

**ON JUNE 14, 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, Mark Borowiak, Paul Farthing, Michelle Cloud, Rebecca Bronemann, Chris Christensen, and Bob Petersen

**Members Excused:** Yovonda Hall

**Staff Present:** Planning Director Toni Foran, Planning Assistant Cindy Beteag, City Attorney Fay Reber, 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 Michelle Cloud and resident Karl Rasmussen offered the prayer. Roll call was taken.

Bob Petersen motioned to approve the agenda as posted, seconded by Paul Farthing. Motion passed unanimously.

**2018-FSP-13 Consideration and possible approval of a final site plan for the parks and common areas in the Zion Vista Subdivision located at 1760 West and Rlington Parkway – LL Penga applicant, Karl Rasmussen agent**

Karl Rasmussen handed out new plans to address the staff comments regarding the application. He also handed out color samples for the restrooms. He stated they will bring better samples in later but they will be done in earth tones so it is conducive to the area. He stated the Triangle Park will be xeriscape with four benches and boulders. The Zion Entry will be the main entry coming off Rlington Parkway. Chairman Ballard asked what the size of each park was. Mr. Rasmussen stated Zion Entry is 4,500 square feet, East Rim is 27, 000 square feet, and the Triangle Park is 19,000 square feet. Bob Petersen asked about the pool layout. Mr. Rasmussen stated there is a fence that goes around the colored area on the plans, including the pickleball courts. He stated they will put a gate in between the two uses. Michelle Cloud asked if pool parking would be provided. Mr. Rasmussen stated it is a neighborhood pool so there is just street parking. Paul Farthing asked if there would be a code or something to get in the gate. Mr. Rasmussen stated they will have to do something to protect the kids. Rebecca Bronemann suggested looking at the Washington County Water Conservancy District's property for xeriscape landscaping ideas. Mark Borowiak questioned if parking should be required by the pool and courts. He stated he doesn't envision everyone walking over to it. Mr. Rasmussen stated it is in a cul-de-sac and two thirds of it is the park. Mr. Borowiak asked if the other street was wide enough for cars to park on it and still allow two cars to pass. Mr. Rasmussen stated yes, the road is fifty feet wide. Toni Foran questioned if a safety railing at the Triangle Park should be required. Mr. Rasmussen stated they would do it if it is required. Mr. Farthing asked how big the drop off was. Mr. Rasmussen stated six to ten feet. Mr. Farthing agreed a railing would be needed. Mr. Rasmussen stated they could do install a fence where needed. *Paul Farthing motioned to approve application 2018-FSP-13 subject to the following; 1. A safety railing is installed along the steep edge in the Triangle Park. 2. Lighting details are provided before any fixtures are installed. 3. Construction drawings are signed before work begins on the site. 4. Any buildings and the pool are not started until a building permit is issued. Mark Borowiak seconded the motion. The vote was as follows: Ralph Ballard-aye, Mark Borowiak-aye, Paul Farthing-aye, Michelle Cloud-aye, Rebecca Bronemann-aye, Chris Christensen-aye, and Bob Petersen-aye. Motion carried.*

**2018-PP-06 Consideration and possible recommendation to the City Council on a Preliminary Plat for Hurricane Heights Townhomes, a 149 lot townhome subdivision located at approximately 500 West south of 600 North – Mel and Mary Fransden applicants, Max Stokes agent**

HR Brown and Barry Thompson were present to represent the application. Rebecca Bronemann questioned the connectivity from 600 North to 100 North. Barry Thompson stated this property only goes to 300 North but it will be addressed with the next application. Mark Borowiak asked for clarification on the following JUC comment; *Clarification of ownership and maintenance responsibility for off- site detention and easements needed.* Mr. Thompson stated if it is needed the property would be available and it would be owned and maintained by the homeowner's association. Detention would all be underground. Mr. Borowiak stated the geotechnical study indicates there is caliche. He questioned if that will that be an issue. Mr. Thompson stated no. Chris Christensen recommended any common area lighting be dark sky compliant. Paul Farthing pointed out there are one hundred forty nine units and no amenities. Mr. Thompson stated the area in the middle is set aside for it but the area hasn't been designed yet. Mr. Farthing asked what would go there. HR Brown stated definitely a park and either a pool or splash pad. *Rebecca Bronemann motioned to recommend approval of application 2018-PP-06 to the City Council subject to staff and JUC comments; 1. Full drainage study and design will be required with construction drawings after preliminary plat is approved. 2. Sewer design will be required. 3. Traffic Impact Study is required before construction drawings are submitted. 4. Water study is required. 5. Recommend the 500 West road is connected to the 400 North road, not just emergency access. 6. Individual water meters are required. 7. Clarification of ownership and maintenance responsibility for off- site detention and easements needed. 8. A copy of CC&R's and HOA documents will be required with final plat application. 9. A final site plan is required for multi-family housing and will be required after construction drawings have been approved. 10. Detail on the "landscape buffer zone natural and berm" on the commercial property should be included with the final site plan. Michelle Cloud seconded the motion. The vote was as follows: Ralph Ballard-aye, Mark Borowiak-aye, Paul Farthing-aye, Michelle Cloud-aye, Rebecca Bronemann-aye, Chris Christensen-aye, and Bob Petersen-aye. Motion carried.*

**2018-PP-07 Consideration and possible recommendation to the City Council on a Preliminary Plat for Hurricane Heights, a 49 lot single family subdivision located at approximately 600 West and 500 North – Mel and Mary Fransden applicants, Max Stokes agent**

Bob Petersen asked if 700 West would go all the way through. Barry Thompson stated yes. He explained they are working with the City to do that as a joint venture. He stated they talked to the City today and will get a road dedication in place to get it done. He mentioned the City Engineer stated 700 West wasn't on the five year plan so he will have to get with the City Council to rearrange the funds. HR Brown said they have a verbal agreement with the Canal Company to dedicate the land back to the City. Mark Borowiak asked their view on staff comment 1, *the shallowest lots are located on the west edge of the project backing 700 West, a minor collector. It might be advisable to move shallower lots to the east side of the plat and leave a little separation from the street for the future houses.* Mr. Thompson explained the lots are wider than the internal lots so the houses will be a ranch style. *Bob Petersen motioned to recommend approval of application 2018-PP-07 to the City Council subject to JUC comments; 1. Full drainage study and design will be required with construction drawings after preliminary plat is approved. 2. Sewer design will be required. 3. Traffic Impact Study is required before construction drawings are submitted. 4. Water study is required. 5. Plans for 700 West are required. This minor collector will be 66' wide rather than the standard 70' wide. 6. Individual water meters are required. 7. Clarification of ownership and maintenance responsibility for off- site detention and easements needed. 8. Full road width connection of 400 North into Ivy Wood is required as part of this plat. Rebecca Bronemann seconded the motion. The vote was as follows: Ralph Ballard-aye, Mark Borowiak-aye, Paul Farthing-aye, Michelle Cloud-aye, Rebecca Bronemann-aye, Chris Christensen-aye, and Bob Petersen-aye. Motion carried.*

**Approval of minutes:** Bob Petersen motioned to approve the May 10, 2018 minutes as written, seconded by Paul Farthing. Motion passed unanimously.

Rebecca Bronemann motioned to approve the May 23, 2018 as written, seconded by Michelle Cloud. Motion passed unanimously.

**Planning Commission business:**

1. **Report on City Council actions.** Toni stated the City Council didn't have anything from the Planning Commission at the last meeting. She stated she did give them the information on night lighting but she didn't get a lot of feedback. Darin stated he felt like they needed to have a joint meeting. Toni stated she told them about the Commissioners concerns regarding following the Commission recommendations and considerations. She stated the Mayor suggested waiting until September to meet but she felt it should happen sooner. Council members Darin Larsen explained he felt the Commissioners deal with more black and white issues and the Council deal with a grayer area. He stated he thinks the Council is pro- development and they felt the two previous applications that they voted against the Commissioners recommendation would be harmonious with the surrounding properties. He stated they did discuss the water and settling issues on the 86 acres and the majority of the Council felt more lots wouldn't make it a bigger issue. He explained the one on 1760 West, saying there will be a road that comes down from the twin homes connecting the two developments. The Council felt it would be in harmony with the surroundings. They felt there is a need for affordable housing.
2. **Discussion on Night Sky ordinances and formulation of policy recommendations.** Darin said the Council is hesitant to over regulate. They want to work with developers and make suggestions instead of requirements. He stated the City has tried to fix street lighting to improve it. He explained they are all in favor of making suggestions but they are more apt to approve some requirements on the commercial developments. Toni stated Kevin Thomas wanted to see lights before he made a decision so she has invited him on field trip to St. George to see the different lights. She stated the only *shall* in the suggestions was regarding the gas canopies. Darin explained the City has different power companies within it and they are all trying to work together. Ralph stated when they are discussing this they need to address the items that people have complained about. Darin suggested giving a bonus to developers if they are complaint with night skies.
3. **Discussion on possible land use code amendment pertaining to Appeals Authority.** Ralph stated the proposal is still down to three people. He would hate to see it go to specific people. He feels it should be a board of peers. Toni explained the idea is to protect the City. Ralph stated he would like it to be a volunteer board. Fay stated the current board is all great people and they want to do what is fair but they are limited to what they can do. He stated they have shown that they are willing to disregard the ordinance and still grant a variance even when it doesn't meet the requirements. He stated it is the board with the least training and experience. He stated there should be findings to justify the vote but there often isn't anything there. Ralph stated he wouldn't like it to go to three paid people. It should be a volunteer board. Toni explained it has been hard to find training for this board.
4. **Planning Commission concerns and ideas.** Ralph stated he will be gone for the next meeting so Mark will be chairing it. Mark asked if anything had been done with Elim Valley. Toni stated houses can only be built in Marla and construction has to follow their design guidelines. A recent issue is the design guideline requirement that homes be Energy Star certified. Two of the houses have been worked on by an HVAC contractor who can't meet Energy Star requirements. Fay and Toni agreed this situation has to be reviewed by the attorney's handling the City's interest in the lawsuits. No certificate of occupancy will be issued until the issue with the HVAC is resolved and

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the project owner has provided bonding to ensure the amenities will be constructed. She stated they are only allowed twenty five building permits until everything is done including construction of the amenities. They have about 12 right now.

**Meeting adjourned at 7:00 p.m.**