

ON MAY 27, 2020 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: Chris Christensen, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Mark Sampson, Dayton Hall, Michelle Cloud, and Shelley Goodfellow

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

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

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

Chairman Farthing opened the Public Hearing at 6:06 p.m. to take comments on the following:

1. A Zoning Map amendment request on 1.14 acres owned by Hurricane Power located on the north side of 600 North at approximately 2210 West, Tax ID H-3-1-28-3302, from R-1-10, Single Family Residential, to PF, Public Facilities.
No comments were made.
2. A proposed Land Use Code amendment to Title 10 Chapter 15 regarding vendor carts
No comments were made.
3. A proposed Land Use Code amendment to Title 10 Chapter 14 regarding side yard setbacks for accessory buildings
No comments were made.
4. A proposed Land Use Code amendment to Title 10 Chapter 40D regarding floodplain administration
No comments were made.

Chairman Farthing closed the Public Hearing at 6:08 p.m. and the public meeting continued.

New Business:

2020-ZC-08 Consideration and possible recommendation to the City Council on a proposed Zoning Map amendment request on 1.14 acres located on the north side of 600 N at approximately 2210 W. Tax ID H-3-1-28-3302- Hurricane Power applicant, Dave Imlay agent.

Dave Imlay, Hurricane Power Superintendent, was present to represent the application. He explained when Colina Tinta was approved it needed a substation so he and the property owners came to an agreement to trade transformers that the applicant needed in return for property the Power department needed. He explained they started looking in the south field area for the next substation because they thought that is where the density would go but instead it is in this area so they will need another substation in this location to feed all the development. He stated in the agreement Toquerville Enterprises required a lot of landscaping and they agreed to it. They do nice projects that have a low profile and very little noise. Chris Christensen asked how many customers this substation would serve. Mr. Imlay explained it will be a dual base substation but they will start as a single transformer then they will add additional transformers in the future. He stated they don't plan to operate at 40 megawatts right now. Mr. Christensen asked what the power pole placement plan is. Mr. Imlay explained the plan is

to rebuild the line from the Brentwood substation to Clifton Wilson substation in three phases along 600 North. Mr. Christensen asked for the substation to be dark sky compliant. Mr. Imlay stated he would like no lights at all but there will have to have some for security. It will be dark sky compliant. Mark Sampson asked what the time frame was for this to be built. Mr. Imlay stated he would like to see it online in two years. *Chris Christensen motioned to recommend approval on application 2020-ZC-08 to the City Council based on the following findings; 1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities. 2. The proposed amendment is in harmony with the overall character of existing development. 3. Public facilities are adequate. 4. The proposed amendment will affect adjacent property but not as much as typical commercial and residential uses. Michelle Cloud seconded the motion. The vote was as follows; Chris Christensen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Rebecca Bronemann-Aye, Mark Sampson-Aye, Dayton Hall-Aye, Michelle Cloud-Aye, and Shelley Goodfellow-Aye. Motion carried.*

2020-LUCA-04 Consideration and possible recommendation to the City Council on a proposed Land Use Code amendment to Title 10 Chapter 15 regarding vendor carts

Stephen Nelson explained the vendor cart ordinance is more restrictive than what the State allows. We are trying to simplify it. Staff is proposing to eliminate the different types of vendor carts. He commented vendor carts are getting popular so he would recommend they eliminate the limitation on how many. He discussed the other proposed changes. He pointed out this is only for vendor carts only not food trucks. Commissioners discussed the difference between a food truck and a vendor cart and where they are allowed. Dayton Hall stated they can't limit food trucks under state law so he doesn't think they should limit vendor carts. Chris Christensen asked when this section was last updated. Cindy Beteag stated seasonal carts were added in 2014 but the rest of the code has been in place before she started in 2013. Chairman Farthing stated he was on the Commission when this was originally approved and he remembers restaurants were upset because they had more overhead and regulations. Darin Larson commented vendor carts are becoming a very popular thing but another thing to consider is if we want the corridor to look like all temporary stands. Mr. Ballard stated there was a lot of debate when this was approved but he felt like it was too restrictive. He commented more people will stop if they have more options. *Chris Christensen motioned to table application 2020-LUCA-04 until the Commissioners can review the proposed changes. Rebecca Bronemann seconded the motion. The vote was as follows; Chris Christensen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Rebecca Bronemann-Aye, Mark Sampson-Aye, Dayton Hall-Aye, Michelle Cloud-Aye, and Shelley Goodfellow-Aye. Motion carried.*

2020-LUCA-05 Consideration and possible recommendation to the City Council on a proposed Land Use Code amendment to Title 10 Chapter 14 regarding street side yard setbacks for accessory buildings

Stephen Nelson mentioned they talked about this at the last meeting. There was some discussion to require a ten foot setback in order to accommodate the ten foot utility easement but it was his understanding the Commissioners wanted to match the current residential code, so staff is proposing the accessory building must be located ten feet from the main building and then two feet from property lines. Mark Sampson asked how this differs from what is currently allowed. Mr. Nelson explained in the Residential section this is what is allowed but in Residential Agriculture it didn't allow anything in the street side yard. If this change is approved, the chapters will match. Shelley Goodfellow asked if this would affect corrals. Mr. Nelson commented they don't meet the definition of an accessory building. *Dayton Hall motioned to recommend approval of application 2020-LUCA-05 to the City Council as prepared by staff. Ralph Ballard seconded the motion. The vote was as follows; Chris Christensen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Rebecca Bronemann-Aye, Mark Sampson-Aye, Dayton Hall-Aye, Michelle Cloud-Aye, and Shelley Goodfellow-Aye. Motion carried.*

2020-LUCA-06 Consideration and possible recommendation to the City Council on a proposed Land Use Code amendment to Title 10 Chapter 40D regarding floodplain administration

Stephen Nelson stated staff felt it was more appropriate to assign this to the City Engineer as it is more closely related to Engineering job duties. He stated the City Engineer has all the qualifications and is ready to go. Ralph Ballard asked for an explanation of the job of the floodplain administration. Mr. Nelson explained they ensure the protection of the floodplain and any development that is done is done to code with the proper engineering. Mr. Ballard asked if there was an appeal process. Toni Foran stated yes, there is an appeal process and clarified that this code was adopted so people in the City can purchase floodplain insurance. Mark Sampson asked who determines the location of the floodplain. Mr. Nelson stated FEMA. *Shelley Goodfellow motioned to recommend approval of application 2020-LUCA-06 to the City Council as prepared by staff. Rebecca Bronemann seconded the motion. The vote was as follows; Chris Christensen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Rebecca Bronemann-Aye, Mark Sampson-Aye, Dayton Hall-Aye, Michelle Cloud-Aye, and Shelley Goodfellow-Aye. Motion carried.*

2020-PP-11 Consideration and possible recommendation to the City Council on a preliminary plat for Hurricane Storage, a 4 lot industrial and commercial subdivision located approximately at 134 N Old Hwy 91. Dustin Cox applicant

Karl Rasmussen was present to represent the application. He explained this project has forty plus acres on Old Hwy 91. Dustin Cox is building some storage units and he has an agreement to sell some property to Trailer Source so they are proposing to combine some of the Cox property with the Trailer Source property to create an access for Trailer Source off of Old Hwy 91. He stated if this is approved they will work with staff to get all utilities worked out and coordinated. Mark Sampson commented they are already building. Mr. Rasmussen explained they are but this is to realign the property line boundaries. They are not building in the areas that they are proposing to change property lines. Mr. Sampson asked if the access off SR-9 would still be there. Stephen Nelson stated UDOT is trying to remove any access off SR-9 in the future and this plat will accommodate that change. *Mark Sampson motioned to recommend approval of application 2020-PP-11 to the City Council subject to the JUC and staff comments; 1. Utilities will need to maintain access to utility easements. 2. Need to change hydrants and add a fire turnaround in lot two. 3. May require infrastructure improvements after engineer review. 4. All-access should be off Old Hwy 91. A note has been added for Trailer Source, but access requirements would need to be for each lot. 5. The applicant has shown a preliminary storm water and drainage plan. More details will be required with the construction drawings. 6. Old Hwy 91 ROW is 100 ft. Cross-section needs to match existing improvements adjacent to the development and verified by the City Engineer. 7. Applicant will need to provide a full geotechnical report for geological hazards as part of the construction drawings. 8. Waiting on letters from Ash Creek and City's water department. Dayton Hall seconded the motion. The vote was as follows; Chris Christensen-Aye, Paul Farthing-Aye, Ralph Ballard-Aye, Rebecca Bronemann-Aye, Mark Sampson-Aye, Dayton Hall-Aye, Michelle Cloud-Aye, and Shelley Goodfellow-Aye. Motion carried.*

Approval of minutes: Dayton Hall stated page 3, line 13 the application number needs to be added. Dayton Hall motioned to approve the April 29, 2020 minutes as amended. Michelle Cloud seconded the motion. *The vote was as follows; Chris Christensen-Aye, Paul Farthing-Aye, Ralph Ballard-Abstained, Rebecca Bronemann-Aye, Mark Sampson-Aye, Dayton Hall-Aye, Michelle Cloud-Aye, and Shelley Goodfellow-Aye. Motion carried.*

Mark Sampson asked for an update on the General Plan update project. Toni stated there is a Steering committee meeting schedule for June 3rd to go over everything. They have been reaching out to people

to interview but they haven't been able to come in person yet. Commissioners discussed the need for mail out surveys.

Meeting adjourned at 7:10 p.m.