

**ON MAY 24, 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:** Ken Bradshaw, Ralph Ballard, Michelle Cloud, Paul Farthing, Pete Peters, Rebecca Bronemann and Yovonda Hall

**Members Excused:** Bob Petersen

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

Vice Chairman Ralph Ballard called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Cindy Beteag and Toni Foran offered the prayer. Roll call was taken.

Ralph Ballard stated application 2017-PSP-04 does not need to be forwarded to the City Council. It is only reviewed by the Planning Commission. *Rebecca Bronemann motioned to approve the May 24, 2017 agenda with the correction. Ken Bradshaw seconded the motion. Motion carried with all Commissioners voting aye.*

Vice Chair Ballard opened the Public Hearing at 6:04 p.m. to take comments on the following:

1. A proposed Zone Change request for a 4.52 acre parcel located at 822 W. 400 South from RA-1, Residential Agricultural one acre, to RA-5, Residential Agricultural half acre.

**No comments were made.**

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

**Old Business:**

**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**

Toni Foran explained Brent Moser had to be at graduation and was not able to attend. She stated this application was tabled at the last meeting and the applicants have changed the road to a 41' public road. She stated the Fire Department has approved the hammerhead as long as it is included in the public road. She stated the applicants want to petition the City Council to allow more of a rural cross section with twenty six feet of asphalt then a borrow pit and trees. The access for all lots will be off the new road and not 1500 South. Paul Farthing stated they have addressed all the previous concerns. *Paul Farthing motioned to recommend approval of application 2017-PP-04 to the City Council subject to staff and JUC comments; 1. The tentative plan for storm water drainage shows possible retention on lot 3. Full drainage plan will be required with construction drawings after preliminary plat is approved. 2. Additional property along 1500 South will be required for future road widening. 3. Fire hydrant flow analysis will be required. 4. A preliminary geotechnical review indicates this property is subject to adverse construction conditions including collapsible soil, expansive soil, gypsiferous soil and rock, and piping and erosion. It is also identified as being in an area with soils having similar characteristics as areas with high susceptibility for liquefaction. Narrative on the plat states the clay is collapsible and can extend to depths beyond 50 feet. 5. While these are the same adverse seen in other proposed projects, this property has been irrigated for decades and some pre-settling and leveling has already occurred.*

*However, there are walls and driveways with settling problems in the general vicinity and detailed geotechnical recommendations for roads, foundations, water services, and sewer lines must accompany construction drawings. 6. Will serve letters for culinary water and sewer have been received. 7. Hurricane Canal Company irrigation line is shown in 1500 South, not within the property. Rebecca Bronemann seconded the motion. The vote was as follows; Ken Bradshaw-Aye, Ralph Ballard-Aye, Michelle Cloud-Aye, Paul Farthing-Aye, Pete Peters-Aye, and Rebecca Bronemann-Aye. Motion carried.*

**New Business:**

**2017-ZC-09 Consideration and possible recommendation to the City Council on a zoning map change from RA-1 to RA-.5 for property located at 822 W. 400 South – Evan & Vivian Brown applicant**

Evan Brown explained their son wants to build a house on a corner of their property so they are requesting a zone change to accommodate a lot split. Ralph Ballard mentioned a staff comment regarding a future lot being affected by the Flood Hazard map. Toni Foran stated they are creating a front lot and they wouldn't be able to do another lot split. Yovonda Hall joined the meeting at 6:08 p.m. Mr. Brown stated they could remove the old house and a house there. Ms. Foran stated they would be required to build a road if they want to split it again. *Paul Farthing motioned to recommend approval of application 2017-ZC-09 to 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 an area already served by City services and still providing for a rural lifestyle with the RA zoning. 2. The proposed amendment is in harmony with existing development. As long as the prescriptive easement for irrigation run-off is observed. 3. Public facilities and services are adequate to serve the subject property. Michelle Cloud seconded the motion. The vote was as follows; Ken Bradshaw-Aye, Ralph Ballard-Aye, Michelle Cloud-Aye, Paul Farthing-Aye, Pete Peters-Aye, Rebecca Bronemann-Aye, and Yovonda Hall-Aye. Motion carried.*

**2017-FP-03 Consideration and possible recommendation to the City Council on the final plat for the DK Wadsworth Subdivision – a 1 lot subdivision on 1500 South**

*Ken Bradshaw motioned to recommend approval of application 2017-FP-03 to the City Council. Yovonda Hall seconded the motion. The vote was as follows; Ken Bradshaw-Aye, Ralph Ballard-Aye, Michelle Cloud-Aye, Paul Farthing-Aye, Pete Peters-Aye, Rebecca Bronemann-Aye, and Yovonda Hall-Aye. Motion carried.*

**2017-FP-04 Consideration and possible recommendation to the City Council on the final plat for the Zions Gate Estates Phase 2 subdivision – a 19 lot subdivision off 3400 West – Zion Gate Homes applicant**

Toni Foran stated the Engineer for the project told her the park plans were on the signed construction drawings but she has pulled the construction drawings and the park is not shown on them. There is a full park design but she is not aware of when it will be built or how. She stated the City Council will have to decide if they want it to be a public park or not. She reminded the Commissioners this development is PDO and they need to decide when the park needs to be developed. Pete Peters asked what the parcel on the end of 175 North labeled O.L.5 was. Ms. Foran explained when the applicants purchased the property the previous owners changed the west property line so it is an outlying parcel that will be included with a different subdivision. Vincent Blackmore stated they are asking for final approval on the second phase of Zions Gate. He mentioned they did acquire the 20 acres to the West and they will hopefully come in the near future to show the next phases of this project. He stated at that time it will include the parcel that Commissioner Peters asked about. He explained he has to bring the sewer up from 3700 West before they can serve those future lots. He stated they intended on doing the park early

on but they didn't get a for sure answer on what the City wants for the park. They would like to dedicate it to the City. He mentioned they have designed the park with the City Parks Superintendent, Darren Barney, and they have signed construction drawings on it. They are ready to build the park but they would like to do it in conjunction with the building permits for the houses. He stated they have a high demand for homes and would like to get started on them right away. He mentioned it would help if he could have until the subdivision was half done to have the park completed and they would like it to be a City Park. Ms. Foran stated it is on the City Council agenda next week to see if they want to accept this park. She stated it does cost more to run a small park like this but that is up to the City Council. She agreed an HOA is hard to control something like this but it will be ongoing expense for the City. Mr. Blackmore stated they would like to move forward and they are willing to build the park at their expense. He stated they have done everything based on the idea the park would be dedicated to the City. It is designed to city specs and they have been working with City. He stated the property isn't buildable right there so it is in the best interest of the community to have a small park there instead of a weed patch. Ralph Ballard stated the issue is on the ongoing maintenance of the park not having it there. He encouraged them to resolve it now but he feels it should be completed half way through the subdivision. Yovonda Hall stated she likes the idea to require the park being completed by the time the C/O has been issued for the tenth house. Ms. Foran stated the decision has to be made before it is recorded because the park is shown on the plat. She explained their decision on when it has to be done is part of the approval but when it has to be completed is not shown on the plat. Mr. Blackmore stated he hopes the City wants the park because it creates problem if they have to create an HOA for just the park. He pointed out that road will connect 3400 W and 3700 West so it will be nice to have a park there. Mr. Peters asked what would happen if the City doesn't accept it. Mr. Blackmore stated he is unsure. Mr. Peters asked how much it would cost to maintain the park. Mr. Blackmore stated the maintenance should be minimal. Ms. Hall stated everything else is public so the park has the appearance to be public so it would be unfair to have a private park in the middle of it. Mr. Ballard stated the question comes because someone has expressed a non interest in the park. Ms. Hall stated it is good planning to have little pockets of parks like this in areas. *Yovonda Hall motioned to recommend approval of application 2017-FP-04 to the City Council subject to the plat not being recorded until the park is approved. The Commissioners are more in favor of a public park as opposed to a private park. Approval is subject to the park being completed by the tenth certificate of occupancy is issued. Ken Bradshaw seconded the motion. The vote was as follows; Ken Bradshaw-Aye, Ralph Ballard-Aye, Michelle Cloud-Aye, Paul Farthing-Aye, Pete Peters-Aye, Rebecca Bronemann-Aye, and Yovonda Hall-Aye. Motion carried.*

**2017-FP-05 Consideration and possible recommendation to the City Council on the final plat for the Peregrine Pointe Phase 2C Subdivision – Perry Homes applicant**

Yovonda Hall motioned to recommend approval of application 2017-FP-05 to the City Council. Michelle Cloud seconded the motion. *The vote was as follows; Ken Bradshaw-Aye, Ralph Ballard-Aye, Michelle Cloud-Aye, Paul Farthing-Aye, Pete Peters-Aye, Rebecca Bronemann-Aye and Yovonda Hall-Aye. Motion carried.*

**2017-PSP- 03 Consideration and possible recommendation to the City Council on a preliminary site plan for a proposed Park Model Cabin Resort Park on a portion of the Sand Hollow Mobile Home Park property and for improvement of a recreation amenity within the Sand Hollow Mobile Home Park located off 3400 West – Mark Wells and Taylor Smith applicants**

Toni Foran stated she handed out the updated plans on the two major concerns in the existing park. She explained they are proposing a playground in the back for park amenity number two. She stated she doesn't feel a detention basin meets the park requirement but the Commissioners can determine that.

She stated they have shown a small outlet trying to meet the second access requirement but it doesn't show any measurements. She stated she knows they have to meet a certain distance from the main entrance but the fire department will have to approve that. Ralph Ballard mentioned this was originally going to be just an RV Park. Mark Wells stated Sand Hollow Mobile Home Park is about 49 acres and they have an area in the South East corner that is designated as common area. Mr. Wells admitted it hadn't been maintained very well but they have made great strides to improve the park overall. They stated they have added about a hundred new homes. He stated the SE corner is a good area that could be redeveloped into a cabin resort and by doing that it would give them the means to install some nice amenities into the park. It would be private amenities for the residents of the Park. Mr. Ballard stated the time they were here before there were existing homes there. He asked about the status of those homes. Mr. Wells stated there are two homes that are part of the proposed 5.5 acres. They would move them to a different area or give the owners new homes. Mr. Wells stated Park Area #1 would not require any movement of tenants. Mr. Ballard clarified that is the park on 175 North. Mr. Wells stated they would like to do a combination of rock, gravel, and grass areas. There would be a pavilion area, walkway, playground area, and basketball court. He stated the park area is about 2 acres. Mr. Ballard asked if that meets the requirement. Ms. Foran stated they need to have four acres. Ms. Hall asked if it could be split between two areas. Ms. Foran stated yes, that is recommended for projects this size. Mr. Wells stated Park Area #2 is a detention basin that will be all grass where they can play ball but it would still serve as a detention basin. Mr. Ballard asked if there would be trees. Mr. Wells stated they could do trees. Ms. Foran pointed out they didn't provide detail on this park. Mr. Wells stated they could provide a landscaping plan.

Pete Peters asked if the proposed development was contingent on the two homes moving. Mr. Wells stated they felt it was better to get the City's approval first so they knew if they can do this project before they move the homes. He explained the tenants don't own the space they are on so they can ask them to move to another space in the Park. Rebecca Bronemann asked if the homes are trailers. Mr. Wells stated they are manufactured homes. Paul Farthing stated his concern is taking affordable housing and making it a transient use. Ms. Foran explained transient lodging is already an approved use in RV Parks. Mr. Wells stated there are 230 spaces total and only 11 spaces would be transient.

Commissioners and applicants discussed lengths of stays. Mr. Ballard stated he assumed they would be like the cabins at the KOA by Harrisburg. Mr. Peters asked what the square footage would be for the cabins. Mr. Wells stated park model size. Ms. Foran stated they would have to be less than 400 square feet. Michelle Cloud asked if each cabin would have its own plumbing. Mr. Wells stated yes, they would have a bedroom, kitchenette, living room area, and bathroom. He stated the electric would not be individually metered. Yovonda Hall stated the staff report has a recommendation to get clarification of a finance plan. Mr. Wells stated they will work with the City. They intend to do a mortgage for the improvements. Ms. Foran stated the ordinance requires the City Council see a financial plan before they can approve.

Mr. Ballard asked what zone it falls under if it becomes like a motel. Ms. Foran explained in the code it has standards for park model development. She stated it doesn't allow a park model development in an RV Park but if it is a park model development they can decide if RV's are allowed. She stated their application states no RV's or tents will be allowed. She feels the application complies with the ordinance. Mr. Ballard asked if nightly rentals would be allowed. Ms. Foran stated yes, under the park model development they can have that as a permitted use. She stated the only other question is the code requires a certain number of individual bathrooms so they need to make sure it is included in the final site plan. It was clarified it is a requirement to have bathroom and shower for so many spaces. Mr. Wells stated they will be doing a pool eventually too so that will be included. He stated these will all be private improvements that they will maintain. Mr. Peters asked if someone would be there to check on occupancy. Mr. Wells stated 24/7 supervision is required.

Ms. Hall asked if the second entrance met the requirement. She asked if fire mentioned anything when it went to JUC. Mr. Wells stated they haven't talked to them about this application but they talked to them a few years ago with the last idea. He stated they may have to move it or see if they can meet the code with a fire lane into the cul-de-sac. Ms. Hall asked if it goes forward to the City Council. Ms. Foran explained that normally a preliminary site does not go to the City Council but it is required in the RV Park code. Ms. Hall asked if the second access had to be resolved before it can go to City Council. Ms. Foran stated if the Commissioners are comfortable with it they can forward it contingent on the access being approved before final. Mr. Farthing asked if the amenities meet the ordinance. Ms. Foran stated the new plans with detention basin will meet that requirement if the Commissioners consider the detention basin as a park. Mr. Ballard stated likes that idea of the detention basin as a park. He feels it will look better than all rocks. Ms. Hall asked how steep the basin would be. Mr. Wells stated about six feet. Ms. Foran pointed out the plans say 3 to 1 slope. Mr. Wells stated they will have a sprinkler system. Ms. Hall asked if the playground equipment would be on the bottom of the basin. Mr. Wells stated it will be on top. Mr. Ballard stated the fire entrance will have to meet code. Ms. Hall asked if all the Commissioners were comfortable with the detention basin serving as a park. Commissioners agreed. Ms. Foran stated the six foot wall will have to be stepped back but that can be addressed at final site plan. *Yovonda Hall motioned to recommend approval of application 2017-PSP-03 to City Council with the recommendation the detention basin is constructed as a park, the wall being stepped back, and staff recommendations. Approval is contingent upon the fire district approving the secondary access and financial insurance is provided. Rebecca Bronemann seconded the motion. The vote was as follows; Ken Bradshaw-Aye, Ralph Ballard-Aye, Michelle Cloud-Aye, Paul Farthing-Aye, Pete Peters-Aye, Rebecca Bronemann-Aye and Yovonda Hall-Aye. Motion carried.*

**2017-PSP-04 Consideration and possible approval on a preliminary site plan for a storage facility located at approximately 208 N. Old Highway 91 – Chad Moore applicant**

Chad Moore stated they have doing storage units for thirty years. He stated he knows this area is growing and he feels there is a need for this project. They are leaning towards bigger units for motor homes and boats. They will be all indoor units with lighting and will incorporate some drive through units. They will have wide driveways to allow people to maneuver. He stated people don't have the storage for recreational storage and by keeping toys in storage facility it makes communities look better. Commissioners agreed it looked good and was needed. Ralph Ballard asked if 30' driveway would allow the larger motor homes to get in the door. Mr. Moore stated they have different size buildings and driveways to meet everyone's needs. He explained they are doing their due diligence before they purchase the land. Yovonda Hall stated she was alarmed there isn't security fencing but now it makes since it is larger items that are being stored and they will inside the buildings. Mr. Moore stated a fence makes it easier for an intruder to hide. If it is left open, then it is more visible and police have access if there are problems. Paul Farthing asked if they would have a 24/7 management. Mr. Moore stated no, it is typically not required for this type of storage. He stated they are looking at doing all RV units but they are still researching the needs. Ms. Hall mentioned 4 wheelers and jet skis would probably be stored there too. She stated she thought the interior lighting is good idea. Mr. Moore stated they can put on timers so the lights aren't left on for extended periods. Pete Peters asked if it would be done in phases. Mr. Moore stated this parcel will be done at the same time. *Rebecca Bronemann motioned to approve application 2017-PSP-04 subject to staff and JUC comments; 1. 8' waterway will be required at driveway entrance. 2. ADA ramps must be included on the sidewalk on either side of the driveway. 3. Full construction drawings must be approved before final site plan. 4. Coordinate with the fire district on hydrant location. 5. Elevations of the buildings will be required for final site plan. 6. Lighting is shown but fixture details will be required with final site plan. 7. The plan appears to provide wider than normal*

*driveways between the buildings for maneuvering room though the space between building ends is just 25'. 8. A 20' landscaped area is shown and details will be required with final site plan, including irrigation details. 10. No wall is shown and is not required by the code. The applicant states they have found security is better if the site is open to public view and easy access by law enforcement personnel. A final site plan is required. Ken Bradshaw seconded the motion. The vote was as follows; Ken Bradshaw-Aye, Ralph Ballard-Aye, Michelle Cloud-Aye, Paul Farthing-Aye, Pete Peters-Aye, Rebecca Bronemann-Aye and Yovonda Hall-Aye. Motion carried.*

**Planning Commission business:**

1. Report on Council actions. Toni stated the Pride Rock development agreement was approved with their zone change so they will be coming with a final site plan. The Webb zone change and the amended final plat for 920 West were approved.
2. Report on downtown updates from building code. Toni stated she met with the building official and he thought the setback looked good. She stated the meeting is set for June 8<sup>th</sup> and the notices have been sent. The building official was a little concerned with the accessory buildings only having a 5' setback but was ok if they meet building codes. Toni stated fire wasn't as concerned because they will have to do 2 or 3 hour walls between the uses. She added a list of uses that allowed in mixed use buildings.
3. Discussion on updating standards for pre-engineered metal buildings. Toni stated this section didn't get updated when the conditional uses were done. She asked for any suggestions on conditions or if they wanted it taken out of the ordinance. Toni mentioned another section states no outbuilding should occupy more than 20% of a back yard. Commissioners agreed it should be removed. Toni stated they will need to be advertise before they can remove it. Toni stated last one has 20' setback for corner lots that abuts the street. She asked if it was necessary to have it the whole property length or just to the back of the house. She explained right now people can't put a shed within twenty feet of the street side. Ralph stated visibility is the issue. Toni stated if they require the twenty five foot setback in the front then there be enough visibility. Paul stated the front corner is what your need for visibility. Commissioners agreed to change that section too. Toni stated they do not have any standards for pre-engineered metal buildings so that needs to be discussed and added to the ordinance. She mentioned another section gives the Board of Adjustments the authority approve a permit without frontage so that one will need to be reviewed as well.

Yovonda Hall motioned to approve the May 11, 2017 minutes as written. Paul seconded the motion. *The vote was as follows; Ken Bradshaw-Aye, Ralph Ballard-Abstained, Michelle Cloud-Aye, Paul Farthing-Aye, Pete Peters-Aye, Rebecca Bronemann-Aye and Yovonda Hall-Aye. Motion carried.*

**Meeting adjourned at 7:32 p.m.**