

ON JANUARY 10, 2019 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE FINE ARTS BUILDING LOCATED AT 92 S 100 WEST HURRICANE, UT.

Members Present: Chris Christensen, Bob Petersen, Ralph Ballard, Paul Farthing, Rebecca Bronemann, Michelle Cloud, Mark Borowiak, and Yovonda Hall

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

Chairman Ballard called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Tyler Oler and Tom Hirschi offered the prayer. Roll call was taken. Chairman Ballard stated the agenda will be amended a little to give people more time to get here since the location was moved. He stated the order will be application 2019-PSP-01, 2019-PP-01, 2019-CUP-02, the Public Hearing and then the meeting will continue with the rest of the agenda. Yovonda Hall motioned to approve the agenda as corrected, seconded by Michelle Cloud. Motion passed unanimously.

2019-PSP-01 Consideration and possible approval of a preliminary site plan for a warehouse building and a small office building on Lot 1 of Fairgrounds Industrial Park at 5295 W. Wheeler Way – Rick Stout applicant, Civil Science agent

Toni Foran presented the application. She explained this is a lot in the Fairground Industrial. They are proposing an 1800 square foot office and warehouse for an electrical company. She stated they appear to meet all the code requirements. *Paul Farthing motioned to approve application 2019-PSP-01 subject to the JUC and staff comments. 1. Signed construction drawings required before final site plan. 2. If a gate is installed a KNOX box will be required for fire and emergency access. 3. The proposed buildings meet all setback requirements. 4. Minimum parking requirements have been met. 5. Driveway and parking are asphalt and the remainder of the lot gravel. 6. If the site will include a sign that should be shown on the final site plan. 7. The storm water detention for this site is shown partially on the road right of way. Staff prefers detention facilities be contained on the site itself. 8. Landscaping design and detail will be required with final site plan. 9. Lighting plan required with final site plan. 10. Building details required with final site plan, including materials and 11. Dumpster location is shown but no enclosure is shown. The code requires: Such areas shall be screened from view. Refuse enclosures at highly visible locations should be six feet (6') high, constructed of materials to match main buildings on the site, and provide latching gates for screening the opening to the enclosure. This preliminary site plan does not show any walls or gates so this dumpster will be "highly visible", requiring an enclosure meeting the standards above to be shown on the final site plan. Motion seconded by Rebecca Bronemann. Motion passed unanimously.*

2019-PP-01 Consideration and possible recommendation to the City Council on a preliminary plat for Silver Leaf Townhomes, a 40 lot townhome subdivision at approximately 400 West between 200 North and 300 North – Silver Leaf applicant, Rick Bennion agent

Karl Rasmussen was present to represent the application. Yovonda Hall asked if the geotechnical report turned out okay. Mr. Rasmussen stated there are no issues. He explained when they submit the construction drawings they will have the full report. *Bob Petersen motioned to recommend approval of application to the City Council subject to the JUC and staff comments; 1. The tentative plan for storm water drainage in the notes states "storm water can be locally retained and controlled using retention basins." The JUC notes the historic drainage on this property is not currently contained or retained with*

existing structures or basins. A drainage study will have to be completed and approved prior to submitting construction drawings. 2. Sewer design will be required. 3. Improvements to 300 North and 300 West will be required. 4. The street labeled as 200 North will have to be renamed before final plat – closer to 190 North. 5. Pressurized irrigation required to each lot. 6. Individual water meters are required. 7. A preliminary geotechnical review indicates this property is subject to adverse construction conditions including susceptibility to piping & erosion and possible high collapsible soils. A geotechnical report detailing the conditions on the site and making recommendations for construction must be submitted with construction drawings. 8. A final site plan must be submitted for review on the park, landscaping, and site plan design compliance before construction begins on the site. Motion seconded by Mark Borowiak. Motion passed unanimously with Paul Farthing abstaining.

2019-CUP-02 Consideration and possible approval of a conditional use permit for an accessory building at 2350 S. 1500 West that is larger and taller than permitted by permitted use; Adam and Larae Stout applicants, Karl Rasmussen, agent

Karl Rasmussen and Stuart Stout were present to represent the application. Mr. Stout stated they are proposing a 60 x100 steel building. He mentioned there is one like it next to it but this one will have landscaping around it. He stated it will be a family rec center that will be used for personal use only. Chris Christensen asked why they needed taller than what is allowed. Mr. Rasmussen explained they are putting in a sports court so they need the height to accommodate the roof pitch. He stated all the neighbors are family members. Bob Petersen clarified it is for personal use only. He mentioned there was a problem with the conditions for the last conditional use permit by this applicant not being followed. Mr. Stout stated it will be only a family gathering area. Yovonda Hall stated after their last application she is very leery of approving this. She mentioned this is four times the allowed size. She stated she did a research on typical gym sizes and this is larger than commercial gyms. She stated at this size it is a facility not a private family center. She stated after the last application they don't want to make the same mistake. She asked if it will be rented out or if they will ever charge someone to use it. Mr. Stout stated they have no intention of doing that but they don't know what the future holds. City Attorney Fay Reber stated to protect the City the Planning Commissioners need to be very specific to what uses are allowed on the property. Mark Borowiak motioned to approve application 2019-CUP-02 subject only being used for personal enjoyment and never rented for profit. Mr. Petersen asked how it should be worded so it is enforceable. Mr. Reber stated with what the motion states then the applicant can be brought back to revoke the conditional use permit if they violate the conditions set in the motion. Ms. Hall asked if the applicant goes against the conditional use permit and use it for commercial can the City make them tear it down. Mr. Reber stated no but they could enforce the usage. Ms. Hall stated it is a great idea but she doesn't think they should just allow whatever after what happened last time. Toni Foran suggested wording it so it can't be rented at all. Ms. Hall asked them to add no gym membership in the motion. *Mark Borowiak motioned to approve application 2019-CUP-02 with the conditions that the facility is used for personal enjoyment, no membership fees are allowed and no revenue is generated. Seconded by Rebecca Bronemann. Motion passed unanimously.*

Jim Thomas and Karl Rasmussen gave a presentation on what they are proposing for application 2019-GPA-01 "Lost Trails". Mr. Rasmussen explained this property is three hundred fifty acres and the applicant wants to develop a mix use of residential and commercial. He stated three hundred acres are proposed for residential and fifty acres for commercial. He explained the commercial area will be on the east side of the property around the Cinder Knoll. There is a proposed four mile trail around the entire community for pedestrians connecting them to open space areas within the development and the reserve around it. He pointed out the orange lots to the northeast on the plan will be equestrian lots. He showed the area for the town square which will have a Spanish Garden, hotel, valet parking that is

gated, chapel, dinner theater, and corrals in the back. There is a proposed RV Park on the southeast side. They played a video showing the property. Jim Thomas stated they are trying to be sensitive to property around them and not encroach with any of the commercial near the existing residents. He stated this will be a high end RV park with unique features. He pointed out the entrance to the theater. He explained people will ride in a horse wagon to the town square. He stated there is a town square so all the buildings will be around an open area. They are trying to make it unique as possible. There will be a full service wedding chapel as well as a Spanish Garden area where they can host receptions or corporate retreats. He mentioned there would be food venues and the other spaces will be unique shops. He stated the town square is patterned after Jackson Hole, Wyoming. The hotel will hold fifty western themed rooms. The town will have an early nineteen hundred setting with wagons, horses, and costumes. Mr. Thomas explained they are trying to make it a unique, affordable, and family orientated place. There will be several venues for entertainment with shows throughout the day.

Chairman Ballard opened the Public Hearing at 6:35 p.m. to take comments on the following and explained comments should be limited to two minutes each and those speaking should try not to repeat the same points;

1. A General Plan Map amendment request on 11.8 acres located at approximately 232 N. 2260 West from the Commercial designation to Mixed Use designation

Beth Lock stated she owns the property across the street. She mentioned she spoke last time this application was presented. She asked if there was any requirement on how much commercial is required for mixed use. **Toni Foran** explained this is a General Plan Amendment. The General Plan it is a policy statement. If it is changed to mixed use then someone can come in with a zone change with anything that fits into that use of the General Plan. Ms. Lock stated she is opposed to this change. She wants it to stay commercial. She mentioned there is not a lot of commercial in that area and it is needed.

Toni Foran read an opposition statement from Charles Reeve which is attached to these minutes.

Wendy Prince ask what freeway access people would use to get to this property. Chairman Ballard stated it would depend on which way someone was coming from. He stated if they were coming from St. George then they would get off on SR-9. Ms. Prince stated she lives on SR-9 and there is a very dangerous egress by Quail Lake Estates. She would like it addressed. This would impact them.

John Bramall stated he is opposed to this. There is already a lot of multifamily in this area. The commercial use was planned for that area. He stated if residential goes in across the street from industrial the City will get complaints. He stated the City needs commercial uses to keep taxes down. He doesn't want the tax payers to bear the burden of improving the infrastructure.

2. A General Plan Map amendment request on 340 acres located north of 600 North at approximately 2000 West ("the Cove") from Single Family Residential up to 4 units per acre designation to Mixed Use including various residential and commercial uses.

Toni Foran explained this is only a General Plan Amendment which means no details are discussed at this point. She explained the different options the Commissioners have for recommendation of approval or denial of the application. **Yovonda Hall** asked Ms. Foran to explain what is currently approved for this area. Ms. Foran stated it is designated as single family residential up to four units per acre and the zoning is R-1-10. She said the Commissioners need to decide if this is a good location to add more commercial into the city. Chairman Ballard pointed out the City Council will hear this regardless if the Planning Commission recommends approval or denial and they will hold another public hearing.

Gary Boyer, president of Sky Mountain HOA, stated they have 700 signed petitions including residents of a lot of other subdivisions that are against this proposal. He stated people chose to live here because of climate, recreation, scenery, lack of congestion and crime. The small town life style makes people come here from large cities. He stated people are feeling threatened that the City will change the General Plan which would destroy all the things they want. They don't want to change their City or their lifestyles. He stated if the developer was sensitive to the surrounding properties then he wouldn't present it at all. He stated it is his understanding that events and rodeos are held at the County Fairgrounds so it doesn't have an impact on the community. He feels this would force fit the conflict into a private neighborhood. He stated this project has been estimated at 28 million dollars. It will produce thousands of cars and tour buses. He stated the proposed site is wrong.

Wayne Bordston stated he lives on the Sky Mountain Golf Course. He stated his father in law has lived all over but he fell in love with this area. Mr. Bordston and his wife also bought a house here in addition to a lot down the road. He said they will not build if this is approved. They are not opposed to the City expanding but it need to be harmonious with surrounding properties. He feels there a lot of other areas with the required infrastructure that are a better fit for this project. He feels the plan is farfetched for what is needed in the community. He mentioned they have been threatened with bodily harm if they don't support it.

Ken Holm stated he also lives on the golf course. He stated when they moved here they didn't do so with the concept that they were rolling the dice and taking a chance. They decided Hurricane was the place they wanted to live. They read the master plan and loved it. He doesn't see anything about this plan that meets the master plan. It is out of the realm of responsibly to grant a change.

Andy Dunn, attorney representing Sky Mountain HOA, stated he objected to the time restraint of two minutes. He explained the Sky Mountain community had a meeting and designated four people including himself to speak on all of their behalves. Chairman Ballard stated he will be held to same two minutes since it is a Public Hearing. Mr. Dunn read the General Plan emphasizing where it states the Plan is a reflection of the community values and any change requires close scrutiny by the community. He stated this body is charged with following their ordinance. He stated the current General Plan requires a written statement stating why the designation is no longer appropriate or feasible. He stated their objections are; the applicant has not shown why the current plan is no longer feasible and they have not shown a proper analysis of the feasibility. He requested the Commissioners to deny the application or require a feasibility study. He stated in order to amend the plan there needs to be a high level of close scrutiny based on the General Plan and it is not there. He said this is not in harmony with the area and it is an island of commercial that doesn't fit. He stated if they want to change the General Plan for an island of commercial then they should only request that fifty acres not the entire three hundred fifty.

Mark Knowles stated he lives in Sky Ridge. He mentioned he got a solicitation on his door several days ago requesting him to sign if he agrees that this project should be denied. He quoted from the solicitation, *1. This will create crippling traffic 2. Noise levels that would ruin peaceable enjoyment of property within miles. 3. Light pollution of our invaluable night skies. 4. It would negatively affect our property value.* Mr. Knowles stated there is no proof to any of the statements. He is a retired architect and he has seen these emotional charged statements before by citizens that are opposed to change.

Barbara Loper stated she lives in Sky Mountain. She is a hiker and there are fifteen trails all within two miles of this development. She is concerned for all the hikers and horse riders. She feels the noise will echo for miles since it is a canyon. She stated the City needs to preserve the night sky. She said according to the General Plan many residents are transplants that come to enjoy the cliffs and open space.

Tracy Sling stated she just purchased a house downtown. She has seen the horrible lighting and the noise. She feels like this project is more like Knott's Berry Farm. She has been involved in a lot of things in the City. She loves the small town feel. She ask the Commissioners to please not make Hurricane like Anaheim.

Cynthia Cashin stated she lives in Sky Ridge. She moved up from Florida where she was on the Planning Zoning board. She asked if the developer had ever not finished a project before. Mr. Thomas stated no. She asked if a bond will be required. She pointed out the developer would see an increase in property value as a result of this change. She stated it will create a lot of traffic and noise pollution. She is concerned for the safety of the children that walk this area for school. She requested they deny application moving forward.

John Elden stated he is home owner in Hurricane. They are opposed to the development. He has concerns that this will negatively affect the City. The residents are opposed to this development. He stated allowing commercial development in this area is not consistent with the General Plan. He expressed the need for the City to listen to the residents and what they want. Do not ignore the voice of opposition.

Marti Etley stated she moved here two and half years ago. She stated trying to get onto SR-9 from Lava Bluff is getting harder and harder. She mentioned that since she has moved here the traffic has increased tremendously. Her biggest concern is traffic. She stated she moved here to get away from the crime and she feels that crime will come with this size of development. She doesn't think the City can support this development.

Victoria Vigyikan stated she lives in Sky Mountain. She moved here fourteen years ago. She stated her concern is when she moved here she could see the colors of the Milky Way at night and just in the last few years it has changed. She stated Sky Mountain already has trouble with the steel mill. She stated why she moved here is being threatened. She pointed out this development doesn't have much open land. She asked them to put it somewhere where it fits better. There are high winds here and the RV Park will blow trash everywhere.

Pat Korad stated he has lived here for fourteen years. He stated he doesn't think this development will affect his views or noise but the traffic will be greatly impacted. He commented it is great that 600 north connects to SR-9 but this will effect a lot of communities trying to get onto SR-9. He is not against the project, just the location. People would have to go through neighborhoods to get to this development.

Cory Demille lives on the East side of 600 North by the cemetery. His concern is the traffic and the children that walk that route. He doesn't feel like this is the right place. He agreed tourism traffic will take 600 North.

Cindy (Last name unknown) asked the developer if he developed the area in Wyoming. Mr. Thomas stated yes. Cindy stated she visited the Grand Tetons several times and it is the most expensive high end place and she doesn't want it here. She stated Hurricane needs moderately priced places for families. She asked the developer to look at other sites.

Jackie (Last name unknown) stated she is senior in high school and she is here to represent the youth. She asked the Commissioners to take into consideration the future of the community.

Aspen Pollumn stated she moved here about a year ago. Her problem with this development is it creates unstable growth. She stated we don't have the water to support this. She stated the desert tortoises migrate through this area so an environmental study would be needed.

Joyce Passmore stated she is representing Fox Hollow subdivision. She mentioned the tortoise reserve is right by this development. She asked what will happen to them. She stated there is also a minnow in the Virgin River that is endangered. She agreed an environmental study is needed. This will create noise and light issues.

Dale Kay stated when 600 North was expanded it became a thoroughfare. He has major concerns with traffic because he has children that walk that route. He is also concerned with the petroglyphs that are in this area. He loves walking through here. He can't see why everything should get affected just for tourist's enjoyment. He is familiar with Knott's Berry farm and he doesn't want it here. He wants to see the night sky and open areas.

Casey Lofthouse pointed out Hurricane is fast growing. He stated if master planned communities are done correctly they are a huge benefit over smaller developments. It allows the City developers to shape every aspect of the development. He stated he is not a fan of growth but he does support master planned communities. He believes in the rights of property owners. He stated the developers are going through the proper channels to see what they can do with their property. He mentioned he raises horses and mules and he has been honked at, flipped off, and sworn at for riding them or a tractor in town. He supports master planning of The Cove if it meets the requirements of the Planning and Zoning.

Rob Arrow stated he lives in Painted Hills. He grew up in St. George. He has seen the growth. He is not against growth but it needs to be planned. He stated the City needs a master plan on the transportation for people to get around this area. He feels like the area does not have adequate bypass areas.

Stephanie Swensen stated she lives by the new hotel. She is a big outdoor enthusiasts. She mentioned she is not against growth but she would like to keep it the way it is. That is why she moved here.

Sandra Adams stated she lives on 180 West. She has worked at theme parks all over. She has seen the impacts they have had on the residents around it. She stated there is no way to go into an existing area and guarantee the safety and integrity of that area. She mentioned if the owner changes then the next person may not honor the agreement. She moved here to get away from Universal Studios that was right by her house. She stated she has not heard of any studies being done.

Kevin Adams stated he has grown up here and knows what it was like before the growth. He stated this area is already zoned for quarter acre lots so the traffic will already be there if it is developed. He thinks they are overstating issues that need to be addressed anyway. He is in favor of mixed use. He stated people don't want to live in areas without amenities. He stated if the commercial wasn't there people would have to drive more. He feels the mixed use opens more options.

Bryan Sanderson stated he lives by Tractor Supply. He mentioned he headed up the fight to move the helicopter business. He stated what he loves about this area is when he walks down Gould's Wash or down to the Virgin River he can watch the wildlife. He stated the borders around this area are for the people. He feels like this development will drive the wildlife away.

Brenda Hall stated she loves Hurricane. She agrees with Casey Lofthouse. She mentioned the wind can be a problem. She thinks what the lawyer, Andy Dunn, said is true it should be focused on one area not the entire development. She believes in growth and allowing people to properly develop their land.

Ben Warden stated he is the one that posted the St. George News article on Facebook. He thinks the developer has researched this a lot but he hasn't researched the community. He doesn't think this is the right spot. He doesn't think high end and Hurricane go together. He stated Hurricane does need a great downtown. This development would be fun to do but this is not the right location.

Cheryl Case stated she has lived here for four years now. She asked the Commissioners to consider all the traffic this development would create on the community. She is concerned and worried it will have a huge impact with noise pollution, traffic, and light pollution. She submitted seven hundred twelve petitions that have been signed opposing the change. She doesn't think the

proposed development compliments the surrounding areas. She asked the Commissioners to deny the application.

Richard Thompson stated he lives in Sky Mountain. He told his story of why they moved here. He mentioned when Copper Rock was annexed into the City and he knew more was coming. He stated this is a desert and asked where is the water coming from.

Donna Hanson stated she moved here sight unseen from California. She loves Hurricane and she doesn't want to lose what this area has to offer. She said change will always come. She mentioned she heard the rodeo grounds will be built behind Rainbow Canyon. She feels like she is going to be killed when going to her daughter's house on 2600 West. She feels like there are major traffic issues for the proposed project. She asked the Commissioners to please not put it there.

Collin Smith stated he moved here a year ago and lives in Sky Ridge. He expressed cycling is one of Utah's attractions. He loves the consideration of the drivers here. He asked what will come with this development.

Tyler Oler stated he supports this development and master plans like this. They bring in jobs. He stated cities need something for everyone. This isn't for everyone but it will be for someone. This is somewhere he would take his family.

Craig Campbell stated he served as a mayor up North and he tried to bend over backwards for developers without breaking ordinances. He finally had to put a moratorium on building. He stated we cannot continue to water lawns with culinary water. There needs to be a secondary water system. He said we can't stop growth. The people that move into this development could be your next mayor or city council but you need to have the support. He stated traffic has been discussed but that is something the City needs to address. He mentioned the City will get impact fees if this development is approved that need to be used for infrastructure.

Erroleen Scholzen stated Hurricane has welcomed everyone with open arms into the community. She reminded the people that have moved in that the area they moved into took away the hunting, trapping, and hiking for the locals. She stated she doesn't have an opinion on this development but everyone has been welcomed with open arms. She asked them to be respectful to people trying to move here.

Brandon Beasley has had this area as his background his entire live. He feels it is great that the community is concerned. He mentioned he has a reindeer ranch in North Dakota. He did it for the community. He said he works with the developer and they want to show people a different way of life. He explained everything is indoor. This is just a park to enjoy. He asked the Commissioners to please consider passing it and looking at it as another form of entertainment.

Phil Vanhorn stated he lives in Sky Mountain. He can see foxes, eagles, falcons, rabbits, bobcats, and quail. He said this a beautiful place to live but this development will destroy that.

John Anderson stated he has lived here all his life. He doesn't like tourism. He doesn't want one more thing to come in that will affect his way of life.

Toni Foran read letters from Mike and Lynn Meyers, Don Theall, Nora Brindle, Bob Brindle, and Shirley Girard. Letters are attached to these minutes in the Planning Commission book.

Penny Garcia stated she is manager for Sky Mountain HOA. She stated she doesn't feel like the petitions got the attention they deserved. She handed seven hundred twelve petitions that are opposed to this development into the record. She mentioned they got one hundred sixty five more signed petitions tonight. She said the City can't ignore over 900 people that don't want this development. She mentioned there are over thirty four neighborhoods that are opposed to this. She doesn't think this is the right place for this development.

John Bramall stated in the 90's the City worked to protect the Red Cliffs Reserve and twenty years later it is still protected. He stated he is still working to protect more land by St. George. He mentioned he likes the residential and he loves the stable lots in this development but he doesn't

think this is the location for it. He stated as the Mayor it will take him twenty years to push a road through the Red Cliffs Reserve to support this and he doesn't want to do that because he just spent that long protecting it. He mentioned he has worked for eighteen years to protect Sand Mountain. He feels these are the gemstones that make Hurricane great. The City is trying to implement dark skies. He pointed out the Commissioners have heard public clamor and that is enough said. **Jim Thomas**, the developer for the proposed project, stated the lighting issue being raised is not there because this is an indoor theater. The street lights will be all down lighting. He is not sure where everyone thinks the noise is coming from. He explained when they incorporate the shooting the houses and buildings will absorb the noise. He has done this kind of development before and he knows how to handle it. He explained he had to deal with all the same concerns and they made it work. He mentioned they shot guns off in the canyon in Jackson Hole and made it work with the right kind of ammunition.

Commissioners took a recess at 8:18 p.m.
Meeting continued at 8:29 p.m.

Ron Overcamp stated he lives by Walmart. He pointed out there are only two access to this property. He would hate to think of what would happen if a fire or something happened in this area and all the people were trying to get out while the emergency vehicles were trying to get in.

A resident in Sky Ridge stated the proposed development is interesting. It looks nice but it is in the wrong location. It would put 2800 cars in this area out of one access point. Emergency vehicles getting in would be disastrous. He feels the City needs this but not in this location. It is too big of an impact of the existing facilities. He stated he believes in property owners developing their land but it cannot impact the neighbors financially.

Bruce (last name unknown) stated he lives in Sky Ranch. He asked how many of these 1400 homes will be vacation rentals and how will that impact the Community. He is against this development.

Russ Cashin stated he moved here four years ago. He mentioned he graduated from Dixie High and they moved back here because they like rural setting. He is opposed to this location. He is concerned about light pollution. He feels like traffic is already a problem. He objects to the proposal.

Linda Demaeyer stated she lives in Sky Mountain. She moved from Jackson Hole and she knows the impact it takes to bring in a medical community. She stated having a development like this will only make it longer for response time. She is opposed to this development. She mentioned Jackson Hole did have to move the shooting area because of the noise.

A resident asked why build somewhere when no one wants you here. He stated it is only for money.

The Public Hearing closed at 8:37 p.m. and the Public Meeting continued.

New Business:

2019-GPA-01 Consideration and possible recommendation to the City Council on a General Plan Map amendment request on 340 acres located north of 600 North at approximately 2000 West ("the Cove") from Single Family Residential up to 4 units per acre designation to Mixed Use including various residential and commercial uses – Jim Thomas applicant, Karl Rasmussen agent

Karl Rasmussen and Jim Thomas were present to represent the application. Michelle Cloud asked if they had read the staff and JUC comments. Mr. Rasmussen stated yes and they are willing to work with all of

them. He mentioned there are two proposed access roads and they are trying to obtain a third access. Mark Borowiak explained he goes to the rules after hearing the audience and then considering the different rules the Commissioners have to take into account. He stated the General Plan is the rule book. It mentions the following; preserve a small town quality, want functional neighborhoods, want City parks and walking paths, and orderly growth that is compatible with the character of the City. He stated he can find nothing in these goals that say Hurricane should be a tourist attraction. He stated the four points he mentioned are the Commissioners' guide. He mentioned this is a very interesting venue but he has to look towards the General Plan for guidance. Rebecca Bronemann asked why they want the entire area as mixed use instead of just the commercial area. Mr. Rasmussen stated they wanted to develop it as planned commercial but they are willing to work with the City. He mentioned someone could propose a planned community and get a density bonus putting more houses. He stated what they plan on doing is what they presented tonight. He suggested sitting down with the developer to discuss if leaving the zoning for the majority and only rezoning the commercial is an option. Ms. Bronemann stated if this was to happen then she would like to see it zoned residential and commercial. Jim Thomas stated they don't have any problem with doing it that way. Paul Farthing clarified there are only two accesses. Mr. Rasmussen explained they are working on another access through the BLM but since the Federal government is shut down they couldn't get the document to prove the access. He stated by doing the mixed use it gives them the option to have seven hundred fifty homes and have equestrian trails all the way around the project.

Ms. Bronemann stated her concern is if the third access is to the commercial area then it would divide the turtle preserve. Mr. Farthing stated he thinks it is a great idea and good for the community but he's not sure if this is the right location. He mentioned if they approve the entire project as mixed use then once its approved the applicant could come back and add more commercial or even industrial.

Yovonda Hall stated when the General Plan is reviewed everyone's input is vital. She agrees with the idea it requires close scrutiny. She has trouble with adequate traffic ingress and egress for this project. She stated her main concern is if it changes from residential to commercial everyone is opposed to it. She is hearing it would be a negative effect to the community. She thinks the feasibility is in question and she doesn't think it is harmony with what is already in the area. She pointed out the only open space is around Gould's wash which would have to left open anyway. She stated she thinks this would be good in Southern Utah but she's not sure if this is the place. Bob Petersen stated he is in favor of master plan communities due to the fact the City has a lot of control of what happens. If it was left how it is zoned now, the City doesn't have a lot of control. He agreed with Ms. Bronemann in that he doesn't want to the whole area rezoned as mixed use, only the commercial area. He has seen many projects come to the community that look good on paper but there have been problems with the cost and they go belly up. He is not sure if this is the right place. There are already traffic problems galore however there will be problems regardless of the use. He stated he would like to go down and walk the property before they vote.

Chris Christensen stated the principal guiding his reasoning is he hasn't heard a compelling reason to change the General Plan. Chairman Ballard commented he has lived here his whole life. He pointed out the master plan does get changed and if it didn't then most people wouldn't be here. He stated anytime something has been proposed in the Cove it has been shut down because no one wants it to change. He stated it is already approved for residential and that might have a bigger impact than this. He pointed out the developer has property rights too. He mentioned traffic is an issue throughout whole community. He stated there have been comments made about protecting night skies but the Power Department and the City are already working on that. Ms. Hall mentioned some of the residents comments were they invested in their property knowing what was approved for around them. The property rights for the person purchasing this property is only for the current zoning and if it is changed it gives them more rights. Mr. Petersen asked how many homes they were proposing. Mr. Rasmussen

stated they want to do around six to seven hundred homes. He stated they want to tie the stable lots with horse therapy and the town square. Mr. Petersen pointed out the current zoning would allow about twelve hundred homes. Mr. Christensen stated he agrees with property rights issue but he doesn't see a compelling reason to change the plan. Chairman Ballard agreed with the property rights but with more people moving in the prices go up on utilities so every change impacts property values. He stated the developer has the right to develop with how it is currently zoned. He pointed out the developer is willing to trade off with the City how many homes are built in exchange for some commercial. He stated the Commissioners need to look at what the impact will be for the commercial because the homes are already approved. He asked if buses will have more impact than individual people. Penny Garcia stated they need to consider the amount of traffic of people coming into the commercial area this will create. Mr. Christensen stated the issue is not homes it is a change to the General Plan map. He stated if it is changed it gives the developer more rights. Ms. Cloud stated the City needs more commercial and the developer is willing and able to do a nice development. She stated it is to the City's advantage to provide things for the tourists to do. Mr. Farthing stated there are other areas that this would fit better. He thinks the commercial would create a lot more traffic than residential. He would like to see this come to town but it would be a huge impact to this area. Mr. Borowiak stated the General Plan is a vision for Hurricane and he sees nowhere in there that states we want to be a tourist destination. He agreed Hurricane needs more restaurants for the residents. He stated the question is what is the vision for Hurricane. He mentioned he will rely on the General Plan but it does need to be updated. Ms. Hall asked the community to come back when the General Plan is reviewed to give their input. Ms. Bronemann stated this whole area is already zoned residential so if it was to stay residential then it would have same impact as if it is changed. She questioned if this area should never have been zoned as residential in the first place. Chairman Ballard mentioned everything that has been heard for the Cove people have rejected. *Yovonda Hall motioned to recommend denial of application 2019-GPA-01 to the City Council subject to the following findings; 1. There are no compelling reasons to change the General Plan 2. The traffic flow is not supportable 3. Residential and commercial would have a greater impact than just residential 4. The community has given feedback on traffic, safety, and other negative Impacts to the community as a whole. Mark Borowiak seconded the motion. The vote was as follows; Yovonda Hall-aye, Bob Petersen-nay, Chris Christensen-aye because he doesn't see a compelling reason to change it now, Ralph Ballard-nay because he believes the impact will be less and the commercial is a good location, Paul Farthing-aye because of the location and it would create too much traffic, Rebecca Bronemann-nay because no matter what development is proposed everyone will be opposed, Mark Borowiak-aye, and Michelle Cloud-aye she stated the City needs more commercial but she is concerned for the traffic. Motion carried.*

Consideration and possible recommendation to the City Council on a General Plan Map amendment request on 11.8 acres located at approximately 232 N. 2260 West from the Commercial designation to Mixed-Use designation- Pravin Patel applicant

Karl Ramussen and Jeff Mathis were present to represent the application. Mr. Mathis pointed out the compelling reason to change the Master Plan is this would give the City more design control on what happens on this lot. He mentioned the whole street could be storage units if it is left with the current zone. He stated by mixing it they can give a more affordable, better designed project. He stated the commercial will buffer the noise. He thinks it fits well with what has already been approved to the East. Yovonda Hall asked if this went to City Council after they saw it the last time. Toni Foran stated no, the applicant asked to come back to the Planning Commission with the mixed use plan before they went to the City Council. Bob Petersen asked what some of their ideas are for the mixed use. Mr. Rasmussen stated they want to buffer what is already multifamily. The commercial units will be professional offices. Mr. Petersen asked if there would be any residential on 2260 West. Mr. Rasmussen stated no. Chris

Christensen asked if they are proposing this plan or a General Plan Amendment. Mr. Rasmussen explained they have to do the General Plan Amendment first before they can submit a site plan but this is what they are planning on doing if the General Plan is changed. Mr. Christensen asked if they had any problems with the industrial across the street. Mr. Mathis stated the commercial buildings would divide the uses and mitigate the sound. Paul Farthing stated he likes changing the zoning on this property. He said all the development on 2260 West is storage which is all low intensity uses so no one wants to put commercial there. He thought the developer would be responsible to update the infrastructure not the City. Rebecca Bronemann stated she likes this plan better than what they presented last time. She likes that it is staying business oriented along 2260. Mark Borowiak stated he doesn't see enough change to make him feel differently about the issues they discussed last time. He is all for commercial but more residential being squeezed into the same area is not a good fit. He mentioned the City doesn't have a lot of commercial designation and it is needed. He stated there are a lot of other areas already designated for multifamily. Mr. Christensen asked why they want to designate this as mixed use instead of just commercial. Mr. Mathis stated there is a high demand for multifamily and many studies that show mixed use is needed because it is a good buffer. He pointed out if this is approved they will get rid of the light industrial zone and put something nice there. He stated the commercial doesn't have to exit onto 2260 West. They will use the interior road. Darin Larson stated this would actually open the door for a lot of uses. He pointed out the plan can change once the zone is approved. Mr. Rasmussen stated they are asking for the flexibility and if it is approved they will work with the City. Ms. Hall mentioned the paper the Commissioners got with their packets that talks about the recent development on 2260 West. It mentions there is a lot of multifamily already approved and more is not needed. Chairman Ballard pointed out the applicant feels differently or they wouldn't be here. Ms. Hall stated the neighbors are asking for it to stay the same to protect them. She said this has already been denied once and it seems like they changed a little bit just to get a toe in the door. Mr. Farthing stated you can't force commercial. *Yovonda Hall motioned to recommend denial of application 2018-GPA-04 to the City Council. Mark Borowiak seconded the motion. The vote was as follows; Michelle Cloud-aye, Rebecca Bronemann-nay, Paul Farthing-nay, Ralph Ballard-nay Bob Petersen-nay, Yovonda Hall-aye, and Chris Christensen-aye. Motion moves the application to the Council with a split vote.*

2019-FSP-01 Consideration and possible approval of a final site plan for Hurricane City Streets Building located at approximately 652 W 600 North-Hurricane City applicant

Toni Foran stated they have signed construction drawings. She mentioned the building will be moved a little more to the south. Bob Petersen motioned to approve application 2019-FSP-01, seconded by Rebecca Bronemann. Motion passed unanimously.

2019-FSP-02 Consideration and possible approval of a final site plan an addition to Hurricane City Power Departments shop building located at 462 W 600 North-Hurricane City applicant

Paul Farthing motioned to approve application 2019-FSP-02, seconded by Michelle Cloud. Motion passed unanimously.

Approval of Minutes: Yovonda Hall clarified when she complimented the City on putting up speed limit signs they were on 100 North. Rebecca Bronemann motioned to approve the December 13, 2018 minutes as edited, seconded by Paul Farthing. Motion passed unanimously.

Planning Commission business:

1. Report on City Council actions. **Toni stated the three 3 multifamily zone changes were all approved. The accessory dwelling units passed with a sixteen foot maximum and two feet from property line with no mention of the drip edge of roof.**

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2. Discussion regarding changing accessory building standards in PDO zones. **Toni stated in PDO it has different setback for accessory buildings over 500 square feet. She stated she would like to take out the 500 square feet and hold public hearing at the next meeting. Commissioners agreed.**

Meeting adjourned at 9: 56 p.m.