

ON AUGUST 11, 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: Bob Petersen, Ken Bradshaw, Yovonda Hall, John Johnson, Paul Farthing and Ralph Ballard

Members Excused: Ryan Cashin and Bill Wilkey

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

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

Approval of agenda: Yovonda Hall motioned to approve the August 11, 2016 agenda as posted. John Johnson seconded the motion. Motion carried with all Commissioners voting aye.

2016-FP-07 Consideration and possible recommendation to the City Council on a final plat for Seville II Subdivision – a 5 lot subdivision located north of 400 South on 900 West – Daniel Borchardt applicant

Ralph Ballard asked if the City Engineer, Arthur LeBaron had reviewed the plat. Toni Foran stated there are still a few items that need to be finished but it will be done before City Council. *Paul Farthing motioned to recommend approval of application 2016-FP-07 to the City Council subject to the City Engineer signing the plat first. Yovonda Hall seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.*

2016-CUP-11 Consideration and possible approval of a Conditional Use Permit for 55' height on remaining buildings at Coral Springs Condominiums Phase 2 to accommodate a 4th story – 6680 West Chapparell Drive – Coral Springs Resort LLC applicant; Brant Tuttle agent

Brant Tuttle stated the developers are anxious to finish this project. He explained they found that from the existing operation of the clubhouse and swimming pool, they need an additional clubhouse and pool. To accommodate the cost they added a fourth floor causing it to exceed the height limit. Ralph Ballard asked if the parking was adequate for the number of units. Mr. Tuttle stated they updated the plat and site plan and added more parking. Bob Petersen stated it is in an area with a hill so it is conducive for greater height. Mr. Ballard asked if there would be an issue on the height for the Fire District. Darin Larson asked if the height was 55' or 51' because the application shows both. Ms. Foran stated they are asking for 55'. *Yovonda Hall motioned to approve application 2016-CUP-11 for a 55' height on the main buildings. Paul Farthing seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.*

2016-FPA-01 Consideration and possible recommendation to the City Council on an amended final plat for Coral Springs Condominiums Phase 2 - Coral Springs Resort LLC applicant; Brant Tuttle agent

Brant Tuttle stated Ms. Foran pointed out they were seven parking spaces short on the original application so the new plans they handed out tonight show additional parking to meet that requirement. He stated Arthur LeBaron has reviewed the plat and made comments. Bob Petersen asked what changes were made besides parking. Mr. Tuttle explained it was just wording issues, nothing changed on the drawings other than the parking spaces by building G. Mr. Petersen stated the pool complex looks very nice. Mr. Tuttle stated the developer wants it to be a destination place. Ken Bradshaw pointed out there are only two handicap parking spaces and asked if that was enough. Mr. Tuttle stated there is handicap parking in the underground parking. Mr. Petersen asked if there would be elevators. Mr. Tuttle stated yes. Ms. Foran mentioned the original buildings don't have them but they are only three floors. *John Johnson motioned to*

recommend approval of application 2016-FPA-01 to the City Council with the condition it is signed by the City Engineer first. Yovonda Hall seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.

2016-AFSP-02 Consideration and possible approval of an amended final site plan for Coral Springs Condominiums Phase 2 - Coral Springs Resort LLC applicant; Brant Tuttle agent

Brant Tuttle stated they have all the JUC signatures on the plans. Bob Petersen asked if he had reviewed the staff comments. Mr. Tuttle stated yes and he mentioned they have been great to work with. Yovonda Hall stated they didn't provide a lighting detail. She asked if they were aware of the down lighting requirement. Mr. Tuttle stated yes, the street lights will address that. Ms. Hall asked if there was any other concerns from staff. Toni Foran stated there wasn't any details on the clubhouse or pool so that will have to be submitted before they start. Mr. Tuttle stated the details will be submitted with the building permit. Ms. Foran stated she was unsure if there would be an amended condominium declaration or if the recorded one would work. She stated they need an irrigation plan and she recommended a pedestrian path from building G to the pool. Mr. Tuttle stated he could correct those items. Ms. Foran clarified all the garbage goes down a chute to the basement. *Yovonda Hall motioned to approve application 2016-AFSP-02 subject to the following conditions; 1. An irrigation plan be submitted for review before planting begins. 2. A pedestrian path from Building G is provided to the pool/clubhouse area. 3. Lighting details and clubhouse and pool layout should be reviewed by staff before permits are issued. 4. Building permits must be issued before building work commences. 5. If an amended condominium declaration is needed, it should be reviewed by staff. John Johnson seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.*

2016-CUP-10 Consideration and possible approval of a conditional use permit for a greater height on a proposed hotel located at 2260 West and SR-9- Paul Patel applicant; Jeff Mathis agent

Bob Petersen commented he appreciates the detail the applicant put into the application. Jeff Mathis stated they are proposing a three story hotel with 91 rooms. He stated there is adequate parking and it will be a franchised hotel. He mentioned there is an area for a possible future addition of 12 rooms but that is yet to be seen. He stated there is enough parking for the addition as well. He stated they added parking for trailers, have it landscaped nice, and have a nice area with patio seating. He feels it will be a good addition to the town. Mr. Petersen stated the greater height is not for all of the hotel, only some risers. Mr. Mathis stated yes, in the front center it will be 55' but the general height is 38'. They gave it different variations and heights. Mr. Petersen asked if it would be right on the corner. Jeff stated UDOT owns a buffer area of about 80' from the road but it is the first private piece. Mr. Petersen asked if it would be facing SR-9. Mr. Mathis stated yes but the site sits about five or six feet lower than the road. Mr. Petersen mentioned there is an approved assisted living center in that area. Ms. Foran stated yes as well as Zion Village Townhomes and Sky Mountain Apartments. *Ralph Ballard motioned to approve application 2016-CUP-10 for building with a greater height of up to 55' based on the following findings; 1. The proposed building is in not in keeping with the General Plan objective of "generally low profile construction" but it does provide a way to attract new business and visitors to Hurricane City. 2. Because the greater height is only portions of this building it will have only limited negative effects on surrounding properties. 3. The building has potential to have positive impact on the tourism economy in the area as a whole and on vacant commercial properties in the vicinity. 4. The greater height allows for a pleasing aesthetic effect and a better design overall. 5. Applicant can avoid any possible offensive glare by choosing lighting that does not impact neighboring properties or the night sky as required by the code. Yovonda Hall seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.*

2016-PSP-01 Consideration and possible approval of a preliminary site plan for a proposed hotel located at 2260 West and SR-9-Paul Patel applicant; Jeff Mathis agent

Jeff Mathis stated there is an additional storage building in the back but it will be designed nicely. He stated there is an onsite detention basin and parking has already been discussed. Bob Petersen stated he really likes the RV parking. He expressed the need for it. Mr. Petersen clarified there will be no access onto SR-9. Mr. Mathis stated that is correct. Yovonda Hall commented she likes the dumpster enclosure and covered entry. Mr. Mathis stated the hotel will serve breakfast and some food at night so they will put patio furniture in the covered outside area. *Paul Farthing motioned to approve application 2016-PSP-01. Ralph Ballard seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.*

2016-PP-06 Consideration and recommendation to the City Council on a preliminary plat for Ridge View Subdivision, a 116 lot subdivision located east of 3320 West between 340 North and 400 North-PM Dev Corp applicant; Shawn McNeill agent

Shawn McNeill, Engineer for Interstate Rock, stated they have been developing this design for Ridge View Subdivision. It consists of 116 lots over 39.1 acres and will be built over seven phases. Bob Petersen asked if he had seen the JUC comments. Mr. McNeill stated yes, they are hoping they can start addressing them after approval. Ralph Ballard asked if the second access has been addressed. Mr. McNeill stated he has received the comment and they will work through it. *Yovonda Hall motioned to recommend approval of application 2016-PP-06 subject to the staff and JUC comments; 1. Power will have to be designed to accommodate the additional units. 2. A water study will need to be performed. 3. A plan to address drainage will need to be provided. 4. A traffic study is needed. 5. A second access meeting the distance separation requirements of the fire code will be required. 6. An agreement to complete blasting on the site before houses are constructed. 7. Second access is provided as part of the first phase. 8. A full drainage study and plan is approved. John Johnson seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.*

2016-PP-07 & Hillside review Consideration and possible recommendation to the City Council on a preliminary plat and hillside review modifications for Peterson Subdivision, an 8 lot subdivision located south of 150 South at 2500 West-Jim Peterson applicant

Jim Petersen stated the preliminary plat was done by Brant Tuttle of Northern Engineering. He explained the property is a 4.8 acre piece with a home in the middle and a road going into the uphill part. He stated the front three lots face 150 South and then there are four lots in the back. He stated there are a few lots that don't meet the hillside ordinance but with the engineering they show a wall that could bring those lots into conformance. Bob Petersen stated he is concerned with lots 7 and 8 because of how narrow and long they are. He asked if they were large enough to accommodate a home. Jim Petersen stated yes, they are large enough to have a home and garage. Toni Foran stated the plans don't show any detail of why they shouldn't conform to the Hillside Ordinance. She stated there are only lines on the map saying there will be retaining walls but no detail of them. Mr. Petersen stated the first house was built before the Hillside Ordinance and clarified all the proposed lots are new. Brant Tuttle stated yes and they are designed with a drainage system on each lot. Jim Petersen stated as the ground sits it doesn't meet the Hillside Ordinance but with the walls they can make it meet the ordinance. He stated they are trying to fit in with the hillside around them. He stated all the wall details and geotechnical would be turned in with the final plat. Mr. Petersen stated this is a tough area to build. He asked if the exiting driveway would be rerouted. Jim Petersen stated yes, the entrance to that lot would be accessed from the upper end of 180 South. Ms. Foran stated she walked the property and there is a lot of disturbance in the area already but she questioned if there was enough reasoning to vary from the ordinance. John Johnson asked if the City Engineer had reviewed the walls. Jim Petersen stated this is just preliminary, if it moves forward then they will turn it into the City Engineer for review. Mr. Petersen stated he is still concerned with lots 7 & 8. He

commented he would feel more comfortable if it was one lot not two. Mr. Tuttle stated they are half acre lots. Ms. Foran stated they are only 40' wide. She stated the City already gets a lot of requests for variances in other subdivisions when the lots are weird shaped. Ms. Hall stated if it is too hard to build on then the lot won't sell. Dennis Park stated this development is not feasible if they can't have seven lots. Mr. Ballard asked the applicant what their ideas are for the retention. Mr. Park stated the walls would be stacked rock walls and diamond block. Jim Petersen stated their plan is to have 50' x 50' pad on each lot except the last one which would be 40' x 50'. Mr. Tuttle showed a map explaining the buildable area. He stated they know they need more detail for final plat. Mr. Ballard asked what size home could fit on lot 8. Jim Petersen stated 2000 sq feet. Mr. Ballard questioned if they could make a home fit with the eight foot wall. Mr. Park stated he walked the area a lot and they have tried to design the development to match the existing area. Mr. Ballard explained the street frontage is what needs to be maintained. He suggested creating a flag lot to have the second lot in the back. Mr. Tuttle asked if a flag lot would be allowed. Mr. Ballard stated a flag lot might be better instead of having two odd lots. Mr. Larson agreed it might be a better design. Ms. Foran stated without more detail she doesn't know if it matches the Hillside Ordinance. Commissioners discussed different ideas. Ms. Hall stated she doesn't want to ask them to redesign the plat if it wouldn't be allowed. She asked Ms. Foran if a flag lot would be allowed. Ms. Foran explained the ordinance reads a flag lot should be avoided unless there is no other way to develop the property. She stated the access for the flag lot has to be 26'. She mentioned the Hillside Ordinance gives the applicant more leeway to develop better. Ken Bradshaw asked how it would change the drainage. Mr. Tuttle stated there is a natural channel right there so that would stay the same. The driveway would still be in the front and then go back to create two lots. He asked if they need to revise the plans and then come back or if they can move forward to City Council with the changes. Ms. Foran stated that is up to the Commissioners to decide if they are comfortable forwarding it without seeing the changes. *Yovonda Hall motioned to recommend approval of application 2016-PP-07 to City Council with the exception lots 7 & 8 are redrawn to better accommodate the hillside with a flag lot. John Johnson seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.*

2016-AFSP-03 Consideration and possible approval of an amended site plan for Maverick Inc. site located at 55 North 3400 West – Paul Heywood agent

Ron Tuttle, representing the applicant, stated they are proposing to change the detention and landscaping area on the south end of the property with the addition of a 24'x 52' RV fueling canopy and dump station. He stated the storm drain detention basin will be moved underground. Toni Foran stated she received the letter from UDOT today stating they have no problem with the addition. Bob Petersen asked if they felt traffic flow would be better with this change even with only one access. Mr. Tuttle stated they have done several studies and feel like there is enough room to turn around and get out. Ralph Ballard stated that would be beneficial because it is a busy station. Mr. Petersen asked if the new pumps would be diesel only with higher canopies. Mr. Tuttle stated they would be both to accommodate RV's and trailers and include gasoline. *Ralph Ballard motioned to approve application 2016-AFSP-03 subject to the staff and JUC comments; 1. Construction drawings have not yet been signed but the JUC members have reviewed and started to make comments. 2. The RV cleanout will require Ash Creek Special Service District approval. 3. A geotechnical report is required for the stacked rock walls with landscaping behind. 4. A building permit will be required for the new fueling canopy. 5. Parking requirements for the building remain the same. The RV fueling canopy has at least 1 stacking space as required. 6. Landscaping plan is complete and includes an irrigation plan. The 3 trees removed will be replaced with 4 new trees. 7. A turning template has been provided to ensure the site expansion will accommodate a truck and trailer combination. 8. Utah law requires that we notify UDOT of this proposed development along the SR-9 right of way. They have been notified and plans provided to them. A response from UDOT will be required before construction begins on this site. 9. While many local customers find this site unduly congested, the applicants have shown that*

vehicles can negotiate the redesigned site. It is possible the extension will help facilitate traffic movement on the site. 10. The applicants have relocated the pedestrian access from the 3400 West sidewalk but have maintained this pedestrian friendly access. 11. The lighting on the canopy should be reviewed by staff for night sky impact. John Johnson seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.

Approval of minutes: *Yovonda Hall motioned to approve the July 27, 2016 minutes. John Johnson seconded the motion. The vote was as follows; Bob Petersen-Aye, Ken Bradshaw-Aye, Yovonda Hall-Aye, John Johnson-Aye, Paul Farthing-Aye and Ralph Ballard-Aye. Motion carried.*

Meeting adjourned at 7: 03 p.m.