

ON MAY 26, 2015 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, Bill Wilkey, Ryan Cashin, John Johnson, Brandon Anderson, Ralph Ballard

Members Excused: Bob Petersen and Yovonda Hall

Staff Present: City Council Representative Darin Larson and Planning Assistant Cindy Beteag

The meeting was called to order by Chairman Cashin at 5:00 p.m. The Pledge of Allegiance was led by Chairman Cashin and Branden Anderson offered the prayer. Roll call was taken.

Approval of agenda: John Johnson motioned to approve the May 26, 2015 agenda as posted. Paul Farthing seconded the motion. Motion carried with all Commissioners voting aye.

Chairman Cashin opened the public hearing at 6:04 p.m. for comments on the following item;

1. **A zone change request by Vicky Sanders to change the zoning of property located at 713 W. 1300 South from RA-1, Residential Agricultural one acre, to RA-.5, Residential Agricultural half acre.**

Vicky Sanders explained she wanted to build a home behind her house for her daughter and herself.

No public comments.

Chairman Cashin closed the public hearing at 6:05 p.m.

2015-ZC-05 Consideration and possible recommendation to the City Council on proposed zone change request at 713 W. 1300 South from RA-1, Residential Agricultural one acre, to RA-.5, Residential Agricultural half acre – Vicky Sanders applicant.

Chairman Cashin stated staff recognized this would be a smaller lot than most lots in area but there are a few other lots in the area that match. He stated the lot split shouldn't affect anything too much. Branden Anderson stated it seems out of character and asked where the higher density is in relation to this lot. It was clarified the area to the north of the Intermediate School is higher density. Mrs. Sanders's son explained the frontage will be the same so from the front of the lot it will appear to be the same as the rest of the neighborhood. Chairman Cashin asked the applicants if they planned on creating a flag lot. Ms. Sanders stated no, the new lot can be accessed from 700 West. Paul Farthing stated on 1300 West there are half acre lots in that subdivision.

Paul Farthing motioned to recommend approval of application 2015-ZC-04 to the City Council with the staff findings; 1. The proposed amendment is compatible with the goals and policies of the general plan: by locating higher density than the rest of the neighborhood next to the collector roads and school. 2. The proposed amendment is slightly out of character with existing development in the immediate vicinity but there is RA-.5 zoning directly northeast of this property and down the block to the west. 3. The proposed amendment may affect adjacent property because a new building lot will be created. This could be a negative but could result in better maintenance of the property overall. 4. Public facilities and services are adequate to serve the subject property but are not connected. John Johnson seconded the motion. The vote was as follows; Paul Farthing-Aye, Bill Wilkey-Aye, Ryan Cashin-Aye, John Johnson-Aye, Brandon Anderson-Aye, and Ralph Ballard-Aye. Motion carried.

2015-PP-05 Consideration and possible recommendation to the City Council on a preliminary plat for Sand Hollow Twin Homes Subdivision, a 26 lot attached single family subdivision in Sand Hollow Resort PDO-Sand Hollow Resort applicant, Alpha Engineering agent

Todd Gardner with Alpha Engineering stated he is representing the applicant. Bill Wilkey stated he is employed by the applicant so he will not be voting. Chairman Cashin stated the application is straight forward and goes along with what they have been developing. He mentioned his only concern is if the cul de sacs have a large enough turn around radius. Mr. Gardner stated they are designed for standard fire truck turn around radius. Mr. Gardner stated the measurements will be on the final plat. Brandon Anderson asked if this will increase the density in the project. Mr. Gardner stated overall it will not. He explained the Sand Hollow Estates that were recently approved will decrease the density; however, The Retreat plat will need to be amended to show this change. Chairman Cashin read in letters from the water superintendent and sewer district stating there is adequate services in the area. Ralph Ballard mentioned staff comment #2 regarding ground water. He asked if this project would be affected by the high ground water. Mr. Gardner stated Toni Foran's previous comments had them reference the 2008 study on ground water. This is not in the area with the high ground water; however, more water has recently developed. He stated it has been recognized and will be a concern throughout the development. Mr. Ballard stated he wants everyone to be aware and if it becomes a problem then it is addressed. Darin Larson asked if any basements are planned in this development. Mr. Gardner stated no; they will be two stories with slab on grade. Mr. Anderson stated if this is approved then the preliminary plat for the Retreat is invalid but it has already been started. Mr. Gardner explained on the Retreat plat this area was supposed to be a church site but the LDS church didn't want the property anymore. He stated if this is approved it will replace that portion of the plat.

Branden Anderson motioned to recommend approval of application 2015-PP-05 to the City Council to include the JUC and Staff comments; 1. Water study and water looping will be required 2. Cul-de-sacs shown will need to be reviewed to ensure they meet emergency vehicle turn around requirements. 3. Engineers must provide better information on how drainage works. Contours show property slopes to the north but the drainage plan indicates flows will go onto Retreat Drive on the south. 4. Full construction drawings must be submitted for review and approval before application for final plat. 5. Easements may not be required on all back property lines. Engineer should consult with the City Engineer. Individual lots consist of the building pads only. Common areas will have to be designated on the final plat. 6. The geotechnical note submitted on the preliminary plat states the 2008 Geological Hazards maps did not indicate this property was affected by expansive or collapsible soils or high groundwater. More recent high groundwater studies have been performed by both AGEC and Alpha Engineering and are not referenced. This area is subject to wind-blown sand. 7. This plat affects lots, roads, and common area of the previously approved The Retreat at Sand Hollow Preliminary Plat and negates that preliminary plat. A new preliminary plat for the Retreat will need to be submitted for review and approval before any new phases of that subdivision are submitted. 8. Final plat submittal must be accompanied by a final site plan application. Common area landscaping and maintenance and ownership must be addressed. 9. 10-34-6-G of the Hurricane Land Use Code includes the following. G. Recreational Vehicle Parking: Adequate and accessible recreational vehicle parking storage areas shall be required in each multi-family and planned residential development project unless the premises are subject to restrictive covenants or other means limiting the parking of such vehicles. This requirement must be addressed for this project. Ralph Ballard seconded the motion. The vote was as follows; Paul Farthing-Aye, Bill Wilkey-Abstained, Ryan Cashin-Aye, John Johnson-Aye, Brandon Anderson-Aye, and Ralph Ballard-Aye. Motion carried.

Presentation on Archeological resources and preservation techniques – Greg Woodall

Greg Woodall stated he has lived in Hurricane for a while and has been doing archeology in the area. He stated he has been reviewing what archeological sites are still left in the City limits and found the majority of them along the Virgin River. He mentioned when the Planning Commission developed the ordinance for the sensitive lands a few years back there wasn't anything in it to protect the archeological sites so he worked with them to

add archeological sites. He read in the ordinance; *the intent of this requirement is to avoid the unnecessary or inadvertent disturbance of prehistoric or historic human remains and to preserve important archaeological site locations wherever possible. Density transfer and/or including the site in an open space set aside are encouraged as a way to avoid disturbance of important sites. Location of known important archaeological sites is on file with the city of Hurricane planning department. Local landowners are likely aware of substantial sites on their land and should include these in the planning process for a parcel.*

He stated he is only trying to identify the areas so they are not disturbed, he is not trying to stop development. He stated a lot of sites were previously disturbed. The state law says human remains have to be considered. They are finding there are still human remains even with the development and people looking for pottery. He mentioned people like to see petroglyphs so it is a good idea to offer density transfer or have open space set aside for people to enjoy.

Mr. Woodall mentioned the site above Grandpa's Pond. He stated people have claimed it is all dug up but it is not, there are still a lot of artifacts there. He stated a lot of the sites have fallen in but in other areas structures are still there. He has been doing inventory of what is in the area and stated near the Brentwood Bowl building is one of the biggest sites in the area with seventy plus rooms. He stated after he started gathering information and talking to land owners, he partnered with a group called Archeology Conservancy. He handed out a brochure for the group and explained they are a national organization that partner with private land owners to do archeological site preservation through purchase or donations. He stated this group gets a lot of donated sites which works great as a tax deduction for the land owner. He commented that if a parcel is coming forward to the Planning Commission, then they could be working on the side to get a double advantage for the land owner. He has been working with this group, showing them around. Mr. Woodall discussed the fan site located near the water treatment plant by Quail Lake. He stated most of the sites have been recorded by the University of Utah. Mr. Woodall explained an area that was just uncovered in St. George south of the Dixie Center. He stated in this case, the land owner contacted them to help preserve the area.

He stated the Archeology Conservancy has started discussing obtaining the area by Grandpa's Pond to preserve as an archeology park with Interstate Homes. He said it would include a trail from the city park and have interpretive and digital signs. Chairman Cashin asked how the discussion with Interstate Homes has gone. Mr. Woodall stated Mike Madsen has been great and told him he wants to talk but nothing is official yet. He stated this can be a tremendous opportunity for the City. Branden Anderson asked how the project in St. George was getting paid. Mr. Woodall stated probably St. George City but if they can't do it then they will look at other possibilities. He stated he wanted the Commissioners to be aware of these sites and keep them in mind as new plans come in for approval. Chairman Cashin stated this is a good opportunity and the Commissioners appreciated what Mr. Woodall brought in before. He stated he doesn't think the Commissioners wouldn't object to preserving sites as long as they wouldn't be majorly impacting the land owners.

Approval of minutes: Branden Anderson stated on page 8 Jared Mathison needs to be changed to Madsen. Bill Wilkey motioned to approve the May 14, 2015 minutes with the correction. John Johnson seconded the motion. *The vote was as follows; Paul Farthing-Aye, Bill Wilkey-Aye, Ryan Cashin-Aye, John Johnson-Aye, Brandon Anderson-Aye, and Ralph Ballard-Aye. Motion carried.*

Meeting adjourned at 5:40 p.m.