

ON APRIL 26, 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: Yovonda Hall, Pete Peters, Michelle Cloud, Bob Petersen, Paul Farthing, Ralph Ballard, and Rebecca Bronemann

Members Excused: Ken Bradshaw

Staff Present: Planning Director Toni Foran and Planning Assistant Cindy Beteag

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

Yovonda Hall motioned to approve the April 26, 2017 agenda as posted. Paul Farthing seconded the motion. Motion carried with all Commissioners voting aye.

New Business:

2017-FP-02 Consideration and possible recommendation to the City Council on a final plat for Parkside at Grandpa's Pond Phase 2 – Interstate Rock Products, Inc. applicant

Colt Stratton stated they are requesting to continue Parkside at Grandpa's Pond with 8 lots for Phase 2 that will be on 3700 West. He mentioned they dedicated the road in phase 1 and now they are ready to build the lots. Pete Peters stated there is a fence above the pond along the cliff. He asked if that is part of this development. Mr. Stratton stated at some point it will be but it is in phase 6 or 7. Bob Petersen stated the City Engineer has reviewed the plat and construction drawings are signed. *Yovonda Hall motioned to recommend approval of application 2017-FP-02 to the City Council. Ralph Ballard seconded the motion. The vote was as follows; Yovonda Hall-Aye, Pete Peters-Aye, Michelle Cloud-Aye, Bob Petersen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, and Rebecca Bronemann-Aye. Motion carried.*

Planning Commission business:

- 1. Report on Council actions.** Toni stated they are still working on a development agreement with Pride Rock. The ski lake subdivision zone change will be on next week's agenda. She stated the City Council did approve the 23.12 acres for the Ag Protection Zone and the DK Wadsworth Subdivision. She reported they did deny the PDO standards variance request but approved the plat for Tava at Sand Hollow. She said the Council approved the annexation and development agreement from Copper Rock but it will not be final until everything is received back from Lieutenant Governor. Toni mentioned Arthur LeBaron announced that UDOT is intending to finish SR-7 to SR-9 within the next three years. Paul stated that's what is needed. Yovonda asked about the zone change for Cordero. Toni stated Cordero withdrew the PDO and asked for R-1-10 zoning so that is how it was approved. Commissioners discussed how many homes would be in this area between the two developments.
- 2. Discussion and final recommendation on proposed downtown zone setbacks.** Toni handed out maps of the downtown area. She stated there is a discrepancy between what the General Plan shows for downtown and the area that was defined in the ordinance. She stated the Commissioners need to decide what they want to include as the downtown district. Yovonda stated at the conference they were told that the best ratio for downtown is 10:10; 20: for retail, office, and residential. Commissioners discussed if Hurricane could have that type of downtown. Rebecca

stated Hurricane doesn't have a downtown feel. Yovonda stated there aren't storefronts that can be restored to create a downtown. Toni explained that is why they are trying to make this change, because if it is residential or commercial it will still match what they are trying to accomplish for downtown. Ralph commented it will make it a little more flexible. He stated Hurricane is unique because of SR-9 but this change will help to bring improvements to this area of town. Toni stated having it all zoned commercial is hurting what people are wanting to do with their property. She mentioned she felt diagonal parking in all of downtown would be beneficial. The City Engineer has stated if they change it to diagonal parking, he would like it to be back in only. She stated the General Plan states the downtown is centered around a theme, to plan for ample parking, preserve architecture, and to encourage development of shops including residential. She explained these changes make that possible. She asked for feedback on what area to include. Commissioners agreed keep it the smaller area, a half a block north of 100 North and a half block south of 100 South.

Toni read the proposed permitted uses. Ralph questioned if they should extend the area around the SR-9 curve. Paul agreed it would encourage more flexibility along the road. Cindy pointed out the neighbors there wanted the residential use to stay. Toni stated she would like to get property owners here to give input on what they would like to see in the area. She said the Commission could extend an invitation a block each direction to see what people wanted. Rebecca mentioned at the conference they learned it is important to involve the community on changes.

Toni stated on page 2 it shows what the old setbacks were but on pages 3 and 4 she created a new chart. She doesn't think it needs to be that difficult. She mentioned Darin Larson couldn't be here tonight but he feels the front setbacks should be 5 to 8 feet off sidewalk. Toni explained the City requires 12 feet around driveways for visibility but Darin suggested measuring from back of curb instead of property line. Toni pointed out #6 on page 3 talks about sidewalk width. It states it shall be 8 feet. She mentioned sidewalks are four feet so setbacks would only be 8 feet because it would include the sidewalk. She explained Darin's idea for 5 to 8 feet off sidewalk with the idea that this area would be for pedestrians, trees, benches, sitting areas, fountains, artwork, etc. Commissioners discussed sidewalk widths.

Toni asked for feedback on 12 and 13 on page 3. She asked if they wanted an architectural theme to be required. Rebecca stated it would be nice but there are already too many things there so it isn't possible. Commissioners decided to take out. Toni stated 12 and 13 come out of design chapter of the code and she feels this is a good place to insert them. She mentioned if it is in the code then it can be looked at during site plan review. Toni stated 13 states *encouraged* and *should* but if they change it to *required* for residential then people have a little porch of their own. Ralph said he felt the architectural theme section is very well worded and he thinks it would be beneficial to leave it in the ordinance. He mentioned there is no requirement, it is just what is preferred so it gives people some guidance. Commissioners decided to leave it in.

Toni read the proposed development standards. Ralph asked if people could cut down properties to make more residential lots. Toni stated that is a possibility so maybe they need to include no flag lots in the downtown area. Commissioners agreed to add no flag lots will be permitted as #14. Toni stated accessory buildings can be a lot of different things. She gave a few examples. She suggested requiring five feet between buildings for building code. She stated in the commercial developments there are still parking requirements. Commissioners went over height limitations. Paul stated fifty

feet would stand out in the downtown area. Rebecca stated she thought it would be better to allow the higher limit so people could put apartments above the shops. Paul stated fifty feet is too big for downtown. Commissioners decided that is a good question to ask the residents to see what they want. Toni mentioned she put the restriction of thirty feet maximum height for manufacturing uses so it wasn't the dominant building.

Toni asked how they want the setbacks. Ralph stated he liked the same setbacks for commercial and residential. Yovonda stated if it is the same it makes it more form based so everything looks the same. Commissioners agreed the old code is too complicated and #1 should be removed. They decided to keep the setbacks as twelve feet for every use but put that it is measured from back of curb. Yovonda stated if the building is going to be fifty feet wide, they need to break it up a little. Toni stated that is what #1 is trying to accomplish. Commissioners decided to leave #1 but only include the following, *each building shall have a variable setback if the front of the wall exceeds a length of fifty feet (50') as a means to provide architectural interest and aid in maintaining a pedestrian scale along the street frontage.* Toni went over the other setbacks. She stated she thinks they are close enough to send a letter out to property owners for a meeting to get their input. Yovonda asked if these setbacks meet fire codes. Toni stated five feet does but it limits windows and other openings.

3. Rebecca asked what they were supposed to do regarding the conditional use permit that was discussed at the last meeting. Toni explained where it was located and what had been done. She stated this was approved last year and the Commissioners gave the applicant a year to get things done. She stated she would like the Commissioners to take a look at the property to see what they want to do because the year will be up in May. Pete stated he went out to the property and there are at least 500-700 cars covering three lots. He stated the owner, Bob, told him the City doesn't have jurisdiction and they can't make him put a fence around the property. Bob asked what the City could do to force him to comply. Toni stated they will have to involve the City Attorney but there was a condition on his approval that he had to come back in a year.
4. Report from Commissioners who attended Utah APA Conference. Rebecca stated she took a class on trails. She would like to see a paved trail system that connected Hurricane, LaVerkin and Toquerville. Toni stated there is a long term plan that connects Gunlock, Santa Clara, Ivins, Washington, Hurricane, and LaVerkin. She stated a bridge would be required over the Virgin River to connect Hurricane and LaVerkin. Toni reported Hurricane did receive a grant and some RAP tax to do a portion of the trail on 600 North. She mentioned there is a ten foot sidewalk along 3700 West. She stated the Trails committee had their long term plan included in the cities Master Plan. Rebecca stated having a walkable area downtown is important.
5. Yovonda reported one of the classes she attended talked about getting adequate feedback from citizens. One of the methods they suggested was to leave a live stream on Facebook for a few weeks so it can be an ongoing conversation for all over town. She stated she thought this was a good idea because people wouldn't have to come to meetings they could give their opinion from home. She stated they need an option for people to give their input. She stated the look of the community changes by what is allowed. Yovonda said in another interesting class they had them walk down Main Street with a questionnaire and grade while walking along the street considerations such as- is the noise too loud, can you cross the street before the light changes, is it an appealing place to stop, etc. She stated the class said a town needs 240+ events a year to get

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enough foot traffic. Rebecca pointed out it doesn't have to be large events, it can just be something to attract people. Toni stated there needs to be a way to make people more aware of events. Yovonda stated 60% of money is spent after 6:00 p.m. so if the town rolls up before 6:00 p.m. the City is losing a lot of money. Cindy mentioned the City needs tourism information available. Ralph suggested doing a midnight madness or late night for businesses to see how it works.

Approval of minutes of April 13, 2017 minutes. Yovonda Hall motioned to approve the April 13, 2017 minutes as written. Rebecca Bronemann seconded the motion. The vote was as follows; Yovonda Hall-Aye, Pete Peters-Aye, Michelle Cloud-Aye, Bob Petersen-Aye, Paul Farthing-Abstained, Ralph Ballard-Aye, and Rebecca Bronemann-Aye. Motion carried.

Meeting **adjourned at 7:30 p.m.**