

ON MARCH 27, 2019 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: Michelle Cloud, Rebecca Bronemann, Dayton Hall, Paul Farthing, Ralph Ballard, Mark Sampson, Chris Christensen, and Shelley Goodfellow

Members Excused: Mark Borowiak

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

Vice Chair Michelle Cloud called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Paul Farthing and Ralph Ballard offered the prayer. She welcomed new members Mark Sampson and Dayton Hall. Roll call was taken.

Ralph Ballard motioned to approve the agenda as posted, seconded by Rebecca Bronemann. Motion passed unanimously.

Old Business:

2019-AFSP-01 Consideration and possible approval of an Amended Final Site Plan for the development of the East Rim Park common area at Zion Vista Subdivision – Zion Vista applicants

Toni Foran stated the applicant asked to be excused so she will try to answer any questions. She explained the new plan showing two pickleball courts with a walking path around them, a putting green, and the pavilion. Ralph Ballard commented the developer must be convinced no children will be living here. Ms. Foran mentioned the putting green will be a better shape than what is shown on the plan. Mark Sampson asked when the park will be built. Ms. Foran stated the development agreement requires it to be completed by the time seventy percent of the homes are built. Jonathan Zundel, realtor for this development, stated the developer intends to build this park as soon as it is approved. *Paul Farthing motioned to approve application 2019-AFSP-01, seconded by Ralph Ballard. Motion passed unanimously.*

Vice Chair Cloud opened the Public Hearing at 6:05 p.m. to take comments on the following;

1. A request for a Zoning Map amendment from RA-1, Residential Agricultural one acre, to RA-0.5, Residential Agricultural half acre for 20.07 acres located at approximately 3120 South 1100 West.

Jonathan Zundel mentioned the applicant could not be here tonight so they asked him to explain that they felt this was a good transition in this rural area. He stated he did speak to Ash Creek Sewer District about when the sewer would be in this area. They told him they are hoping to have it out for bid in August and have it installed in a year to a year and half.

2. A request for a Zoning Map amendment from M-1, Light Industrial, to GC, General Commercial, and PC, Planned Commercial for 11.24 acres at approximately 232 N. 2260 West

No comments were made.

Vice Chair Cloud closed the Public Hearing at 6:06 p.m. and the Public meeting continued.

New Business:

2019-CUP-03 Consideration and possible approval of a Conditional Use Permit for an 18' high detached garage located at 3363 W 2310 South - Robert Allen applicant

No one was present to represent the application. Toni Foran pointed out it does meet the conditions for a conditional use permit. She stated the building is two feet taller than the permitted use but they have moved it five feet from the property line. Chris Christensen asked how tall the surrounding building are. Ms. Foran stated generally they are twenty

to twenty one feet high. Cindy Beteag mentioned it will be single level as well. *Ralph Ballard motioned to approve application 2019-CUP-03 based on the staff findings 1. The height of the building will be less than 1 ½ times more than the average height of the proposed immediately adjacent building and will not block any surrounding property owners. 2. The proposed building is 5' from the rear and side property lines and will match the architecture of the existing home. 3. The proposed building will leave more than fifty percent of the lot free of buildings. Paul Farthing seconded the motion. Motion passed unanimously.*

2019-ZC-05 Consideration and possible recommendation to the City Council on a Zoning Map amendment from RA-1, Residential Agricultural one acre , to RA-0.5, Residential Agricultural half acre, for 20.07 acres located at approximately 3120 South 1100 West – John and Connie Bramall, applicants, Jenny Chamberlain agent

Johnathan Zundell was present to represent the application. Shelley Goodfellow asked if there were plans for a subdivision on this property. Mr. Zundell stated eventually there will be. They feel that one acre lots are too expensive but half acre lots are more doable for people. Mark Sampson asked if the property across the street was half acre. Toni Foran confirmed the undeveloped land there was recently changed to half acre. Mr. Sampson clarified the lots south of the undeveloped land are all one acre. Mr. Zundell went over the surrounding zones explaining they feel half acre lots will be a good buffer between ten units per acre to the south and one acre to the north. Ralph Ballard asked if the road realignment had been considered in this layout. Mr. Zundell stated the applicants are willing to donate the land to change the road. He pointed out this property is also across the street from a gravel pit. Ms. Goodfellow asked if the access would be off of 1100 West. Mr. Zundell stated yes. Ms. Goodfellow asked if 1100 West was a minor arterial road. Ms. Foran stated yes, it will be a ninety foot road. Mr. Ballard asked what that means for access. Ms. Foran explained they would have to build an access road off of 1100 West. Mr. Ballard stated staff findings mention inadequate services in this area but there are other approved developments in the area so there has to be plans to service them. Darin Larson stated they will have to be updated as Copper Rock is built. Ms. Goodfellow mentioned she owns property by this development and she has heard of several families that are interested in moving to the fields area but nine acres is required to have a septic system. She stated with sewer going out there than it wouldn't be an issue. She stated a lot of families want to be in this area for agriculture but can't afford three to ten acres so this would open up that opportunity. Mr. Zundell pointed out half acre lots still gives that rural feel. Mr. Ballard asked if it was a full twenty acres. Mr. Zundell confirmed it would be once they do a lot split.

Dayton Hall commented there is a lot of history in this area for zoning. He asked what the General Plan was for that area. Ms. Foran stated residential agriculture five acre or larger. She explained they should have had the applicant come in for a General Plan Amendment but in 2016 there was meeting with all the property owners because the City wanted to change it to residential agriculture five acres to match the General Plan. The consensus of all the property owners at the meeting was they all wanted to keep it RA-1. She said the General Plan didn't get updated because the City knew a review was coming up soon. She doesn't think it is still the plan to preserve the agriculture and keep structures off the collapsible soil as it was before, based on approvals given recently. Mr. Ballard mentioned when this area was annexed a lot of the property owners thought they would be annexed as one acre zoning and remain that way. Ms. Foran agreed and mentioned the Commissioners agreed to go back and rezone to RA-1 except for the property owners that wanted five acre zoning. City Attorney Fay Reber stated one of the factors the Commissioners have to consider is if it is consistent with the General Plan. He mentioned there hasn't been a lot of concern for this application so it isn't as big of a deal but from a legal standpoint it doesn't follow the General Plan. He explained the Commissioners must support the reason why they are recommending approval or denial the application based on the factors that must be considered. Paul Farthing asked when the last time the General Plan was amended. Ms. Foran stated 2011 but a line item has been put in the budget to hire a consultant for an amendment next year. Mr. Sampson asked if some of the properties had rezoned to half acre. Ms. Foran stated only the ones on the hillside none on the farm land. She talked about the soils in this area.

Mr. Farthing stated everything that has been improved in the last few years has been increasing the density in this area. Mr. Hall stated his concern is they are setting a precedent by moving away from the hillside and creating smaller lots. Mr. Farthing stated it is inconsistent with the General Plan. Ms. Foran stated the Commissioners can recommend the applicant has to come back for a General Plan Amendment. Mr. Farthing asked if there was an urgency to get this

approved. Mr. Reber explained the ultimate decision is the City Council's so regardless of what the Commissioners recommend it will go to City Council. Ms. Goodfellow stated she was at the 2016 meeting and the general consensus was the property owners wanted to do what they wanted with their land. She is seeing the land in this area being divided up creating smaller lots. Chris Christensen stated this is the reason the money needs to stay in the budget to update the General Plan. Mr. Larson agreed it is urgent that it is left in budget. *Rebecca Bronemann motioned to recommend approval of application 2019-ZC-05 to the City Council based on the following; 1. The proposed amendment is consistent with the policies expressed in the General Plan as interpreted by the Planning Commission and City Council on previous occasions. 2. The proposed amendment is harmonious with the overall character of existing developments in the vicinity. 3. Adequate facilities will serve the property as other developments are built. 4. The proposed amendment will not adversely affect adjacent property owners. Shelley Goodfellow seconded the motion. The vote was as follows; Michelle Cloud-Aye, Rebecca Bronemann-Aye, Dayton Hall-Nay, Paul Farthing-Aye, Ralph Ballard-Aye, Mark Sampson-Aye, Chris Christensen-Aye, and Shelley Goodfellow-Aye. Motion carried.*

2019-PP-03 Consideration and possible recommendation to the City Council on a preliminary plat for a 38 lot single family subdivision located at approximately 5140 West Turf Sod Road – Chris Wyler applicant, Civil Science agent

Toni Foran mentioned the applicant has received comments from City Engineer regarding including lots 15 & 30 in phase 1. She stated they also need utility easements on the south side and bottom of the plat. The Hurricane standards require any blocks more than eight hundred feet to be broken up by a connector street or at least a pedestrian walkway. She pointed out both streets are over eight hundred feet long. Chris Wyler was present to represent the application. He stated they will complete the road between lot 15 & 30 but will only include lot 15 in Phase 1. Michelle Cloud asked if he saw staff comments. Mr. Wyler stated yes they are all pretty standard. He mentioned he lives in the neighborhood and will remain there. He said they are eight hundred fifty feet long on the road and they can provide a connector road or pedestrian walkway but he doesn't think it is necessary. He explained the nature of the property is that it gets wider in this area and that is why they are over the allowed amount. It will only create a narrow corridor that goes through the middle of the lots when they are only fifty five feet over what is allowed. Chris Christensen asked if Turf Sod Road would be improved. Ms. Foran pointed out comment 5; *Dedication and improvement of Turf Sod road will be required.* She explained the applicant will have to do improvements in front of this subdivision but the Joint Utility Committee (JUC) will determine how much improvements would be required on Turf Sod Road. She stated there are limits of what the City can require of developers. Mr. Christensen asked if any of the property in this area had an agricultural protection overlay. Ralph Ballard stated the Commissioners advised the surrounding property owners to do that at the zone change. Mr. Wyler stated the ones that are currently farming will be grandfathered in and they will make sure the future buyers are aware of the farming around it. Ms. Foran stated if they had the protection zone the developer would be required to notify buyers of the agricultural activities but Mr. Wyler is agreeing to do it anyway. She mentioned there is a road separating the agriculture use so a fence is not required in this particular case. Paul Farthing asked how far this is from Sand Hollow Road. Mr. Wyler stated four thousand feet. Mr. Farthing commented it is a rough road to get to this property. Mr. Wyler stated they have started putting slurry on it and it is continuing to get better. They are looking to put in a water loop and will do some improvements to the road. He mentioned when they put the water line in for his lot they wanted to do road improvements but one of the property owners wouldn't allow them to on his property but now they are working with them on an easement to make improvements there. Mr. Wyler stated his other concern is turning off Sand Hollow Road. He would like a right hand turn off that road because of the speeds. Mark Sampson asked if Turf Sod Road was a dead end. Mr. Wyler explained it turns to a dirt road and then connects to the Washington Dam Road. Mr. Sampson asked if the City had any plans to improve this road. Ms. Foran stated no. Mr. Sampson asked what the school district's plans were for their property. Ms. Foran stated the plans that were approved in 2008 as Pecan Ridge showed a school site but it is not one of the locations where the District plans to build on any time in the future. Mr. Ballard stated moving the street to eight hundred feet would meet the requirement but not the intent. He mentioned the comment in the staff report regarding the development being more attractive because of the staggered lot lines. He doesn't see how they would put in a path. Mr. Wyler stated they are only fifty five feet off so it doesn't make sense to put a path only a block off the main road. He thinks it would be out of place but they are willing to do it. Mr. Ballard explained the intent of the pathway is to provide a place for people to walk that isn't on the major road. He stated he

has seen where this is required and makes sense but he doesn't think this situation does. He asked how the other Commissioners felt about the access through center of the eight hundred feet. Ms. Foran pointed out the path would be closer to two hundred feet away from the intersection not right in the middle. Mr. Wyler stated they have the bus stop on 1930 West so if it is an access for the kids that is great. He stated he talked to his landscaper about a six to eight foot sidewalk with landscaping on both sides and possibly the mail boxes there if the City requires the path. Chris Christensen asked if the path would be between lots 3 and 4. Mr. Wyler said it would be between lots 12 and 13 and 16 and 17. He explained they staggered the lots to preserve the views. Mr. Farthing stated it is right on the margin but he doesn't see a huge benefit of requiring the path. Mr. Ballard agreed. Ms. Goodfellow stated staff comment 3 talks about drainage. Mr. Wyler explained they have an engineer that will be addressing that at construction drawings. Mr. Farthing questioned what the point of the ordinance is regarding block distance if they don't follow it. Mr. Ballard stated a good path would be a benefit but where they are thinking of putting it doesn't fit. If he was the property owner, he wouldn't want it there. Mr. Farthing mentioned it could be positive if it gets kids away from a more active road. Ms. Foran mentioned Peregrine Pointe is designed with a path through it. She stated the original recommendation was to have a connector street not a path. Mr. Larson suggested making a motion with a recommendation the Council look at the path to decide what is best. Mr. Christensen stated as a Commission they should decide what they think is appropriate and recommend it to the City Council. He said if the City Engineer thinks a road needs to go in there then they need to move lots around to make it work. *Ralph Ballard motioned to recommend approval of application 2019-PP-03 to the City Council with a recommendation they have a serious discussion on the path and where it is located. Rebecca Bronemann seconded the motion. The vote was as follows; Michelle Cloud-Aye, Rebecca Bronemann-Aye, Dayton Hall-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Mark Sampson-Aye, Chris Christensen-Nay, and Shelley Goodfellow-Aye. Motion carried. Mr. Christensen explained he thinks something more concrete should be put in the motion on what the Commissioners think and that is why he voted nay.*

2019-ZC-06 Consideration and possible recommendation to the City Council on a Zoning Map Amendment from M-1, Light Industrial, to GC, General Commercial, and PC, Planned Commercial for 11.24 acres at approximately 232 N. 2260 West – Toquerville Enterprises applicant

Karl Rasmussen was present to represent the application. He handed out a summary of the land use for the proposed property. He explained they received a General Plan amendment and the consensus was to keep the north portion of the property as commercial but change the bottom to mixed use. He said they are applying for the Planned Commercial zone in the mixed use area. He went over all the uses that are approved uses in that zone. They are proposing the east side as multifamily then offices on the west side. He explained they will put together a preliminary plan for what they will put there. Mark Sampson clarified this property is by the Assisted Living Center. Chris Christensen asked him to summarize why they think the zone should be changed. Mr. Rasmussen stated it is currently zoned as industrial but the owners of the property have had a lot of interest in this property if it was zoned commercial. They feel this is the best use and will put it in harmony with what is surrounding them. Mr. Christensen asked if this is something the City thinks will fit. Toni stated yes. It is within walking distant for the surrounding residential uses but they will have to bring in a preliminary site plan. Mr. Sampson commented he thinks it makes a nice transition from industrial to multifamily. Ralph Ballard pointed out there are a lot of areas in the County with mixed use. *Shelley Goodfellow motioned to recommend approval of application 2019-ZC-06 to the City Council based on the following findings; 1. The proposed amendment is compatible with important goals and objectives of the General Plan. 2. The proposed amendment is harmonious with the overall mixed character of existing development in the vicinity. 3. Public facilities and services are adequate or available to serve the property. 4. The actual uses developed on the property will determine the effect of the change on adjacent properties. Rebecca Bronemann seconded the motion. The vote was as follows; Michelle Cloud-Aye, Rebecca Bronemann-Aye, Dayton Hall-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Mark Sampson-Aye, Chris Christensen-Aye, and Shelley Goodfellow-Aye. Motion carried.*

2019-PSP-04 Consideration and possible approval of a preliminary site plan for a highway commercial site containing a hotel, restaurant, and retail store. –Brent Moser applicant

Toni Foran mentioned she received a comment from staff meeting earlier today stating if they could get UDOT to give

them a pedestrian walking way over the sewer line it would be the best but they don't know if UDOT will. Karl Rasmussen was present to represent the application. He explained they want to build a rental business on the southwest corner, a hotel in the middle, and then a good restaurant behind Maverick. He mentioned they have talked to the fire department and they have indicated a second access will be required so they are working with property owners to the west to secure an easement. He stated all the staff and JUC comments will be met. He commented this step helps so they know what will be required. Dayton Hall asked if the primary access will be through the Maverick parking lot. Mr. Rasmussen stated yes on the north side. Mark Sampson clarified there is no direct access from SR-9. Shelley Goodfellow stated there is a lot of traffic on 3400 West with a short turning lane to get into Maverick. She asked if that would be changed. Mr. Rasmussen stated the City Engineer has requested a traffic study and that will determine what needs to be done. Mr. Hall asked if they already had an easement from the West. Mr. Rasmussen stated no but they are working on it. Paul Farthing asked how big the easement was through Maverick. Mr. Rasmussen stated thirty one feet. Chris Christensen stated he struggles getting into Maverick so he can't see how it will work with adding more traffic. Ms. Goodfellow asked how big of an easement they are working on with the property to the west. Mr. Rasmussen stated the same as the other side, thirty one feet. Mr. Farthing stated he has no problem with the concept of what they are doing but this screams for a sixty foot road to go from 3400 to 3700 West. He expressed concerns this will put a lot of traffic through Maverick parking lot. He thinks it will be a disaster. Mr. Rasmussen stated JUC comments 1-3 will fix it that problem. Mark Sampson clarified the property to the south of Maverick is UDOT right of way. Ms. Goodfellow asked if oversized parking would be provided around the hotel. Mr. Rasmussen stated there will be plenty of oversized parking in the southwest corner. Ralph Ballard agreed the access through Maverick is small. He questioned if they could work with the property owner to make a larger access. He stated their access will be critical to make this happen. Brent Moser stated they are hoping to have access to 3700 West but it isn't finalized yet. Mr. Ballard suggested increasing their entrance once people get through the bottleneck at Maverick. Rebecca Bronemann commented she can see tourists getting confused if they have to access this development through Maverick. *Ralph Ballard motioned to approve application 2019-PSP-04 subject to staff and JUC comments; 1. A traffic impact study will be required for this project. 2. The 3400 West access may become right in and right out as SR-9 is phased into a limited access highway with interchanges. 3. A second way in and out of the project will be needed to ensure safe traffic circulation and fire code exiting. 4. A hydrology study for the culinary water will be needed. This project is located between two pressure zones. A water loop is needed. 5. Power switch is located behind Maverick in anticipation of future development. 6. Individual grease traps meeting Ash Creek Special Service District standards will be required for all three buildings. 7. Construction drawings for the site must be approved before final site plan. 8. The overall layout is functional and typical of these mixed commercial pads. 9. Staff calculations based on the measurements provided are that the rental/sales building is 23,700 feet; the hotel building footprint exclusive of the courtyard is 37,800 sq. ft.; and the restaurant footprint is 9600 sq. ft. 10. Based on the building size calculations, parking required is 96 for the restaurant, 28 for the rental/sales, and unknown for the hotel. Total spaces shown are 338, which leaves 114 spaces for the hotel. 11. However, this preliminary plan fails to meet the requirement for internal parking lot landscaping and does not provide enough dumpster space for the proposed uses so some of these spaces will be lost. The code for internal parking lot landscaping for commercial is as follows: D. Parking Lot Landscaping: 1. Every parking lot consisting of more than ten (10) spaces and three thousand five hundred (3,500) square feet of area shall contain internal landscaped areas as follows: a. Multiple-family residential: A minimum of ten percent (10%) of total parking lot area. b. Office and commercial: A minimum of seven percent (7%) of total parking lot area. c. Industrial and warehouse: A minimum of five percent (5%) of total parking lot area. 2. For every ten (10) required parking spaces, or portion thereof, a minimum of two (2) shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree. 3. Landscaped areas shall contain a minimum of twenty five (25) square feet and shall have a minimum average width of at least five feet (5'). 4. Landscape islands should be located in the following priority: a. To define major drives and access ways; b. To delineate ends of parking rows; c. At aisle intersections; and. Within parking rows. 12. The parking aisle width on the north side of the hotel is shown as 22', which does not meet the minimum requirement of 24' for a two way driveway. 13. This plan does not shown any oversize vehicle parking which is a consistent need in our area where visitors come for the lakes and the sand dunes, as well as providing parking for tour buses. Approval subject to an easement being approved through the property to the west before final. Dayton Hall*

seconded the motion. Mr. Christensen asked what the typical width of a commercial road is. Ms. Foran stated currently the minimum residential is forty one feet, the standard is forty five, and they go to fifty five feet wide. She discussed other areas with shared access. She pointed out there has been a lot of talk about the access but she thinks the biggest problem is access on and off 3400 West. Mr. Moser stated they won't do the development if they don't get the other easement to 3700 West. *The vote was as follows; Michelle Cloud-Aye, Rebecca Bronemann-Aye, Dayton Hall-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Mark Sampson-Aye, Chris Christensen-Nay, and Shelley Goodfellow-Aye. Motion carried.*

2019-FSP-09 Consideration and possible approval of a final site plan for Zion Gate Estates Phase 3, a single family PDO project – Vincent Blackmore applicant

Karl Rasmussen and Vincent Blackmore were present to represent the application. Mr. Blackmore stated they are ready to start the third phase. This is a continuation from the first two phases. It is very simple and nothing has changed from the original concept plan. They are requesting forty two lots. He commented it was a difficult construction process to get to this point because they had to move a sewer line that was very difficult. He explained they are trying to finish the last two homes in the other phases of Zions Gate and getting this phase ready took longer than they wanted. They are hoping to lay asphalt in in the next few weeks to connect 3400 West and 3700 West. Michelle Cloud asked if he saw staff comments. Mr. Rasmussen stated yes. Toni Foran pointed out the detention pond is part of phase 3 landscaping but it is needed in phase 1. Mr. Rasmussen explained it is part of this phase. Ms. Foran clarified they are only putting rock in the detention pond not landscaping. Mr. Blackmore stated they are talking to Mr. Morby, a neighboring property owner, about combining the projects and if they do that it will move that detention basin. Mr. Rasmussen mentioned there will be two more phases after this. *Paul Farthing motioned to approve application 2019-FSP-09 subject to staff comments; 1. The materials provided show front yard landscaping including two trees, some grass, and shrubs with a gravel groundcover. All of this is irrigated with a drip system. 2. The applicants have provided a floor plan and elevations of the house plans proposed with garages. The houses are simple and attractive, taking advantage of the PDO setbacks allowing living space to come closer to the front property lines than garages. 3. Garages are required to provide a minimum of 10'X 20' per car with a minimum or an 8' garage opening per car, according to the land use code. Based on that standard, these garages will have to be 20' X 20' with a 16' door. Since no dimensions have been provided, this just serves as notice to the developer to ensure the standards are met. 4. A detail sheet for the insulation is provided. The contractor must provide an insulation sheet signed by the licensed insulation contractor confirming this has been installed with each house before a certificate of occupancy is issued. 5. The plan also shows a block wall on each lot. Walls must be no higher than 4' in front of the house and 2' within 12' of a driveway. Ralph Ballard seconded the motion. The vote was as follows; Michelle Cloud-Aye, Rebecca Bronemann-Aye, Dayton Hall-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Mark Sampson-Aye, Chris Christensen-Aye, and Shelley Goodfellow-Aye. Motion carried.*

Approval of Minutes: Cindy Beteag stated Yovonda Hall made the correction on the February 27th meeting page 3, line 7 "complaint" needs to be changed to "compliant". Paul Farthing motioned to approve the minutes from February 27th and March 14, 2019 with the correction. Rebecca Bronemann seconded the motion. *The vote was as follows; Michelle Cloud-Aye, Rebecca Bronemann-Aye, Dayton Hall-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Mark Sampson-Aye, Chris Christensen-Aye, and Shelley Goodfellow-Aye. Motion carried.*

Planning Commission business:

1. Planning Commission concerns and ideas. Toni stated the Planning Conference is coming up in May. It will be held in Price if anyone wants to go. She mentioned there is also an APA Land Use 101 class on May 18th in St. George.
2. Report on City Council actions. Toni stated the Council ended up approving 125 acres as mixed use and the remainder to stay as single family on the General Plan for the Cove. Paul asked if they found out about secondary access. Toni stated it has been discussed a lot but she doesn't think it has been resolved.
3. Discussion regarding land use code changes regarding night sky protections and livestock/animals. Toni explained the ordinance says someone can have livestock for personal use but there is no definition of what is considered as livestock. She stated it needs to be clarified. She mentioned she would also like to get something in place to

Hurricane City Planning Commission minutes 3/27/19

protect the night sky. The City is getting a lot of applications for new development. She mentioned the Power Department has come up with new street light with a full cut off and a light temperature of 3000 Kelvin. She is concerned because Toquerville put in lights meeting these standards and it really deteriorates the night sky. Mark asked if they had looked at Springdale's ordinance. Toni stated yes and many others. She mentioned the complaints she has received regarding Performance Fitness so they will have to update their wall lights. She explained Steam Roller had wall lights that were not in compliance but they were able to paint to make them better.

4. Commissioners discussed the changes in laws regarding marijuana and getting regulations in place for dispensaries.

Meeting adjourned at 8:10 p.m.