

**ON JULY 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:** Mark Borowiak, Paul Farthing, Rebecca Bronemann, Bob Petersen, Ralph Ballard, and Yovonda Hall

**Members Excused:** Michelle Cloud

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

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

Ralph Ballard motioned to approve the July 26, 2017 agenda as posted. Yovonda Hall seconded the motion. Motion carried with all Commissioners voting aye.

**New Business:**

**2017-PP-12 Consideration and possible recommendation to the City Council on a preliminary plat for Sage Pointe Phases 5, 6, and 7 located north of 975 North between 100 West and 200 West – Home Company applicant**

The applicant was not present. Bob Petersen mentioned the power lines over the two lots. Yovonda Hall clarified a home can't be built under the lines. Toni Foran stated there is a forty foot easement for the power lines. She explained she hand drew the extension so they could see the effect it would have on the lots. Commissioners discussed that lots 37 and 16 would be impacted the most. Ms. Foran stated the lots in the Park subdivision that were affected were half acre lots so they were able to get a larger buildable area. These lots are ten thousand square feet. Chairman Petersen stated lot 35 is problematic too. Paul Farthing mentioned the staff comment about putting a cul-de-sac there if a road doesn't through but that would wipe out lots 36 and 37. Ralph Ballard asked if they could move forward without the applicant. Ms. Foran stated it would be better if the applicants were there to answer any questions. *Ralph Ballard motioned to move this application to the end of tonight's agenda. Yovonda Hall seconded the motion. The vote was as follows; Mark Borowiak-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Bob Petersen-Aye, Ralph Ballard-Aye, and Yovonda Hall-Aye. Motion carried.*

**2017-PP-13 Consideration and possible recommendation to the City Council on a preliminary plat for Grande Canary subdivision, a portion of the Colina Tinta master planned development located at the extensions of Rlington Parkway and 1760 West – R R Penga, LLC applicants**

Karl Rasmussen with Pro Value Engineering was present to represent the applicant. He stated the owners, Ross Stokes and Rich Hanson, have been meeting with the city. They have received a punch list of what needs to be updated. He explained they will need to map out the utilities and correct some things. Chairman Petersen stated the infrastructure is there. Mr. Rasmussen stated it is but it needs to be tested. Toni Foran stated the roads will have to be crack and slurry sealed. Ralph Ballard stated staff comment #2 regarding the utility easement needs to be addressed. Mr. Rasmussen stated the original plat showed the easement so they left it there. Ms. Foran stated they don't need an easement if there aren't utilities. Mr. Rasmussen stated they will determine what is needed when they test what is there. *Yovonda Hall motioned to recommend approval of application 2017-PP-13 to the City Council subject to the staff and JUC comments; 1 New construction drawings will be required for this project. 2. Access*

*roads must be improved and dedicated. 3. An extensive preliminary punch list has been generated for this property by the JUC members which concludes "This represents a partial list of items needed for completion of Grande Canary. A final punch list will be generated at the time of completion. This subdivision should be completed according to the construction drawings for the project." 4. Lot sizes range in size from 7,000 sq. ft. to 10,766 sq. ft. 5. The notes on the plat show 7.5' utility easements on side and back lot lines. Since setbacks in a PDO can go as low as 5' on a side, these are a conflict. Additionally they are not necessary unless utilities are planned in the easements. A 10' public utility easement along all street frontages is required. 6. The notes also state "the owner plans to allow the placement of communications infrastructure....on and along all rights of way and easements." This meets the requirement of providing non-discriminatory access for communications within the subdivision. It is highly recommended the communications infrastructure be installed before landscaping. Paul Farthing seconded the motion. The vote was as follows; Mark Borowiak-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Bob Petersen-Aye, Ralph Ballard-Aye, and Yovonda Hall-Aye. Motion carried.*

**2017-FSP-07 Consideration and possible approval of a final site plan for lot 6 in Stonebrook Towne Square Commercial subdivision located at 44 South 1350 West – Robert and Julie Iverson applicants**

Karl Rasmussen with Pro Value Engineering was present to represent the applicant. Paul Farthing asked if construction drawings had been signed. Toni Foran stated yes. Bob Petersen clarified this is the property next to the Family Pawn. Mr. Rasmussen stated the owners had a site plan approved about ten years ago but there are changes now. Chairman Petersen asked if he had seen the staff comments. Mr. Rasmussen stated yes but they would like to request an exemption on the landscaping because they lost some frontage due to the flood plain. He mentioned they did change the planter areas from three feet to five feet but they would lose too much parking if they tried to go any larger. Julie Iverson stated they will plant a lot of green plants there and they have an area in the front that belongs to UDOT who allowed them to plant trees and place gravel. Mr. Rasmussen stated this development will enhance the area. Ralph Ballard asked what they do for the flood plain. Mr. Rasmussen stated they will be built up but they also have a sewer easement they can't fill with dirt. Ms. Foran clarified they will stay away from the flood way. She stated in 2008, when it was originally approved, the applicants received a flood plain development permit and the map has not changed so it is still valid. Mr. Ballard asked if they could do landscaping there. Ms. Foran explained nothing can be done in the floodway that could change the water level or stop debris. Chairman Petersen stated the biggest item the Commissioners need to decide is if they want the applicant to deviate from the landscaping ordinance. Commissioners agreed it was justified. *Paul Farthing motioned to approve application 2017-FSP-07 with the exception to deviate from the landscaping ordinance. Approval is based on the staff recommendations 1. Parking is adequate for the use. 2. The applicant has provided additional details to determine the design guidelines for new commercial development have been met. 3. A landscaping deviation has been approved and landscape details specified by the Planning Commission. Rebecca Bronemann seconded the motion. The vote was as follows; Mark Borowiak-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Bob Petersen-Aye, Ralph Ballard-Aye, and Yovonda Hall-Aye. Motion carried.*

**2017-FSP-08 Consideration and possible approval of a final site plan for the Hurricane City Parks office facility located at 280 E. 860 North – Hurricane Parks Department applicant**

Karl Rasmussen with Pro Value Engineering was present to represent the applicant. Yovonda Hall asked what the blue line on the drawings represent. Mr. Rasmussen stated it is a concrete retaining wall. Bob Petersen stated the driveway goes around to the back of the property. He asked what material will be used for construction of the driveway. Mr. Rasmussen stated right now it is concrete but it will transition to asphalt back to the gate. Ralph Ballard clarified the driveway will be on both sides. Ms. Hall stated this

creates a lot of impermeable surface. She asked what they will be doing for drainage. Mr. Rasmussen explained there will be a detention swale that will drain to the cemetery. Ralph Ballard asked if people would be able to access the cemetery from this site. Mr. Rasmussen stated only the people with the key which would probably be City employees. Darren Bradshaw, Park Superintendent, stated they are trying to minimize access through the cemetery. Chairman Petersen mentioned there was a concern during the zone change regarding an increase in traffic. Mr. Bradshaw stated it will be mostly be employees. They have very minimal visitors. Darin Larson stated he thinks a lot of people thought it was going to be a recreation center and that is why they were concerned. Toni Foran asked Mr. Bradshaw to clarify what area would be landscaped. He stated they will leave the grass out front with a planter and tree. They might have to remove the existing tree for the driveway. He stated the NE corner will be landscaped to maintain the residential look. The SE corner island will have tree and bush or two and there will be a landscape strip in the back as well. Ms. Hall asked if the concrete on the west side would stay. Mr. Bradshaw stated there is just gravel there now and a tree but they will have to remove tree. They plan on adding three trees there. Ms. Hall stated it will be nice for the neighbors if it looks more residential. Mr. Bradshaw stated it will have a sign out front stating it is the Parks Department. *Rebecca Bronemann motioned to approve application 2017-FSP-08. Yovonda Hall seconded the motion. The vote was as follows; Mark Borowiak-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Bob Petersen-Aye, Ralph Ballard-Aye, and Yovonda Hall-Aye. Motion carried.*

**Approval of minutes:** Ralph Ballard motioned to approve the June 28, 2017 minutes as written. Paul Farthing seconded the motion. The vote was as follows; Mark Borowiak-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Bob Petersen-Aye, Ralph Ballard-Aye, and Yovonda Hall-Aye. Motion carried.

Yovonda Hall stated on page 4 line 5, added needs to be changed to add. Ralph Ballard motioned to approve the July 13, 2017 minutes with the correction. Mark Borowiak seconded the motion. The vote was as follows; Mark Borowiak-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Bob Petersen-Aye, Ralph Ballard-Aye, and Yovonda Hall-Aye. Motion carried.

**Planning Commission business:**

1. **Report on Council actions.** The Preliminary Plats for Cordero and Falcon Ridge Ph. 3 were approved with all the conditions.
2. Toni stated the code allows the zoning administer to allow a modification of a site plan if it is only minor changes. She stated there was an approval on 2170 West in 2013 for RV storage but the property owner would like to modify the layout. It was originally covered parking but he wants to do everything except the covers so he can start renting out spaces and build the covers in phases. She asked the Commissioners if they felt like he needs to come back in or can she approve the changes. Ralph asked if this was the one that was going to be all big parking units. Toni stated it was mostly canopies but some would be enclosed. Paul asked how they would prevent it from not being built if they allow phases. Toni stated that is the question, do the Commissioners have objections if it is just paved and not covered in case it doesn't ever get covered. Ralph asked if it complies with the industrial park. Toni stated it will look better than most of the lots there. Yovonda commented the canopies would make it nicer next to the residential. Bob stated they need to make sure it is clear that it needs to be done but can be done in phases. Yovonda asked if they could put a time limit on when it had to be done. Ralph stated logically once spaces are rented the canopies won't be built because vehicles will be in the way. He stated they need to decide if they are ok with it not being covered or not. Toni stated the use is the same but the appearance is different. Ralph stated open storage is allowed

in the zone so there is no need for him come back. Paul stated he will cover them if there is a need for them. Commissioners agreed to let Toni be the deciding factor.

**2017-PP-12 Consideration and possible recommendation to the City Council on a preliminary plat for Sage Pointe Phases 5, 6, and 7 located north of 975 North between 100 West and 200 West – Home Company applicant**

Skyler Zaleski was present to represent the applicant. He stated they are ready to move forward on the next phases of Sage Point. He knows phase 7 needs a slope analysis but the applicant would like to move forward and handle that with the JUC. He stated they will get a geotechnical report done. Toni Foran stated the slope analysis will be required with final plat not JUC. Mr. Zaleski stated on the south side there is a road that goes to an empty lot. They are currently talking to the property owner to see if they want to hook onto that road. It has not been finalized. Paul Farthing stated there are concerns with lots 37 and 16 regarding the buildable area. Mr. Zaleski stated he hasn't had a chance to analyze the building envelope. Chairman Petersen stated there is large power line easement there. He stated they have concerns with lots 21 and 35. Mr. Zaleski stated lot 21 is mostly off to the side so they can build on the other side and have the yard under the power lines. He feels lot 35 is the same. Yovonda Hall stated lot 62 has frontage issues. Mr. Zaleski stated they will have to rework the lines for 60-62 to get a proper frontage. Ralph Ballard stated this is preliminary so they can put the issues being resolved as part of the approval. Ms. Hall asked about the storm drainage. Ms. Foran stated the plans show an arrow going to lot 58 stating it is a potential storm drainage. She stated it is not good to have storm drain retention in someone's yard. Mr. Zaleski stated to resolve that they will need to do a storm drain analysis. Darin Larson asked if they would pave any on 200 West. Ms. Hall stated years ago they said they can't pave past the homes on 975 North because of the limited sight and a gas line that isn't very deep. Ms. Foran stated the applicant is hoping to get enough roads going through the development so 200 West doesn't have to be improved. Ralph Ballard asked if anyone knew where the gas line is in 200 West. Ms. Foran stated when the property owner at the end of 200 West extended the water line, they found gas line. Mr. Zaleski asked how deep it was. Ms. Foran stated it's not very deep by the hill. She stated it is probably best to avoid 200 West. Mr. Ballard stated it might be time to realign 200 West since there is getting more development in that area. Darin Larson stated the master road plan is being reviewed this year. Ms. Foran stated if the road is not going to be approved they would not allow access from this subdivision to 200 West. Mr. Ballard stated then all the traffic would be directed back to the east. He stated he feels 200 West is a better road then Main Street so it would be better if all the traffic wasn't directed that way. Ms. Foran stated if the Commissioners feel that 200 West needs to be developed then it should be included in the approval. Ms. Hall stated if they moved the road it wouldn't correct all the issues because you would still have the easements that couldn't be built on. Mr. Ballard stated he thinks they are crowding too much to the east and it could create a lot of traffic problems. Rebecca Bronemann stated she would rather see 200 West paved. Ms. Hall questioned if they can require the developer to make the improvements on 200 West since it is already a dedicated street. Mr. Zaleski stated his client will give some land to the City for road so it's not all City property. Mr. Ballard stated if 200 West is finished there will be lots with double frontage. Mr. Zaleski stated they can only access lots from the East side. Ms. Foran stated the code does say no double frontage lots if possible but if they had some then they require access from one side only. Ms. Hall stated they don't have 175 West as a through street yet because the lot above it is an abandoned plat so it might not be developed for a while. Commissioners discussed different accesses. Ms. Hall stated there are still a lot of issues. Chairman Petersen agreed 200 West has to come into play somewhere. Mr. Larson stated if it does then this plat needs to be redesigned. *Ralph Ballard motioned to recommend approval of application 2017-PP-12 to the City Council with the condition the lots under the powerline are looked at and 200 West is addressed. Ms. Hall commented there isn't an issue of sight if there is no cross traffic. Mr. Ballard stated*

*the approval is subject to JUC comments; 1. Water study. 2. Extend irrigation system into this phase. 3. Full stormwater design required. 4. Signed construction drawings required before final plat. 5. Power to be supplied by Hurricane City power. Design to be coordinated with Power Department. 6. Fire turn around required in phase 6 if 175 West is not continued into Panorama View Subdivision to make a connection. 7. Sewer from Main Street shown as future sewer line should be in road. 8. If 200 West is not going to be improved, no access should be created onto 200 West. Rebecca Bronemann seconded the motion. The vote was as follows; Mark Borowiak-Aye, Paul Farthing-Aye, Rebecca Bronemann-Aye, Bob Petersen-Aye, Ralph Ballard-Aye, and Yovonda Hall-Aye. Motion carried.*

3. **Discussion on changes to proposed downtown zone.** Commissioners agreed to do the proposed changes from last time but still move forward on creating a downtown zone. It is a quick fix while they continue to work on the ordinance.
4. **Planning Commission concerns and ideas.** Toni stated everything that was discussed last time will be advertised for the August 10<sup>th</sup>. Commissioners discussed Elim Valley.

**Meeting adjourned at 7:25 p.m.**