

ON MAY 22, 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: Chairman Michelle Cloud, Chris Christensen, Dayton Hall, Rebecca Bronemann, Ralph Ballard, Paul Farthing, and Shelley Goodfellow

Members Excused: Mark Sampson and Mark Borowiak

Staff Present: Planning Director Toni Foran, City Council Representative Darin Larson, Assistant City Engineer Darrin LeFevre, and City Attorney Fay Reber

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

Ralph Ballard motioned to approve the agenda, seconded by Chris Christensen. Motion passed unanimously.

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

1. A request for a Zoning Map amendment on a 1.4 acre parcel located at 191 N 1380 West from RA-1, Residential Agriculture one unit per acre to RA-0.5, Residential Agriculture half acre two units per acre.

No comments were made.

2. A request for a Zoning Map amendment on 107.659 acres located south of 3000 South and east of Sand Hollow Road from RA-1, Residential Agriculture one unit per acre to Extraction Industries Overlay.

Cheryl Case asked what an extraction industries overlay entailed. Toni Foran explained there is a section in the city code for extraction industry overlay for areas that have gravel, road base or other minerals that the owners want to extract. She stated they have to provide a plan on the haul roads, how deep they want to excavate, lighting, dust, and noise. She mentioned one of the proposed parcels is in an area that is designated as Industrial on the General Plan but the other parcel is designated as agriculture. The owners believe they have materials that are worth extracting. She explained with this overlay zone so once they have extracted the materials it will return to the original zone.

Chairman Cloud closed the Public Hearing at and the Public meeting continued.

New Business:

2019-FSP-11 Consideration and possible approval of a final site plan for Cliff View Phase 1 @ Copper Rock and portions of Copper Rock Parkway located at approximately Copper Rock Parkway and Cypress Point Road-Cliff View Ph 1 @ Copper Rock-applicant, Michael Bradshaw-agent

Mike Bradshaw was present to represent the application. He stated the infrastructure is currently under construction and this is the first phase of the master planned community of Copper Rock. Chris Christensen stated there are comments in the staff report that need to be included in the approval. Dayton Hall asked if the park next to the entry way would be part of phase 1. Mr. Bradshaw stated it isn't part of this phase but they would like to develop it as soon as possible. Mr. Hall asked why there was a disconnected sidewalk. Mr. Bradshaw explained there is a landscaped buffer beside the roadway. Rebecca Bronemann stated night sky is not just street lighting it is the lights on the house as well. Ms.

Foran stated the applicants have been working on their design guidelines regarding lighting but she didn't get a chance to print it out. She read the requirements from their landscape lighting section; *no landscape lighting is permitted within the setback of the front yard portion of the transitional zone or along the walkway. Landscape lighting shall be shielded to prevent nuisance glare onto adjacent properties. It shall be fully shielded in accordance with International Dark Sky Guidelines and controlled by a timer. Up lights will not be permitted on structures.* Ralph Ballard thanked the applicants for working with staff to ensure everything worked. Paul Farthing asked if they were selling golf course lots or any plans for a clubhouse. Mr. Bradshaw stated their goal is to have a parade house next February and open the golf course at the same time. He mentioned they are trying to bring in a site plan for a temporary clubhouse for the next Planning Commission meeting. *Chris Christensen motioned to approve application 2019-FSP-11 subject to the staff comments; 1. Parking will be required on each lot meeting the City requirements. 2. Landscaping on the Parkway from 1100 West to the southwest end of Lot 2 along is installed prior to preliminary acceptance of the subdivision. Landscaping between Cypress Point Road and golf hole #11 is completed prior to certificate of occupancy for any buildings in the phase. 3. The applicants have met with Hurricane City Power, public safety officials, and the City Manager and agreed on a reduced street lighting plan for this project. The lumens have been reduced and the total number of lighting fixtures reduced. The new City approved light fixtures will be used. This is part of the development agreement for the Copper Rock project per this section of the agreement: 11.9. Street Lighting. The parties acknowledge and agree that preservation and protection of the night sky from light pollution is of critical importance to property within the Project and other property in the general area of the Project. In order to achieve this goal, the Parties specifically agree as follows: (i) Until such time that City adopts an ordinance designed to preserve and protect the night sky, City shall permit Developer to depart from City's existing street lighting standards by reducing the number and spacing of street lights, and by allowing low lumen fixtures and light deflection and similar light mitigation devices to provide consistency and harmony with lighting of the surrounding area; and (ii) Developer shall take such steps as may be necessary to ensure such preservation and protection of the night sky by: (1) installing low-lumen fixtures, light deflection and such other similar light mitigation devices within the Project that will ensure consistency and harmony with lighting in the surrounding area, (2) including light pollution diminution or mitigation covenants as part of the Project's CC&Rs, and (3) complying with any ordinance that may in the future be enacted by the City for the purpose of preserving and protecting the night sky.* Rebecca Bronemann seconded the motion. The vote was as follows; Michelle Cloud-Aye, Chris Christensen-Aye, Dayton Hall-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye, Paul Farthing-Aye, and Shelley Goodfellow-Aye. Motion carried.

2019-ZC-10 Consideration and possible recommendation to the City Council on a Zoning Map amendment from RA-1 to RA-0.5 for 1.4 acres located at 191 N 1380 West-Robert & Patricia Moss applicants

Bob Moss was present to represent the application. He explained they currently live on this property but they want to downsize. If this is approved, they will split the lot and build a smaller house and have less land. *Paul Farthing motioned to recommend approval of application 2019-ZC-10 to the City Council. Dayton Hall seconded the motion. The votes was as follows; Michelle Cloud-Aye, Chris Christensen-Aye, Dayton Hall-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye, Paul Farthing-Aye, and Shelley Goodfellow-Aye. Motion carried.*

2019-FSP-12 Consideration and possible approval of a final site plan for Painted Hills Dino Mart located on the southwest corner of Rlington Parkway and State Street-CIG Hurricane Holdings-applicant, Charles Hammon agent

Charles Hammon was present to represent the application. He stated they have been planning on this project for a few months. He said it will be located on the southwest corner of Rlington Parkway and SR-9. He explained it is a little larger than most gas stations to accommodate larger vehicles. He thinks the location will be great with the hotels and multifamily developments in the area. He mentioned they already have signed construction drawings. He said they have been working closely with the original owners, the Spilsburys, who still own the property to the west. Dayton Hall asked if the access for the property to the west of this parcel was off of Rlington. Mr. Hammon explained the agreement is the south entrance will be a shared access for all development on this property and Spilsbury's property. He mentioned there will also be another access on the other of end of Spilsbury's property that will connect to 2500 West. Mr. Hall stated he wanted to make sure the improvements were addressed now. Mr. Hammon stated part of the agreement is that the applicant would improve the access at this time. Mr. Hall asked if large vehicles would use the island in the back on the west side. Mr. Hammon stated yes, those pumps are high flow diesel, so they can capture the tour bus traffic. He pointed out the tour bus traffic and the passenger car traffic are completely separated on the site. Rebecca Bronemann asked if they had sign plan for along SR-9. She stated she didn't want to see another bright sign like the new Maverik. Mr. Hammon stated they are working on options right now and then they will take them to staff for review. Ms. Bronemann asked if they would put in electric car chargers. Mr. Hammon stated not at this site but at the apartments down the road they are thinking of adding them. He pointed out most of the charging stations are located at places like a coffee shop or hotel, not a gas station, because of the length of time it takes to complete a charge but he thinks we will start seeing them in multifamily projects. *Chris Christensen motioned to approve application 2019-FSP-12 based on staff review notes. Paul Farthing seconded the motion. The vote was as follows; Michelle Cloud-Aye, Chris Christensen-Aye, Dayton Hall-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye, Paul Farthing-Aye, and Shelley Goodfellow-Aye. Motion carried.*

Approval of Minutes: Ralph Ballard motioned to approve the May 9, 2019 minutes as written, seconded by Dayton Hall. Motion passed unanimously.

Planning Commission business:

- 1. Planning Commission concerns and ideas.** Rebecca mentioned the letter that was received with the packets. She asked what project this was related to. Toni stated it is related to the South Fields Subdivision development. Ralph stated it needs to be part of the record that all Commissioners received the letter from Colette Wadsworth. Shelley asked if there was anything they could do to address Mrs. Wadsworth's concerns. Toni stated she hasn't had a chance to talk to the Public Works Director to see what is on the construction drawings. She stated there was something in the preliminary plat about fencing but she will have to research what was approved. Ralph stated he thinks Mrs. Wadsworth has a legitimate concern. Dayton asked why there was a public hearing for the extraction overlay zone tonight but not an action item on the application. Toni explained the application came in when she was gone and it was advertised for a public hearing but when she reviewed the application it was missing seven of the eight requirements. She stated once everything has been received it will be on as an action item. Dayton asked if there will be another public hearing at that time. Toni stated yes. Commissioners asked for a larger scale map to show where the property is located.

- 2. Report from conference attendees.** Dayton stated there were some interesting classes on ethics and conflicts of interest. He explained if one of the Commissioners will get a financial benefit from a decision they need to declare the conflict of interest and abstain from voting. He stated there were several classes on conditional use permits. He said he compared what they learned with our ordinance and it appears our ordinance meets the requirements they discussed. He stated in our ordinance and the state code it states a conditional use permit shall be issued if the applicants meet all the criteria. Rebecca added that “not compatible with the surrounding area” is not a valid reason to deny a zone change unless you give specific reasons as to why it is not compatible. Dayton stated they went to two different classes that talked about how to deal with a difficult crowd. He gave a couple examples of how to handle the meeting. Commissioners discussed protocol for continuing applications and public hearings. Fay stated he feels it is better to let people voice their opinion and not set a time limit during a public hearing so they feel like they have been heard.
- 3.** Ralph asked what the status was of the lawsuit regarding The Cove. Fay stated the City has submitted a petition to dismiss but we have not heard back.
- 4.** Rebecca stated she also attended a class on tactical urbanization. She explained the process of showing the public the concept idea for new projects and getting the public’s input on them. Shelley stated she went to a Planning 101 class regarding SB34, the affordable housing plan bill. She stated the class talked about the City’s requirements to get state funds. She said every year Utah grows by 58,000 people and Washington County is the highest growing and that we will triple in the next three years. She learned UDOT cannot improve the roads within a city unless the city complies with SB34. Dayton mentioned SB34 is concerning affordable housing. Michelle stated just sixteen percent of the land in Washington County is privately owned.
- 5.** Darin Larson stated the Council denied the zone change request for the Front 9. Paul asked if there would be money in the budget for to update the General Plan. Darin stated there was a meeting yesterday and so far it is still in the budget.

Meeting adjourned at 7:05 p.m.