

ON MAY 11, 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, Ken Bradshaw, Rebecca Bronemann, Michelle Cloud, Bob Petersen, Paul Farthing, and Pete Peters

Members Excused: Ralph Ballard

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

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

Rebecca Bronemann motioned to approve the May 11, 2017 agenda as posted. Yovonda Hall seconded the motion. Motion carried with all Commissioners voting aye.

Chairman Petersen opened the Public Hearing at 6:03 p.m. to take comments on the following:

- 1. A proposed Zone Change request for a .55 acre parcel located at approximately 1195 W. 100 North from Highway Commercial to R-1-10, Single Family Residential.**

Sharon Webb stated all the other lots in this area are residential. She stated if this is changed her lot will be the only one that is commercial. She stated her son wants to build a home on the lot.

Chairman Petersen closed the Public Hearing at 6:04 p.m. and the Public Meeting began.

Old Business:

2017-FSP-03 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 their last hurdle is to define RV parking. He mentioned they have ample parking that doesn't get used but they are trying to get a specific spot for recreational vehicles. He stated they will be bringing in plans for a new clubhouse soon and it will include more parking. He stated the staff comments mention the lighting was not addressed but it is on the plan. Toni Foran clarified they need more details on the lighting including fixture types and where the light hits. Mr. Sullivan stated they are contracted with Dixie Rural Escalante and they will continue what they have done in the Dunes. He mentioned the buildings are set up different because they only have two exterior doors and they are well lit. Chairman Petersen asked if he has seen the staff comments. Mr. Sullivan stated yes. Chairman Petersen asked about the detention basin. Mr. Sullivan explained it is a steep slope and the water won't stay in them because of the slope so they took them off the plans. Ms. Foran stated they will have to get new construction drawings if they don't include them. Mr. Sullivan stated they can put them on there if needed but they were going to put cobblestone river ways. Ms. Foran stated he will need to talk to Arthur LeBaron, Hurricane City Engineer, and find out if the basins are needed. Paul Farthing asked what the status is for overflow parking. Mr. Sullivan stated there is a big area by the clubhouse that is road base. He handed out pictures. He mentioned it is adjacent to asphalt and there will be more parking when they build clubhouse two. They feel it is a waste to keep putting more asphalt when they don't use what is already there. He stated ATVs tear up the asphalt and most people prefer to park their ATV on the dirt. Ms. Foran pointed out people are parking where they cleared the ground for building 3 because they want to park by where they are staying. Mr. Sullivan stated they have a new ACC and they are enforcing no parking there. Ms. Foran asked what

they will do to prevent parking there in the future. Mr. Sullivan stated as they dig the area for the new maintenance yard they will bring in that dirt to level that area. He stated basements haven't worked because of the wind and dirt so they are not doing the underground parking anymore. Chairman Petersen asked about the water table. Mr. Sullivan stated where these are at they are higher than the water table. It is the Retreat that has water issues. Mr. Farthing mentioned the staff comment regarding landscaping. Mr. Sullivan stated they will be consistent with what they have been doing and they will have staff approve it before occupancy is granted. *Paul Farthing motioned to approve application 2017-FSP-03 subject to a plan for an improved parking area for large vehicles is submitted and approved before occupancy of the buildings, detention basins are discussed and approved by the City Engineer, and a lighting plan has been submitted. . Yovonda Hall seconded the motion. The vote was as follows; Yovonda Hall-Aye, Ken Bradshaw-Aye, Rebecca Bronemann-Aye, Michelle Cloud-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Pete Peters-Aye. Motion carried.*

New Business:

2017-AFP-01 Consideration and possible recommendation to the City Council on an amended final plat for the 920 West Subdivision – DeMille & Son applicant

Toni Foran stated the applicant could not be here so they asked her to explain this application. She stated the Commissioners talked about this requirement when Mulberry Estates was approved. She explained the difference is the road is wider and the detention basin was added. *Michelle Cloud motioned to recommend approval of application 2017-AFP-01 to the City Council once the City Engineer has signed the plat. Rebecca Bronemann seconded the motion. The vote was as follows; Yovonda Hall-Aye, Ken Bradshaw-Aye, Rebecca Bronemann-Aye, Michelle Cloud-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Pete Peters-Aye. Motion carried.*

2017-ZC-08 Consideration and possible recommendation to the City Council on a zoning map change request from HC, Highway Commercial, to R-1-10, Single Family Residential for two parcels equal to .55 acre at 1195 W. 100 North – Kelton and Tina Webb applicants

Toni Foran stated the report states the property is fully developed with curb, gutter and sidewalk but it is not. There will have to be an agreement with the building permit to install them at some point. Rebecca Bronemann stated everything surrounding the property is residential. Chairman Petersen read the staff comments. *Yovonda Hall motioned to recommend approval of application 2017-ZC-08 to the City Council based on the staff findings; 1. The proposed amendment is compatible with the goals and policies of the general plan by recognizing the area is appropriate for development in a Single Family area which is already served by City services. 2. The proposed amendment is in harmony with existing development. 3. Public facilities and services are adequate to serve the subject property and that an agreement is signed regarding the curb, gutter, and sidewalk. Ken Bradshaw seconded the motion. The vote was as follows; Yovonda Hall-Aye, Ken Bradshaw-Aye, Rebecca Bronemann-Aye, Michelle Cloud-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Pete Peters-Aye. Motion carried.*

2017-FSP- 04 Consideration and possible approval of a renewal of final site plan approval for a storage and shop site in the Gateway Industrial Park approved in May of 2016 but not yet constructed – Lara Penrod applicant

Skyler Zaleski from Pratt Engineering stated they did the plans for this development. He explained the applicants would like to renew the approval for one more year. He stated the applicants had personal issues last year and were not able to build but they would like to still move forward. Yovonda Hall stated the approval will still include the comments from last year. *Rebecca Bronemann motioned to approve application 2017-FSP-04 subject to previous recommendations; 1. Site plan complies with off street parking, building design, and landscaping requirements of the Land Use Code. 2. Construction drawings have been*

submitted to the JUC Committee and have been signed. 3. The Planning Commission has reviewed the materials for the building with the applicant and approved. Ms. Hall pointed out the building materials hadn't been determined. Ms. Penrod clarified the buildings will be block and stucco on the office. Chairman Cashin suggested having staff review the building materials at permit process. Commissioners agreed. Approval subject to the following conditions; 1. Outside lighting fixtures must be hooded or otherwise shielded to limit the intrusion of light beyond the site. Outside lighting must be reviewed and approved by staff before installation. 2. Parking lot landscaping and landscaping irrigation design must be reviewed by staff before installation. 3. Building permits must be issued before work starts on any of the structures on the site plan. Michelle Cloud seconded the motion. The vote was as follows; Yovonda Hall-Aye, Ken Bradshaw-Aye, Rebecca Bronemann-Aye, Michelle Cloud-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Pete Peters-Aye. Motion carried.

2017-PP-04 Consideration possible recommendation to the City Council on a preliminary plat for Ashley's PUD, a 3 lot subdivision located at approximately 840 W. 1500 South – Brent Moser of Enhanced Home Builders LLC applicant

Dave Howard, representative from Provalue Engineering, stated he only had a brief review of this subdivision before the meeting. He stated the owners plan on providing the right of way for utilities and the will serve letters have already been received. Toni Foran gave him the staff comments to review before the Commissioners asked questions. Mr. Howard stated the owners want a private driveway with a hammer head. He stated they do understand the soil issues in this area. Bob Petersen stated 1500 South is a collector street so the final plat will have to be redesigned to show that. Mr. Howard stated they will detain the runoff on site. Chairman Petersen asked Commissioner Paul Farthing if a hammerhead was allowed according to fire regulations. Mr. Farthing stated yes. Chairman Petersen stated there is an issue with their request to have the road as a private drive because they can't access the driveways off of 1500 South. Mr. Howard stated they want the lots to be accessed off the private road. Ms. Foran explained the ordinance does not allow access from private roads. She stated lots are required to have dedicated road frontage and if it is private then lot 3 wouldn't meet the requirements. Mr. Farthing stated he feels it is a bad design to access the lots from 1500 South. Ms. Hall asked if the City would prefer it being a cul-de-sac so they had the required frontage. Ms. Foran stated if it becomes a dedicated road then it takes care of the frontage. Chairman Petersen stated the road is wide enough to meet City standards but the applicants want it to be private. Ms. Hall stated they can't allow lot 3 because of the frontage issues and because it is a flag lot. Commissioners discussed flag lots. Ms. Foran suggested the applicants talk to the City Engineer about the hammerhead but it needs to be a dedicated street. Mr. Farthing stated lots 1 and 2 should not have driveways on 1500 South. Chairman Petersen stated lots 1 and 2 will lose some property for the widening of 1500 South. Ms. Hall asked if the lots would be too small when the road is widened. Ms. Foran stated the ordinance does have language which states it can be below requirements if they had to sell part of the property for roads. Commissioners discussed recommending denial or tabling the application. *Yovonda Hall motioned to table application 2017-PP-04 until the applicant can submit revised plans with the issues being resolved. Paul Farthing seconded the motion. The vote was as follows; Yovonda Hall-Aye, Ken Bradshaw-Aye, Rebecca Bronemann-Aye, Michelle Cloud-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Pete Peters-Aye. Motion carried.*

Planning Commission business:

1. Report on Council actions. Toni stated the Council denied the Zone Change for the Ski Lake. They did approve the Zone Change for Pride Rock but the development agreement has to come back for approval. She stated the plat for Phase 2 of Grandpa's Pond was approved. Rebecca asked about the wrecking yard in the Fairground Industrial. Toni stated she will get with Fay to send a letter.

2. Discussion on downtown options and setting time for property owner meeting. Toni stated they have the final version of the ordinance other than what the Commissioners wanted input on. Commissioners discussed when they should have the meeting. Trent Curtis, a downtown property owner, was present and discussed setbacks and parking. Darin stated good idea to have pictures of what it would look like at the different setbacks. Toni stated she needs to talk to the Fire and Building Departments to discuss side setbacks.

Rebecca Bronemann motioned to approve the April 26, 2017 minutes as written. Pete Peters seconded the motion. *The vote was as follows; Yovonda Hall-Abstained, Ken Bradshaw-Aye, Rebecca Bronemann-Aye, Michelle Cloud-Aye, Bob Petersen-Aye, Paul Farthing-Aye, and Pete Peters-Aye. Motion carried.*

Adjournment at 7:00 p.m.