

ON JUNE 9, 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: John Johnson, Ralph Ballard, Bob Petersen, Paul Farthing, and Yovonda Hall

Members Excused: Ryan Cashin and Branden Anderson

Staff Present: Planning Assistant Cindy Beteag and City Attorney Fay Reber

The meeting was called to order by Bob Petersen at 6:00 p.m. The Pledge of Allegiance was led by Paul Farthing and Yovonda Hall offered the prayer. Roll call was taken.

Approval of agenda: Yovonda Hall motioned to approve the June 9, 2016 agenda as posted. John Johnson seconded the motion. Motion carried with all Commissioners voting aye.

Bob Petersen opened the Public Hearing at 6:05 p.m. to take comments on the **following zoning map change request; Zone Change from RA-1, Residential Agriculture 1 acre, to RA - .5 Residential Agriculture half acre on 3.26 acres east of 900 West north of 400 South and the following Land Use Code text change; An amendment to Title 10, Land Use, Chapter 39, Subdivisions, to update the improvements guarantee section in conformance with current state law.**

No comments from the public.

Mr. Petersen closed the Public Hearing at 6:07 p.m. and the Public Meeting began.

2016-ZC-06 Consideration and possible recommendation to the City Council on a zoning map change request for 3.26 acres east of 900 West north of 400 South from RA-1 to RA-.5 to facilitate a subdivision – Daniel Borchardt applicant

Applicant was not present. Bob Petersen explained the adjacent zoning is R1-6 to the north, RA-1 & R1-8 to the east, RA-.5 to the south, and RA-.5 & RA-1 to the west. He stated this request is consistent with the City's General Plan. Yovonda Hall stated two of the lots are in the flood way. Cindy Beteag stated yes, it will have to be addressed. She mentioned the staff comments state; since the property includes both floodway and floodplain, any development plans are subject to floodplain development review to ensure minimum impact is created on adjacent properties. *Paul Farthing motioned to recommend approval of application 2016-ZC-06 to the City Council based on the following findings; 1. The proposed amendment is compatible with the goals and policies of the general plan for single family residential areas. 2. The proposed amendment is in harmony with existing development. 3. Public facilities and services are adequate to serve the subject property. Ms. Hall requested the staff comment regarding the floodplain be included in the findings. Mr. Farthing amended his motion to include; since the property includes both floodway and floodplain, any development plans are subject to floodplain development review to ensure minimum impact is created on adjacent properties. Ralph Ballard seconded the motion. The vote was as follows; John Johnson-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Yovonda Hall-Aye. Motion carried.*

2016-LUCA-02 Consideration and possible recommendation to the City Council on a Land Use Code amendment to Title 10, Land Use, Chapter 39, Subdivisions, to update the improvements guarantee section in conformance with current state law

Ralph Ballard stated this was reviewed at the last meeting. Bob Petersen stated it makes Hurricane's ordinance comply with the State. *Ralph Ballard motioned to recommend approval of application 2016-*

LUCA-02 to the City Council. Yovonda Hall seconded the motion. The vote was as follows; John Johnson-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Yovonda Hall-Aye. Motion carried.

2016-PP-03 Consideration and possible recommendation to the City Council on a preliminary plat for Painted Sands, a 169 lot subdivision in the Painted Sands PDO containing 51 single family lots and 59 twin home buildings – Douglas Brady applicant

Gerald Pratt, Pratt Engineering, stated they have read the staff comments and they think the biggest concern was a will serve letter from Ash Creek Sewer District. He stated they do have the letter now. He stated they have a lot of homework before construction drawings can be submitted but this is the first step. He mentioned the owners have been meeting with the HOA for Hurricane Garden Homes and they have agreed on plans. Ralph Ballard asked if the increased buffer would be included. Douglas Brady explained there is already an additional buffer area shown so there will be fifty feet between the homes in this project and the homes in Hurricane Garden. Mr. Ballard asked if the buffer would be included in the lots so the home owners would in responsible for maintaining it. Mr. Brady stated the buffer zone will be a retention basin and maintained by the HOA. Bob Petersen asked if the buffer would be dirt and rocks. Mr. Brady stated no. They don't want a lot of foot traffic so they are going to do it as lava. They will design it to take all the water out of the subdivision to Gould's Wash. Mr. Petersen mentioned there was a concern at the last meeting regarding a proposed lot for a twin home but the adjoining property owner thought it was unbuildable and didn't want a twin home there. He asked if it had been resolved. Mr. Brady explained they reduced the number of homes to accommodate the property owner and it is now a single family home. Mr. Ballard stated the maintenance for buffer zones is better if the buffer zone is included in the lots so the property owners take care of it. Mr. Brady explained part of the agreement with Hurricane Garden Homes was to keep a separation between the two projects. He stated Hurricane Garden Homes deeded 1450 West to them and they will in turn deed the road to the City. So in return for the road, they gave Hurricane Garden Homes a larger buffer zone equivalent to the width of the road. Mr. Brady stated they will survey each lot that backs Hurricane Garden subdivision and put a berm with a fence on top for more privacy. He stated there will also be trails and open space. Mr. Ballard commended the applicants on how well they have worked with everyone. Mr. Petersen asked if they have a copy of the JUC and staff comments. Mr. Pratt stated yes. Mr. Brady explained they are not just the developers, they are the builders so they will be here until the end of the project. John Johnson asked if the letter from Darrell Humphries was the will serve letter that was being referenced in the staff report. Mr. Petersen stated yes. *Yovonda Hall motioned to recommend approval of application 2016-PP-03 to the City Council subject to the staff and JUC comments; 1. The tentative plan for storm water drainage provided will need to be followed up with a drainage study and plan submitted for engineering review before construction drawings are submitted. 2. Based on the number of units, the forecasted number of trips exceeds standard thresholds, a Traffic Impact Study is required as outlined in 3.9.2 of the Hurricane City Standards for Design and Construction. The traffic impact study will need to take a look at and give recommendations on the proposed street network and access management as compared to the City Standards and Access Management plans. 3. A water study will be required. 4. Electrical system has capacity to serve the property. 5. Streets show up to 10% grade. Streets must meet Fire Access requirements and must not exceed 5% grade at intersections as required in the City Standards. 6. The driveways shown for lots 28-31; 37-40; and 41-44 must be private and meet Fire Access requirements. 7. The agreement with Hurricane Garden Homes HOA received by staff for review does not appear to give consent to sign a road dedication plat for the private streets in Garden Homes, though it does agree to sell the portion of 1450 West through the Painted Sands property to Painted Sands for dedication as a public street. 8. Lots vary in size from twin home footprint lots to larger custom home lots in the northeast corner. 9. A preliminary geotechnical review indicates this property is subject to adverse construction conditions including caliche and shallow bedrock. A detailed geotechnical engineer's report will be provided with construction drawings submittal. 10. East/West roads are all shown as 45' residential streets and the two main North/South roads as 60' minor collectors. 11. Many common areas are shown. The plan for how these areas are to be developed and maintained will be required with final site plan submittal. The following are required before submittal of final*

plat for any phase: 1. Complete Geotechnical Report is submitted for review before construction drawings are submitted. 2. Water Study and Traffic Impact Study submitted and reviewed before construction drawings are submitted. 3. Storm drainage study is submitted for review before construction drawings are submitted. 4. A detailed plan on any retaining walls is provided with construction drawings. 5. Construction drawings are all signed. Final site plan approval is required in conjunction with final plat. John Johnson seconded the motion. The vote was as follows; John Johnson-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Yovonda Hall-Aye. Motion carried.

2016-FSP-05 Consideration and possible approval of a final site plan for lot 11 Wheeler Way in the Fairgrounds Industrial Park – Mel Jensen applicant

Mel Jensen stated he wants to build a very basic building to park his car collection and have a man cave. He explained they live in Washington but don't have enough property to build it there. Bob Petersen asked what the square footage would be. Mr. Jensen stated 2400 square ft. Yovonda Hall asked if he owned other property in the area for business. Mr. Jensen stated no. Mr. Petersen asked if he had seen the JUC and staff comments. Mr. Jensen stated yes, and he talked to Ash Creek after he saw their comment. He stated he will put in a grease trap even though he won't be working on cars because it will help the resell value. He explained this will be more of a garage than shop. He is also going to put the building off to the one side so future owners can add more if wanted. Mr. Jensen stated he is confused on the drainage comment from staff because there is a natural basin already there and it makes more sense to drain there. He thought it would be better to let it drain where it has always drained instead of creating a new one. Mr. Petersen asked what type of surface he would be using. Mr. Jensen stated 3600 sq ft of asphalt but it will only be 25' outside of the building. He stated he will leave the rest of the property dirt. Mr. Petersen stated there shouldn't be a lot of runoff issues. Ralph Ballard stated if the ground is clay the water won't leach into the ground so that might be an issue. Mr. Jensen stated he will do whatever is needed. He mentioned staff asked for a drawing for the irrigation system. Mr. Ballard explained the reason is to make sure the landscaping is maintained. Mr. Petersen stated the entry way looks nice with the landscaping. *Paul Farthing motioned to approve application 2016-FSP-05 subject to JUC and staff comments; 1. A major concern is drainage as this property does need on-site retention and the applicant has not provided any design. An approved design to address storm drain retention must be submitted before construction begins on the site. Draining to the corner is not acceptable practice. 2. Because this is an automotive use and there are facilities that will drain into the sewer this site will require a grease trap installed to Ash Creek Special Service District specifications. 3. The landscape plan is complete and shows a variety of trees and shrubs in a stone ground cover along the street frontages. Submission of the irrigation design to City staff for review and approval before installation is required. 4. No lighting detail has been provided. All lighting should be hooded and must be reviewed by City staff before installation. 5. Driveway is 20' wide and gate is setback 15' from curb. 6. No dumpster location is provided and may not be needed for this use. If one is used, design for the enclosure should be approved by staff before construction. 7. The building elevations are provided. It is a steel building with garage doors along the east face. There is a door into the break room. Approval is subject to the following conditions; 1. Site plan complies with off street parking, building design, and landscaping requirements of the Land Use Code. 2. Construction drawings have been submitted to the JUC Committee and must be signed before site work begins. 3. The Planning Commission has reviewed the materials for the building with the applicant and approved. 4. Outside lighting fixtures must be hooded or otherwise shielded to limit the intrusion of light beyond the site. Outside lighting must be reviewed and approved by staff before installation. 5. Landscaping irrigation design must be reviewed by staff before installation. 6. A drainage plan must be reviewed and approved by the City Engineer before any work begins on the site. 7. Ash Creek Special Service District must approve a grease trap location and design before work begins on the site. 8. A building permit must be issued before work starts on the building. John Johnson seconded the motion. The vote was as follows; John Johnson-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Yovonda Hall-Aye. Motion carried.*

2016-FSP-06 Consideration and possible approval of a final site plan for a garage/storage building located on a commercial lot with residential use at 77 N. 700 West – Mark Hicken applicant

Mark Hicken explained he wants to build a shop between Dairy Queen and his existing shop in the back. He stated the use will be mostly storage for atv's, some minor repairs, and the other side will be an open warehouse to store electronics for his business. There will be a bathroom in the back. The building is 60X40. He stated they pulled away from the property lines so they don't have to worry about a fire wall. Paul Farthing asked if the building they were pulling stuff out of would remain on the site. Mr. Hicken stated yes, they will make more office space in it. Bob Petersen asked if he had seen the staff comments. Mr. Hicken stated yes, his only question is if the fire hydrant is within the required distance. He stated it is farther then they want but they can drive right through the property. Yovonda Hall asked if they could have fire access on the lane that comes through the property. Mr. Hicken stated yes but the issue is the Fire Chief stated the building needs to be within 25' of a hydrant. He explained he just read the staff comments so he isn't sure where the closest hydrant is or what a solution will be. Mr. Farthing asked if the staff comments included the Fire Departments requests. Mr. Hicken stated no, he called the Fire Chief and that is what he told him. They discussed the locations of the hydrants and how one of the entrances is only fourteen feet wide. Mr. Farthing stated sometimes the Fire Chief isn't at JUC so they don't get his comments so he will need to talk to him. He mentioned if people parked in the wrong spot then it affects access on the property. Mr. Petersen stated it can be decided at building permit. Cindy Beteag stated it could be included in the approval to get the Fire Departments approval. Mr. Ballard stated they have the option of putting in a fire hydrant too. Ms. Hall pointed out they could put a gate in the rear wall so they could access the hydrant on SR 9. *Yovonda Hall motioned to approve application 2016-FSP-06 based on the following findings; 1. Site plan complies with off street parking, building design, and site requirements of the Land Use Code. 2. The applicant has provided details on access and drainage. 3. The site will be screened from other properties and will be architecturally compatible with other structures on the site. Approval is subject to the following conditions; 1. Outside lighting fixtures must be hooded or otherwise shielded to limit the intrusion of light beyond the site. Outside lighting must be reviewed and approved by staff before installation. 2. A building permit must be issued before work starts on the building. 3. Site plan must be reviewed and approved by the Fire Department. John Johnson seconded the motion. The vote was as follows; John Johnson-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Yovonda Hall-Aye. Motion carried.*

Approval of minutes: Yovonda Hall motioned to approve the May 12, 2016 minutes with grammar corrections. Paul Farthing seconded the motion. *The vote was as follows; John Johnson-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Yovonda Hall-Aye. Motion carried.*

Yovonda motioned to approve the May 25, 2016 minutes as posted. Ralph Ballard seconded the motion. *The vote was as follows; John Johnson-Abstained, Ralph Ballard-Aye, Bob Petersen-Abstained, Paul Farthing-Aye, and Yovonda Hall-Aye. Motion carried.*

Meeting adjourned at 6:54 p.m.