

ON SEPTEMBER 23, 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: Dayton Hall, Shelly Goodfellow, Mark Sampson, Ralph Ballard, Chris Christensen, and Rebecca Bronemann.

Members Excused: Paul Farthing and Michelle Cloud.

Staff Present: Planning Director Stephen Nelson, Planning Technician Brienna Spencer, City Council Representative Darin Larson, Engineering Department Representative Darrin LeFevre, and City Attorney Fay Reber.

Co-Chairman Dayton Hall called the meeting to order at 5:58 p.m. The Pledge of Allegiance was led by Mark Sampson and Ralph Ballard offered the prayer. Roll call was taken.

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

Public Hearing opened at 6:01PM

2020-ZC-33 Consideration and possible recommendation to the City Council on a Zoning Map amendment request on A Zoning Map amendment request on 20.91 acres located at approx. 600 E Hwy 59 from R1-10, residential 1 unit per 10,000 square feet, and R1-15, residential 1 unit per 15,000 square feet, to PC, planned commercial, allowing a mix of commercial and housing units. Parcel numbers H-348-B1-B and H-296-B-1-A. PMH Leasing LLC and Carla Burton Applicants, Ted Fullerton Agent.

No comments

Comments closed at 6:02 PM

New Business:

2020-ZC-33 Consideration and possible recommendation to the City Council on a Zoning Map amendment request on A Zoning Map amendment request on 20.91 acres located at approx. 600 E Hwy 59 from R1-10, residential 1 unit per 10,000 square feet, and R1-15, residential 1 unit per 15,000 square feet, to PC, planned commercial, allowing a mix of commercial and housing units. Parcel numbers H-348-B1-B and H-296-B-1-A. PMH Leasing LLC and Carla Burton Applicants, Ted Fullerton Agent.

Ted Fullerton stated that this application is being added to the previously approved zone change a few weeks ago. He stated that UDOT was originally content with adding excel and decelerate lanes but there is enough concern that they feel like to really overcome any possible objection to it, they needed to expand the project scope. They purchased 11 more acres and plan to add an under pass to hopefully help address the concerns of staff, UDOT, council members, and planning commissioners. The plan at this point is to take 600 E and have it stop at the highway and make a right turn going under the underpass and coming back out on the other side to make a left turn. They are in the process of figuring out the development agreement but he doesn't see why they won't be able to come to mutual terms all areas of the development. Mark Sampson clarified that the added property is to fix the traffic and road concerns. The applicant stated that it is to fix the traffic and roads as well as enhancing the quality and

appearance of the community. Chris Christensen has a concern that this is a gateway opportunity for the city to make sure that this is appropriately planned. Staff has indicated multiple concerns. In staff comment number one, it states that staff feels the zone change is open ended and would allow for many uses. He asked if this would be an initial indicator on how development would go? Stephen Nelson stated that our general map shows this portion as mixed use. However, this could change when the general plan is revised this winter. A lot of improvements will need to be done with sewer, water, and power. However, once these are in, this will make it easier for development because it's already provided to the area. Mr. Nelson stated that depending on what we want to see with that part of the city, will depend on if this initial development is positive or negative to the city. With the initial proposal, the Planning Commission's recommendation was that they have a development agreement and utility plan which is something they are currently working on. The draft development agreement currently includes trail dedication and improvements, utilities, roadway construction, and a dark sky provision. For the two parcels they are currently proposing, there hasn't been an updated site plan brought in yet. However, there is a draft utility plan that is currently under review. The city council accepted the recommendation of the Planning Commission on the last zone change but did not give final approval until those recommendations are fulfilled. Mr. Fullerton stated he thinks this would be a great precedence for the area. The ambiance is going to fit in and he thinks it'll be a nice introduction for Hurricane. It was mentioned the appearance of the cell tower might be able to be updated as well. Rebecca Bronemann stated that she is concerned with this development being up on the ridge and how they plan to keep the dark sky. Mr. Fullerton shared that he isn't an expert on how that works, but they will do what they need to do to keep that. Mr. Nelson stated that the proposed development is requiring they follow City standards that all lighting is full cut off and they follow dark sky guidelines. Dayton Hall stated his thought is that they have already discussed the concerns of this development and that it was already acceptable for the area and this is just a small piece being added to it. Shelly Goodfellow agrees with Dayton Hall. She thinks it would be very smart to have it conditioned to a site plan or development agreement. The utilities and infrastructure need to be brought to that part of the City and she thinks this will be very beneficial. Mr. Christensen asked Stephen Nelson if there is anything he'd like to add and have on record. Mr. Nelson replied that he believes it is important that utilities are really thought out with this project and access onto the highway, which are being addressed in the development agreement. Mrs. Goodfellow questioned what Mr. Nelson meant by this land staying in its natural state. He replied that his point was that right now it's just desert wilderness and this would bring a change to what is currently up there and could have an impact on the general area. The other thing he recommends is that if the planning commissioners choose to send a recommendation of approval that this be included in the master plan for 2020-ZC-21. Mr. Sampson asked if the existing community up on the hill is connected to City sewer and if there would be any issue if they potentially were to hook in. Mr. Nelson stated that they are on septic but if a sewer line was brought up, Ash Creek might want to evaluate whether or not they want to connect everything in that community to sewer. They are connected to city water but the current water pressure isn't the best and that is why the applicant must bring improvements to the water system. Mr. Sampson asked if the applicants have considered doing anything with the hot springs. Mr. Fullerton explained that they have spoken with the Washington County Water Conservancy District but it isn't something they are broadcasting right now. They have something special in mind and if they can pull it off, it would be really awesome. Ralph Ballard asked how close to the edge they are going to be. The applicant stated the legal setback is 25 feet and they are planning to go about 50 feet. Mr. Ballard stated that as far as the City is concerned, this seems to be a

good start to the City. It is a beautiful area. Mr. Fullerton stated this will open the door for development. Mr. Nelson stated that the utility plan shows where they plan to add a water tank on the hills above them that will add pressure for the existing homes and the new development. Mr. Ballard questioned if there was anyway the tanks could be moved up further to supply other areas from a higher elevation. Mr. Nelson stated that is something being discussed with the water department.

Chris Christensen motioned a recommendation of approval on 2020-ZC-33 that it be included with the zone change of 2020-ZC-21. Mark Sampson seconded the motion. Unanimous.

2020-PP-16/2020-PSP-12 Consideration and possible approval and recommendation to the City Council of a preliminary plat and preliminary site plan for Spendlove Terrace, a proposed 12 lot development on 1.22 acres located at 100 W and 200 N. Tytanium Development LLC Applicant.

Tyler Meyers shared that this is a 12-townhouse development. They were granted a zone change a few months ago. Stephen Nelson stated that staff has a few concerns; from a zoning perspective the code states that the buildings need to be 20 feet from each other and currently they are only 18 feet apart. Another issue is they need to add a tortoise note on the preliminary plat. A fire turn around also needs to be added if the roadway is longer than 150 feet. One other thing is that engineering didn't like is all the access points that congested onto each roadway. Their suggestion was that they turn the homes around and face the inner roadway. Mr. Meyers stated when talking to the neighbors, they preferred to have the town homes face the road instead of having it be more of a compound. Mark Sampson clarified that the applicant is wanting a similar concept of what Silver Sage has except for not isolating it off. Rebecca Bronemann asked about the driveway length and questioned them fitting a bigger sized truck. She suggested maybe trying to add a little more length to them. Mr. Meyers stated that without losing units or modifying the entire concept, they don't have a fix for those that may have a large pick up. Mr. Nelson stated that the driveways currently meet parking standards. Ralph Ballard doesn't see much of a traffic impact on 200 North because it is a dead-end road on one end and it's boxed off on SR-9 because you can only go the one direction. With that being said, he doesn't see why having the homes face the street for a more of a neighborhood feel. Mr. Nelson stated that from the planning side, front access driveways make for more of a community feel. Dayton Hall agrees with Mr. Ballard on the driveways on 200 North. It is more neighborly and he thinks it is okay on that particular street to leave it as designed. The fire turn around requirements were discussed among staff, commissioners, and applicant as well as potential ideas to address that concern.

Ralph Ballard motioned recommendation of approval of 2020-PP-16 to the City Council so long as the project is able to meet the staff and JUC comments particularly noting the fire turn around and the length requirement. Striking JUC comment number 1, recommendation that all homes driveways access off the private drive. Shelly Goodfellow seconded the motion. Unanimous.

Ralph Ballard motioned approval of 2020-PSP-12 subject to allowing driveways to access 200 North and 100 West so long that they can meet the legal requirements of the fire turn around, utility setbacks, and distance between buildings. Chris Christensen seconded the motion. Unanimous.

Planning Commission Business: Stephen Nelson shared that there will be an open house for the general plan held twice next week. Preliminary vision guidelines were handed out to each commissioner. This is just a draft; nothing is set in stone. Mr. Nelson asked the commissioners to read through it and give him any feedback they might have on it.

Approval of Minutes: Page 3-line 23 add “asked” after Oberkampf . Page 5-line 14 abuts instead of butts. Page 6-line 9 increase to increased. Page 6-line 17 change sentence to “Dayton Hall noted all they are doing is moving the line between RA-1 and RA-0.5”. Page 7-line 13 abstaining instead of sustaining and sustained to abstained. Page 8-line 4 after not a spot zone change add “because it is adjacent to other multifamily zoning”. Remove “he doesn’t understand the zone change” and add “he is in favor of the zone change”. Page 9-line 6 add it after as to read “harmonious as it can be”. Page 10-line 7 prohibited to permitted. Page 10-line 37 after asking add the sentence “If half acre zoning was permitted city code would likely require curb, gutter, and sidewalk but the surrounding properties with one-acre zoning would not have that requirement which would result in an isolated area with curb, gutter, and sidewalk”. Page 11-line 10 change area to are. Change Webber to Reber. Page 14-line 1 int to in.

Rebecca Bronemann motioned to approve the amended minutes. Mark Sampson seconded the motion. Unanimous.

Meeting adjourned at 7:38 PM