they've left that part out until they decide what they are going to do with it. Ralph Ballard questioned what something was on the map provided in the agenda and asked for clarification on what the map was showing.

Ralph Ballard motioned a recommendation of approval to the City Council with consideration of JUC notes. Seconded by Michelle Cloud. Unanimous.

2020-PP-14 Consideration and a possible recommendation to the City Council on a preliminary plat for Grandma's Place Subdivision, a two-lot subdivision, located at 180 W and approximately 960 S. Tracey and Lisa Stratton Applicant

Stephen Nelson noted a new map was provided that addressed the concerns in the staff comments. Lisa Stratton stated that all they are trying to do is straighten things up with the properties for them to build a house for their children. Applicant feels like they should only have to pay for the curb, gutter, and side walk but they don't feel it is fair to have to pave the road up to it as well as pay for the expense of the road and have it dedicated.

Shelly Goodfellow asked about staff comment 2 and the address for the future street proposed. Mark Sampson asked for clarification on the exact location of the future roads. Paul Farthing asked Stephen Nelson if there is an issue if you subdivide one portion now and come back later to subdivide the next portion. Mr. Nelson stated that there isn't an issue with code to later subdivide the parcel as long as the applicant is putting in the right infrastructure and dedications at the time of the subdivision. The applicant is responsible for road dedication along 180 West. Mrs. Goodfellow mentioned that thing she sometimes has a hard time with is that the Planning Commission treats every subdivision the same, whether that be a 3-5-acre parcel that would like to subdivide just to build one house or a huge subdivision. She would like to see that the Planning Commission look into the code to appropriately require infrastructure that is proportionate with the impact of the subdivision. The cost for the engineering, the amount of the land they are giving over for the dedication, as well as the cost for the gutter, curb, and side walk is expensive and can add up to the cost the of another home. It doesn't make sense to her to require the same things for one home as we would be for an entire big subdivision. Commissioners discussed Mrs. Goodfellow's comments. Ralph Ballard agrees with what Mrs. Goodfellow has to say about the code and agrees that looking at the code is something the Planning Commission should do. Mr. Ballard stated that he too doesn't think it is fair to require the applicant pay for public roads. Mr. Nelson stated that the applicant can apply for a reimbursement for street impact fees before final approval.

Michelle Cloud motioned a recommendation of approval to the City Council subject to the correction of the address on staff comment 2. Seconded by Shelly Goodfellow. Unanimous.

2020-FSP-09 Consideration and possible approval of a final site plan for Golf View Estates Phase 1 and 2, located on Torrey Pines Rd. Kenneth C. Knudson Applicant

Mike Bradshaw is the engineer for the project. The applicant has a set of duplex lots that are going to rear facing the golf course. On the other side of the street there are single family higher end homes that are similar to those in the Copper Rock development. The lots are in a RR, recreational resort, zone so the intent is to put the duplexes in a rental pool, with a management company already in place. Mr. Bradshaw explained that the plans for the lights on the homes will be similar in nature to the ones Copper Rock currently has. He also mentioned that CCNR's would have the similar language as the ones already in place in that area before recording the plat.

Ralph Ballard asked about the staff comments addressing the lighting on the houses. Rebecca Bronemann stated that the commissioners like anything that is dark sky compliant and anything that can be done to reduce it would be awesome. Stephen Nelson stated that having a CCNR would be great to help control the lighting on the homes in the development.

Shelly Goodfellow motioned approval. Seconded by Mark Sampson.

Shelly Goodfellow amended her approval and stated it is subject to JUC and staff comments. Seconded by Mark Sampson. Unanimous

2020-FSP-10 Consideration and possible approval of a final site plan for Equity Lifestyle Properties, Harrisburg KOA 2019 Improvements, located at Old Highway 91 and Red Bluff Drive.

Mark Brown is the consulting agent for Equity Lifestyle Properties. The project is to add 21 new spaces to the existing KOA. The plans are signed and approved by JUC, with everything ready to go. Mr. Brown stated that they are going to be adding grass for the dog park and more trees in the area.

Mark Sampson asked if there had always been plans for improvements. Rebecca Bronemann asked about the lighting and if it was dark sky compliant. Mr. Brown stated that he thinks they are and he went into small detail about the plans.

Ralph Ballard motioned a recommendation of approval to City Council. Seconded by Rebecca Bronemann. Unanimous.

Planning Commission Business:

1. Retirement slide show presentation for Toni Foran.

Meeting adjourned at 7:05 P.M.