

ON APRIL 22, 2020 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET ELECTRONICALLY VIA WEBEX.COM

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

Members Excused: Shelley Goodfellow

Staff Present: Planning Director Stephen Nelson, Planning Assistant Cindy Beteag, Planning Director Toni Foran, and City Attorney Fay Reber

Chairman Farthing called the meeting to order at 6:00 p.m. A roll call was taken.

Mark Sampson motioned to approve the agenda as posted, seconded by Ralph Ballard. The motion passed unanimously.

New Business:

2020-FSP-04 Consideration and possible approval of a final site plan for a retail/restaurant building located at 86 N 3400 West-Ben Ruesch applicant, Eric McFadden agent

Eric McFadden, engineer for the project, and Ben Ruesch, property owner, were present to represent the application. Mr. McFadden explained they want to add a thirty-five hundred square foot building to an existing site. The building will be for a future restaurant and retail. He mentioned they will need to acquire more parking in the future from Walmart when they do the next phase. Mr. Ruesch stated he disagrees that additional parking is needed. He stated when he originally spoke to Toni Foran about this project she said parking would not be an issue. Ms. Foran asked when it was discussed. Mr. Ruesch stated last year. Ms. Foran commented that discussion was for this building only. They can only consider what is shown on these plans because they don't know the use of the future building. Mr. Ruesch stated the discussion took place before any plans were submitted, and if the City is going to require more parking then there will be a problem because he was told it wouldn't be an issue. He wants to make sure that if something is submitted in the future, there won't be any problems with the parking. Ms. Foran commented the original plan was for three office buildings, but now they are adding a restaurant that requires more parking. Mr. Ruesch disagreed saying they talked about that specifically because he has a deeded restriction recorded on the property that states Walmart approved the parking ratio. Ms. Foran stated she assumes if Walmart approved their parking ratio then they are okay if his overflow parking is in their parking lot.

Dayton Hall asked if Mr. McFadden had any other comments. Mr. McFadden stated they will repair the existing detention basin that failed from the first phase. Mr. Ruesch stated he was not aware of it failing. He asked how it had failed. Ms. Foran said UDOT had complained because the detention basin behind the building failed during one of the storms and water went on the UDOT right of way. They just don't want it to happen again. Mr. Mcfadden commented it is an easy fix and since they are adding another detention basin there will be less flow going into the existing one. Ralph Ballard stated he thinks they need to make sure Walmart is okay with overflow parking instead of assuming so there isn't a problem in the future. Ms. Foran stated it is not an issue with this application. Mr. Ballard commented he understands it isn't an issue with this application but he doesn't want to see it as a problem with the next phase. Ms. Foran stated that she thinks there are ways to make it work in the future. Mr. Ballard asked if the lighting had been addressed. Chris Christensen agreed he wants to make sure the lighting is addressed. He said it seems it has been but dark sky is an issue. Mr. Ballard asked the applicant if there

was any objection to the dark sky requirements. Mr. McFadden stated he hasn't seen the lighting plan but there is only lighting on the building that is down shielded. There is no parking lot lighting. Michelle Cloud asked if they had plans for signage. Mr. Ruesch explained they have installed all the signs that they are going to. If there will be a sign, it will only be on the building. *Ralph Ballard motioned to approve application 2020-FSP-04 based on the following; 1. The parking is adequate for what is presently being applied for. 2. The lighting will be down shielded. Dayton Hall seconded the motion. The vote was as follows; Mark Sampson-Aye, Dayton Hall-Aye, Chris Christensen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Michelle Cloud-Aye, and Rebecca Bronemann-Aye. Motion Carried.*

Toni Foran asked if the Commissioners would be willing to meet for one application on the 29th because she told them that was when the meeting would be. Commissioners all agreed to meet at 6:00 p.m. on the 29th.

Commissioners discussed how long electronic meetings would be held.

Meeting adjourned at 6:22 p.m.