

Hurricane City Planning Commission minutes 4/11/18

**ON APRIL 11, 2018 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:** Ralph Ballard, Paul Farthing, Chris Christensen, Yovonda Hall, Michelle Cloud, and Bob Petersen

**Members Excused:** Mark Borowiak and Rebecca Bronemann

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

Chairman Ballard called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Chris Christensen and Toni Foran offered the prayer.

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

**Old Business:**

**2018-FSP-01 Consideration and possible recommendation to the City Council on a final site plan for a 61 space RV Park at approximately 120 N. 3700 West and for common area amenities within the Sand Hollow Manufactured Home Park – Sand Hollow Park LLC applicant – Mark Wells representative**

Toni Foran stated a new site plan was received. She mentioned that she and Todd Smith decided more pull through spaces would be better, so the common area in between 3735 West and 3725 West is now shown as a driveway for people to be able to pull through. Todd Smith stated they changed the layout so it fits the perimeter better. There are more pull throughs, places to park while checking in, and longer lots. He stated it should meet all the requirements. Chairman Ballard noted the office was moved. Mr. Smith stated yes, and they added more dumpsters, bathrooms and showers so people don't have to walk a long ways to access them. Commissioners all agreed the changes were great. *Yovonda Hall motioned to recommend approval of application 2018-FSP-01 to the City Council. Paul Farthing seconded the motion. The vote was as follows; Ralph Ballard-aye, Paul Farthing-aye, Chris Christensen-aye, Yovonda Hall-aye, Michelle Cloud-aye, and Bob Petersen-aye. Motion carried.*

**New Business:**

**2018-PP-04 Consideration and possible recommendation to the City Council on a preliminary plat for Fire Rock Subdivision, a 168 lot subdivision located west of 2000 West between 100 North and 600 North – Sky Mountain Holdings LLC applicant**

Project owner Randy Simonson stated this subdivision has been around a long time but they are serious about getting something done this time. He stated they are asking for a preliminary plat on the first two phases only. He mentioned a few issues such as still waiting on geotechnical report for the walls. Chairman Ballard asked if he had seen the JUC comments. Mr. Simonson stated yes. He stated they have a tortoise study report that was done on May 3<sup>rd</sup> of last year so he will check to see if it needs to be updated. Chris Christensen asked if staff had reviewed the lighting plan. Ms. Foran explained that is done with construction drawings not preliminary plat. Mr. Christensen asked if she had any other concerns. Ms. Foran stated the easement in lot 1 would be cleaner if they left the easement out of the subdivision lot. She clarified with Mr. Simonsen that the applicants only want preliminary plat for two phases not the whole thing. Chairman Ballard asked who is the holder of the easement. Ms. Foran stated she believes it belongs to SR9 Holdings. Mr. Simonson stated the previous issues with that easement has been resolved. Chairman Ballard asked who had to maintain it if it isn't part of the lot. Ms. Foran stated the holder of easement. *Michelle Cloud motioned to recommend approval of application 2018-PP-04 subject to staff*

and JUC comments; 1. Construction drawings will have to be submitted to the JUC for approval before final plat application. 2. Storm drain plan and drainage study are required. 3. Sewer easement across lot 157 must be designated. 4. Water study is required. 5. Development past Phase 4 will require connection of a road to 2170 West in coordination with other property owners. 6. Strip of property along north side of 100 North must be dedicated in final plat. 7. Cottonwood Lane must be improved to provide second access. 8. Construction drawings must include pad elevations. 9. Traffic study required. 10. Lots vary in size from 18,916 to 7,500 square feet, meeting the square footage requirement for the zone. 11. Minimum lot frontages are 70'. All lots meet or exceed this requirement. 12. Buildable area footprints must be provided on final plat and pad elevations established. 13. A separate parcel labeled as a "sewer easement" is shown east of lot 41. This parcel should be deeded to Ash Creek Special Service District. 14. Lot 1 shows a 72' wide vehicular access easement with about 25' of that easement located on the lot. Staff recommends the entire easement be left off of the lot along with a radius to tie the easement back into the Sr-9 Retail Development property to avoid conflict with the future lot owner. 15. Lot 57 shows a sewer line and sewer access road across the back corner. This parcel should not be included in the lot and should be deeded to Ash Creek SSD to avoid conflicts with the lot owner. 16. Will serve letters for this project have been received from sewer and culinary water providers. 17. The property is located in a tortoise take area and clearance will be required. 18. Review of the USGS adverse construction condition and geological hazards maps show this property may contain the following adverse construction condition concerns and no geological hazards: a. Caliche deposits b. Shallow bedrock. Geotechnical investigation specific to this site is being undertaken to make recommendations for drainage and foundation and infrastructure construction. Bob Petersen seconded the motion. The vote was as follows; Ralph Ballard-aye, Paul Farthing-aye, Chris Christensen-aye, Yovonda Hall-aye, Michelle Cloud-aye, and Bob Petersen-aye. Motion carried.

**2018-FSP-07 Consideration and possible approval of a final site plan for an industrial building and associated improvements at 526 S. Commerce Street – Ronnie Steele applicant**

Matthew Livingston was present to represent the application. He stated they have outgrown where they are and need a new location. They have four service vans and equipment that will be stored on this site. It will be a metal building with gray sides and a white roof. Paul Farthing stated staff comment number two mentions screening would only be required on the side of the building since there isn't any other development around them. He questioned how they would ensure a fence is built once new development comes in if they don't require it now. Mr. Livingston stated for security purposes they will probably be fencing anyway. Ms. Foran stated it butts up to the hill so they don't need it there but the other side will need it. Mr. Farthing suggested doing it now so it isn't a problem in the future. Chris Christensen stated staff comment 6 states ADA parking isn't required if there is no commercial use. Ms. Foran explained this is an industrial building but ADA parking is only required if the public is invited there. She stated it sounds like it is just the storage for the business but it will be reviewed at the building permit. Mr. Christensen asked if it followed dark sky ordinance. Ms. Foran stated they didn't show the lighting on the plan so it will have to be looked at on the construction plans. *Bob Petersen motioned to approve application 2018-FSP-07 based on the following staff findings; 1. The property is zoned for light industrial uses and a business with associated storage is an approved use. 2. The landscaping on the front will ensure an attractive street view. 3. The proposed building is an attractive addition to this industrial site and a building permit will be obtained. 4. The project will meet the code requirements. Approval is subject to a security fence being provided and a lighting detail approved at permit. Michelle Cloud seconded the motion. The vote was as follows; Ralph Ballard-aye, Paul Farthing-aye, Chris Christensen-aye, Yovonda Hall-aye, Michelle Cloud-aye, and Bob Petersen-aye. Motion carried.*

**2018-FSP-08 Consideration and possible approval of a final site plan for Phase 2 of the Retreat at Sky Mountain Apartments located at approximately 350 North 2170 West – Bill Zitting, Zitting Brothers Construction applicant, Charles Hammon PE agent**

Charles Hammon was present to represent the application. He stated Phase 1 is finished and there is enough occupancy that the owners would like to start phase 2. Yovonda Hall clarified no short term rentals were allowed. Paul Farthing mentioned staff comment 9 regarding the excessive lighting in phase 1. Mr. Hammon

stated he appreciated the comment. He explained Hurricane City doesn't have a standard yet so they took a standard from another city and realize now phase 1 has too many lights. He stated phase 2 will be different and they are talking about making changes to phase 1. He explained when designing multifamily projects you have to balance safety with lighting but they didn't take into consideration the building lights so when they added parking lights it was too much. He stated every light that was used has a down fixture and LED lights were used. Chris Christensen asked if this project connected to the City trail system. Toni Foran stated it connects to the walking trail and has meandering path throughout the project but the City planned path is on the north side of 600 North. She stated this will tie in perfectly once that is done. Ms. Foran stated she received an email from the City Engineer and he stated he would like to make sure the improvements on 600 North are approved before this project is started. She stated they submitted the plans for 600 North today. Mr. Hammon stated the biggest challenge with the road is the hill because it makes it difficult for cars heading west to turn left. He stated the improvements will add two extra lanes and a bike path. Drivers heading east will have a dedicated right only turn lane and they will put up safety barricades. Chairman Ballard asked if there would be any curbing. Mr. Hammon stated only striping because the pavement is so wide. Paul Farthing asked if any other property owners were helping with the cost. Mr. Hammon stated everyone on 2170 West will benefit from this but the applicant is fronting all the cost. Darin Larson added the City is participating in the cost. He stated they are talking about splitting some of the costs or trading land to do it.

Sharon Hughes stated she lives at the Sky Mountain Golf Course Subdivision and her back yard looks at these buildings. She stated she hates the color of these units and she doesn't think they fit in the area. She stated she doesn't have a problem with the buildings only the colors. She stated she is glad to hear they are addressing the road issues.

Lehona Harris stated she is speaking for herself and her neighbors. She stated the nights have been agonizing with the bright lights but it sounds like they are working on addressing that issue.

Bill Zitting, owner of the project, stated they tried to pick colors that matched the surrounding area. He stated they stood on the hill and tried to match the colors to the mountains and surrounding developments as seen from the south.

Ms. Hall pointed out the City doesn't have a color ordinance. Mr. Christensen asked for clarification on what is needed for approval. Ms. Foran stated there is an agreement in place that the applicants can get occupancy on the buildings as they build so the City Engineer would like the improvements on 600 North completed before the rest of the project is completed. *Chris Christensen motioned to approve application 2018-FSP-08 subject to the improvements on 600 North being completed on or before the completion of the project and the lights complying with the dark sky. Paul Farthing seconded the motion. The vote was as follows; Ralph Ballard-aye, Paul Farthing-aye, Chris Christensen-aye, Yovonda Hall-aye, Michelle Cloud-aye, and Bob Petersen-aye. Motion carried.*

**2018- CUP-05 Consideration and possible approval of a conditional use permit for the addition of a 40' tower, a generator, and a fuel tank to the Gateway Substation located at approximately 6100 West 100 South – Rocky Mountain Power applicant**

Mike Shepard was present to represent the application. He explained the reason for needing this tower is to get communication from the Purgatory Flat substation to the Gateway substation. Chairman Ballard clarified it is a communication purposes not power. He asked if the propane tanks were only for back up or if they were for daily use. Mr. Shepard they are only for back up. He stated they are proposing a 30' x 70' expansion of the existing fence. Chairman Ballard stated all that needs to be approved is the height and color of the tower. He stated it is best to have it blend with the surrounding areas. Mr. Shepard asked if earth tone colors were ok. Toni Foran stated yes. Mr. Shepard stated they would prefer to have it galvanized like the rest of the substation. He stated this is the first time they have painted a tower. Chairman Ballard stated galvanized metal is better to maintain than paint. Mr. Shepard stated it would be the same height as another tower in the area. He stated it will blend in with the substation. Yovonda Hall asked why they should move to a painted product. Ms. Foran read the ordinance. She agreed galvanized will last longer but the Commissioners have to follow the code. Commissioners agreed it would be better to have galvanized. Ms. Foran mentioned it isn't technically part of the substation it is utility tower so

## Hurricane City Planning Commission minutes 4/11/18

the Commissioners could determine that since it isn't part of the substation itself then they can deviate from the code. Mr. Shepard asked if a building permit is required. Ms. Foran stated just for footings. *Paul Farthing motioned to approve application 2018-CUP-05 with the understanding the tower is defined as a communication tower so it is not bound to the color requirements. Chris Christensen seconded the motion. The vote was as follows; Ralph Ballard-aye, Paul Farthing-aye, Chris Christensen-aye, Yovonda Hall-aye, Michelle Cloud-aye, and Bob Petersen-aye. Motion carried.*

### Planning Commission business:

1. Approval of minutes of 3-28-2018 meeting. Toni stated the City Attorney would like to review the section regarding Marla with the option to make clarifications before the minutes are approved. Commissioners decided to table approval until Mr. Reber had reviewed the minutes. *Chris Christensen motioned to table the 3-28-2018 minutes until the City Attorney reviewed them. Yovonda Hall seconded the motion. The vote was as follows; Ralph Ballard-aye, Paul Farthing-aye, Chris Christensen-aye, Yovonda Hall-aye, Michelle Cloud-aye, and Bob Petersen-aye. Motion carried.*

2. Report on City Council actions and final plats. Toni stated the Brinkerhoff zone change was tabled but Dustin Cox's zone was approved. She stated the preliminary plat for Coronado Ridge and the multifamily townhomes was approved as well as the ordinance changes. She stated Ashley's PUD and Zion's Vista final plats have been submitted for approval.

3. Discussion on Night Sky ordinances. Toni stated there is a session on Friday at the Conference regarding this topic. She stated there are some recommendations on outdoor lighting they can forward if they don't get anything else from the conference. Ralph mentioned inviting the Council members to that session at the Conference.

4. Planning Commission concerns and ideas. Commissioners discussed the planning conference that will be held the next two days.

Meeting adjourned at 7:00 p.m.