

ON APRIL 29, 2020 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET ELECTRONICALLY VIA WEBEX.COM

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

Members Excused: Ralph Ballard

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

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

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

New Business:

2020-PP-06 and 2020-HIL-01 Consideration and possible recommendation to the City Council on a Preliminary Plat and Sensitive Land application for Rock View Estates Subdivision, a 42 lot single family subdivision located north of 3270 South Street and east of 1100 West- W&B Dirt applicant, Alpha Engineering agent

Jared Madsen, Shane Brinkerhoff, and Corbin Wade were present to represent the application. Chairman Farthing asked if they had seen the staff comments. Mr. Madsen stated yes. He explained they came in a few months ago with a slightly different preliminary plat, but in the last couple of months they have been working on the zoning. The entire subdivision now all has the same zoning. He said it is in a steep area and part of the application included the hillside review so that is why some of the lots are larger. They commented they are working with staff to ensure they meet the hillside ordinance. He mentioned he did see the comment stating it is pending for engineer review but they will meet all requirements. Toni Foran stated they had engineering verify the slope analysis and it is accurate. Mr. Madsen commented they have some of the trail head access road going through thirty to forty percent slope area so if they need to reroute it they will and move the lot line a little so they don't have to worry about easements. Mark Sampson asked about the JUC comment about connectivity to the adjoining property. He asked if that will apply with this application since it is next to the gravel pit. Ms. Foran explained the road would not connect to the gravel pit there is another property there. Mr. Sampson asked if 3270 South is supposed to have a connection to the north property line. Ms. Foran explained the City's connectivity ordinance states the road they are showing should connect to the north property line. She mentioned some of the property on the north is zoned multifamily. Mr. Sampson asked if the cul-de-sac should be connected to meet the second access requirement. Ms. Foran stated that needs to be worked on with the engineering department and the Fire District to meet the requirements, but she thinks they are going to have to work with the adjoining property owners to meet the separation requirement between the two accesses. Mr. Madsen commented that what they have shown is their intent, but they will work with the Fire District to meet the requirement. Mr. Sampson mentioned that the drainage plan is based on the June analysis. Mr. Madsen stated if this gets approved, they will update that study. Ms. Foran pointed out a comment on the plat that says the detention will no longer be on the property. Mr. Madsen explained they have been working with adjoining property owners to do a regional detention basin along 1100 West that multiple people will use. He stated they will have to

make sure their detention will be added to the regional detention basin. Ms. Foran mentioned the plat didn't specify the total impervious surface, so it was hard to review if it met the hillside code. Mr. Madsen stated they will make sure that is showing when he updates the drainage report.

Mr. Sampson asked for clarification on staff comment 14 regarding the geotechnical report. Ms. Foran explained the geologist is explaining there is no active vault line on this property or sign of rock fall that would impact this property. Chris Christensen asked Ms. Foran if she thinks there is enough information to approve this application. He pointed out there is still a lot of details to work out. Ms. Foran stated she feels fairly comfortable or she wouldn't have put it on the agenda. She mentioned planning does have input on construction plans and the City Council will have to hold a public hearing because of the sensitive land application. Ms. Foran mentioned the biggest item missing is the grading plan showing how they are going to handle the slopes so it is up to the Commissioners to decide if they are okay approving the application knowing that will be looked at during construction plans. Stephen Nelson agreed and stated they will have to work with the Fire District on the second access. Mr. Madsen stated they have some wiggle room on some of the lots so they can move lot lines around to get the other access and still meet minimum requirements. Dayton Hall stated it doesn't make sense to require a second access if there are two entrances off of 1100 West that would only be two houses away from each other. Ms. Foran explained in order to meet the standards the second access wouldn't be on this property. She stated there are also separation requirements between intersections that would have to be met. Mr. Hall stated logically the second access would be to the north and that is gravel pit. Ms. Foran stated it is not all gravel pit. There is a property zoned RM-2. Mr. Hall stated there is an easement between lots 15-16 for drainage. He asked what the plan was for that area. Mr. Madsen explained they will have sewer and utilities running through there including a storm drain pipe. They haven't finalized it yet. He is envisioning a storm drain pipe with a berm to catch any overflow. It will be part of lot 16 and subject to easement requirements where structures can't be within the easement. Mr. Hall commented he is glad to hear there will be an above ground area for overflow water. He stated Mr. Madsen mentioned an access road. He asked if it is that the one by lot 38. Mr. Madsen stated the road to access the trail head is by lot 34. Mr. Hall asked what backs into lot 4. Mr. Madsen stated it was part of an adjoining subdivision. Originally a part of their property was in that subdivision, but they completed a plat amendment and took those lots out of the other subdivision. There is no intended access through the other subdivision lot.

Mr. Hall asked if they were waiting for sewer to get to this property or if they had a backup plan. Mr. Madsen stated they are planning on running it up 1100 West to this property. Mr. Madsen stated they understand they won't get approval until the sewer is completed. Michelle Cloud stated in the preliminary plat staff report item 11 references a Rocky Mountain power line, but she is unable to locate it. Mr. Madsen explained the power line goes between lots 20-21 and then goes south between lot 11 and 4. They have reached out to Hurricane City Power but they haven't been able to find the easement but they feel like there is still enough room to build a home and stay out of the easement. Chairman Farthing asked if they are planning on phasing the project. Mr. Madsen stated no, it will be all one project. Chairman Farthing asked if they were aware of the recommendation to grade the entire project at once. Mr. Madsen stated yes. Chairman Farthing asked if the regional detention was planned. He doesn't want to see this project completed without that regional detention basin being completed. Mr. Madsen stated the details are not worked out at this time but they will have something in place before this subdivision is finished. Chairman Farthing stated they are missing information on the second access, grading plan, and the detention is not worked out yet. He doesn't think it is fair to hold a public hearing without all the details. Ms. Foran commented it is the Commissioners decision if they want more information before they give their recommendation. Mr. Hall commented they can make it subject to the JUC comments then it will all be addressed. Ms. Goodfellow agreed with Mr. Hall. She added it is a complicated development but she feels it can all be addressed with JUC comments. Mr. Farthing agreed

it can move forward but his concern is people commenting at the Public Hearing and they won't have all the information. Mark Borowiak agreed with Mr. Farthing. Mr. Madsen stated they don't even know if the Fire District will require a second access. He thought it was part of the construction drawing process. Ms. Foran pointed out it is not just a fire requirement. The City code requires a connection between properties also. She feels the Commissioners need to address staff comment 11. City Council Representative Darin Larson asked when the public hearing would be held for City Council. Ms. Foran stated May 21st would be the soonest it could be since it has to be advertised. Corbin Wade, the property owner, asked that since the second access would be on someone else's property are they required to give them an easement for the second access. Ms. Foran stated it is up to the two property owners to come to an agreement. Ms. Foran explained it is in Hurricane City's code that the road is to be continued to the end of the property but it is in the fire code that requires a second access. She stated the applicant will need to coordinate with the other property owner to get an easement for a second access road. *Dayton Hall motioned to recommend approval of applications 2020-PP-06 and 2020-HIL-01 to the City Council subject to all JUC comments; 1. Construction drawings must be reviewed and approved before final plat application. 2. A water model will be required to determine pipe sizing and a loop system. (These notes are shown on the plat provided.) 3. Streets do not meet standard City cross sections. 4. Connectivity standards requiring connectivity to adjoining property to the north has not been met with this layout. Road A should continue to the North property line. 5. Landscape islands in the round-about design shown may result in the streets not meet Fire turning radius requirements. 6. Second access may be required. 7. Streets 6 and 7 are blunt dead ends with no turn around shown. 8. 1100 West is master planned as a 90' Right of Way. This is not shown on the plat. 9. The powerline easement for Rocky Mountain Power is not shown on the plat. It appears to enter the subdivision between lots 18 and 19. 10. Natural gas is not available in this area. 11. This property is within the Hurricane City Power service area and the developer will be required to work with Hurricane Power to develop power infrastructure to serve the property. Shelley Goodfellow seconded the motion. Chris Christensen asked if they should include the staff comments and recommendations. Mr. Hall stated he felt like the JUC comments covered everything. The vote was as follows; Mark Sampson-aye, Rebecca Bronemann-aye, Dayton Hall-aye, Chris Christensen-aye, Paul Farthing-aye, Michelle Cloud-aye, and Shelley Goodfellow-aye. Motion carried.*

Ms. Foran asked if they felt the JUC comment was enough regarding the second access. Chairman Farthing stated he felt they should add the staff comments to the motion. Ms. Foran commented they don't need to include all the staff comments just the one regarding the second access. Mr. Hall stated he felt the JUC comment covered it. The majority of the Commissioners agreed.

Approval of minutes: Shelley Goodfellow motioned to approve the April 9, 2020 and April 22, 2020 minutes as written. Mark Sampson seconded the motion. Motion passed unanimously

Toni Foran stated they will probably need to work on the Sensitive Land chapter. She thinks it might be easier if they just limit what percentage of the land can be disturbed depending on the slope rather than the lot size.

Meeting adjourned at 6:47 p.m.