

**SANTA CLARA CITY PLANNING COMMISSION**  
**Tuesday, February 9, 2016**  
**MINUTES**

SANTA CLARA CITY PLANNING COMMISSION met for a meeting on Tuesday, February 9, 2016, at 6:00 PM in the Santa Clara Town Hall located at 2603 Santa Clara Drive, Santa Clara, Utah.

**Present:**

Curtis Jensen (Chair), Jason Lindsey, Marv Wilson, Adam Butterfield, James Call

**Absent:** Mike Day, Todd Jacobsen, Jarrett Waite (City Council)

**City Staff:**

Ed Dickie: City Manager  
Herb Basso: City Council  
Mary Jo Hafen: City Council  
Corey Bundy: Building Official  
Bob Nichol森: City Planner

**Audience:**

Sherri Anderson, Bruce Anderson, David Whitehead, Josh Allred, Kyle Bodily, Mimi McKenna, Terry Chapman, Charlie Miller, Ruth Miller, Scott Doly, Patricia McReese, Gretchen Foster, Kari Boettcher, Andy Schmutz, Chi Song, Sherry Laier, Ditzie Whitehead, Wes Whitehead, Nick Lang, Cindy Frei, Krisit Alexander, Jack Seal, Shar Pierpont, Leina Mathis, David Doughman, W. Bret Smith, Clark Ence, Kathy Ence, Lane Morgan, Mordeco Porcho, Amara Purdy, Evelyn Johnson, Craig Slater, Sherrie Slater, Matt Starley, Dave Larsen, Roslind Larsen, Tracy Martin, Andrea Schmutz, James Jackson, Aaron Reynolds, Brooke Reynolds, Jacquelyn Tomilson, Lance Bingham, Heid Bingham, Kyle Pasley, Mike Chandler, Shari Olmstead, Ron Johnson, Gen Grant, Gina Brown, Sara Souza, Wesley Whittwer, Wes Davis.

1. **Call to Order:** Curtis Jensen called the meeting to order at 6:00 PM
2. **Opening Ceremony:** Adam Butterfield led the Pledge of Allegiance and Invocation.
3. **Communications and Appearances**

**A. General Citizen Communications**

None.

4. **Working Agenda**

**A. Public Hearings:**

None

**B. General Business**

None.

**5. Discussion Items**

- 1. General discussion with the Planning Commission and neighbors to the south about the potential use of the ten acres owned by SITLA and located on both sides of Lava Flow Drive (8 acres on east side and 2 acres on west side).

**Curtis Jensen:** The Planning Commission would like to welcome all here. There has already been a Public Hearing on this matter last December. The purpose of this discussion for tonight is to give suggestions for the potential uses for this property. This will be a constructive meeting for the next hour. I would like to keep this at an hour tonight as to allow for other activities for everyone.

**Bob Nichol森:** I will give you a brief introduction for the agenda tonight. Kyle Pasley is with the SITLA Land Trust. Wes Davis is the applicant and will make a presentation at that point and then it will be opened up for general public discussion.

The City has a General Plan and when a plan is adopted over time, zoning regulations are implemented. This parcel is designated as commercial as per the General Plan for Santa Clara City. Tonight is dedicated to the best use for this parcel and suggestions. There have been proposals from the SITLA group; who is the land owner as well as the developer to change parts of this parcel on the west side of Lava Flow Drive to become medium-density housing, which could include apartments or townhomes. It would require a future change in the City General Plan and also require a zone change. The handout everyone has received regarding the uses of the SITLA property is as follows:

*Options for the Use of SITLA Property on the South Side of Santa Clara Drive,  
On Both Sides of Lava Flow Drive*

**Background**

The State of Utah School & Institutional Trust Lands Administration (SITLA) owns approximately ten acres on the south side of Santa Clara Drive, approximately two acres are to the west of Lava Flow Drive, and about 8 acres are to the east of Lava Flow Drive. Both parcels are designated in the City’s General Plan (Master Plan) for commercial use, and both parcels are presently zoned Planned Development Commercial, which allows a variety of commercial uses, as well as mixed-use, combined residential and commercial uses. SITLA owns considerable property (many thousands of acres) throughout Washington County. Under state mandate, SITLA manages the land for the benefit of various beneficiaries, primarily the state public school fund and also higher education. Mr. Wes Davis, a local developer, with the consent of SITLA, has petitioned the city to consider amending the City General Plan and Zoning map to allow for medium density residential development on 1.5 to 2.0 acres on the west side of Lava Flow Drive. Medium density residential housing includes a density range of from 8 to 12 dwelling units per acre.

The City Council has requested more evaluation of the use and development options for the subject property, including the potential development of SITLA’s 8 acre parcel on the east side of Lava Flow Drive. As part of the evaluation, the City Council requested more opportunity for interested neighbors to be part of the discussion on potential uses for the property.

### **City General Plan**

The current City General Plan, adopted in 2014, designates the subject property as “Main Street Commercial”. The description for this land use is contained in section 3.4.2 of the General Plan narrative. It states, “Predominantly commercial uses on the ground level, including uses such as stores, restaurants, and offices with residences and/or offices on the 2<sup>nd</sup> (and 3<sup>rd</sup>) floors”. The property lies within the “East Gateway” area of the city and the objective as stated in the General Plan (4.3) is to “create a walkable, compact, mixed-use area with commercial, office and residential uses, generous landscaping, and a unique identity.” The Plan also states that new commercial and higher density residential development in the East Gateway should face and abut the street and have shaded sidewalks to attract nearby residents.

### **Option #1 Develop the property per Present General Plan and Zoning Designation-**

The entire ten acre area (i.e., both sides of Lava Flow Drive) could be developed under the present General Plan and Commercial zone. Uses could be all commercial, such as financial institution, convention center or similar use, hotel, restaurant, retail sales, service commercial businesses, and offices. An education facility could be considered similar to a convention center. Also, the present PD Commercial zoning allows for mixed-uses, i.e. commercial, office or residential (within the same building or on the same site). The property on the west side of Lava Flow Drive and facing that street could be developed under present zoning for office use, since traffic counts on Lava Flow Drive don’t favor retail stores, or for mixed-use with retail and /or office on the ground floor and residences above, or residences located elsewhere on the same site.

### **Option #2 Revise the General Plan and Zoning to Allow for Medium Density Residential-**

The property owner (SITLA) and potential buyer have requested that the area on the west side of Lava Flow Drive (1.5 to 2.0 acres) be allowed to develop with medium-density residential use (8-12 units per acre). That use could be townhomes, condos, or apartments. Their plan is to develop approximately 1.5 acres fronting Lava Flow Drive for apartment or condos, and develop the .5 acre fronting Santa Clara Drive for some type of commercial use. Traffic generated by new apartment or condo units is estimated to be 8 trips/day per unit. Depending on the residential parcel size the total new apartment or condo units could range from 18 to 24 units with a resulting daily traffic generation rate ranging from 144 to 192 total trips per day. A “trip” includes each time a car leaves or returns from/to a dwelling unit. These trips are normally spread throughout the day. The site’s proximity to Santa Clara Drive means the additional traffic should not create a burden on adjacent neighbors.

### **Other Development Considerations-**

1. Landscaping. Under either a PD Commercial or PD Residential zone a significant amount of landscaping is required per the Zoning code. Both zoning districts require a minimum of 25% of the project site to be landscaped, including the 20’ front setback area behind the sidewalk (behind the public right-of way). The landscaping must include trees and shrubs but xeriscaping is encouraged to promote water-wise landscapes.
2. Residential densities above 8 units per acre is only achievable through the city’s Density Bonus standards, which require attractive building and site design. The Density Bonus standards are set forth in the Planned Development Residential section of the Zoning Code (*Chapter 17.68*).

**Kyle Pasley:** As the representative for SITLA, we control about 8 acres behind 2235 Santa Clara Drive and then an adjacent 2 acres nearby. We hold lands in trust for beneficiaries and we control that. For example, the schools are a beneficiary and the particular beneficiary for this parcel is Utah State University. SITLA reports to a board of directors. The beneficiaries are only to the specific land owners and not general public or city entities. The state has held this property for about 30-40 years and was acquired from BLM. Over the years, there have been several commercial projects interested and then decided against as this has not shown a strictly viable commercial use.

When there is economic development for an area, it has more to do with new businesses and affects surrounding businesses. Right now, the property could be a multi-use such as residential and commercial. We have also looked into a higher education use, such as a new Utah State University Extension office since the other one that was local burned down. There also have been other possibilities such as a higher education facility and supporting uses around it that could include retail or housing. There is a planning consulting company that is looking into possibilities for future uses. We are looking for different kinds of development that would work in the area.

**Audience member (did not state name):** Is the developer wanting to develop now?

**Kyle Pasley:** It occurs as market demand allows. This has been a statewide effort to push some of the smaller pieces for utilization and development. Uses that have been suggested that do not fit the nature of the community have been denied in the past.

**Herb Basso:** From the City Council perspective, we are interested in finding the right mix of uses and surrounding area.

**Audience member (did not state name):** As a resident, I like the drop off of traffic.

**Curtis Jensen:** For the record keeping, when you as audience member makes a comment, please state your name.

**Gretchen Foster:** Has anyone thought about a park for the community or something with community uses? This would not allow for increased traffic or increased people in the surrounding neighborhoods.

**Kyle Pasley:** We would like to plan for parks and activity. I am bound to get fair market value for the property. The City would need to buy that parcel for a use of a park or recreational use.

**Audience member (did not state name):** Who was the person approached to change this parcel?

**Kyle Pasley:** I was.

**Jack Seal:** What about the property values in the surrounding areas?

**Kyle Pasley:** We do think about the property values in the neighboring areas and medium density housing is also taken into consideration for this. The question is what type of product that will be developed and that could affect values.

**Jack Seal:** What about height restrictions and how many units?

**Kyle Pasley:** The medium density zoning allows for 8-12 per acre and the heights is as per ordinance which is 35 feet.

**Jack Seal:** Low cost housing will bring similar groups of people into the area. This is currently a clean and safe neighborhood.

**Kyle Pasley:** Do you believe that any renter would lower the standards?

**Jack Seal:** Yes.

**Curtis Jensen:** I would like to dedicate about ten minutes more to Mr. Pasley, and then move to Wes Davis to make his presentation. I would also like to remind everyone we need to stay within our time frame for this evening's meeting.

**Herb Basso:** When this issue came up in City Council meetings, I moved to table the issue, so there can be a time frame to explore better options. The Santa Clara City General Plan would need to be altered and changed to include any changes. The ideas being presented are not bad ideas, but there could be better ideas and after the explanation, and USU could be a viable solution for them to have a new extension office.

As for rentals, they are more temporary than home owners and about three to five years on an average. The renter does not get to buy into the community and certainly it is understandable that renters could change the community feel, but they are not necessarily a bad thing. Many kinds of uses not being used are because of the current market demands.

**Kristy Alexander:** Will the residents surrounding this property be allowed to have enough time to gain signatures for a petition for any kind of medium density development? It also seems that more of a homeless population has occurred in the surrounding area since the shelter has moved from downtown St. George to further west off of Sunset Blvd.

**Kyle Pasley:** Thank you for that input.

**Curtis Jensen:** There was a public hearing in December 2015, and it was denied for the medium density residential at that time. The City Council chose to table the issue for further investigation. I will remind everyone of five minutes more for Mr. Pasley's presentation, and then I would like to move to Wes Davis with his presentation and input.

**Herb Basso:** What time frame do the planners anticipate to be done with recommendations?

**Kyle Pasley:** It should be about three months and then we will meet with City staff.

**Evelyn Johnson:** I own the farming/horse arena nearby and want to let it be known that this property will never change and will always be a farming area.

**Curtis Jensen:** Thank you for that comment. I would like to invite Wes Davis up to present at this time.

**Wes Davis:** There is nothing set in stone at this point for the type of property. It could be a variety of things. We have looked at the surrounding area and commercial options. There have been several commercial projects that have gone in and out, as well as struggles with the existing commercial area.

A lot of mixed uses could take place and be perhaps a better use. Possibly apartments would not be put there. It could be townhomes or a variety of residential uses. As for low income housing, there are not any plans for any low income housing at this point.

**Curtis Jensen:** Since that is a gateway to Santa Clara City, I personally would not want to see apartments or anything similar in that area. Is there something you can see in that area that might be better suited? Something like a slow buffer into the city would be nice to see.

**Wes Davis:** The commercial will still stay largely on Santa Clara Drive and will generally block anything on Lava Flow Drive. A good transition would be on the 8 acres across the street. But we are referring to the smaller property that faces Lava Flow Drive. There potentially could be a mixed use or condo style homes with a park and recreation with a shared parking area.

**David Whitehead:** I live on Arrowhead Trail and am wondering why more people did not receive letters. It is more concerning that there is not a specific plan for development. If it were approved, it could potentially be open for anything and then we really could have something there that we do not want.

**Corey Bundy:** City Council asked for a 500 foot mailing radius. Planning Commission is required to post notices on the City website, notices were posted at the post office and in the main lobby of City Hall, as well as the 500 foot mailing radius.

**James Call:** I just wanted to mention to the audience, this property is owned by SITLA and they can ultimately determine to do what they want for the property if they are selling it. It needs to be noted that this field is to suggest that it could be commercial or a medium density residential.

**Curtis Jensen:** No matter what happens, there will people that are not happy with the final change.

**Clark Ence:** I was involved in this property for a long time and with the city. The BLM originally owned the property. The difficulty as I see it, is that the State wants to lease a property and not sell it. No one wants to put a business on a piece of property they do not own. The little restaurant on the front half has a lease on top of the rent.

**Kyle Pasley:** That lot is now owned by an individual and not leased. I do not know why it was leased at that time. We are currently not looking to lease this property.

**Amara Purdy:** I am a resident in the area and have a lot invested into the area. I have researched medium density to high density housing and the impact it would have. It is not a blighted area needing rehab. It is a well-established and a nice area. This would not be a positive move so I would not go along with a housing decision, but would agree with some low density housing options or the USU extension office that was suggested.

**David Doughman:** We were drawn to the area because of the housing density, the design and style as even more than that, was the beauty of the area. It is a quiet and safe community. The community is indeed growing and perhaps the school facilities would be a better choice for this property.

**Mike Chandler:** The tendency is to assume the worst case scenario. The reality is that no property values have suffered with some existing medium density areas that are nearby off of County Lane. Affordable housing in this area does not exist. The project is probably not appropriate for this area. There is declining enrollment in the schools as the families are growing up. The City is going to be in need of young families. A lot of good things are coming to the community.

**Curtis Jensen:** Everyone has been very articulate and offered good insights. Please share your comments with City staff, Wes Davis and Kyle Pasley. There are email addresses we will provide at the end of the meeting.

**Andrea Schudtz:** I would like to say quickly that I believe in the USU use.

**Kyle Pasley:** Maybe it is time to push the market to sell and see what will present itself.

**Audience member (did not state name):** Will more people be on the mailing lists for notifications?

**Kyle Pasley:** The City is in charge of the mailing.

**Audience member (did not state name):** What is being done with attracting new commercial business into the area? Doesn't it all boil down to revenue and taxes for Santa Clara City?

**Mary Jo Hafen:** As a member of the City Council, we cannot force businesses to come into town. There is the new Harmon's coming and that will bring positive impact and more businesses. The economic down turn affected us quite a bit, and it is finally coming back. We are on the forefront of positive impacts to the City that are coming.

**Terry Chapman:** Is there a way that the public can be notified like the emergency system?

**Corey Bundy:** We can look into using that system for zoning. We can put it in the newsletter as well as extend the mailing.

**Curtis Jensen:** In closing, get the email addresses for the City staff, Wes Davis and Kyle Pasley and continue to be involved with City matters.

### **Approval of Minutes**

**Motion to approve Planning Commission minutes from January 12, 2016**

**Made by: Jason Lindsey, Seconded by: Marv Wilson**

**Voting Aye: All**

**Voting Nay: None**

**Motion Carried.**

## **7. Adjournment**

7:11 p.m.

Respectfully submitted;

Melodie B. Hayes,  
February 9, 2016

Melodie B. Hayes

Melodie B. Hayes, Recording Secretary