

ON MAY 23, 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: Chairman Ralph Ballard and members Paul Farthing, Rebecca Bronemann, Michelle Cloud, Mark Borowiak, and Chris Christensen.

Members Excused: Yovonda Hall and Bob Petersen

Staff Present: City Attorney Fay Reber and Planning Director Toni Foran. Council representative was not present.

Chairman Ballard called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Chris Christensen and Rebecca Bronemann offered the prayer. Roll call was taken.

Rebecca Broneman motioned to approve the agenda as posted, seconded by Michelle Cloud. Motion passed unanimously.

2018-FSP-10 Consideration and possible approval of a final site plan for Kjar Storage at 208 N. Old Highway 91 – Chad Moore applicant. Toni Foran reported the applicant has provided details for a new light fixture with a full cut off hood, addressing the concern in the staff notes. Mr. Moore presented the application, explaining their plan and their research on door colors in relation to marketing. Chairman Ballard called for a motion. Rebecca Bronemann motioned to approve application 2018-FSP-18 with the submitted light fixture, seconded by Michelle Cloud. Motion unanimously approved.

2018-CUP-09 & 2018-FSP-11 Consideration and possible approval of a conditional use permit for a metal building and a final site plan for a storage facility and boarding kennel at 470 West State Street – Allen Bice/Kenneth Heaton applicants, Leo Fehrenbaker agent Toni Foran explained this site plan was approved a year ago. The applicant's intent is not to build the boarding kennel at this time but they may decide to do it before the year is up so it was left on the site plan. The project they want to start now is the storage building. Mr. Fehrenbaker explained the plan for the building, stating he understands the color must be compatible with the other buildings in the area. *Mark Borowiak motioned to approve conditional use permit 2018-CUP-09 for the metal building based on the findings that it meets the standards for a conditional use permit, seconded by Paul Farthing. Motion unanimously approved.*

2018-FSP-12 Consideration and possible approval of a final site plan for Phase 2 of Zion Village Resort – JAR Development applicant, Charles Hammon agent. Mr. Hammon explained the property owner has allowed him to redesign this phase and make development of the remainder of the Zion Village Resort property into one phase. This phase will bring the road, Nicole Way, back out onto 2170 West Street which will be required as another access for this many units. Based on sales, they have redesigned some of the buildings as triplexes rather than four-plexes because the bigger units are more popular. The south end of the project is encumbered by a powerline easement so the design accommodates the easement by locating driveways and pickle ball courts under them. Landscaping has been improved also. Commissioners discussed the project with Mr. Hammon and clarified the buildings will have the same architecture as Phase 1, just a little different building layout. *Chris Christensen motioned to approve 2018-FSP-12 subject to submittal of a lighting plan, seconded by Mark Borowiak. Motion unanimously approved.*

Planning Commission business:

Toni Foran introduced Hurricane Power Superintendent Dave Imlay to the Planning Commission, explaining he would like to discuss night sky and power transmission with the Commissioners. Mr. Imlay told the Commissioners he had been at the their last meeting and had to leave before it ended after all the public hearing comments and expressed sympathy for the difficult decisions they have to make. He provided copies of the current Hurricane Power streetlight standards for review and explained how quickly streetlight standards and options are changing. He said he decided when he became the Superintendent to control the brightness of the lights throughout the City and they have worked to reduce the overall brightness continuously since then. They are always looking at light options and have made many changes. Right now they have 8-9 demonstration lights in place to consider in the standard. Hurricane Power has had several change out projects including changing 91 250w HPS decorative luminaries to 50 W HPS luminaries in the Sky Ridge area. Hurricane received the luminaries free from a misordered supply in Monticello, UT and had to only replace the ballasts. During the Obama era the City was able to get a grant to change out 301, 250W or 400W HPS cobra head street lights to more efficient LED fixtures. We not only went to a more efficient light but also greatly lowered the previous lumens and each location. Hurricane City still has some 250 W HPS fixtures in our system but most of them are in the older parts of town where houses are often set back more and have many trees to block some of the light. Since that time LED lights have gotten much more reliable and the Power Department has researched using full cut-off fixtures and using lower Kelvin temperature lights. They are currently working on a plan to reduce the lumens in the lights along SR-9 by about 35%. Mr. Imlay stated lights are always changing and they are always looking at ways to make them better. In the past they have even had personnel paint the backs of light fixtures black to limit impact on nearby houses. He said they recently became aware of an issue with the lights Dixie Power is installing based on a 10 year old standard within the City limits and determined Hurricane Power needs to take a more active role in regulating the lights used in the Dixie franchise area within the City. He expressed the opinion the lights in the Dixie Power area are too bright and shine into houses too much. Chris Christensen agreed with him, stating he would really like to be able to see stars in Dixie Springs.

Mr. Imlay said his goal is a fixture with a Kelvin temperature of 3000-3400. Streetlights, however, are expensive and it takes time to budget to change or upgrade them all. As new ones are installed in new projects the overall light effect in the City should be less. He stated the City is actually darker now, with the possible exception of the SR-9 corridor, than it was 10 years ago.

Mr. Imlay then introduced the Planning Commissioners to the transmission study that is underway in anticipation of an updated impact fee for power. The study has anticipated 4% energy demand growth and a 2 ½% growth overall. He told them he felt it is important they are aware of these important routes when reviewing projects that come before them that may impact these plans.

Report on City Council actions: Toni reported on the Council action for the zone changes considered at the May 10th meeting. The Council approved all of them as the applicants requested them, despite the Planning Commission's recommendations. Commissioners discussed the zone changes and asked if the Council might be willing to meet with them to explain what the Commissioners may be doing wrong in considering the factors for a zone change.

Discussion on Night Sky ordinances and formulation of policy recommendations: Toni went through the proposed lighting guidelines to be added to the Design Guidelines chapter of the Land Use Code. Chris Christensen questioned why there were not any “shall” items if the desire is to protect the night sky. Toni reminded him the Council felt there would be more cooperation with new development if they were given guidance rather than regulations. Chris suggested the Planning Commission make the guidelines mandatory and allow the Council to change it if that is what they really want. All agreed a discussion at a joint meeting might be a good idea.

Discussion on possible land use code amendment pertaining to Appeals Authority: Toni gave the Commissioners a copy of a proposed code change creating a new Appeals Authority of three members rather than the existing Board of Adjustment and asked them to review it. She reminded them that the City Attorney and the City Manager have recommended a more professional appeal authority be created to ensure decisions are more defensible in court if they are challenged.

Adjournment Meeting adjourned at 7:40 p.m.