

ON THURSDAY DECEMBER 9, 2021 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737

Members Present: Dayton Hall, Mark Sampson, Shelly Goodfellow, Ralph Ballard, Michelle Cloud, and Penny James-Garcia.

Members Excused: Rebecca Bronemann, and Paul Farthing

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, Planning Technician Brienna Spencer and City Engineer Representative Darrin LeFevre.

Chairman Dayton Hall called meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Mark Sampson and Shelly Goodfellow offered the prayer. Roll call was taken.

Penny James-Garcia motioned to approve the agenda as amended. Mark Sampson seconded the motion. Unanimous.

Public Hearing:

Public Notices noticed for this meeting were noticed incorrectly and moved to the agenda for December 15th, 2021.

New Business:

2021-AFSP-02 Discussion and consideration of approval of an amended final site plan for Stonebrook Towns Square, located at 1350 W and State Street. Comida Rapida LLC Applicants. Steve Kemp Agent.

Steve Kemp went over lots 7 and 8. They were purchased by the owners of the family pawn shop, which they had changed the boundaries of the lots through meets and bound deeds a couple of times while adding an easement on the west and south side. Mr. Kemp bought all of lot what was called 7A, they have been working on a plan to come up with lots for 3 buildings. They will be lots 10-12 and fit completely inside of 7A. Stephen Nelson went over what was discussed about this application from the last meeting. The preliminary plat was approved last week at the City Council meeting. What they have provided within the final site plan amendment has met the code requirements. Penny James-Garcia asked if the issue with the drainage has been fixed. Mr. Kemp stated they have spoken with the engineering department and have come to some resolution on how to deal with that. Ralph Ballard asked the applicant if he understands the city lighting requirements. Mr. Kemp stated that he doesn't but his architect does and it will be reflected. Mr. Nelson stated that one of our main requirements that is confused by developers is the light color/warmth. Most of the lighting coming in just has to make sure they meet the color temp.

Mark Sampson motioned to approve 2021-AFSP-02 for lot 10 only subject to Hurricane lighting restrictions. Ralph Ballard seconded the motion. Unanimous.

2021-PSP-25 Discussion and consideration of approval of a preliminary site plan for SKRE Commercial, a retail, office, and warehouse development, located at the northeast corner of Sand Hollow Road and future Resort Blvd. Mike Nielson Applicant

Mike Nielson stated that their current location is across from Zion Bank. They have outgrown that location and are looking to move so they can expand. Penny James-Garcia asked the applicant to

address some of the staff comments. Mr. Nielson stated that the front portion of the facility will be a store front to show case their gear. The other section will have some office space for them and then warehousing in the rear. The other retail areas are for future use that they will probably rent out. Mrs. James-Garcia mentioned the comment about staff not wanting individual driveways for the businesses pulling onto Sand Hollow Rd. Mr. Nielson stated he believes that has been addressed by access off of the future Resort Blvd, which is off to the side. Stephen Nelson went over JUC's concerns about access for neighboring parcels. Karl Rasmussen showed the Commission what the plan is with the roads and accesses within the PID area. Mr. Nielson stated that the bulk of the access will be off the other roadway. Staff doesn't want a bunch of accesses off Sand Hollow Rd. Mrs. James-Garcia asked Mr. Rasmussen where they are with the PID. Mr. Rasmussen shared that it is funded and went over the plans that will start the beginning of the year. He went over the utility location/plan for the PID area. Mrs. James-Garcia asked about secondary water and what the City's plan is to have that throughout the city. Mr. Nelson stated that when they have access to the irrigation, they are required to put it in, if they don't have access, they are required to put in the dry lines. Dayton Hall asked how they were going about legally peeling this off. Mr. Neilson stated that a sliver of his brother's parcel was needed for the PID and they are in the middle of the land swap. It will receive its own tax ID number in the next coming weeks. Mr. Nelson stated that they will have to go through the subdivision process with roadway dedication and plat it out. Mr. Hall asked for clarification on this project process. Mr. Nelson explained it. Mark Sampson asked about the procedure for a piece of property in the middle of a place being developed. Mr. Nelson stated that typically anytime we see a development, we want to make sure we see property connectivity within the development. We want to make sure that the location of this project will not hinder the development of other property owners. Mr. Sampson asked when the city decides if something needs to have sprinklers. Mr. Nelson stated that commercial and industrial, recreational resort or short-term rentals for more than 10 people, residential with a single access with more than 30 units, or if a roadway is more than 10% in grade we require sprinklers. Ralph Ballard asked about there being an anticipated time frame for the infrastructure being put in for irrigation but not being used. Mr. Nelson stated that within city code, it gives some leeway that if we aren't going to be able to supply irrigation within a reasonable time, we can waive the requirement. It's anticipated to have the services within the next 10 years and the lines will withhold that amount of time.

Penny James-Garcia motioned to approve 2021-PSP-25 subject to staff and JUC comments. Shelly Goodfellow seconded the motion. Unanimous.

2021-PP-36 / 2021-HIL-07 Discussion and consideration of a recommendation of a preliminary plat and sensitive lands application for Paraiso subdivision, a 390-unit residential development, located at 2850 W and 300 N. Middon LLC Applicant

The applicant representative stated that they have met with staff and gone over the area's that are part of sensitive lands to come up with a plan that is feasible for the area. Shelly Goodfellow asked if they are putting in all the roads before starting phase 1 that is along the west side of the parcel. The applicant stated that they are working with Ash Creek and Frank Lindhart to get the utilities to their location because there is no sewer off of 2800 West. The access will start from the west of the project instead of the east along 2800 west. Dayton Hall asked Stephen Nelson about this application, he thought they had already approved this. Mr. Nelson stated that they have previously approved a preliminary site plan and this is a preliminary plat. Mr. Hall asked why a density bonus was required when they have about 4 units per acre. Mr. Nelson stated that they were required to dedicate some space to the city which allows for

a density bonus to be asked for. Mark Sampson asked about a road coming down the ridge. Mr. Nelson stated our sensitive lands ordinance allows for a road to be built up to 40%. It is very strict about anything being built above 30% but roads are one of the exceptions to that. Mr. Sampson asked what the timeline for 2800 west is. Mr. Nelson and Darrin LeFevre address this comment stating there is a deed restriction that kicked it back. Ralph Ballard asked about the sewer lift station in Canyons and asked if it was going away. The applicant stated that he is meeting with Joby to work with him to get it removed. He has also spoken with Mike Chandler at Ash Creek about the requirements for the sewer lines that will need to be put in. Penny James-Garcia asked for clarification on the trail requirements for 10-foot-wide trails. Mr. Nelson addressed this. Engineering has backed off of the 12-foot-wide requirement and thinks 10 feet is appropriate. Mr. Ballard asked if the trails are following some contours. The applicant stated that they do because some of them are a little too steep so they are giving it some kind of elevations.

Shelly Goodfellow motioned a recommendation of approval of 2021-PP-36 and 2021-HIL-07 subject to staff and JUC comments. Michelle Cloud seconded the motion. Unanimous.

Discussion and consideration of approval of the 2022 Planning Commission Meeting Schedule

Stephen Nelson went over the meeting schedule proposal and any possibly conflicting dates. Dayton Hall stated he thinks they should stick to it and if in 6 months, they aren't going to have a quorum then to address it then.

Michelle Cloud motioned to adopt the schedule for 2022. Penny James-Garcia seconded the motion. Unanimous.

Planning Commission Business:

1. City Council Recap
2. Presentation of Downtown Walking Survey
 - a. Fred Resch went over the information gathered from the survey.
 - b. The traffic issues were discussed
3. Planned Commercial
 - a. Discussion of changes to the Planned Commercial zone was had.

Approval of Minutes

1. 9/9/2021

Corrections from Dayton Hall were emailed and will reflect on the approved minutes.

Mark Sampson motioned to approve the minutes as adjusted. Dayton Hall seconded the motion. Unanimous.

Adjournment