

**ON MAY 25, 2016 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:** Ryan Cashin, Yovonda Hall, Paul Farthing, Ralph Ballard, and Bill Wilkey

**Members Excused:** John Johnson, Branden Anderson, and Bob Petersen

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

The meeting was called to order by Chairman Cashin at 6:09 p.m. The Pledge of Allegiance was led by Paul Farthing and Bill Wilkey offered the prayer. Roll call was taken.

**Approval of agenda:** Bill Wilkey motioned to approve the May 25, 2106 agenda as posted. Yovonda Hall seconded the motion. Motion carried with all Commissioners voting aye.

**2016-RDA-02 Consideration and possible recommendation to the City Council on a road dedication plat for Southfields Drive**

Toni Foran stated this was part of an agreement with the property owners because of the water tank site that is being dedicated to the City. She explained right now the road goes nowhere but it will connect eventually according to the Transportation Master Plan. Chairman Cashin asked if it would be hard packed. Ms. Foran stated yes it will be a service road to the tank. She explained the City will own the road and right now there are easements to get to this portion from 1500 South. *Yovonda Hall motioned to recommend approval of application 2016-RDA-02 to the City Council. Paul Farthing seconded the motion. The vote was as follows; Ryan Cashin-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, and Bill Wilkey-Aye. Motion carried.*

**Consideration of a request to submit a General Plan Map Amendment before August – Brent Moser**

Brent Moser stated he owns property along Dixie Springs Drive on the south side next to the Water Conservancy District's property. He stated they run The Beach at Sand Hollow and they would like this property to be a recreational resort property to allow vacation rentals. Toni Foran stated in order to start the process they have to do a General Plan Amendment but they didn't want to wait until August. She asked if the applicant can get authorization to apply before August. Chairman Cashin asked if there was anything big coming up on the agenda. Ms. Foran stated mostly plats and site plans but she will be gone in June so it probably wouldn't be seen until July. Mr. Moser explained they are doing their due diligence and wanted to know if this was feasible. Yovonda Hall clarified they would have to do a General Plan Amendment and then a zone change. Ms. Foran stated yes. Commissioners discussed what property it was on the map. Paul Farthing stated he understands the urgency but he doesn't want to set a precedence. He asked the reasoning of why the City set the restriction of only allowing General Plan Amendments twice a year. Ms. Hall stated she thought the reason was because they didn't want it changed monthly. Chairman Cashin asked Mr. Moser if it would make that big of a difference of doing in July as opposed to August. Mr. Moser stated he didn't realize they wouldn't be able to get in June so it wouldn't make that big of a difference. It was decided to wait until the regular scheduled meeting in August.

**Commission Work Session:**

Ryan stated he attended the City Council meeting last week and there was night sky presentation presented. He got the impression the Council would like the Commissioners to work on an ordinance regarding protecting the night sky. Toni stated she asked the Council if they wanted the Commission to work on an ordinance and they agreed to Planning Commission should go ahead.

1. **Discussion on proposed change to subdivision ordinance regarding improvement bonding in relation to current state law.** Toni explained the only changes are on A and B on section 10-39-13 because State law provides a City can't require bonding if the developer is going to build improvements prior to recording the subdivision. She broke it out into two sections as either completion of improvements before recordation or recordation before completion of improvements. She mentioned the Form of Surety to guarantee completion of improvements. She stated if the Commissioners are ok with the changes she will advertise for a public hearing in June. She is going to limit the June 9<sup>th</sup> agenda because she won't be here. Toni pointed out there will already be a Public Hearing on the 9<sup>th</sup> for a zone change. Commissioners decided to schedule for that day.
2. **Discussion on Chapter 23 development standards.** Toni stated she highlighted what she thought would be relevant and where changes might need to be made. She is not sure what the purpose of number 1 under C is. Lot and Dwelling Location Requirements; *views of dwelling lots from exterior roads and abutting properties should be minimized*. She stated this is not a standard used in other subdivisions. Toni stated existing landscaping isn't going to hide the lots. She mentioned the purpose of the PDO is to have better than regular subdivisions. Ryan stated he can't think of where they would apply this. Toni asked if it is needed. Ryan stated it wouldn't be enforceable. He stated he doesn't see the importance for it. Toni stated she will strike it. She stated on page 2 the standard for a garage setback is 25' from back of curb. When there is a 4' planter strip the garage can be fourteen feet from the sidewalk. She stated even if people park in their garage there is nowhere for guests to park. Toni asked if the language needed to be changed to read back of sidewalk instead of back of curb. She asked if the garage needs to be a full twenty five feet from back of sidewalk. Ryan stated no, twenty feet is adequate. He suggested changing it to read twenty feet from back of sidewalk. Toni asked if dwellings should be allowed to be closer to the sidewalk. Ryan stated the living area isn't a problem like the parking. Ralph suggested adding the reason of why this was changed so people in the future know the reasoning. Toni suggested having it read, "Garages with doors facing the street shall be at least twenty feet from back of sidewalk to safely accommodate parked vehicles". Ralph questioned if someone was parked in the driveway and the living area is only 10' would they be able to see oncoming traffic. Toni explained it would still be 19' from back of curb so it shouldn't be a problem. She stated the next highlighted area is the buffer zone requirement that was discussed at length during the last two applications. She didn't know if the reasoning was because a PDO can have commercial, industrial or other uses and if there is a high impact use that abuts a residential use then maybe a buffer would be a benefit. She suggested removing, "*when a tract adjoins land used for single family dwellings, a thirty foot landscape buffer shall be provided. Such buffer shall meet the development standards of chapter 32 of this title*". Yovonda stated by removing that the setbacks will match up with what the normal setbacks would be for that zone. Ryan stated it coordinates better and easier to maintain this way. Yovonda asked if it would be matched to the underlying zone or what zone it abutted. Toni stated it reads the underlying zone. Ryan stated need to avoid a weed trap. Toni stated take out landscape buffer and then it gives people options of what to do in the buffer. She stated on page 3 she highlighted the common areas. She stated there is verbiage in this section about natural water ways but she didn't know what it means. It reads *shall be maintained and free from debris* but she questioned who is going to do that. Toni suggested taking stream out and just put waterways and channels then it would be covered. Yovonda asked if they could be combined. Toni stated if the Commissioners interpret natural water ways as washes then it is covered. Fay suggested wording it natural water ways and natural drainage channels. Commissioners clarified this is for PDO common area only. Toni stated *stormwater control and management areas used in conjunction with other allowed uses* needs to be made more clear. She stated if you look in Ivy Wood the drainage area was considered common area but it is nothing but a weed pit. She stated they need to be maintained by the HOA and not by the City. Toni suggested wording it as *stormwater areas that are*

*developed to be used as one of the other allowed uses.* She stated she has a hard time considering a drainage area as common area. Ralph stated part of the problem is creating it in a way that can be maintained. Toni stated the Council will have to decide what common areas the City is responsible for if any. She asked the Commissioners to think on it and they will discuss it at another meeting. Toni stated it reads roads and buildings are considered common areas and they do benefit the community. She stated water detention is important for the community. Ryan stated the only way he sees the detention area working as common area is if they can make the land usable and maintained. Ralph agreed. Toni stated maybe they should consider putting this under the density bonus standards. All agreed.

3. **Discussion on possible zone changes in downtown and Bench Lake.** Toni stated maps were included in the packet showing the areas that were previously discussed. She explained the downtown area would be about a block between State Street and 200 North. She stated she outlined where the senior Center is and suggested it should be Public Facilities instead of General Commercial. She stated they need to look at lot sizes and decide what zone would work. Yovonda pointed out the mortuary needs to be commercial. Toni stated they will have to be selective about what is rezoned.
4. **The group then looked at the Bench Lake area.** Toni stated the other map is the bench lake area. At the previous meeting it was revealed parts of this area was zoned A5 and wasn't supposed to be. The consensus was the property owners would like it changed back to RA1 other than one owner who will want it left A5 and an agriculture protection overlay.

**Discussion on conditional uses in agriculture, residential agriculture, commercial, and industrial zones.** Toni passed out some definitions and the use charts for agriculture, residential agriculture, commercial and industrial zones with her suggestions on what could be changed. She stated residential is a large chart with a lot of not permitted items. She thinks just take them out if they aren't permitted because it states it if isn't listed than it isn't permitted. See chart attached to minutes.

**Meeting adjourned at 7:47 p.m.**