

ON JANUARY 25, 2017 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N 840 WEST HURRICANE, UT.

Members Present: Ken Bradshaw, John Johnson, Yovonda Hall, Paul Farthing, Rebecca Bronemann, Ralph Ballard and Bob Petersen

Members Excused: Ryan Cashin

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

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

Bob Petersen stated the applicants for application 2017-ZC-02 have asked for their application to be tabled until the February 22nd meeting. He stated the Public Hearing would need to be tabled as well. *Yovonda Hall motioned to approve the January 25, 2017 agenda with the understanding there would be a motion to table the Public Hearing and zone change. Rebecca Bronemann seconded the motion. Motion carried with all Commissioners voting aye.*

Yovonda Hall motioned to continue the Public Hearing and application 2017-ZC-02 until February 22, 2017. Paul Farthing seconded the motion. The vote was as follows; Ken Bradshaw-Aye, John Johnson-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye and Bob Petersen-Aye. Motion carried.

Old Business:

Discussion and possible decision regarding possible licensing of 3rd vendor at Interstate Rock property, 573 W. State Street – the Kernel’s Kettle Corn tent – Philip Hoerner manager

Toni Foran stated she spoke to the applicant on the phone and he indicated he would not be continuing with this request. *Yovonda Hall motioned to table item indefinitely. Ken Bradshaw seconded the motion. The vote was as follows; Ken Bradshaw-Aye, John Johnson-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye and Bob Petersen-Aye. Motion carried.*

New Business:

2017-CUP-02 Consideration and possible approval of a conditional use permit for a pre-engineered metal building in a commercial zone for a proposed retail building at 1675 W. State Street – applicant T Gubler properties; agent Greg Wall/C&N Investment Properties

Bob Platt, engineer for project, stated they are proposing to construct a Dollar Tree store at this site. He stated they prepared the civil plans and at this point all construction plans have been signed. He commented how great the staff has been great to work with. Yovonda Hall asked what is different about the new landscaping plan that was received today. Toni Foran stated the new plan has a little more landscaping. They have widened the strip in the parking lot and shown where the parking lot lights are. She explained metal buildings is one area in the conditional use permits that the standards were not updated. She stated she thought one of the standards that could be making the façade attractive so it doesn’t look like a farm building. She feels it meets the standards and the applicants have done a good job. Bob Petersen agreed. Rebecca Bronemann commented the façade and landscaping look very nice. Ms. Hall clarified two of sides will be stone and stucco and the other two will be metal. Mr. Petersen stated with all the trees and shrubbery you won’t see the metal. He thinks it fits the lot well. *Yovonda Hall motioned to approve application 2017-CUP-02 with the colors, materials and design provided to meet the City’s design standards based on the following findings; 1. The proposed building is in keeping with the General Plan and*

Land Use Code. 2. The proposed treatment of the building on the visible faces will provide positive aesthetic effect. 3. The site will be developed to meet all access, parking, and safety requirements. 4. The building supports a business providing positive economic impact within walking distance of residential areas. John Johnson seconded the motion. The vote was as follows; Ken Bradshaw-Aye, John Johnson-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye and Bob Petersen-Aye. Motion carried.

2017-FSP-01 Consideration and possible approval of a final site plan for a retail store – Dollar Tree – at 1675 W. State Street - applicant T Gubler properties; agent Greg Wall/C&N Investment Properties

Toni Foran stated overall she thinks this is an excellent plan but there are a couple things the Commissioners need to decide. She explained the internal landscaping requirement for a commercial parking lot is seven percent of the parking area and the applicants would like to use part of the landscaping and the detention basin to take the place of that and the foundation planting. She stated the Commissioners will have to make the determination if that meets the intent of the ordinance. She stated the landscaping in the front is much larger but on the other hand it is not shading the parking lot. She stated they will also have one less parking space then required by ordinance however she feels they could make a finding that this use is a quick in and out and long term parking is not needed. She feels there will be adequate parking for this business. Bob Petersen asked if the new landscaping plan met the requirement. Ms. Foran stated it is about 150 square feet short of the seven percent but the applicants are hoping the other detention areas would make up for it. She stated she had suggested landscaping the islands on the ends of the parking but they need to leave them stripped to accommodate the turning radius of delivery trucks. Mr. Petersen stated he thinks the additional landscaping in the front is adequate and will be more attractive. Ms. Foran explained the landscaping requirements are not for just attractiveness but for shade. She mentioned she does feel the applicants have tried to accommodate that with the island. Yovonda Hall stated the parking would be too tight if they added more landscaping in the front. Mr. Petersen stated the trees on the west will help with shade in the afternoon. *Paul Farthing motioned to approve application 2017-FSP-01 based on the following findings; 1. Front landscaping exceeds the required 10' strip. 2. Parking is adequate for the use and the Planning Commission has allowed a variance based on the use and location. 3. The building is in keeping with the City's architectural standards. 4. The Planning Commission has granted a conditional use permit for the pre-engineered metal building. Rebecca Bronemann seconded the motion. The vote was as follows; Ken Bradshaw-Aye, John Johnson-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye and Bob Petersen-Aye. Motion carried.*

Discussion and possible decision: Request for release of a permanent deed restriction recorded for a casita without direct access to the house for the purpose of allowing the casita to be used for residential hosting for a house at 3371 W. 2490 South– Preston Bladen applicant

Toni Foran explained this property has a casita with no direct access to the house and has a deed restriction recorded on it stating it cannot be rented separate from the house. She stated Mr. Bladen would like to use the casita for residential hosting and since the Commissioners formally required a deed restriction they need to request it to be released. Yovonda Hall stated the ordinance was changed to allow long term rental in casitas. She asked if it changed for residential hosting too. Ms. Foran explained the ordinance does not specify that an attached casita cannot be used. It only states they cannot modify the structure to make the casita not have direct access to the home. She stated this owner did not do any modifications. The home was built this way. She stated staff is still requiring deed restriction for casitas without direct access so if the property owners want to use them as residential hosting they will have to come back to have the restriction released. Darin Larson asked if each one will have to come to Planning Commission or does that need to be changed in the ordinance. Ms. Foran stated right now they have to come to request it to be released but the ordinance needs to be reviewed. *Ralph Ballard motioned to release the deed restriction for the home located at 3371 W 2490 South. Yovonda Hall seconded the motion. The vote was as follows; Ken Bradshaw-*

Aye, John Johnson-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye and Bob Petersen-Aye. Motion carried.

Planning Commission business:

1. **Work session to review possible downtown overlay zone standards.** Toni handed out examples of form based codes, Hurricane's code that covers the site plan for downtown, and standards that were created for Azusa, California that have different use regulations. She stated she thought the first step was to review what form based code means. Yovonda stated she thought form based code makes everything look the same. Toni explained it is more deciding how the building should set in relation to the street, where parking should be, height of buildings, public areas, etc. She stated a form based code determines what the dominant feature is for projects. She stated the current code for the downtown area is to encourage a "walkable" pedestrian center, allow convenient parking, provide landscaping, and preserve small town quality and rural character. She explained at the time it was written they were trying to preserve the SR-9 right of way so it is discussed a lot in the ordinance. Commissioners discussed the standards in the current ordinance. She stated they need to decide how much of it will apply to residential and how much to commercial. She stated the minimum width for a sidewalk is supposed to be twelve feet but they can have trees in the grates. She mentioned they do need to talk to Public Works to see that is feasible. The standards limit building heights 35'; states should be monument or wall signs only, and discusses remodeling of historic buildings. She stated there could be an architectural theme but Hurricane's downtown is limited because there are only two original buildings. Toni stated there was an intent for the downtown code but she needs to sketch it out to visualize how it would really work. Darin asked how it would affect people that are a block off. Toni stated they need to map out the area to see what would be affected. She stated it is a large area and at the time the current ordinance was created the City didn't own the community center. She pointed out the Azusa ordinance has uses that are permitted. She stated the code could list all the uses that are allowed and then as long as the building itself could be modified it can be used. Toni mentioned the ordinance needs to have public standards, building standards, and it should clearly define the application and review process. She stated the idea is to decide how the downtown area should look and then create regulations to make it work. She stated she will try to draw up something based on other codes. She asked the Commissioners to review the form based code website and see if there is anything they like and she asked them to go through the current code to see what can be used. She stated they need to strike out the SR-9 stuff because the right of way is there. Darin stated this was brought up to make residential areas friendlier. Toni stated they are trying to loosen things to allow the residential uses the ability to improve their property. Bob asked when the City ordinance was adopted. Toni stated probably close to 2005.
2. **Hand out conception plan for Copper Rock.** Commissioners reviewed plans and access.
3. **Work session to review child care definitions in Land Use Code.** Toni handed out the definitions for the State's child care and the current Hurricane City definitions. She stated they need to update our ordinance to match the States definition but she wanted the Commissioners opinion. Commissioners agreed they should be compatible.
4. **Report on Council actions.** Toni stated the Dutton zone change was approved. Rentals in accessory dwellings are in effect. She explained the applicant for the zone change tonight wants to make a better application and will come back. Bob stated Sunroc is a lot cleaner. Toni stated the City put more restrictions on them before they could be approved. Rebecca stated Sunroc is not right next to M-1 businesses like this one would be if it is approved.

Toni stated Commissioner Chairman Ryan Cashin was going to come resign tonight but his health is not good. She stated he won't be able to continue on the board. She stated the City has a plaque for his fifteen

years of service and she will get it to him. Yovonda Hall motioned for Bob Petersen to be Chairman. Ken Bradshaw seconded the motion. Mr. Petersen stated he liked being vice chair but prefers not to be chair. He stated he will do it for a year if they can vote again next year. Ralph Ballard commended him on the job he had been doing. *The vote was as follows; Ken Bradshaw-Aye, John Johnson-Aye, Yovonda Hall-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye and Bob Petersen-Aye. Motion carried.*

Approval of minutes: Ralph Ballard stated he needed to be added to the members present. Paul Farthing motioned to approve the January 12, 2016 minutes with the correction. Ken Bradshaw seconded the motion. The vote was as follows; Ken Bradshaw-Aye, John Johnson-Aye, Yovonda Hall-Abstained, Paul Farthing-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye and Bob Petersen-Aye. Motion carried.

Adjournment at 7:10 p.m.