

ON NOVEMBER 12, 2020 AT 5:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N 870 WEST HURRICANE, UT.

Members Present: Dayton Hall, Mark Sampson, Ralph Ballard, Chris Christensen (electronically), and Rebecca Bronemann.

Members Excused: Paul Farthing, Michelle Cloud, and Shelly Goodfellow

Staff Present: Planning Director Stephen Nelson, City Recorder Cindy Beteag, City Council Representative Darin Larson, Engineering Department Representative Darrin LeFevre, and City Attorney Fay Reber.

Workshop

A workshop to discuss the proposed General Plan Update, including goals and the General Plan Map.
Logan Simpson Host

Olivia Cvetko and James Carter with Logan Simpson gave a presentation on what they have been working on and what the next steps will be. They will incorporate the Master Transportation Plan into the General Plan. Ms. Cvetko received an email about where recreational resort is permitted. It was discussed if designating an area was the best option under Planned Community. Planning Commissioners thinks industrial is a good idea along the corridor. Discussed commercial uses along the corridor. There will be frontage roads along SR-9 in the future with interchanges at the existing intersections. Discussed areas that made sense that are economical for development. They still need to look at Land Use Code to determine what is allowed in commercial zones. Logan Simpson recommends standards for rezone applications. They need updates by next Friday so it can go out to the public.

Vice Chairman Dayton Hall called meeting to order at 6:15 p.m. the Pledge of Allegiance was led by Karl Rasmussen and Darin Larson offered the prayer. Roll call was taken.

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

2020-LUCA-07 Consideration and possible recommendation on a proposed Land Use Code amendment to Title 10-chapter 39 section 15 regarding enforcement & permits. Fairway Vista Estates Applicant, Alliance Consulting (Mike Bradshaw) Agent.

The Planning Commissioners had directed staff to look at other Cities codes. Washington City was the only one that had something similar. The biggest difference is they allow building permits before infrastructure is installed. Staff feels some of their guidelines are beneficial but this could be a moot point in the future because the City Council has directed staff to look into the building permit process. Our code has a conflict with the State code. Staff will bring a proposal to the Planning Commission in the near future to address the conflict. Mike Bradshaw explained the reasoning for this request was to get a project moving as soon as possible. He agreed this could be looked at in the future after staff makes their recommendations. Ash Creek has concerns with changing the code but they will be involved in the conversations regarding updating the code.

Mark Sampson motioned to table application 2020-LUCA-07. Seconded by Rebecca Bronemann. Motion carried unanimously.

2020-CUP-10 Consideration and possible approval of a conditional use permit for a metal building at 2 W 810 S, Applicant Brian Jones.

Brian Jones explained they are wanting to build a place in their yard for his mother in law. He is proposing a metal building that they will convert to living area. It will not be reflective. The proposed building is 1200 square feet and 11' tall. Commissioners would like to look at this ordinance for possible changes.

Ralph Ballard motioned to approve application 2020-CUP-10 subject to the colors being compatible with the surrounding structures. Seconded by Mark Sampson. Motion carried unanimously.

2020-PP-19 and 2020-HIL-03 Consideration and possible recommendation of a Preliminary Plat Application and sensitive land application for Angell Heights Estates Phase 5&6, containing 21 single family lots, located at South of Angell Heights Dr and North East of 2300 N in Hurricane. Iverson Julie TR Applicant, Robert Iverson Agent.

Karl Rasmussen was present to represent the application. Staff has concerns on the bottom three lots because they are close to a thirty percent slope. Mr. Rasmussen stated they will terrace the lots. Mr. Nielson stated code 10-24-6 reads for that great of a slope one acre lots are needed but they are proposing third acre. The lots don't meet the minimum for this slope. Mr. Rasmussen pointed out the average over all of the subdivision meets the minimum. Mr. Nielson stated the code does allow clustering. This development will help with infrastructure in the area. Commissioners discussed if averaging the lots meets the code. Mr. Nielson explained the property that is removed for the steep slopes can't count toward the density. Rock fall shouldn't be an issue. Mr. Rasmussen stated verbiage could be included on the plat that reads no ground can be disturbed east of the blue line on the map. It will be done in two phases and will create a second access to Rainbow Canyon. Mr. Nielson stated he needs to review the slope analysis to make sure they meet the criteria.

Chris Christensen motioned to recommend approval of application 2020-PP-19 and 2020-HIL-03 to the City Council subject to the resolution of the JUC comments and the applicant works with staff to make sure the lots meet the requirements for sensitive land. Seconded by Rebecca Bronemann. Motion passed unanimously.

2020-PSP-16 Consideration and possible approval of Preliminary Site Plan for Sand Hollow Gateway Resort, a Recreation Resort with a proposed 885 Units, located at Sand Hollow Rd Secure Private Fund LLC and Western MTG and Realty Co. Applicants, Brent Moser and Karl Rasmussen Agent.

The applicant has submitted a response to the staff comments. All buildings will be required to be sprinkled. Staff's biggest concern is how traffic and utilities will flow throughout this development and how neighboring properties will connect. They are proposing a lot of units on all private streets. Another concern is if the neighboring properties need to access master planned roads or extend utilizes; there won't be any public utility lines through the project to connect to. Staffs feels it is appropriate to have some public roadways through the project that connect to the master planned roads on each side. Karl Rasmussen stated the applicants want this to be like a private resort. They feel the future master planned roads will accommodate connecting neighboring properties. This project is meant for vacation rentals. They only want resort traffic going through the project. There will be utility easements throughout the project. Mr. Nielson stated typically utilities are privately maintained if they are on

private roads. They would have to coordinate the easements with the utility departments. The City's code does not require public roads unless it is needed for traffic or utilities. He suggests looking at the code in the future so more connectivity is provided. Brent Moser feels by having public roads it will create a danger to the occupants because they will be walking throughout the development to different amenities. Commissioners discussed roads and connectivity. The project will include walkable trails throughout it. The subdivision code requires applicants to provide access points to adjacent properties. This property is surrounded by proposed master roads. Dayton Hall asked when the road to the East would be built. Mr. Moser stated they anticipate all the surrounding roads being built with this development. There is access from each side other than on Sand Hollow Road. The Fire District has reviewed the plans. They do not have comments at this point.

Rebecca Bronemann motioned to approve application 2020-PSP-16 subject to the staff and JUC comments. Seconded by Mark Sampson. Motion carried unanimously.

2020-PSP-17 Consideration and possible approval of a Preliminary Site Plan for Bash Resorts, a 378-unit recreation resort, located on Sand Hollow Rd, Northwest of Abbey Road. Western MTG and Realty Co. Applicant, Brent Moser and Karl Rasmussen Agent.

Stephen Nelson commented staffs biggest concern is connectivity. They recommend a connecting roadway. Abby Road is stubbed there but it is not connecting. The applicants don't own the portion to connect to Abby Road because lots were subdivided illegally during the lawsuit. The Fire District will need to review the phasing to make sure it meets the separation requirements. Karl Rasmussen commented they have plans for connectivity and will work with staff to ensure it is there. Brent Moser mentioned they planned on connecting to Abby Road but they weren't successful in coordinating that with the property owner. The plan is still a work in progress. Mr. Nelson stated staff is currently working on the master roadway plan for the Elim Valley area that will come to the Planning Commission in the future.

Mark Sampson motioned to approve application 2020-PSP-17 subject to staff and JUC comments. Seconded by Ralph Ballard. Motion carried unanimously.

2020-PP-20 Consideration and possible recommendation for a 32 Lot Preliminary Plat for Apple Fox Hollow Subdivision, located at appx at 5200 W Turf Sold RD. James Gregory C TR Applicant, Orin Bliss Agent.

Karl Rasmussen handed out a new map that addresses the cul-de-sac problem. Staff recommended connecting to the future road on Ash Creek's property to the east. This development is 32 lots but fire code requires a second access after 30 lots. Staff required phasing lines to ensure access requirements are met. Mr. Nelson recommended the road continuing through where lot 31 is so there could be future development to the North. The City Engineer has not had a chance to review the new layout. Mr. Rasmussen stated the applicant is looking at buying the surrounding parcels so they can address connectivity at that point. They want 32 lots for this development. Dayton Hall questioned if the City Engineer needs to review this plan before they proceed. Mr. Nelson commented they can review the plan before the City Council sees it.

Chris Christenson motioned to recommend approval of application 2020-PP-20 to the City Council subject to the resolution of the staff and JUC comments and resolution of connectivity. Seconded by Rebecca Bronemann. Motion carried unanimously.

2020-FSP-17 Consideration and possible recommendation of approval of a final site plan for Sky Mountain Properties LLC, a Recreation Vehicle Park located at 250 N 2260 W, Sky Mountain Properties Applicant. Duane Fielding Agent.

Stephen Nelson explained the next two items are for RV Parks so the City Council has to approve it as well. This application and the next one have not received all signatures on their construction drawings. Karl Rasmussen commented they will have all signatures by next week. They are only waiting on Engineering and Public Works to sign. Mr. Nelson explained the Planning Commission is the recommending body so they could recommend this doesn't go to City Council until all signatures have been received. Chris Christensen would like the project to be dark sky compliant.

Dayton Hall motioned to recommend approval of application 2020-FSP-17 to the City Council based on the staff findings and subject to construction drawings being signed. Seconded by Ralph Ballard. Motion carried unanimously.

2020-FSP-18 Consideration and possible recommendation of approval of a final site plan for Zion Tiny RV, a Recreation Vehicle Park located at 1481 W State Street, Kennedy Family Ventures LLC Applicant.

Stephen Nelson mentioned the comments from the last item apply to this item other than he hasn't signed off either. The code requires five acres minimum for an RV Park. This plan shows it is five acres but the preliminary site plan didn't. Karl Rasmussen stated it is over five acres. The preliminary site plan didn't include the road. Mr. Nelson stated the code also require the check in lanes don't inhibit the traffic flow. Mr. Rasmussen stated they will move the island so they can move the check in lane over. The alignment of the roads meets the requirements. There will be a three way intersection at the corner of 1515 West. This project will be an RV Park where people just rent the space.

Mark Sampson motioned to recommend approval of application 2020-FSP-18 to the City Council subject to staff findings, JUC signatures being signed, and the check in lanes are moved to the west. Seconded by Ralph Ballard. Motion carried unanimously.

2020-PP-22 Consideration and possible recommendation for a 38 Lot Preliminary Plat for Cordero Phase 1 Subdivision, located at appx at Copper Rock Parkway and 2100 W. Brant Tuttle, Northern Engineering Inc Applicant

Brant Tuttle explained they have 40 lots so it calculates to three units per acre. This phase will extend Copper Rock Road to the Ski Lake subdivision. Stephen Nelson mentioned the zone changed was approved last week at City Council. They are allowed 3.5 units per acre for the entire development but this section is R1-6. Staff's biggest concern is there are a lot of units in the loop off of a single access. 2600 West will be an all-weather road to meet the requirements. Mr. Nelson pointed out there are more than 30 units off one access that will need to be addressed. Commissioners discussed different options for the second access. Staff is comfortable with approval as long as the second access is resolved.

Rebecca Bronemann motioned to recommend approval of application 2020-PP-22 to the City Council under the condition the second access is resolved and subject to staff and JUC comments. Seconded by Dayton Hall. Motion carried unanimously.

2020-CUP-09 Consideration and possible approval of a conditional use permit for a greater height accessory building located at 3507 W 2430 S. American Heritage Homes Applicant

Mark Sampson motioned to approve application 2020-CUP-09. Seconded by Ralph Ballard. Motion carried unanimously.

Planning Commission Business:

- Discussion about allowing Vehicle Sales within M-1 (Light Industrial Zoning)

Premier Trucking is looking at moving to Hurricane on Old Highway 91. They want to sell trucks but it is not currently allowed in that zone. Council agreed it would be beneficial to allow vehicle sales. Staff doesn't see any negative effects of allowing this use in light industrial but not heavy industrial. It will just require an update the land use table. Commissioners agreed.

- Discussion about allowing the taking off of aircraft within state parks for recreational purposes

An applicant wants to have this option from Sand Hollow. It isn't currently allowed so Council gave staff direction to review the code to see if should be allowed. The proposal was to land helicopter there and take people on tours. Test runs have been done to see what the disturbances would be. Council didn't want to approve because it is a violation of the code. Stephen feels that if the Planning Commissioners want to allow it then it should be a conditional use permit with standards. Ralph doesn't see how the flight path can be regulated. Staff will research and bring something back.

Approval of Minutes: September 10, 2020 and October 8, 2020

Dayton Hall stated on the September 10th minutes, page 3, line 23 Splisbury is misspelled. On page 6, line 8 it just says it was a split vote but it needs to be separated out as Dayton voting nay and everyone else voting aye. Ralph Ballard motioned to approve the September 10, 2020 with the changes. Seconded by Mark Sampson. Motion carried unanimously.

Ralph Ballard motioned to approve the October 8, 2020 as presented. Seconded by Rebecca Bronemann. Motion carried unanimously.

Meeting adjourned at 9:00 p.m.