

ON APRIL 9, 2020 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET ELECTRONICALLY VIA WEBEX.COM

Members Present: Mark Sampson, Paul Farthing, Rebecca Bronemann, Ralph Ballard, Michelle Cloud, Chris Christensen, Dayton Hall, Paul Farthing, and Shelley Goodfellow

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

Chairman Farthing called the meeting to order at 6:00 p.m.

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

New Business:

Presentation of the website for the General Plan Update by Logan Simpson.

Holly Bagot, Jim Carter, and Olivia Cvetko with Logan Simpson were present. Jim Carter, project manager, stated they just wanted to introduce themselves to the Planning Commissioners. They are just getting started with the General Plan update, which is normally a ten-month period; however, with COVID-19 we might see some delays. In the first phase they will gather info and start talking to stakeholders. Holly Bagot stated she lives in St. George and will be handling the public engagement. Mr. Carter stated the website is active but it hasn't gone live yet. The web address is www.haveyoursayhurricane.com. He asked everyone to log on and review it. Olivia Cvetko stated they are hoping to push the website out with a social media post. Darin Larson asked what they are doing to get it out on social media. Ms. Cvetko explained they usually are out in the community with posters and stuff, but due to circumstances, they are leaning heavily on the website. She stated people are glued to social media right now so she thinks we can take advantage of that with getting the word out. Mr. Carter stated there is an open invitation for all stakeholders, developers, business owners, etc. in the community to contact them to get their voice heard. They are also going to ask city leaders to sit with them for an interview to see what the opportunities are and what the challenges are. Toni Foran encouraged everyone to share the post. Ms. Cvetko said they are going to start talking to stakeholders next week, so if anyone else is interested in talking to them, then have them reach out to Toni and she will get their information to Logan Simpson. Rebecca Bronemann asked if they would do a Facebook group page for this project. Ms. Cvetko stated they could do that if Hurricane City thinks it will help. Dayton Hall asked if the survey they discussed would be mailed out to everyone. Ms. Cvetko explained it is done on the website but they can mail surveys with the utility bills. Mr. Hall commented there is a certain demographic that doesn't do social media and he thinks they need to reach all the demographics.

2020-PSP-01 Consideration and possible approval of a preliminary site plan for an RV Park and industrial building on 11.8 acres located at approximately 250 N 2260 West-Sky Mountain Properties applicant, Karl Rasmussen agent

Paul Farthing asked if this application needs to go to the City Council as the staff report says. Toni Foran explained with an RV Park, the Commissioners have to give a report to the City Council before final approval. She mentioned they couldn't do an approval without construction drawings. Karl Rasmussen was present to represent the application. He stated they emailed answers to all of staff's comments. He explained they need preliminary site plan approval so they can move forward. The owners are excited to

move forward. Toni Foran mentioned Stephen Nelson reviewed the plat today and he thought that perhaps some of the lots weren't forty feet deep. Mr. Rasmussen explained the middle ones are on a diagonal but they are more than forty feet deep. He said when he calculated the total square footage, it was twelve hundred and the code requires one thousand. The owners want some smaller sites because they do get some small juicy vehicles. Chris Christensen asked if staff was satisfied with the responses that were received. Ms. Foran stated yes, the applicant did a very good job responding. She commented that everything could be worked out with construction drawings. Mr. Christensen asked if staff was satisfied with the dark sky lighting. Ms. Foran stated they will have to submit a plan to make sure it complies. Dayton Hall thanked Mr. Rasmussen for how he responded to the staff report. He likes the transition of the plan. Michelle Cloud asked what type of businesses will be occupying the buildings. Mr. Rasmussen stated whatever the market needs. *Chris Christensen motioned to approve application 2020-PSP-01 and encouraged the applicant to move forward with construction drawings. Mark Sampson seconded the motion. The vote was as follows; Mark Sampson-aye, Paul Farthing-aye, Rebecca Bronemann-aye, Ralph Ballard-aye, Michelle Cloud-aye, Chris Christensen-aye, Dayton Hall-aye, Paul Farthing-aye, and Shelley Goodfellow-aye. Motion carried.*

2020-PP-07 Consideration and possible recommendation to the City Council on a proposed preliminary plat for Ridgeview Subdivision, a 77 lot single family subdivision located east of 3320 West between 340 North and 400 North – Interstate Rock Products applicant

No one was present to represent the application. Dayton Hall stated he had questions for the applicant about the second access. Toni Foran stated she talked to the City Engineer about that earlier this week. She explained the applicants are bringing the waterline up past the church so they will finish that as a secondary fire access. So until a new connection is made, that will be an emergency access. Mr. Hall asked if that would be in place during phase 1. Ms. Foran said yes. Michelle Cloud asked about the storm drain. Ms. Foran stated the applicant is working with staff and the storm drain will be addressed before they can move forward. Chris Christensen asked about the agreement regarding blasting. Ms. Foran explained that it was a comment from when it was brought in last time and she is not sure if it will work that way. It will depend on how it is developed. It is just a recommendation because people know how upset people get when there is blasting. She stated the City prefers they don't blast the entire site at once. *Dayton Hall motioned to recommend approval of application 2020-PP-07 subject to the following; 1. Resolution of all JUC concerns; a. Power will have to be designed to accommodate the additional units. b. A water study will need to be performed. c. A plan to address drainage will need to be provided. d. A second access meeting the distance separation requirements of the fire code will be required. e. An agreement to complete blasting on the site before houses are constructed. 2. A second access is provided in phase 1. 3. A full drainage study being approved. Rebecca Bronemann seconded the motion. The vote was as follows; Mark Sampson-aye, Paul Farthing-aye, Rebecca Bronemann-aye, Ralph Ballard-aye, Michelle Cloud-aye, Chris Christensen-aye, Dayton Hall-aye, Paul Farthing-aye, and Shelley Goodfellow-aye. Motion carried.*

2020-FSP-05 Consideration and possible approval of a final site plan for Beehive Home Phase 2 located approximately 851 S 700 West-JC Horne Management applicant, Rosenberg Associates agent

Rob Reid was present to represent the application. He explained they are adding another building to the existing site. They will also add more parking. Their intent is when the new building is done, they will move all their tenants from the existing building to the new building and then remodel the old building. Chris Christensen asked about staff comment 4 regarding a pedestrian access to the front of the building. Toni Foran stated she thinks that was a mistake in the report. Mr. Reid confirmed there is a sidewalk from the front door to the sidewalk. *Mark Sampson motioned to approve application 2020-FSP-05. Ralph Ballard seconded the motion. The vote was as follows; Mark Sampson-aye, Paul Farthing-aye, Rebecca*

Bronemann-aye, Ralph Ballard-aye, Michelle Cloud-aye, Chris Christensen-aye, Dayton Hall-aye, Paul Farthing-aye, and Shelley Goodfellow-aye. Motion carried.

2020-PP-08 and 2020-PSP-02 Consideration and possible recommendation to the City Council on a proposed preliminary plat for townhomes located 230 N 2170 West. Consideration and possible approval of a preliminary site for the same townhome project-Bill Zitting applicant, Charles Hammon agent

Charles Hammon was present to represent the application. Mr. Hammon mentioned staff has seen this plan several times to make sure they are meeting all requirements. The plan is for the attached townhomes. He has been through staff recommendations and they will make the changes accordingly. He stated this product is needed and it will be a nice addition to the City. Ralph Ballard asked about the staff comment that states to remove the parking lot. He asked if that meant the parking by the playground. Toni Foran explained the code doesn't let them have a parking lot with direct access to a public road. Mr. Ballard commented he thinks they should add the parking lot by the playground for clarification. Dayton Hall asked if that was a problem for the applicant. Mr. Hammon stated no. Paul Farthing stated he thinks it is a good mix for this area. *Ralph Ballard motioned to recommend approval on application 2020-PP-08 to the City Council based on the staff comments. Chris Christensen seconded the motion. The vote was as follows; Mark Sampson-aye, Paul Farthing-aye, Rebecca Bronemann-aye, Ralph Ballard-aye, Michelle Cloud-aye, Chris Christensen-aye, Dayton Hall-aye, Paul Farthing-aye, and Shelley Goodfellow-aye. Motion carried.*

Ralph Ballard motioned to approve application 2020-PSP-02 with the understanding the parking lot for the playground is removed and the playground is expanded. Shelley Goodfellow seconded the motion. The vote was as follows; Mark Sampson-aye, Paul Farthing-aye, Rebecca Bronemann-aye, Ralph Ballard-aye, Michelle Cloud-aye, Chris Christensen-aye, Dayton Hall-aye, Paul Farthing-aye, and Shelley Goodfellow-aye. Motion carried.

2020-FSP-06 Consideration and possible approval of a final site plan for Calvary Chapel located at 798 W 100 North-Calvary Chapel Hurricane Valley applicant, Dustin Whitson agent

Dustin Whitson was present to represent the application. He explained they are asking for site plan approval for a parcel located right across the street from the City building. Shelley Goodfellow commented she is excited to see them come to Hurricane. Dayton Hall asked if the access on the east side would be a private access. Mr. Whitson explained Hurricane City bought 150 feet that will give a three-way access between them, the multifamily site to the east, and the Beatty's property to the North. Toni Foran stated it will be a roadway. Mr. Hall asked if it was dedicated yet. Darrin Lefevre stated it has been dedicated. Ms. Foran commented that the lighting would be reviewed with the building permit. Paul Farthing stated in the staff report it mentions two buildings, but the square footage doesn't match. Mr. Whitson explained there is a central atrium area that goes the length of the building and divides it into two parts. They are proposing to build the first half with the atrium first, and the second half will done as they need it. The shell will be built in phase 1. Chairman Farthing asked how big the atrium would be. Mr. Whitson stated it will be the length of the building by thirty feet wide. *Shelley Goodfellow motioned to approve application 2020-FSP-06. Rebecca Bronemann seconded the motion. The vote was as follows; Mark Sampson-aye, Paul Farthing-aye, Rebecca Bronemann-aye, Ralph Ballard-aye, Michelle Cloud-aye, Chris Christensen-aye, Dayton Hall-aye, Paul Farthing-aye, and Shelley Goodfellow-aye. Motion carried.*

2020-FSP-07 Consideration and possible approval of a final site plan for Hurricane Behavioral Health located at 1631 W State Street-Josh Soffe applicant, Brain Hadley, Rosenberg Associates agent

Hurricane City Planning Commission minutes 4-9-2020

Rob Reid and Josh Soffe were present to represent the application. Mr. Soffe explained this facility will be for a fifty-five and older inpatient acute behavioral health hospital. There will be twenty beds, mainly servicing the needs of skilled nursing, memory care, and emergency rooms in the area. The average length of stay is twelve days. It will be located adjacent to Dollar Tree. He stated it is not an addiction recovery facility. He mentioned they will have a commercial kitchen with a fully fenced outdoor space. Chris Christensen mentioned to make sure the lighting is consistent with the night sky. *Chris Christensen motioned to approve application 2020-FSP-07 based on the staff comments and subject to a lighting plan being submitted and approved. Ralph Ballard seconded the motion. The vote was as follows; Mark Sampson-aye, Paul Farthing-aye, Rebecca Bronemann-aye, Ralph Ballard-aye, Michelle Cloud-aye, Chris Christensen-aye, Dayton Hall-aye, Paul Farthing-aye, and Shelley Goodfellow-aye. Motion carried.*

Approval of minutes: Shelley Goodfellow stated on line 42, page 5 she would like what she said removed as she doesn't remember saying it. Dayton Hall motioned to approve the March 12, 2020 minutes with the discussed changes, seconded by Shelley Goodfellow. Motion passed unanimously.

Commissioners welcomed Stephen Nelson to Hurricane City.

Meeting adjourned at 7:18 p.m.