

1 **ON FEBRUARY 24, 2021 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE**
2 **CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737**

3 **Members Present:** Paul Farthing, Dayton Hall, Shelly Goodfellow, Mark Sampson, Ralph Ballard,
4 Michelle Cloud (electronically), and Penny James-Garcia.

5 **Members Excused:** Rebecca Bronemann

6 **Staff Present:** Planning Director Stephen Nelson, Planning Technician Brienna Spencer and City
7 Engineer Representative Darrin LeFevre.

8 Chairman Paul Farthing called meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Penny
9 James-Garcia and Mark Sampson offered the prayer. Roll call was taken.

10

11 **Public Hearing**

12 **A Zoning map amendment request located at approx. 4650 W Turf Sod Rd from RA-1, residential**
13 **agriculture, to R1-8, residential 1 unit per 8,000 square feet, for residential development and to**
14 **conform with adjacent developments. Parcel H-4-2-11-320112**

15 Carson Tait owns the property adjacent to the proposed zone change. He thinks that the R1-8 is too
16 dense for the surrounding properties. He believes that R1-10 would be more appropriate.

17 **Comments closed at 6:04 P.M.**

18 **New Business:**

19 **2021-ZC-09 Consideration and possible recommendations on a zoning map amendment request**
20 **located at approx. 4650 W Turf Sod Rd from RA-1, residential agriculture, to R1-8, residential 1 unit**
21 **per 8,000 square feet, for residential development and to conform with adjacent developments.**
22 **Parcel H-4-2-11-320112. Ash Creek Special Service District, Mike Chandler Agent.**

23 Mike Chandler shared that the reason for their request was that originally this was part of the Pecan
24 Valley master plan. Way back when, this was planned for high density. The intent they have is to have it
25 zoned for residential and then trade it. In the process of negotiation, they have requested this zoning.
26 He doesn't believe the interested party will use the requested high density because of the plans they do
27 have in mind. The request to Ash Creek was they have the property prepared prior to the property
28 trade. He went over the requirements needed for development. Mark Sampson asked Stephen Nelson
29 about the previous Pecan Valley master plan and if the multifamily affordable housing was consistent
30 with the RA-1. Mr. Nelson shared that it would not have been consistent and would have had to be
31 changed to accommodate that plan way back when. Penny James-Garcia asked Mr. Chandler if he has
32 had the discussion with the interested party and Carson Tait about changing the zone change proposal
33 be R1-10 instead of R1-8. Mr. Chandler has not had that discussion, but he would be willing to go back
34 and have the conversation with them. He shared that the interested party would like to eventually come
35 in with a development agreement. He wants to maximize the value of their property so they can trade,
36 they don't intend to develop. Mrs. James-Garcia talked about the trails and everything else mentioned
37 about their future plan, which sounds great, but words are only words until you actually see a plan and
38 she has a problem voting for something she can't see a plan for. Paul Farthing stated that he feels for

1 Mr. Tait, however, the city is growing and a lot of high density is coming in to make it more affordable.
2 Dayton Hall is torn on whether it should be R1-8 or R1-10. He agrees with Penny on the R1-10 and thinks
3 they should make the recommendation based on the zone being changed to R1-10. He thinks there are
4 some ways to get the development and some wiggle room on the development. Mr. Chandler agreed
5 that his request is a stretch. Shelly Goodfellow is hesitant to approve the zoning based off staff
6 comments. Once the zoning is approved, they can come in and develop the land how they want. She
7 prefers the less dense option. Ralph Ballard stated that we are getting a lot of high density here and we
8 don't need to pack it all in at once. He appreciates the comments about the PDO. He thinks that would
9 be better to get what they want instead of granting the density. Mr. Sampson asked if they could make
10 the recommendation subject to them having a PDO. Mr. Nelson stated that they couldn't simply
11 because it's a completely different request. They could deny until the applicant comes back with a
12 different zone change application. He thinks it would be less complicated to approve the high dense
13 zoning and tie it with a development agreement to limit their density, they should just approve a bigger
14 lot size zoning. Michelle Cloud asked about the adjacent RR zoning and asked if they will be 15 units per
15 acre, which they will be. The city just signed off on an adjacent site plan for storage units. Mrs. Cloud
16 isn't opposed to R1-8, she thinks a transition/buffer would be good. And smaller lots tend to be more
17 affordable. Mr. Ballard asked Mr. Nelson on clarification on the average lot size for R1-8. Mr. Nelson
18 shared that the average is 10,000 square feet and the smallest size they could have is 8,000 square feet.
19 Mr. Chandler asked if he could table the application for the opportunity to go back to the interested
20 party to speak about the higher density and come back with a potential plan.

21 *Ralph Ballard motioned to table the item. Shelly Goodfellow seconded the motion. Unanimous.*

22 **2021-FSPA-01 Discussion and consideration of possible approval of an amended final site for Quick**
23 **Quack Car Wash and Fiiz, located at 520 W and State Street. QQUV Investments 4, LLC Agent, Joseph**
24 **Earnest Agent**

25 Stephen Nelson shared that one of the caveats he had when he completed his reports was that there
26 were still two signatures needed on the construction drawings. Those signatures have now been
27 obtained. There are two considerations that need to take effect. The first one is the landscaping. The
28 Planning commission has the authority to approve a deviation and the findings from the last meeting,
29 was that because of the site constrains and providing the right turn angles and the fact that the
30 developer was providing additional landscaping above the requirement. The second issue was the
31 parking. They have enough customer parking and employees but some of those fall within the vacuum
32 spaces. When talking with the applicant, often time they will have their employees park in the vacuum
33 spaces because it helps make the carwash look busy. They are doing most on street parking for
34 employees or any walk-in customers for Fiiz. Other all, staff does not have any issues with the parking.
35 Penny James-Garcia doesn't have any questions or issues. She thinks anything is an improvement from
36 what they currently have. She also appreciates the landscaping. Dayton Hall asked about the car wash
37 tunnel. He stated that he has seen an issue with the car wash tunnel and the driveway at Fabulous
38 Freddy's on River Road in St. George and how they are either going into traffic or pulling off and into the
39 driveway. Joseph Earnest addressed his concern and stated that they believe there is enough space.
40 Because of the air dryers they use, the vehicle will be mostly dry when coming out. Shelly Goodfellow
41 asked if the employees will be drying off the vehicles. Mr. Earnest stated that they will not be hand
42 drying the vehicles off. They will only be having 2 or 3 employees on site at a time. They use a lot of
43 expensive equipment that does not require employee interaction. He went over the employee parking

1 for both Quick Quack and Fiiz. However, Fiiz will not have an inside for people to access; there will be a
2 pedestrian walk up window but most traffic will be by vehicle.

3 *Mark Sampson motioned to approve 2021-FSPA-01 subject to landscaping and parking issues being*
4 *resolved. Shelly Goodfellow seconded the motion. Unanimous.*

5 **2021-PP-05 Discussion and consideration of a preliminary plat for Sycamore Village, a 54-lot**
6 **subdivision located on Turf Sod Road and 5210 W. Sycamore Village Applicant, Civil Science Agent.**

7 Stephen Nelson stated the staff comments that were the biggest concerns have been fixed and they
8 submitted an updated plat. Bill Cox is the applicant who shared that they will be having two phases
9 instead of the one originally proposed. They are working with Pecan Valley with the water and it will
10 need to be in place before construction is started. Dixie Power is working on adding an additional
11 substation that the rest of Pecan Valley will also need to service their development. At this point, they
12 are looking for some direction on the note pertaining to a second access. Mr. Nelson stated in regard to
13 the second access, nothing is official. We have considered Turf Sod Rd as second access for a long time
14 and that is how most subdivisions have been approved. However, in the last JUC meeting, the fire
15 marshal inspected Turf Sod Road and stated that it is not a sufficient road. The initial thought for a
16 second access was discussed to connect down to Dixie Springs Drive. A map was shown and used for
17 reference. There will have to be a lot of discussion with the property owners in the area to get a
18 secondary access secured but all discussion is very preliminary. Paul Farthing stated it seems a little
19 leapfrog. There are a lot of things that need to be done before they can get to where they want. Dayton
20 Hall stated just by looking at what is going on in this area, it seems to be an R1-10 area. Aside from that,
21 the road access and utilities will need to be addressed but he doesn't have any issue with approving this
22 as a preliminary plat. Shelly Goodfellow asked what improvements would make this road an all-terrain
23 road? Darin LeFevre stated that it is road based and it needs to be able to accommodate a heavy fire
24 truck. Ralph Ballard asked where the road enters into Washington City? Mr. Nelson referenced the map
25 presented and addressed his comment. He shared that there are plans to turn it into a major collector
26 road. Mrs. Goodfellow asked when they have a situation like this where they have approved
27 development around them, how do they not put all these required improvements on the one developer
28 when all these other developers also need these improvements for their developments? Mr. Nelson
29 stated that when there are regional issues, the City acts as a coordinator and host for the property
30 owners that are affecting it. Every property owner will have some skin in the game and want to do some
31 improvements. Ralph Ballard stated that the loop around back to Sand Hollow Road is a good thing but
32 you are dumping more traffic back in and not really giving another route into a different area so he
33 thinks it's important we don't forget about Turf Sod Road.

34 *Dayton Hall motioned a recommendation of approval of 2021-PP-05 subject to all JUC and staff*
35 *comments. Ralph Ballard seconded the motion. Unanimous.*

36 **2021-AFP-02 Discussion and consideration of a recommendation of an amended final plat for Cliff**
37 **View Estates Lot 14 Amended, located at 3653 S Cypress Point Rd. Fairway Vista Estates, LC Applicant.**

38 Mike Bradshaw shared the plan is to have a huge house instead of a multi-story. They would also like to
39 have this in the parade of homes next year. Stephen Nelson stated that the only way to legally combine
40 two lots is by a final plat amendment. In the past, the city council was approving these but it was just
41 combining them for tax purpose.

1 *Shelly Goodfellow motioned a recommendation of approval of 2021-AFP-02. Ralph Ballard seconded the*
2 *motion. Unanimous.*

3 **Discussion and consideration of an approval for a Preliminary Plat deadline extension for**
4 **Southern Shores for an additional 12 months. Mainline Engineering – Taylor Ricks Applicant**

5 Paul Farthing asked what this application was and what they were doing with it. Stephen Nelson stated
6 that every preliminary plat has a deadline of a year after approval. If they do not request an extension,
7 they have to start over. They are currently working on resolving the issues before moving onto the final
8 plat. Penny James-Garcia stated she went ahead and read back on when this was approved a year ago
9 and the concerns on the water loop. She asked if this was for the lake or if that was strictly for the
10 culinary water. Mr. Nelson stated that the water loop is for culinary water. The applicant will use
11 culinary water for the residence but will use water shares to fill the lakes themselves.

12 *Mark Sampson motioned to approve the preliminary plat extension for an additional 12 months. Shelly*
13 *Goodfellow seconded the motion. Unanimous.*

14 **2021-FSP-09 Consideration and possible approval of a final site plan for Pierce Cabins, a proposed**
15 **Motel located at 83 E State Street. Brent Pearce Applicant**

16 Brent Pearce stated that a little over a year ago, they were given approval to do nightly rentals. The
17 upkeep on the property got them to thinking of doing four cabins on the North side of the property. The
18 only issue they believe is left is the lighting; they are all about complying with city code. Mark Sampson
19 Mr. Pearce stated that it butts up to a storage facility and laundry mat. Mr. Sampson also asked if they
20 had any plans to expand and add more. Mr. Pearce shared that they would like to eventually add more
21 along the west side running north to south as long as it is approved. Penny James-Garcia recommended
22 they have better address numbering to easily locate the property. Mr. Pearce stated that when they
23 were initially looking to rent this long term, they had a lot of interest so they went ahead and make
24 shifted the numbers to have it addressed. They have run into the issue of the addressing which they
25 agree they need to fix.

26 *Penny James-Garcia motioned to approve 2021-FSP-09 subject to the lighting, JUC comments, and*
27 *having the property addressing numbers. Dayton Hall seconded the motion. Unanimous.*

28 **2021-FSP-03 Discussion and consideration of approval of a final site plan for The Bash Facility, a**
29 **commercial facility located at Sand Hollow Road and 1160 W. Western MTG and Realty Co Applicant,**
30 **Brent Moser Agent.**

31 Stephen Nelson shared that one of the conditions will be that they must obtain all the signatures for the
32 construction drawings. Not everyone has signed yet; they are still waiting on engineering, planning, and
33 public works. There is also a communication easement on the property that hasn't been cleared up yet.
34 Mark Sampson asked Mr. Nelson about the signatures they are waiting on and asked if there is some
35 reason that is making this take so long. Darin LeFevre addressed his question and stated there are some
36 issues with the road width and the ingress and egress throughout the site. When the plans came to
37 them the first time, they were not complete. Most of JUC is okay with the plans but engineering looks
38 deeper into the plan review. Deceleration and acceleration lanes might need to be added due to the
39 future demand on the road. Brent Moser stated that they didn't realize they were on the agenda this
40 week and are okay to continue the application.

1 *Ralph Ballard motioned to continue 2021-FSP-03. Mark Sampson seconded the motion. Unanimous.*

2 **Planning Commission Business:**

3 **-Land Scape in Commercial and Industrial Zoning with Park Strips.**

4 We had a request to reevaluate how we traditionally reviewed our landscaping standards. The big issue
5 is whether or not we would allow landscaping in a park strip to count towards the 10-foot minimum
6 adjacent and parallel to the frontage of public streets. After speaking with City Council and Fay Reber,
7 the city attorney, staff believes that the 5-foot park strip should count toward that 10-foot minimum.
8 The advantage to this is nicer landscaping in both the park strip and on the property. If we require a
9 development to put in a 60-foot roadway, the property is still measured from the property line, which is
10 on the edge of the sidewalk. The idea was to have some kind of requirement for landscaping to front
11 businesses to have some kind of buffer to provide some spacing. The typical sections diagram was
12 referenced and discussed. Property owners are required to maintain the park strips. Penny James-Garcia
13 thinks they are good idea for snow collection and buffers for sidewalks, however, they can cause issues
14 with the maintenance of the sidewalks by requiring them to be landscaped. Stephen Nelson shared that
15 the city can control the type of plants that would be required to be put in the park strips, which could
16 help lower the maintenance and heaping of sidewalks. He also addressed sight triangles concerns. Ralph
17 Ballard addressed north state and the heaping sidewalks from the street trees. Mr. Nelson shared that
18 the streets department is going to be going through and removing the trees, fixing the heaping
19 sidewalks, and planting a different species of trees. The city should create a landscaping master plan
20 that contains the approved typed of plants and how we are going to encourage planting trees within the
21 park strips.

22 **- 2021 Project List**

23 Commissioners discussed the projects and how they should address them. Project list is attached at the
24 end of these minutes.

25 **-City Council Recap**

26 **Approval of Minutes: October 28, December 10, December 30, 2020.**

27 October 28th: discussion of corrections was had.

28 *Dayton motioned to approve with the amended changes. Mark Sampson seconded the motion. Dayton*
29 *Hall, Mark Sampson, Shelly Goodfellow, Michelle Cloud, Paul Farthing, Ralph Ballard – aye. Penny James-*
30 *Garcia – abstained.*

31 December 10th: discussion of corrections was had. Staff and Shelly Goodfellow talked about expectations
32 of her failed motion.

33 *Dayton Hall motioned to continue minutes while staff and Shelly Goodfellow work out changes made.*
34 *Shelly Goodfellow seconded the motion. Unanimous.*

35 December 30th: discussion of corrections was had.

Hurricane City Planning Commission Minutes February 24, 2021

- 1 *Dayton Hall motioned to approve minutes with the amended changes. Ralph Ballard seconded the*
- 2 *motion. Dayton Hall, Ralph Ballard, Paul Farthing, Michelle Cloud, Shelly Goodfellow, Mark Sampson –*
- 3 *aye. Penny James-Garcia – abstained.*

- 4 **Adjournment**