

**ON JUNE 28, 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:** Paul Farthing, Ken Bradshaw, Bob Petersen, Mark Borowiak, Michelle Cloud, Yovonda Hall, Rebecca Bronemann, and Ralph Ballard

**Staff Present:** Planning Director Toni Foran, Planning Assistant Cindy Beteag, City Council Representative Cheryl Reeve, and City Attorney Fay Reber

Bob Petersen called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Bob Petersen and Yovonda Hall offered the prayer. Roll call was taken. Chairman Petersen introduced Mark Borowiak as the new Planning Commission member.

**New Business:**

**2017-PP-09 Consideration and possible recommendation to the City Council on a preliminary plat for Cordero Phase 1, a single family subdivision located at approximately 2100 West 3500 South – Brant Tuttle applicant.**

Brant Tuttle stated they are requesting thirty one lots in the R1-10 zone. He stated there are still some issues that need to be addressed before final. He mentioned the staff comment regarding double frontage road. He explained along the Copper Rock Parkway they have a twenty foot landscape buffer and then the lots. They will front on the public street but will not have access to Copper Rock Parkway. The main entrance into the project will be a north south road and they want a ten foot landscape buffer on each side. He stated that is why the preliminary plat is showing double sided. They want to keep the access off the main road. Bob Petersen stated there have been issues with lots in Dixie Springs when someone wants a driveway on a main access road. He stated the landscape buffers will address that issue. Paul Farthing stated the street names are shown on the map. He asked if numbers would be on the final. Mr. Tuttle stated they can change them to street numbers but they would like to keep the parkway names. Toni Foran stated the City Council will have to approve that. Mr. Farthing asked if these lots were contingent on the sewer pump station being completed. Mr. Tuttle stated yes. Yovonda Hall asked if this was the development that had the sewer force main. Ms. Foran stated there has been a lot of work between the City and the Sewer District to get 2100 West dedicated to 3000 South and a pump station there to allow a gravity sewer line to go down to Dixie Springs Drive so this doesn't have to be a served by a force main. Mr. Tuttle stated it will benefit all developments in the area. *Paul Farthing motioned to recommend approval of application 2017-PP-09 to the City Council subject to staff and JUC comments; 1. Negotiations for a 2100 West roadway connection from the project to 3000 South are underway. A full roadway dedication will be required and the spine of the road constructed as part of phase 1. 2. A UDOT study to locate the proposed connection to the future SR-7 alignment is underway. 3. Full stormwater design required. 4. Signed construction drawings required before final plat. 5. Hurricane Power must be brought to the property and underground power developed within the project. 6. Negotiations are underway for construction of a regional sewer pump station at 2100 West and 3000 South to serve this property. 7. Water service will have to be brought into property as shown along the planned 2100 West alignment. 8. Phone will have to be extended to the project and cable can be negotiated at developer cost. 9. Signed construction drawings and any necessary payment agreements must be finalized before final plat. 10. Lot sizes range from 11,798 square feet to 10,049 square feet, all meeting the frontage and size requirements for the zone. 11. All lots abut proposed City streets. Lots 1–19 are all double frontage lots, a design the land use code discourages as shown here: 10-39-7: PRELIMINARY PLAT REQUIREMENTS C. Proposed Plan: The subdivision plans shall show: 8. Each lot shall*

*abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable.) In this case, it appears the lots back onto major parkways, Cordero Parkway and Copper Rock Parkway, with a planter strip and sidewalk behind them. If these double and triple frontage lots are approved, the final plat must show a no build line along the parkway side of the lots. 12. The USGS maps show this area is outside the highly collapsible and expansive soils area and is located on mixed alluvial and colluvial deposits. There is, however, a special study area for a suspected earthquake fault along the eastern boundary of the project. This should be accounted for in the geological work done for this project. 13. The notes on the plat show 7.5' utility easements on front lot lines. A full 10' public utility easement along all street frontages is required. This would mean 10' easements on two and possibly three sides of some lots. 14. Street names are shown throughout this plat. City code does not permit street names except in special circumstances. 15. A map of the proposed future phases to clarify road connections has been shown. Ken Bradshaw seconded the motion. The vote was as follows; Paul Farthing-Aye, Ken Bradshaw-Aye, Bob Petersen-Aye, Mark Borowiak-Aye, Michelle Cloud-Aye, Yovonda Hall-Aye, Rebecca Bronemann-Aye, and Ralph Ballard-Aye. Motion carried.*

Ken Bradshaw motioned to approve the agenda as posted. Yovonda Hall seconded the motion. Motion carried with all Commissioners voting aye.

**2017-PP-10 Consideration and possible recommendation to the City Council on a preliminary plat for the Kenneth Heaton One Lot Subdivision, a single lot subdivision located at approximately 942 W. 1500 South-**

Toni Foran stated Mr. Heaton couldn't be present. She explained he is requesting a one lot subdivision being broken off a larger piece of farm land. She stated he is aware of the staff comments. Yovonda Hall stated the proposed street looks like right hand turns around the property. Ms. Foran stated that is the idea but she is not sure if it will work with Engineering and Public Works reviews *Yovonda Hall motioned to recommend approval of application 2017-PP-10 to the City Council subject to the staff comments; 1. Additional property will be required to be dedicated as road with this plat to ensure adequate width for the future 70' road. 2. 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. 3. Applicant or future home builder will be responsible for running water, power, sewer, and other utilities to serve the property and installing a fire hydrant if needed. Rebecca Bronemann seconded the motion. The vote was as follows; Paul Farthing-Aye, Ken Bradshaw-Aye, Bob Petersen-Aye, Mark Borowiak-Aye, Michelle Cloud-Aye, Yovonda Hall-Aye, Rebecca Bronemann-Aye, and Ralph Ballard-Aye. Motion carried.*

**2017-AFSP-02 Consideration and possible approval of an amended site plan for an expansion of the Litehouse Foods facility at 231 N. Old Highway 91 – Monarch Lake Properties LLC applicant**

Jim Frank stated he is the CEO of Litehouse and a member of Monarch Properties. He stated they are requesting amendment to the original site plan. He introduced Cory Fisher as the general contractor and their architect, Christopher Webb. He explained this was first approved ten years ago for two buildings but they want to make it one large building on the site. Cory Fisher stated they have approval from planning staff and JUC has signed the construction drawings. Yovonda Hall asked if they were aware of all the staff comments. Mr. Fisher stated yes. *Rebecca Bronemann motioned to approve application 2017-AFSP-02 subject to the staff comments and JUC comments; 1. Landscaping includes a new landscape strip along both the Old Highway 91 and the 5500 West frontages with multiple trees and bushes including Fan Tex Ash. The parking lot islands are landscaped with honey locust trees and the area around the existing detention basin will be landscaped with this project. Watering is by drip irrigation. 2. Parking meets the minimum required for the uses and is shaded with trees from the planter*

*strips and landscape islands. 3. Exterior building and parking lot lighting have not been called out on the plans submitted and details must be reviewed and approved by staff before installation. 4. Building elevations show a tilt up concrete building in two colors with multiple loading doors on the east side and many windows on the north and west faces. 5. No dumpster enclosure has been called out on the site plan. One is required and should be submitted for staff approval before construction. Yovonda Hall seconded the motion. The vote was as follows; Paul Farthing-Aye, Ken Bradshaw-Aye, Bob Petersen-Aye, Mark Borowiak-Aye, Michelle Cloud-Aye, Yovonda Hall-Aye, Rebecca Bronemann-Aye, and Ralph Ballard-Aye. Motion carried.*

**2017-FSP-05 Consideration and possible approval of a final site plan for a new manufacturing facility at approximately 458 N. Old Highway 91 – Bryan Thompson applicant**

Bob Petersen stated he can't see any issues. Paul Farthing asked what the company does. Bryan Thompson stated they manufacture machines that finish walls, tracks, and pools, plus more. Mr. Farthing welcomed them to Southern Utah. Chairman Petersen asked how many square feet the building will be and Mr. Thompson stated just short of 30,000. Chairman Petersen asked how many employees will be at this location. Mr. Thompson stated their California location probably has 15-20 employees. He stated it is reasonable to think they will be back to thirty employees in the future. *Paul Farthing motioned to approve application 2017-FSP-05 subject to staff comments; 1. Landscaping includes a 10' landscape strip with multiple trees and bushes along the frontage of the property, in a triangle area adjacent to the building, and shade trees along the side of the driveway and around the detention basin. Watering is by drip irrigation. 2. Parking meets the minimum required for the uses and is shaded with trees from the planter strip. 3. Parking lot lighting. 4. No building elevations have been provided, though the plan appears to show an industrial building with multiple roll up doors and an office front. Discussion with the project owner indicated an intention to build a block building. The applicant should bring an elevation illustration to the meeting for review. 5. No dumpster enclosure has been called out on the site plan. One is required and should be submitted for staff approval before construction. Ken Bradshaw seconded the motion. The vote was as follows; Paul Farthing-Aye, Ken Bradshaw-Aye, Bob Petersen-Aye, Mark Borowiak-Aye, Michelle Cloud-Aye, Yovonda Hall-Aye, Rebecca Bronemann-Aye, and Ralph Ballard-Aye. Motion carried.*

**2017-FSP-06 Consideration and possible approval of a final site plan for a new law office building located at approximately 86 N. 3400 West, lot 8 in the Walmart Subdivision – Ben Ruesch applicant, Sean Glather agent**

Ben Ruesch stated he and his partner, Nathan Reeve, are currently by the library but they need more space. He explained he bought a lot by Walmart and their plan is to have a law office with the possibility for future development. Paul Farthing asked if they owned all three pads. Mr. Ruesch stated yes. Yovonda Hall stated this area has great visibility. Toni Foran mentioned Daniel Sanger just gave her plans for a dumpster location. She stated she is not very excited that it is across an unpaved parking lot. She handed out copies. Mr. Ruesch stated he thought the plans showed asphalt for that area. Ms. Foran clarified the construction drawings show compacted road base in the future parking lot. She stated the Commissioners need to decide if that is adequate or if there will be a dust issue. Ms. Hall asked if the parking lot connects to future lots. Ms. Foran stated no, they show landscaping. Mark Borowiak asked why that dumpster location was picked as opposed to a paved corner. Mr. Ruesch stated he asked the engineer to put the dumpster in an inconspicuous location and that is where he picked. Ms. Hall clarified it will be enclosed. Mr. Ruesch stated if they get other interest for additional buildings then it will be all parking lot around it but he thinks it will be fine for now. Ms. Foran mentioned she had discussed the parking lot lighting with Mr. Sanger. She stated they don't show any lighting but she doesn't know what the hours will be, if it will be needed or if lighting from Walmart will be adequate. She stated the

Commissioners need to make a finding if they feel lighting is needed. Ms. Hall stated if employees are working late they will need light. Mr. Ruesch stated the code is written for public safety. He is not opposed to parking lighting but he wants it to be his choice. He stated their hours are 8 a.m. to 5 p.m. He feels it is pretty well lit in the area but understands it does get dark earlier in the winter. Rebecca Bronemann asked if the other pads will be future businesses. Mr. Ruesch stated yes. Ms. Bronemann stated if a restaurant or something that stays open later is built on the other pads, then they will put lighting in at that time. Mr. Ruesch stated they own all the pads so they can add lighting anytime. Paul Farthing stated this building will be lit from Walmart but when new buildings come in they will block the light from Walmart. He stated it is for the businesses safety. Ms. Hall pointed out lighting might be a benefit for visibility. Mr. Ruesch asked if they can start grading if this is approved. Ms. Foran stated if construction drawings are approved and Commissioners approve a site plan then they can get a notice to proceed. Ms. Hall stated the staff comment state the lighting plan needs to be reviewed by staff. Ms. Foran stated she just wants direction from the Commissioners. Commissioners agreed lights could be reviewed in the future. *Rebecca Bronemann motioned to approve application 2017-FSP-06 subject to the following staff comments; 1. Landscaping includes trees and shrubs along the SR-9 R right of way, around the detention basins and the building, and around the parking lot. Watering is by drip irrigation. 2. Parking minimum for the building is 11 spaces so the proposed 16 spaces exceeds the minimum required for the uses. There is some shade provided along the west end of the parking lot. 3. Building elevations provided show an attractive stucco and faux rock/brick office building with in granite gray with a gray roof. 4. No dumpster enclosure has been called out on the site plan. Design and location for one was submitted at the meeting and the Commission found it to be sufficient.. Yovonda Hall seconded the motion. The vote was as follows; Paul Farthing-Aye, Ken Bradshaw-Aye, Bob Petersen-Aye, Mark Borowiak-Aye, Michelle Cloud-Aye, Yovonda Hall-Aye, Rebecca Bronemann-Aye, and Ralph Ballard-Aye. Motion carried.*

Bryan Thompson asked if he could submit the building permit. Cindy Beteag stated yes, once the construction drawings are signed. Mr. Thompson asked if there is another freeway access planned in this area. Paul Farthing stated UDOT has approved a \$two million study for what is needed in the area. Toni Foran stated the City's master plan does show a future interchange at 5500 West but that is up to UDOT on when it is done. Rebecca Bronemann asked if adding more businesses to the area would be get it sooner. Ms. Foran explained it always depends on funding and priorities.

### **Planning Commission business:**

1. Report on Council actions. Toni stated the Sand Hollow Cabin Resort sent in new plans for the 2<sup>nd</sup> detention plan and the City Council approved it so a site plan is expected soon. The zoning map and preliminary plat for Moccasin Flats was approved. The preliminary plat for Peregrine Point and Hardcastle subdivisions were approved. She stated the Transportation Master Plan bid was also approved. It will be awarded to Jones and Demille Engineering and the Commission will be seeing an update in the future.
2. Presentation of miscellaneous proposed Land Use Code amendments. Tabled until next meeting.
3. Discussion on changes to proposed downtown zone after property owners' comments. Toni stated one of big things that came up was a definition for open storage. She stated she knew the Commissioners didn't want it to become all storage. Another item that needs to be addressed is the restrictions on flag lots. She stated if there is no minimum lot width requirement then they could end up with flag lots. She stated sixty feet minimum width jumps out to her but she hasn't had a chance to measure lots. She stated she thought having a setback for garages was a good idea. She stated in PDO zones the garage has to be twenty feet from back of curb for safety.

Yovonda stated if the garage is attached to the home then that would put it closer. Toni stated in the downtown zone the front setback can be twelve feet. She stated that doesn't leave enough room for parking so if they made this requirement, residents could still park on their property. Commissioners agreed. Toni mentioned a letter from Mr. & Mrs. Zaleski. She stated they feel like the residential people haven't been heard. She feels these changes will help them. She stated she will pass along the comments regarding the road to Arthur. She explained the north/south right of ways in the downtown area are eighty feet wide and the east/ west are only sixty six feet so they probably wouldn't have planter strips. She stated twelve foot sidewalks won't be required unless there is new construction. Paul questioned if SAA's could be done to improve that area. Toni stated that is not doable usually unless it is a very large project because of the bonding and legal costs to set one up. There is not enough money in the budget this year for 100 North and 300 North is the next street on the list for improvements.

Rebecca stated the letter mentions their rights have been taken away. She asked what rights he was talking about. Toni explained they feel like their zone was changed without them knowing and they want it to go back to residential. She feels this change does allow them what they are wanting. She stated she hasn't researched when the zone was changed. Ralph stated there are people with both interests and the goal is to make it easier for everyone.

Toni stated people wanted thirty feet maximum height and no two story but you can get two story with thirty feet. She stated another owner really wants fifty feet height. Ralph stated he thinks it would be better to call it the Old Downtown so it doesn't confuse people. Commissioners agreed it is the historic area for Hurricane. Paul stated two stories seems plenty high for this area. Commissioners discussed the heights of different buildings. Cheryl asked if property taxes are more if it is commercial. Toni stated she thought it was based on the use not the zone.

Toni stated they had decided to leave in the section regarding an architectural theme but then people thought they should have guidelines. She thought it was a suggestion but it isn't a requirement. She asked the Commissioners if they want to leave it in there. Yovonda stated if they put in the idea they might get something completely different if they don't put guidelines. Toni stated if they don't want to create a theme then it should probably be removed. She stated they probably won't get a lot of support to make it a law. Rebecca stated she would like to see some consistency with the theme. She feels it makes it more appealing. Bob agreed. Yovonda stated there isn't consistency there now so it can't be continued. Ralph stated when Cedar City redid their Main Street they recreated some of the historic buildings. He suggested creating a benefit if they followed the theme. Ralph asked if anyone on the East side of State Street commented. Toni stated she hadn't heard from anyone. Commissioners discussed building requirements for mixed use in buildings. Toni stated they are trying to balance quality of life for residential and commercial.

Dan Zaleski stated most of the people on 100 North are residential and yet neighbors aren't allowed to add on to their house. He stated their biggest concern is the City is restricting what they can do with their homes. Ralph stated that is what the Commission is trying to fix. Dan stated they aren't against commercial use but they don't want restrictions on the residential. He stated this is the only section on 100 North that hasn't been improved but now they would have to do eight foot sidewalk with a planter strip. He stated they don't want that. They want a standard street profile. Ralph stated those standards are for new commercial businesses in this area not for the residential. Toni drew picture showing the intent. Dan and another neighbor brought up the poor road conditions. Dan asked if the zone would be changed to allow them to make changes. Toni explained they will need a Public Hearing before they can make any

changes. Ralph stated the purpose of the previous meeting was to get input on what the people wanted. Toni stated she will work on what they discussed tonight before the Public Hearing. Trent asked if there had been any discussion on setbacks. Ralph stated no. Trent asked if the concern on his lot was because it is residential and commercial use. He asked if he could do a commercial building today with a zero lot line. Toni stated yes but it couldn't be mixed use. Trent stated requiring him have a twenty five foot driveway and eight foot setback on the side takes away too much of his property. That is a lot of real estate to make him put the parking in the back. Toni stated those are the existing downtown guidelines. She stated he would still have the parking in the back and would have to meet all the codes. Discussed shared parking and benefits. Toni stated she talked to the building and fire officials and they would prefer the eight foot setback. Trent stated it is preferred not required. Toni stated if the City Council passes the proposed ordinance then it will be required.

4. Planning Commission concerns and ideas. Toni stated names have been put in for Utah League of Cities and Towns Convention.

Yovonda Hall motioned to approve the May 24, 2017 minutes as written. Rebecca Bronemann seconded the motion. *The vote was as follows; Paul Farthing-Aye, Ken Bradshaw-Aye, Bob Petersen-Abstained, Mark Borowiak-Aye, Michelle Cloud-Aye, Yovonda Hall-Aye, Rebecca Bronemann-Aye, and Ralph Ballard-Aye. Motion carried.*

Yovonda Hall stated on page 2 of the June 8<sup>th</sup> meeting "impeaches" needs to be changed to "infringes." Yovonda Hall motioned to approve the June 8, 2017 minutes with the correction. Rebecca Bronemann seconded the motion. *The vote was as follows; Paul Farthing-Aye, Ken Bradshaw-Aye, Bob Petersen-Aye, Mark Borowiak-Aye, Michelle Cloud-Aye, Yovonda Hall-Aye, Rebecca Bronemann-Aye, and Ralph Ballard-Aye. Motion carried.*

Commission members briefly discussed different setbacks for the downtown. Commissioners agreed some setback at property line needs to be maintained.

Commissioner Petersen thanked Ken Bradshaw for his service. Mr. Bradshaw stated this was his last meeting.

Meeting adjourned at 7:50 p.m.