

ON APRIL 13, 2017 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: Rebecca Bronemann, Ralph Ballard, Bob Petersen, Ken Bradshaw, Pete Peters, and Michelle Cloud

Members Excused: Yovonda Hall and Paul Farthing

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

Chairman Petersen called the meeting to order at 6:05 p.m. The Pledge of Allegiance was led by Ken Bradshaw and Rebecca Bronemann offered the prayer. Roll call was taken. Chairman Petersen introduced the new Planning Commissioners, Pete Peters and Michelle Cloud. He explained the new Commissioners have not been sworn in yet so unless Mr. Farthing can make it they do not have a full quorum.

Ken Bradshaw motioned to approve the April 13, 2017 agenda as posted. Rebecca Bronemann seconded the motion. Motion carried with all Commissioners voting aye.

Chairman Petersen opened the Public Hearing at 6:09 p.m. to take comments on the following:

- 1. An Agricultural Protection Overlay zone request for 23.12 acres at approximately 2359 S. 1300 West and for 3.18 acres at behind 1086 S. 400 West to continue agricultural activities including hay, cattle, horses, fruit and nut trees, and other small farm animals.**

Shauna Stratton explained with all the new developments they wanted to make sure they can continue to farm and do agriculture on their property. She stated people love animals until they smell and they love hay until they have to cut it at night. She stated they have no plans to break the land apart. They want to continue farming. She mentioned they would like to put a barn and silo on property in the future. They currently have cattle, horses, goats, and about twenty five fruit trees on the property.

Mac Hall stated his family has the property to the south of the applicants and they support what the Strattons are doing.

Chairman Petersen closed the Public Hearing at 6:12 p.m. and the Public Meeting began.

Commissioners decided to wait for the City Recorder to come swear in the new members instead of rescheduling the meeting. The meeting was put on hold at 6:15 p.m. City Recorder Kaden DeMille swore in new the members and the meeting started again at 7:10 p.m.

New Business:

2017-APZ-01 Consideration and possible recommendation to the City Council on an Agricultural Protection Overlay zone request for 23.12 acres at approximately 2359 S. 1300 West and for 3.18 acres at behind 1086 S. 400 West to continue agricultural activities including hay, cattle, horses, fruit and nut trees, and other small farm animals – Layne Stratton applicant

Ralph Ballard pointed out the 3.18 acres are not part of the contiguous parcels which is a requirement of the ordinance. He stated it will have to be separated from this request until more acres are included. Rebecca Bronemann stated she hates to see agriculture areas being subdivided. Mr. Ballard stated he would like to see the smaller parcel included in the agriculture protection but they are bound to follow the ordinance. Ms. Bronemann stated whoever buys there needs to know they have agriculture around them.

Mr. Ballard stated this protects them so they can continue the agriculture use. Mr. Ballard pointed out it is recorded on the property. Chairman Petersen stated the Dixie Conservation District Board has recommended approval on this application. *Ken Bradshaw motioned to recommend approval of application 2017-APZ-01 for agricultural protection on 23.12 acres of land at approximately 2359 S 1300 West but recommended denial on the 3.18 acres behind 1086 S 400 West. Rebecca Bronemann seconded the motion. The vote was as follows; Rebecca Bronemann-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Ken Bradshaw-Aye, Pete Peters-Aye, and Michelle Cloud-Aye. Motion carried.*

2017-FSP-04 Consideration and possible approval of a final site plan for the Villas Phase 4, a 3 building phase of the Villas at Sand Hollow Resort located on Villas North Drive – Sand Hollow Resort applicant

Scott Sullivan stated they have buildings 1-4 built already. He explained this was approved in 2008 but they changed the metes and bounds on building 4 so they had to bring it back for review. He stated they have nineteen buildings ready to be built. They are planning on building three building at a time every 18 months. Bob Petersen asked if he had seen the staff comments. Mr. Sullivan stated no. Commissioners gave him a minute to review. Mr. Sullivan stated they have had a lot of success with these buildings and this will continue what they have been working on. He stated the owner of Sand Hollow is keeping the first fifteen buildings for themselves. Chairman Petersen asked what the plans were for the recreational amenities. Mr. Sullivan stated every two buildings will have an amenity. The next one will have a splash pad and floating river. They will change each one a little so they aren't identical then anyone staying will have access to all of them. Chairman Petersen pointed out the staff's concern of not having enough information on the future amenities. Mr. Sullivan stated they have a pool designer and they will submit the plans with the building permit. Ralph Ballard stated the staff report recommends the Commissioners table this application until details are submitted. He pointed out the bullet points that need answers in order to approve; 1. The redesign on the interior with a separate entrance, presumably so bedrooms will be rented separately. He asked if that was the intent. Mr. Sullivan stated not necessarily it was more for privacy. 2. Its assumed this includes the planter strips. Mr. Sullivan stated yes, it does. Mr. Ballard stated they need something that shows that it does. Mr. Sullivan explained someone else was supposed to present this tonight but he will have them clarify that point. Mr. Ballard mentioned he thinks staff is happy with the landscape. 3. The recreation area is big area to leave vague. It needs to be spelled out what they are doing. He stated it can't be approved without knowing what the finished project is. 4. The detention basins need to be finished. 5. No lighting details. 6. The parking is adequate but there is an ongoing issue of no parking for larger vehicles. Mr. Sullivan stated they have designated an area for parking by the clubhouse. Mr. Ballard explained those are the items staff identified as concerns and now the Commissioners have to make decision if they have enough information to approve the site plan. Chairman Petersen mentioned final site plans don't go to the City Council so the Planning Commissioners want to make sure they know all ordinances are met before they approve. Mr. Sullivan stated they usually go through staff at building permit to make sure it complies. He stated they don't have the amenities laid out for all the buildings but they are focusing this one on more ADA friendly.

Mr. Ballard asked staff if they knew anything about the parking for larger vehicles. Cindy Beteag stated the parking at the clubhouse was brought up last time. She stated the last representative for Sand Hollow stated when the buildings reached the round-a-bout they would build a permanent parking facility. Mr. Sullivan stated they had requests for parking in the dirt so they have extended the pins by the clubhouse and created some parking in the dirt area. He stated they will be moving the maintenance site to a new area that was just approved by the BLM so the existing maintenance yard will be parking for boats or larger vehicles. He mentioned in about a month they will be submitting new clubhouse plans which will include another parking lot. He stated the parking will be addressed on a more permanent solution at that time. He stated they will finish Villas North Drive to the round-a-bout when they do this phase. Mr. Ballard asked if the other units were three story. Mr. Sullivan stated yes, they are actually four because there is parking underneath. Mr. Ballard asked if fire protection was a concern as they increase the number of taller buildings. Darin Larson stated the new fire truck will be tall enough to accommodate these buildings.

Commissioners discussed where the new truck would be housed. Mr. Sullivan stated the building are all sprinkled as well. He mentioned the main concern the Fire District had on the last building was there wasn't a second access. He explained this plan alleviates that concern because they will finish the second road to connect Sand Hollow Parkway and Villas North Drive.

Ken Bradshaw stated his biggest concern is the oversized parking has not been addressed. Mr. Sullivan stated one of the pictures shows a little of the maintenance yard and you can see some ATV's that are stacked there. He stated they have cleared out all the construction debris. Chairman Petersen asked if it was dirt or gravel in the maintenance yard. Mr. Sullivan stated road base. They had to improve the road to the water tank road. Mr. Ballard stated this is in middle of the sand dunes. He asked if they had a dust issues. Mr. Sullivan stated no. Their biggest issue is phase 3 in The Retreat because it is the most recently disturbed land but they are building it fast. Mr. Ballard asked where the new maintenance yard would be. Mr. Sullivan explained the BLM has given them approval to build where SR-7 and Sand Hollow Parkway meet. There is currently a berm there and they plan to drop it 45' then they will move the maintenance over there. He mentioned the BLM think this will help prevent sand from blowing over the road. He added the water pipeline will be going in there too. He stated they will use that dirt to build the pads for buildings 6, 7, and 8 because they have to be raised since they don't have basements. Mr. Ballard stated that means the oversized parking will be pushed back another eighteen months. He asked how that would be fit with the parking issues. Commissioners discussed the parking areas. Mr. Bradshaw asked if they were doing away with the oversized parking by the current clubhouse parking until new clubhouse was built. Mr. Sullivan stated no. The new clubhouse will be between the rock out cropping by Villas North Drive. Chairman Petersen clarified the parking will be east of the new building. Mr. Ballard pointed out that won't affect the current parking. Mr. Sullivan stated there is ample parking. It has never been full. Chairman Petersen stated there are no other areas for oversized parking in this area so they need to preserve an area just for that. Mr. Sullivan stated they have permanent structure planned for RV storage but that will be done in the future. Chairman Petersen asked how many acres have been designated for that. Mr. Sullivan estimated close to four acres. Mr. Ballard asked if that parking would be for clientele only or for everyone. Mr. Sullivan stated if they put the new one in it will be for anyone who rents a space. He stated they have had it engineered but it can't be built until more housing is built. He pointed out people like to park in the current maintenance area because it is gated and can be locked and they have security guards.

Mr. Sullivan mentioned they have committed to Ms. Foran to clean up the area east of the parking. Chairman Petersen stated they are ok with staff comments 1 and 2 but there are still questions on the planter strips and landscaping. The future pool is not defined enough but comment 5 is ok. The detention basins plan needs to be provided. The lighting plan needs to be provided. Parking is adequate. He stated he feels comfortable with overflow parking with the future plans. Mr. Ballard stated staff doesn't feel there is enough information for comment 3 so he doesn't know if they can approve it without the details. Mr. Sullivan stated they have been doing the same thing down the road. They have even went back and replaced old landscaping to make it look better. They will keep it consistent. He stated they want the recreation area to mirror The All Abilities Park in St. George. Chairman Petersen explained they need specific details for a final site not future ideas. Mr. Sullivan stated in the past they have always done the details with the building permit. Mr. Ballard questioned how they can approve final site plan if it isn't final. Chairman Petersen asked if they could come back to next meeting with more clarification. Mr. Sullivan stated yes. *Ralph Ballard motioned to continue application 2017-FSP-04 until the next meeting. Ken Bradshaw seconded the motion. The vote was as follows; Rebecca Bronemann-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Ken Bradshaw-Aye, Pete Peters-Aye, and Michelle Cloud-Aye. Motion carried.*

2017-PP- 02 Consideration and possible recommendation to the City Council on a preliminary plat for DK Wadsworth Subdivision, a single lot one acre subdivision located at approximately 795 West 1500 South – Dallan Wadsworth applicant, Jared Madsen of Alpha Engineering agent

Dallan Wadsworth explained he wants to do a one lot subdivision in order to build his house. He stated they wanted to do a lot split but they had already done a split once so they have to go through the process of a subdivision. Chairman Petersen asked if he had seen the staff comments. He stated the only comment is *road improvements will be coordinated with a future project encompassing the whole road. A cost sharing agreement may be required for the future road improvements.* Mr. Wadsworth stated it is a dirt lane right now but he is unsure what the City is planning. Darin Larson stated this was discussed at City Council last week. He explained this road is designated as collector road on the Master Plan. He stated the City doesn't want to have something in the middle of nothing so it will have to happen as the area gets developed. Ralph Ballard asked what portion of the road he would have to do. Mr. Larson stated he is not sure but Mr. Wadsworth will have to work it out with staff. He stated the City might let it stay a dirt road until more development happens. He stated they could just pave two lanes right now. Mr. Larson stated the Council just wants to make sure the City has the easement there for the road in the future but right now it will only be on his lot not on the rest of the property. Mr. Ballard mentioned the ordinance that requires a homeowner to put in a road if they build on a non-dedicated road. He stated if it is a collector road like this, then that is a lot of money for the home owner to have to pay. Mr. Wadsworth stated there will be more people coming in to build on this road since the infrastructure is going in the road. Mr. Ballard stated if he is making an agreement then it shouldn't be vague so he knows what will be his responsibility. Mr. Larson stated as lots are taken out the City has to make sure the area for roads are there. He mentioned the Council will review the Master Planned Roads this year. Ken Bradshaw agreed Mr. Wadsworth needs to know what cost he will incur with the road. Mr. Wadsworth stated they will sign the easement over but he doesn't think the City will make him do the road. Mr. Ballard stated it would be nice to know ahead of time. Mr. Wadsworth stated he is going to ask for an agreement to not put curb, gutter, and sidewalk in until the road is completed. Commissioners agreed that it would be better to wait to do curb and gutter because it wouldn't match the future plans. *Ken Bradshaw motioned to recommend approval of application 2017-PP-02 to the City Council. Ralph Ballard seconded the motion. The vote was as follows; Rebecca Bronemann-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Ken Bradshaw-Aye, Pete Peters-Aye, and Michelle Cloud-Aye. Motion carried.*

2017-PP-03 Consideration and possible recommendation to the City Council on a preliminary plat for Tava at Sand Hollow, a 104 lot subdivision west of the Retreat Phase 3 and east of Desert Sands Parkway at Sand Hollow Resort – Paul Burningham representing applicants and Jared Madsen of Alpha Engineering, agent

Jared Madsen stated they have Preliminary Plat and Preliminary Site Plan tonight. He explained they want to put in 104 units at Sand Hollow. He stated his clients were the original investors in this property and they carved out this piece to recoup some of their investment money. Chairman Petersen asked if he had seen the staff comments. Mr. Madsen stated yes, they already started working with Ash Creek Sewer District. He stated one of the issues is the property drains to one point but the master plan doesn't have roads in that area so they are putting in an easement to get sewer and drainage out of the subdivision. Rebecca Bronemann asked if they would be rentals. Mr. Madsen stated no. Cindy Beteag stated they are requesting the Recreational Resort Overlay which allows nightly rentals. Chairman Petersen asked if they had a geotechnical report done. Mr. Madsen stated they are working on now but one has been done before and they have reviewed it. The previous report showed some groundwater and bedrock. Ralph Ballard asked how long ago it was done. Mr. Madsen stated he wasn't sure of the exact date but probably a long time ago. The area has changed since then. Commissioners discussed the shallow groundwater. Mr. Madsen mentioned the Water Conservancy District is putting wells in to help with that problem. Ms. Bronemann asked about the request for a variance on the side yard setback. Mr. Madsen mentioned that is part of the Preliminary Site Plan. Mr. Ballard stated the lots below the damn in Dixie Springs are tight and when they set propane tanks there is no access in the side yards. He stated people start filling them up with pool heaters and other items making it way too tight. He stated it is for safety reasons to not have them that

close. Ms. Bronemann stated the fire department needs to be able to access all areas. Mr. Madsen explained the only time they would need the variance is when there are two single units next to each other. He stated if it is a duplex and single unit then it would still be the five feet on one and ten feet on the other. The owner wants the option to be flexible with the setbacks depending on what the buyer wants. Mr. Ballard stated it would be a different situation if the five feet didn't get filled up with other items but everything he has seen is the side yard is where all the extra items go. Ken Bradshaw stated five feet is not enough. Mr. Ballard stated they might need to look at ordinance to see if it needs to be changed. Darin Larson pointed out if it is larger space people will still store everything there. *Rebecca Bronemann motioned to recommend approval of application 2017-PP-03 to the City Council subject to the JUC and staff comments; 1. Sewer as shown between lots 18 and 19 does not connect to an existing sewer system. 2. Water will need to connect between Retreat Drive and Dunes Drive. 3. Drainage study will be needed to ensure proposed drainage plan is adequate. 4. 10' front yard utility easements will be needed to accommodate communications infrastructure. 5. A maintenance agreement for traffic islands and any different materials for cross walks in the public streets will be required. 6. Notice of shallow groundwater and construction design to accommodate shallow groundwater concerns will be required. 7. Streets designated as numbers are required by the code unless Council approves names. Streets that don't work with the grid can be named but grid coordinates are required on street signs. 8. Lots vary in size from 16,330 square feet to 4,961 square feet. This zoning does not have any minimum lot sizes or lot frontages. 9. The subdivision contains 5 lots that will be constructed at the end of Boulder View Drive, a continuation of Phase 1 of the Retreat but with larger single family lots and an access trail to the common area behind lots in Retreat 1 and 3 and behind lots 103 and 104 in Tava. 10. An extensive common area with recreation amenities is proposed on 2.6 acres of the site as well as entrance features at Retreat Drive and the roundabout at Desert Sands Parkway and Dunes Drive. 11. A preliminary geotechnical review indicates this property is subject to adverse construction conditions including sand over sandstone bedrock or caliche, potential moderately collapsible soil, shallow groundwater, and windblown sand. A formal geotechnical investigation is pending on the site. 12. The preliminary drainage plan submitted shows detention on common area at the back of lots 18 and 19. A more detailed plan will be submitted and reviewed by the City Engineer before final plat. 13. Will serve letters for culinary water and sewer have been submitted. Ken Bradshaw seconded the motion. The vote was as follows; Rebecca Bronemann-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Ken Bradshaw-Aye, Pete Peters-Aye, and Michelle Cloud-Aye. Motion carried.*

2017-PSP-02 Consideration and possible approval of a preliminary site plan for Tava at Sand Hollow, containing duplex and single family lots with 3.5 acres of common space including recreation amenities, entrance features, and traffic islands AND possible recommendation on a request for a variance from the PDO setback standards for single family lots - Paul Burningham representing applicants and Jared Madsen of Alpha Engineering, agent

Jared Madsen stated his client wants to make the development a little more private but he can't gate it because it is a public road so they are proposing the traffic islands. He stated they will work with the City on how it will be maintained. He explained where the islands would be located. Chairman Petersen stated they would be good traffic calming as well. Mr. Madsen stated they are proposing good amenities including a pool, splash pads, club house, lazy river, and pickle ball courts. He mentioned the trail systems tie into the trails at The Retreat. He stated they have designed it to put duplexes throughout the development. He explained they will set the pads for duplexes but because of the number of lots there will be a couple areas where they have to do single family lots but that wouldn't require the variance. It was clarified where the five single family lots are located and the ninety nine duplexes. Mr. Madsen stated this is the density that was given to Sand Hollow. He explained they did an amendment for the PDO configuration but density didn't change. Pete Peters asked if there would be access to the five single homes and the rest of the development. Mr. Madsen stated there is a dedicated trail between the lots and the north end of the tennis courts. Mr. Peters clarified there wouldn't be a roadway to connect them. Ms. Bronemann asked if the

vacant land along Retreat Drive would be built. Mr. Madsen stated they are part of another development but they are approved and have infrastructure there. Darin Larson asked if this project was completely separate from Sand Hollow. Mr. Madsen stated yes they are separate owners. Pete Peters motioned to approve application 2017-PSP-02 with the recommendation to approve the variance on the setback. Chairmen Petersen stated he thought the consensus was to not recommend approval on the variance. Mr. Larson asked how many lots the variance would affect. Mr. Madsen stated it depends on the buyer. The owner doesn't want to limit what the buyer can do. There was not a second on the motion. Motion died. *Pete Peters motioned to approve application 2017-PSP-02 with the recommendation to the City Council to deny the variance on the setback. Ralph Ballard seconded the motion. The vote was as follows; Rebecca Bronemann-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Ken Bradshaw-Aye, Pete Peters-Aye, and Michelle Cloud-Aye. Motion carried.*

Planning Commission business:

1. Cindy Beteag explained the approval for the conditional use permit on the Fairground Industrial Lot was included because the Commissioners gave them a year to have everything cleaned and the year is almost over. She asked the Commissioners to drive out there and see what they think before it is time review it.
2. Report on Council actions. Darin stated the Ski Lake Subdivision was postponed to April 20th meeting. Cindy stated the Council approved the zone change for Toquerville Enterprises as R-1-10 zoning instead of PDO.
3. Discussion on proposed downtown zone setbacks. Postponed until next meeting.

Rebecca Bronemann motioned to approve the March 22, 2017 minutes as written. Ken Bradshaw seconded the motion. The vote was as follows; Rebecca Bronemann-Aye, Ralph Ballard-Aye, Bob Petersen-Aye, Ken Bradshaw-Aye, Pete Peters-Aye, and Michelle Cloud-Aye. Motion carried.

Meeting adjourned at 8:26 p.m.