

**Hurricane Planning Commission
Meeting Minutes
May 17, 2023**

Minutes of the Hurricane City Planning Commission meeting held on May 17, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused: Ralph Ballard and Michelle Cloud.

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

5:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Paul Farthing

Prayer and/or thought by invitation given by Shelley Goodfellow

Declaration of any conflicts of interest

NEW BUSINESS

1. Discussion and consideration of a recommendation to the City Council on a proposed amendment to the Hurricane City Standards for Design and Construction and Hurricane City's Drainage Manual to require development within the Frog Hollow Sub-basin to retain stormwater from 10-year storm events.

Stephen Nelson explained that during the last meeting, the Planning Commission discussed amending the drainage manual. This amendment would change the drainage standard for those in the Frog Hollow sub-basin area. He reported that ProValue prepared preliminary numbers and estimates to guide the discussion. Jeremy Pickering reviewed a detention hydrograph example. He explained the method for determining detention and retention volumes. Washington County Conservancy District has requested that the city require property owners within this basin area to retain rainwater until it exceeds a ten-year storm. He noted that Hurricane City standards require basin drainage within twenty-four hours. Mr. Nelson reported that there are large sections north of 3000 South with drainage swells designed to retain water. These swells will not be affected by this standard. Karl Rasmussen reviewed the findings of his study. He noted that the cubic feet requirement for the detention of a ten-year storm is similar to a one-hundred-year storm. If the City does not accept this change to the drainage manual, every property owner must retain the water, not just detain it. The district is being gracious by allowing the release of anything over a ten-year storm into the existing basin. Mr. Rasmussen explained that the Conservancy District wants the extraction overlay to go before the Council after the drainage manual is amended. If the City Council approves the drainage manual amendment and extraction overlay, Balance of Nature will work with the with the Conservancy District to take the excess material from the pond. Mr. Nelson reported that the Conservancy District is concerned about the

contamination of the clay pit from the first flow of water. Their concern is that contamination makes the clay unusable for dam construction.

Kelby Iverson shared that this will affect 20,000 acres of Bureau of Land Management land and 3,000-5,000 acres of private land, and further development in the Frog Hollow area will heighten historical flows. He asked for clarification on the current retention and detention standard. Mr. Pickering explained that the current standard requires comparing three diverse types of storms, and the highest volume must be detained on the property. Mr. Pickering reviewed the difference between full retention and partial retention/detention. If the entire area is required to retain fully, the basins will be larger than a detention basin. Mr. Iverson's primary concern is that property owners have purchased a property with a specific understanding of the requirements for development; this change could require more of them. He inquired about the requirements for one-acre lots and why a detention basin was required for Moccasin Flats. Mr. Pickering reported that the impact of a single-family home on one acre would be negligible and usually does not require an analysis. Due to the significant change to the area, Moccasin Flats was required to have a detention basin.

Shelley Goodfellow read page thirty of the drainage manual. She would like to know if any pollution has entered the Conservancy District's clay pit within the past twenty years. Mr. Nelson can speak directly to pollution of the clay pits, however, the Conservancy District has brought up these concerns several times in the past. She asked if it is necessary to update the drainage manual if the current zoning is kept in place. Retention basins are larger than detention basins; this will increase the need for mosquito abatement, and ponds represent a safety concern. She feels that Balance of Nature and the Conservancy District are impacting this portion of land, and now they are passing the cost to surrounding property owners.

Paul Farthing feels the impact will be negligible and not burden taxpayers or landholders. The clay is needed for Toquerville and Warner Valley reservoirs. Rebecca Bronemann feels that the Conservancy District needs to be more specific and provide studies for their request.

Shelley Goodfellow motioned a recommendation of denial to the City Council based on the findings that a study has not been completed to know the impact and necessity for this and that the current zoning will have a minimal impact; it contradicts paragraph one of the same section within the drainage manual regarding safety and other reasons for not creating retention ponds within the City. The financial burden of the Washington County Conservancy District and Balance of Nature development is being passed onto other property owners. This will be imposed on the affected property owners without direct notice. The detention basins will become unsightly and increase mosquitoes. Kelby Iverson seconded the motion. Brad Winder, Kelby Iverson, and Shelley Goodfellow – aye. Paul Farthing, Rebecca Bronemann, and Mark Sampson – nay. Sending a split vote to the City Council.

Martha Honey lives in Sky Ranch. She stated that agriculture runoff also contains toxins. She commented that the low spots will eventually be populated. This is a complicated situation, and everyone needs to work together.

A representative of Balance of Nature shared that they are building retention ponds to hold the water. Their intent is not to pass this burden onto surrounding property owners. However, Balance of Nature is only required to retain the water on their property, they are not required to retain the water that drains onto their property. They are trying to be good neighbors and create a beautiful area.

Kelby Iverson motioned to dismiss. Paul Farthing seconded the motion. Unanimous.

Adjournment at 6:13 p.m.