

ON SEPTEMBER 8, 2016 AT 6:00 P.M., THE HURRICANE PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N 870 WEST HURRICANE, UT.

Members Present: John Johnson, Ken Bradshaw, Ryan Cashin, Yovonda Hall, Paul Farthing, and Ralph Ballard

Members Excused: Bob Petersen and Bill Wilkey

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

Chairman Cashin called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Paul Farthing and Ken Bradshaw offered the prayer. Roll call was taken.

Approval of agenda: Yovonda Hall motioned to approve the September 8, 2016 agenda as posted. Ken Bradshaw seconded the motion. Motion carried with all Commissioners voting aye.

Chairman Cashin opened the Public Hearing at 6:05 p.m. to take comments on the following Zoning Map amendment:

1. For the Seville Subdivision located at 360 South 900 West from RA-.5 to R-1-15

No comments from the public.

Chairman Cashin closed the Public Hearing at 6:06 p.m. and the Public Meeting began.

Old Business:

2016-GPA-04 Consideration and possible recommendation to the City Council on a General Plan Map Amendment to change a 20.21 acre parcel on Turf Sod Road from Single Family Residential up to 4 units per acre to Planned Community – Nielson Development LLC applicant

Toni Foran stated the applicant asked for the application to be tabled. *Yovonda Hall motioned to table application 2016-GPA-04 until applicant is ready for it to continue. Paul Farthing seconded the motion. The vote was as follows; John Johnson-Aye, Ken Bradshaw-Aye, Ryan Cashin-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, and Ralph Ballard-Aye. Motion carried.*

New Business:

2016-ZC-11 Consideration and possible recommendation to the City Council on a Zoning Map Amendment to change the Seville Subdivision zoning from RA-.5 to R-1-15 – lots owners applicants represented by Daniel Borchardt

Toni Foran explained the Seville subdivision was built as Residential Agriculture half acre but most of the lots didn't meet the minimum lot size requirements for that zone. She stated they were given a blanket variance from the Board of Adjustment. The subdivision ended up with lots that weren't very deep but still had a 30 foot rear setback requirement. She stated as she has seen the subdivision develop, it is mostly larger single family homes and not a lot of agriculture use. Because of the larger rear setback a lot of owners have asked for a variance for the rear setback. She stated property owners in the subdivision came together to change the zone to R1-15 instead of asking for a variance for each lot. She explained most lots are 17,000 square feet so R1-15 fits well. Ms. Foran commented they got every property owner's signature within 24 hours for this application. *Ralph Ballard motioned to recommend approval of application 2016-ZC-11 to the City Council based on the finding that all property owners are unanimously for the change. Yovonda Hall seconded the motion. The vote was as follows; John Johnson-Aye, Ken Bradshaw-Aye, Ryan Cashin-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, and Ralph Ballard-Aye. Motion carried.*

2016-PP-08 Consideration and possible recommendation to the City Council on a preliminary plat for Bella Vita, a 168 lot single family subdivision located between 600 North and 100 North at about 1900 West – Jupiter Holdings applicant; Craig Hopkinson agent

Chairman Cashin asked if the applicant was aware of the JUC comments. Craig Hopkinson stated yes. Chairman Cashin asked if they had any concerns. Mr. Hopkinson stated no. Chairman Cashin asked if he had seen the staff comments. Mr. Hopkinson stated yes. Toni Foran stated they have turned in the preliminary geological hazard review. Mr. Hopkinson explained this application has come to Planning Commission and City Council before but when it was time for renewal, Ms. Foran wanted an adequate second entry. He stated it took him two years but he got it and the City Engineer has approved the new entry way. *Ralph Ballard motioned to recommend approval of application 2016-PP-08 to the City Council subject to JUC and staff comments; 1. Approved plans for road improvements and utilities will have to be submitted to the JUC for approval before final plat application. 2. Storm drain plan and drainage study are required. 3. Existing sewer on first public street on south must be relocated to correct location in street. 4. Sewer easement across lot 157 must be designated. 5. Water study is required and location for connection to water lines determined. 6. Development past Phase 4 will require connection of a road to 2170 West. 7. Strip of property along north side of 100 North must be dedicated in final plat. 8. Cottonwood Lane must be improved to provide second access. 9. Lots vary in size from 18,916 to 7,500 square feet, meeting the square footage requirement for the zone. 10. Minimum lot frontages are 70'. All lots meet or exceed this requirement. 11. Buildable area footprints must be provided on final plat. 12. Final plats may be presented in phases as shown on the preliminary plat. 13. Will serve letters for this project have been received from sewer and culinary water providers. 14. The property is located in a tortoise take area and clearance will be required. 15. Review of the USGS adverse construction condition and geological hazards maps show this property may contain the following adverse construction condition concerns and no geological hazards: a. Caliche deposits b. Shallow bedrock. Geotechnical investigation specific to this site should be performed to make recommendations for drainage and foundation and infrastructure construction. Paul Farthing seconded the motion. The vote was as follows; John Johnson-Aye, Ken Bradshaw-Aye, Ryan Cashin-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, and Ralph Ballard-Aye. Motion carried.*

2016-PSP-02 Consideration and possible approval of a preliminary site plan for the Retreat at Sky Mountain Apartments Phase 1, a 7 building complex located at 2170 West 600 North – Bill Zitting applicant; Charles Hammon agent

Charles Hammon stated they have been working on this application for a long time. He explained the ownership group has come together and planned a 7 building phase with a clubhouse instead of a 3 building phase with no clubhouse as previously planned. He stated the owners want to build nicer apartments and the clubhouse in the first phase. Yovonda Hall asked if the total number of buildings had changed. Mr. Hammon stated no, they are limited by the zone for the number of apartments. He explained they combined phase 1 and 2 so they are only changing the phase lines. He stated the Zitting Brothers hired a property management group and their recommendation was that people want to rent a place where the amenities are built. Paul Farthing asked if the buildings were a 4 plex. Mr. Hammon explained each building have 12 units and they are three stories high with four units per floor. Mr. Farthing asked if there are car ports. Mr. Hammon stated there are no carports or garages on this site plan. He explained the owners have to make a decision between now and final site plan if they want covered parking. Chairman Cashin asked if they were aware of the staff comments. Mr. Hammon had not seen the comments. Ms. Foran gave him a copy to read. Chairman Cashin stated he is concerned with the entrance not being wide enough. Mr. Hammon stated it is a dimension issue. He apologized they were not listed on the plans but the lanes are fire truck accessible. He stated they are making a great effort for the entrance to be a great feature. They will make sure it is wide enough. Chairman Cashin stated one of the comments is concerning drainage. He asked if there is a detention area planned. Mr. Hammon stated yes, the property slopes to the northwest so there will be a detention pond in that corner. He stated in the concept plan there was a meandering pond through the project so they just need to extend it to include the drainage from this larger phase. He stated

if they do a meandering pond there are little pockets of open space along 2170 West that they can use. He assured the Planning Commissioners that staff has to review the final drainage plan before it comes back to Planning Commission so it will be taken care of before it comes back for final site plan. Ken Bradshaw stated the water soaks in fast in the cinders in this area. Mr. Hammon pointed out the drainage plan isn't a requirement on the preliminary application but they will have it shown and approved for final. He stated there isn't anything in the staff comments that is unreasonable. Chairman Cashin commented he liked this plan better than the first plan. *Paul Farthing motioned to approve application 2016-PSP-02 subject to staff and JUC comments; 1. Signed construction drawings will be required. 2. Will need private sewer agreement. 3. Fire access requirements must be met. 4. Fire District will charge a plan review fee for the site. 5. This is an apartment complex with 7 three story buildings containing a mixture of one, two, and three bedroom apartments. It includes parking convenient to each building, recreation amenities for the complex including pool, sport courts, pavilions, club house, and jogging path, and sidewalk to each entrance. 6. The site plan includes sidewalk along 600 North and along 2170 West. 7. It appears the divided entrance is not wide enough to meet fire access requirements, measuring 15' on each side. 8. A full landscaping plan will be required with final site plan. 9. Two dumpster enclosure areas are shown. 10. Drainage is shown heading for drop inlets in the north parking lot but no detention area is depicted. 11. No building elevations are provided and will be required at final site plan. 12. Sidewalk on 2170 West should extend to the south end of the project boundary, not just to the north side of the entrance. 13. A view obscuring fence is shown on the west project property line. The type and height of fence should be verified with the applicant. Yovonda Hall seconded the motion. The vote was as follows; John Johnson-Aye, Ken Bradshaw-Aye, Ryan Cashin-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, and Ralph Ballard-Aye. Motion carried.*

Planning Commission business:

1. **Final review of conditional use permit changes in land use charts.** Toni handed out copies of the suggested changes. She stated there is a little discrepancy between the conditional use items. She started looking at Midvale and Layton's ordinances for standards. She stated Layton and Midvale were recommended by APA to use. She found different heights for telecommunication towers. There are uses in the recreation resort that aren't in a use chart but they are listed in the chapter as conditional. She feels it should be part of the site plan approval.. She stated on page 3 it lists some standards. She stated she doesn't see how some of the items that they listed on the first page requiring a conditional use can meet those standards. She stated on page 3, #4 list the requirements. She stated G and H under #1 don't apply to Hurricane's ordinance. On the next page #2 lists the conditions relating to safety for persons and property. She stated A is not necessary for flood water but possibly for storm water and B is already required. Toni asked if the Commissioners wanted to enforce C. She stated D is covered and isn't specific to conditional use. G will be covered in site plan. #3 is the conditions relating to health and sanitation. She read through the requirements. Toni stated one of the conditional uses is for animal specialties and #5 sets standards for the specific uses. She stated she wants input from people that raise bees before it is adopted. Commissioners discussed the next item *fences greater than six feet in height*. Commissioners went back to discuss bees. Toni stated she is not so sure if signs should be required. She stated Hurricane doesn't regulate what kinds of hives are allowed. She read F and stated it is a catch all. She mentioned people not being able to enjoy their property because of neighbors that are keeping bees is the biggest complaint the City receives. Yovonda pointed out the beekeeper can meet all the other requirements but someone could still not like them. She feels the statement is too broad.
2. Toni stated Midvale had standards for child care facilities that have more than eight children. What the State requires was discussed. Commissioners discussed having these conditions even if it isn't conditional use. Toni stated she likes delivery, traffic, and parking plan requirement. She suggested if a facility will have more than eight children, then require them to turn in traffic plan with business license application. Toni stated she put in language for keeping of livestock because it was

one of the items they approved for administration to approve. She read the requirements and stated they have only been requiring the first two items. She asked if they should do all of the requirements. Toni asked if there should be a minimum lot size to keep animals or if that was too restrictive. Paul stated he likes requiring a certain lot size. Ryan agreed. Toni asked if Commissioners agreed that daycare, restaurant, and retail should not be conditional use in Recreational Resort zone, it should be approved at site plan. Commissioners agreed.

3. **Review of downtown properties for potential rezone.** Toni stated she had a map printed but she had too many vacation rental questions to be able to work on it. She will bring it to the next meeting.
4. **Discussion on lot frontage standards in RA zones.** Toni asked if the Commissioners had had time to consider the frontage for RA zones. She explained she has had several inquiries of people that want to split lots but can't get 2 lots because of the frontage. Yovonda asked what is the smallest frontage allowed. Toni stated the smallest is 60' in R1-6, 70' in R1-8, 80' in R1-10 and 90' in R1-15. Yovonda stated R1-10 is typically a quarter acre lot and it has to be 80' so allowing 100' is more generous than the other lots. Toni stated she thought the original intent was to allow access to the barn but people do that now with the larger garages in the back. Ralph stated he doesn't see any problem with the smaller frontage. Toni stated then both RA zones would be 100 frontage. Commissioners discussed different sizes. Toni stated she could look at other cities and bring in a proposal for the Commissioners to review. Ralph asked if the ordinance could include that access to the back had to be available. Toni stated the ordinance could put it in the setbacks that one side had to be 20' instead 10'.

Approval of minutes: Paul Farthing motioned to approve the August 24, 2016 minutes as written. Yovonda Hall seconded the motion. The vote was as follows; John Johnson-Aye, Ken Bradshaw-Aye, Ryan Cashin-Abstained, Yovonda Hall-Aye, Paul Farthing-Aye, and Ralph Ballard-Aye. Motion carried.

Meeting adjourned at 7:07 p.m.