

SANTA CLARA CITY PLANNING COMMISSION
Tuesday, June 14, 2016
MINUTES

SANTA CLARA CITY PLANNING COMMISSION met for a meeting on Tuesday, June 14, 2016, at 6:00 PM in the Santa Clara Town Hall located at 2603 Santa Clara Drive, Santa Clara, Utah.

Present:

Jason Lindsey (Acting Chair), Marv Wilson, James Call, Todd Jacobsen, Adam Butterfield

Absent: Curtis Jensen, Michael Day, Leina Mathis

City Staff:

Ed Dickie City Manager
Corey Bundy: Community Development Director
Bob Nichol森: City Planner
Devin Snow: City Attorney (substituting for Matt Ence)
Todd Olsen: City Engineer

Ann Evans, Bart Sierbbe, Dyle Bond, Wayne Klissing, Dorothy Crawford, Dennis Garr, Tim Lyle, Tony Lyle, Jared White, Bruce Sposi, Mary Beth Sposi, Richard Fischer, Ross Weaver, Sandy Weaver, Allen Hall, Rod Hunt, Josh Jewkes, Cindy Frei, Donna Schoen, Linda Dunbar, Suzanne Webb, Ramona Hafen, Doug Wells, Hans Hafen, Lori Hafen, Devin Ferguson

1. **Call to Order:** Jason Lindsey called the meeting to order at 6:00 PM
2. **Opening Ceremony:** Todd Jacobsen led the Pledge of Allegiance and Opening Comments (Invocation.).
3. **Communications and Appearances**

A. General Citizen Communications

None.

4. Working Agenda

4A. Public Hearings:

- 1. Hearing to receive public input for request of zone change from Planned Development Residential- 8 units/acre to Planned Development Residential 8.8 units/acre on 9.93 acres located to the northeast corner area of Tuscany Drive and 400 East. Dennis Garr and Tim Lyle, Applicants. Allen Hall, Rosenberg & Associates, representing.

Bob Nichol森:

The staff report for this item is as follows:

Zone: PD Residential

General Plan: Mixed Use Residential

Applicant: Garr & Lyle LLC

Engineer and Project Representative: Rosenberg Associates, Allan Hall, PE

Acres: 9.93 acres with 87 proposed dwelling units

Density 8.8 dwelling units per acre

Project location: Project is proposed on the north side of Tuscany Drive and south of Paradise Village at Zion. It will be west of (& adjacent to) Santa Clara’s Gubler Park, and also east of Tuscany at Cliffrose subdivision.

Number of units: 87 units

Request: Approval of an amended PD Residential zone for 87 two-story townhome units on 9.93 acres in a project called Cobble Creek Townhomes at Santa Clara. The project proposes 2-car attached garages, and public streets with units fronting on an interior road network. The units have 3 bedrooms, 2.5 baths, and total 1735 sq. ft. of living area. Some units will back against Tuscany Drive and also against Gubler Park. A privacy wall is required along the Tuscany Drive frontage with landscaping required on the street side of the privacy wall.

Access: The project proposes public streets within the project with two accesses on Tuscany Drive. The project abuts Paradise Village at Zion to the north. There has been considerable discussion whether the two developments should have a public street connecting them. The Paradise Village developers oppose a street connection saying that Paradise Village at Zion which provides short term rentals wants a self-contained, limited access development to avoid non-residents from using the amenities in Paradise Village. Also the argument is made that the short term guests in Paradise Village will not be inclined to socialize / interact with the permanent residents in Cobble Creek. Since each project has adequate access staff will leave the street connection issue to the PC and CC for resolution.

Density Bonus: The PD-Residential zone provides for a base density of 8 units/acre, with the possibility of higher density (up to 12 units / acre) under the Density Bonus provisions in the PD-R zone. The applicant proposes a density of 8.8 u /acre, for a density bonus of 0.8 du/acre. The Density Bonus provisions allow the PC to recommend density in excess of 8 units / acre for projects that meet a higher design and amenity standard. The Density Bonus criteria includes the following;

- 1. Building elevations shall show variations in roof height, variations in building footprint, varied earth-tone colors and textures, balconies, patios, and roof overhang. High quality building materials including brick, stone, or stucco, with stucco not exceeding 50% of the front elevation. Tile or slate roofs are required.
- 2. Site design shall provide for compatibility with adjacent residential areas. Parking shall be dispersed throughout the project.

3. Landscaping shall be water conserving while providing trees, shrubs and ground covers. Trees shall be planted at approximately one tree per 500 sq. ft. of landscaping.
4. Project amenities shall be provided in accordance with the project size. Swimming pool and clubhouse, playground equipment or other common amenities are typical of the amenities expected.

James Call: To be clear, they are asking for the increase in bonus?

Bob Nichol森: This is for that as well as approving a new site plan and new elevations for a new project.

Corey Bundy: The original project was an Ence Homes project in about 2006 with a similar townhome features as this and the Tuscany at Cliff Rose development.

Dennis Garr: As the developer, I would like to put some rumors to rest. This is not an apartment complex and this will be nice upgraded townhomes with square footage as 1735 and double garages. Master bedrooms will have walk-in showers, central vacuum systems through the homes and stainless steel appliances. This will be single family deluxe upgraded homes.

Jason Lindsey: We will now open the Public Hearing.

Ann Davis: I am a nearby neighbor and in opposition of this project. There will be an increase in traffic. Is there going to be a clear separation between Gubler Drive, Jacob Drive and this project? When a project like this comes before the City, once it goes to City Council, there is no longer a voice that we as citizens have. I have submitted maps that show what we as neighbors are forced to look at now. Imagine a townhomes project next door.

When the park was built in 2004 and it was assured that Jacob Drive would not be opened until a school was put in place, but there is now not a school there and Jacob Drive is opened. The traffic between Paradise Village and Tuscany have already increased and this will continue to increase the traffic. The impact is going to be tremendous

Dyle Bond: Traffic on Jacob Drive is already a concern. The cars will be able to go through the dirt and into the park and its' parking lot. What will keep the residents from going onto 400 East and around, they will just cut through Jacob Drive. There will be more dust, noise, safety impacts. Pioneer Parkway will continue to be busier with respect of traffic. Ways need to be found to slow down or limit traffic in that area. There are should be consideration to have lighting that is protected and have those lights shine down. There would need to be shrouds around the lights and not allow them to intensify the existing lighting from Harmon's.

James Call: How does the traffic flow in that area impact this project?

Ed Dickie: Keeping people from accessing this road is impossible because it is a public road as well as a neighboring public park. The road will be improved at Tuscany and hopefully people would want to stay at the improved road. One of the reasons the City has not improved that area right now is to protect the neighboring homes so there is not increased traffic as well as prevent mud from coming onto the street. The lava rocks are there to deter people away from driving through that area. Not sure of how to answer this at the present time because there is not a definitive plan in place. The road cannot be blocked off right now because it is access to the park.

Josh Jackson: What about a privacy wall along the Tuscany development and where will it be? How tall will the buildings be?

Allen Hall: Yes it will be along that area.

Dennis Garr: 23 feet.

Josh Jackson: What changes from the pictures of the model to the final result will incorporate pitch, entries and so forth? And what would the roof pitch be? What about elevations?

Dennis Garr: There is an added foot on width to make the entries bigger. The upper pitch will be 6:12 and the lower will be 5:12. The elevation will depend on actual layout being done at that point.

Allen Hall: That is not a definite plan as of yet.

Josh Jackson: I am not opposed to this project. The design will blend into the existing neighborhood as well as surrounding areas of Santa Clara City and its' beauty. As it is already zoned for Planned Development Residential, it is recognized those changes are coming. But there is an opportunity to rise above the code minimum standards with this zone change request.

Another issue is the lighting that needs to be addressed. There needs to be a city ordinance of a night sky type of ordinance such as Ivins City has. It can be the responsibility of the Planning Commission members to regulate the lighting for this project. Tuscany has been a great neighbor, but their lighting is already an issue and the project is not complete. If there are 87 units that will be built, that will increase the lighting problem. Ivins City has addressed their lighting problems by creating lower lighting to the ground and shielding the lights from shining upwards, but rather downwards.

The height of the buildings do not need to have the ground built up. There should also be more rock required for the fronts of the buildings.

Devin Ferguson: I am a property owner that backs up to this purposed project. I moved to the community for it is a quiet, residential community. What is going on around the area is on the outskirts is disheartening and property values will go down. The lava rock needs to be changed because it makes the road noisy.

Dennis Garr: The road at Tuscany will set the precedence of the height and it will not need to be built up. The lighting for this project, there will not be photocells on the garages fronts. The lighting will be determined by the City. We can change the fixtures to point straight down.

Jason Lindsey: There is a citizen concern about lighting. Is there a milder light?

Dennis Garr: We are not certain of what City requirements will be yet. The traffic is not necessary because there is not more than 100 units.

Marv Wilson: A rule of thumb for traffic is about 9 trips a day and with this project there will be about 70 trips a day, and while that sound high, the impact and span over time is relatively low.

Jason Lindsey: If there is no more public comment, we will close the Public Hearing and move to the General Business item for this issue.

4B. General Business

- 1.** Recommendation to City Council for request of a zone change from Planned Development Residential- 8 units/acre to Planned Development Residential 8.8 units/acre on 9.93 acres located to the northeast corner area of Tuscany Drive and 400 East.

Todd Jacobsen: On the Master Plan, it does show future Master Plan Road development that will connect to the existing street. This only shows one connection from Tuscany Drive, but the developers tonight are saying there will be two connections. My concern is the gravel area and would like to see an agreement perhaps that includes paving for the area. It would cut down on noise and dust. I would also recommend the road issue be worked out and have two access points.

Ross Weaver: You might want to consider to go look at it in person as there is not a way to pave it.

Ed Dickie: The Master Plan does show the road the developers are suggesting. The road does not go through from Jacob Drive to North Town Road. The lava rock that is there keeps the mud from going on the street. The speed limit will stay the same for the area and that is 10MPH.

Devin Ferguson: What about splitting the parking lot?

Ed Dickie: That probably will not happen as the area is a public park and accessed needs to be available to the public.

Todd Olsen: Right now, it is hard to understand the access and that will be brought forth as a later discussion, however it does hinge on the decisions for tonight.

Todd Jacobsen: It is a good project and was approved in the past. The looks and design is what has really changed. The access is only a concern to me.

Jason Lindsey: Will the road be abandoned that joins to Paradise Village?

Corey Bundy: The road will be abandoned with recommendations for this subdivision. Paradise Village at Zion really does not want a through street.

Dyle Bond: Paradise Village at Zion really needs to take some responsibility and open that road up.

Corey Bundy: That area is a private property and their private parking lot.

Dyle Bond: How would the people that play pickleball know that? It is my understanding that Santa Clara City Parks Department thinks differently.

Ed Dickie: The public can go there and park within the Paradise Village complex if they would like in order to have access to the courts, but that may not be the specific place to access those courts.

Dyle Bond: The City needs to revisit the concerns for the permanent residents in the area rather than the request

of the nightly rentals and that area needs to be opened up for access to maintain the traffic.

James Call: You want that access opened from that area and the access from North Town Road?
BURIAL

Dyle Bond: Yes.

Corey Bundy: It will come back as the Preliminary Plat with more definition of the roads and access.

Jason Lindsey: In the northeast corner, there would need to be a tremendous amount of engineering to be done with the nearby wash area.

Corey Bundy: Yes.

Jason Lindsey: Are we ready for a recommendation?

James Call: I agree with traffic as people have stated tonight, but that really does not have anything to do with the developer. The traffic would need to be addressed by the City Council. With that, I will make a motion for recommendation of approval of the zone change to 8.8 units/acre with the conditions to be addressed for the density bonus to less impact with lighting changes, reduction in stucco and more rock, and review the traffic concerns.

Marv Wilson: I will second the motion.

Motion to recommend to City Council for the approval of the zone change in a Planned Development Residential zoned area of 8.8 units/acre located on 9.93 acres located to the northeast corner of Tuscany Drive.

Made by: James Call, Seconded by: Marv Wilson

Voting Aye: All

Voting Nay: None

Motion Carried.

4A. Public Hearings:

- 2. Hearing to receive public input for amending the ordinance, Title 17, Section 17.20.270, Long Term Residential Rental Property, Section 17.44.130, Temporary or Short Term Signs, and Title 16, Section 16.32.060, Owner/Builder/Developer.

Bob Nicholzen: The staff report is as follows:

Public hearing on three proposed code amendments for 1) Section 17.20.270 Long term residential rental property, 2) Section 17.44.130 Temporary Signs, and 3) Section 16.32.060 regarding building permits for townhome model units built by an Owner/Builder/Developer.

RE: Three proposed code amendments as described above;

- 1. Long term residential rental property. Defines a “Long Term Residential Rental Property as residential property which is used for lodging for 30 days or longer, and requires the property owner to obtain a city business license for such use, and also obtain the necessary fire inspection for such use.

2. Defines a “Grand Opening Sign” which is allowed on a one-time basis for up to 30 days prior to business opening, and requires the sign to be on premise. Also the amendment prohibits signs from locating within the public right-of-way, except for “Public Necessity” signs which are defined in the Sign regulation chapter (17.44).
3. Owner/Builder/Developer: This amendment extends the provision for allowing an Owner/Builder/Developer to obtain a building permit for model townhome units prior to recording a final plat, as long as fire protection and fire access to the building is provided. This privilege is already provided for single family homes, and it would extend it to model townhome units with up to six units in the building.

Marv Wilson: What is a fire inspection for the rental units?

Bob Nichol森: It is where the fire department would come in and make sure smoke detectors are in place and working and making sure the property is safe with proper escape routes.

Corey Bundy: With an owner/builder/developer model townhome, the unit cannot be sold, just used as a model to show the project and can be used during the duration of construction of the project.

James Call: What is the benefit of a city business license?

Bob Nichol森: For the city to know where the rentals are.

Adam Butterfield: What is the cost of business licenses?

Corey Bundy: \$50 annually.

Bob Nichol森: In regards to the sign regulations, it is designed to make the wording clearer of the existing ordinance.

Jason Lindsey: We can now open the Public Hearing. Since there is no public comment, we will close the hearing and move to the General Business section for this item.

4B. General Business

8. Recommendation to City Council for amending the ordinance, Title 17, Section 17.20.270 Long Term Residential Rental Property, Section 17.44.130, Temporary or Short Term Signs. Title 16, Section 16.32.060, Owner/Builder/Developer.

Todd Jacobsen: These are some good modifications to the ordinances and am in favor.

Marv Wilson: I struggle a bit with the business license aspect for a rental. If a person has one rental home, it is a bit much for one rental needing a business license.

Adam Butterfield: Why does the City need to know what is a rental and what is not?

James Call: Less government is better government personally thinking. What about if they changed the ordinance to two or more rental units to be required to have a business license?

Marv Wilson: I would be in favor of that. One rental is not necessarily a business. I don't know how a fire safety inspection could be done without a business license though.

Jason Lindsey: Why be discriminating for that requirement?

James Call: To design it for someone that uses rental properties as income.

Corey Bundy: A business license would be a way to register it as a rental property that is income for the property owner. It also prevents disrepair in the building; whether they are older buildings or newer buildings.

Marv Wilson: Why require an annual inspection?

Corey Bundy: When the annual business license comes due, there is a prior yearly inspection on record. This ordinance has been modeled after the rental ordinance St. George City has.

Adam Butterfield: When was that ordinance adopted?

Corey Bundy: Around late 2006 or early 2007, with City staff conducting those inspections and coordinating through the property owner.

Devin Snow: Businesses currently are defined broadly and not an issue. But any venture that is conducted for private profit is what a business license is issued for.

Ed Dickie: A recommendation could be not to have an annual inspection for the rental unit, but once at time of business licensing and maybe with two or more units.

Jason Lindsey: Are we ready for a motion?

Marv Wilson: I will make a motion to recommend approval to City Council for the ordinance amendment to require business licenses for rental properties with two or more units and each be responsible for an inspection to meet fire and safety requirements. This is as per Title 17, Section 17.20.270 Long Term Residential Rental Property.

I will also recommend approval to City Council for wording changes to Section 17.44.130, Temporary or Short Term Signs, and recommend approval to City Council for wording changes to Title 16, Section 16.32.060, Owner/Builder/Developer.

James Call: I will second the motion.

Motion to recommend to City Council for amending the ordinance, Title 17, Section 17.20.270 Long Term Residential Rental Property, Section 17.44.130, Temporary or Short Term Signs. Title 16, Section 16.32.060, Owner/Builder/Developer.

Made by: Marv Wilson Seconded by: James Call

Voting Aye: All

Voting Nay: None

Motion Carried.

4B. General Business

2. Conditional Use Permit request for construction of a new Verizon Wireless cellular tower facility, located on parcel SC-6-2-22-3130, which is closest to the south end of Lava Flow Drive and Malaga Avenue. Jared White, Technology Associates, representing.

Corey Bundy: The staff report is as follows:

Request: To place a 100 foot tall Verizon wireless cell tower and related equipment near the south end of Lava Flow Drive and Malaga Avenue, located on parcel number SC-6-2-22-3130, in a Residential Agricultural (RA) Zone.

Background: The applicant seeks approval to place a 100' monopole cell tower on the north side of the Santa Clara River in Nick Frei's farm field which is zoned Residential-Agriculture (RA). Since the request falls under a Conditional Use Permit, notices have been sent to property owners within 300' of the proposed tower. There are no residents within close proximity and the patio homes in the Wailea Falls subdivision (in St George) seem to be the closest residents, although there are residents on the south side of the Santa Clara River which are about the same distance away.

The applicant proposes to provide a galvanized steel monopole but has provided photo simulations showing both a galvanized (gray color) pole and a brown pole. The galvanized gray pole is likely to be no more noticeable than another color, but the applicant appears open to suggestion from the PC. As of this date of the report being prepared, (6/6/16) there have been no public comments received about the proposed cell tower.

Staff recommends approval.

Jason Lindsey: Can it be made to look like a tree?

Jared White: In my experience with cellular towers, if we were to distinguish it as a tree, it does not please people and is just a big ugly fake tree. We are not opposed to doing it, but experience has been that it does not work aesthetically, unless it is in a cluster of other trees. We really do not have an ability to make a fake Cottonwood Tree.

The trees in place do create a good screening effect and there is an old barn at the end of Lava Flow Drive that will help to screen and this proposed tower is down towards the bottom of the field from that. We need to stay away from the river because of flood control and erosion and so on. The galvanized reflective seal is the most common surface. It is galvanized steel and it takes 6-9 months to dull. It is the best material to blend in.

Someone will see it as too close to their property no matter what. Cities write ordinances as where a tower can be placed, and once the location is chosen, we know that is where the site would need to be. Current towers cannot handle existing services and have too much traffic that is why additional towers are created. That also increases

capacity of the network in the surrounding areas. The towers are also placed to meet City requirements. There will also be someone no matter what that has issues of where it is placed. In this case, we need to follow FEMA requirements and not go along the floodplain. There are several federal regulations that needs to have due diligence done in order to place it.

Corey Bundy: As a reminder, this is just a Conditional Use Permit and does not require a Public Hearing.

Jason Lindsey: Are there other questions? I realize this does not require a Public Hearing, but would like to hear any comments from those in attendance tonight.

Mary Beth Sposi: We have a house across from the river. We have a pocket of a view and depending on where the tower is placed, it may be disguised by trees, or it could be in view of the red rocks. Is there any latitude to work with placement?

Jared White: If we move it out of your view, it would be in someone else's view, so therefore we must use the most logical location as we have done for this project.

Mary Beth Sposi: How about moving it a few more feet away?

Jared White: The property owner also has requests and prefers the tower to be as far out in his field as possible.

Marv Wilson: The cellular towers need to be as high as possible, is that correct?

Jared White: They are ineffective now because of technology and need to be in the center of valleys and create controlled areas.

Jason Lindsey: Are there any other questions?

Hans Hafen: It is a bit confusing to me and I need to know is it more on the Frei property or closer to the road?

Jared White: Yes, and that street there is not a legal public street. That would require four easements for access and Verizon does not to take that risk and run easements as those easements are vague currently. We can stay on one parcel and have the need for multiple leases. The antennas make minimal noise and it does have a back-up generator that does not turn on until the power is off and then once power is restored, it is turned off.

Jason Lindsey: If no further questions, let's move forward to a motion.

Todd Jacobsen: I will make a motion to approve this matter with the condition that the galvanized steel be used.

Adam Butterfield: I will second the motion.

Motion to recommend to City Council for approval of a Conditional Use Permit request for construction of a new Verizon Wireless cellular tower facility, located on parcel SC-6-2-22-3130, which is closest to the south end of Lava Flow Drive and Malaga Avenue.

Made by: Todd Jacobsen Seconded by: Marv Wilson

Voting Aye: All

Voting Nay: None

Motion Carried.

Bruce Sposi: I am not understanding why there was not a Public Hearing? What about the notification I received? This is only about 100 feet from my house.

Corey Bundy: The City Conditional Use Permit requirements do not require a Public Hearing, only to notify property owners that are within 300 feet of the project and this is just an educational process.

Bruce Sposi: I am still in opposition of this decision and feel it unfair to notify the surrounding property owners without much input or a hearing.

Adam Butterfield: We are a recommending body to the City Council. You are entitled to voice your opinion to the City Council with an appeal.

Jared White: It will be in someone's back yard no matter what, we have already signed a lease agreement and a specified area where the tower will be placed. Each city has specific Conditional Use Permit requirements but cell towers are unique because it is difficult to impose regular Conditional Use conditions. The lease cannot be changed at this time because a signed lease is in place.

Jason Lindsey: I am sorry this is not a good resolution for all interested parties, however if there is a need to appeal, then it needs to go before the Santa Clara City Council. There has been a motion made and it was seconded and passed with all in favor.

4B. General Business

3. Recommendation to City Council for a proposed lot split and consider approval for variance request for the width of the flag lot stem and for setbacks for rear dwelling unit and garages, 3177 Santa Clara Drive, Lanyle Brown Subdivision. Fran Mildrum, Applicant. Barry Thompson with Pratt Engineering, representing.

Jason Lindsey: This matter will be tabled until the July 2016 meeting.

4B. General Business

4. Consider approval of a variance request for an awning built in violation of front yard setback, located at 1620 Gubler Drive, Mathew & Dana Mansfield, owners and applicants.

Corey Bundy: This matter will also need to be tabled until July as well as it is my understanding the notification has not taken place. Property owners within 500 feet need to be notified.

4B. General Business

5. Recommendation to City Council of a Preliminary Plat for Snow Canyon Estates, Phase 2, located at Lava Cove Drive and Little League Drive. Kent Frei, Applicant. Allen Hall, Rosenberg & Associates, representing.

Bob Nicholzen: The report for this item is as follows:

Background: The applicant, Mr. Kent Frei, property owner, has decided to plat 6 single family lots at the NE corner of Lava Cove Drive and Little League Drive, rather than pursue townhome units as previously proposed. The property is zoned R-1-10 and all lots meet the 10,000 sq. ft. minimum lot size requirement.

Hillside Review Board Recommendation.- The rear portion of the lots have an uphill slope and these lots were part of the Hillside Board consideration when the entire project was considered by the Board in 2015. **The developer, Mr. Frei will need to provide a storm drainage solution similar to the phase 1 subdivision to prevent uphill lots from draining water onto the lower lots. This may require a retaining wall along the rear property line of the 6 lots in this proposed phase 2 (?).**

Storm Drainage: See the separate report on storm water drainage for the Phase 1 area prepared by Todd Olsen, Bowen & Collins Engineers, and contract City Engineer.

Other Issues: To the east of Lot 1 along Little League Drive is small stretch of sloping property that will be difficult for any owner to use due to the slope. **It is recommended that the property (or at least a portion of it) be included in Lot #1 to the west since it seems more likely that the lot 1 owner will be more likely to utilize and maintain the property than the lot owner uphill.**

Also, the street improvements (curb, gutter, and sidewalk) must be made along the north side of Little League Drive to the city boundary with St George City.

Todd Jacobsen: It seems this would be better to have something there as not to become a weedy lot. Little League Drive has not been dedicated up to the intersection yet. It needs to be included with the recommendation to dedicate the road if it has not yet been done.

Allen Hall: We will do the curb and gutter to the east. The property owner would prefer that additional piece be attached to a lot. It is really unusable.

Jason Lindsey: Are we ready for a motion?

Todd Jacobsen: I will make a motion to recommend to approve this matter with the condition the property owner work with the remnant piece attached to lot #1.

James Call: I will second the motion.

Motion to recommend to City Council for approval of a Preliminary Plat for Snow Canyon Estates, Phase 2, located at Lava Cove Drive and Little League Drive.

Made by: Todd Jacobsen Seconded by: James Call

Voting Aye: All

Voting Nay: None

Motion Carried.

4B. General Business

6. Recommendation to City Council for amending a Final Plat for Pioneer Crossing, Phase 2. Santa Clara Development, Applicant, Allen Hall with Rosenberg & Associates, representing.

Bob Nichol森: This report is as follows:

Zone: PD Residential

Acres: 2.22 acres

Project location: SW corner of Rachel Drive and Ancestor Way

Number of Lots: 7

Purpose for amending the plat – for the second time: To remove lot 28 and to adjust the lot line between lots 27 & 29, and also to reroute the public utility easement along the new adjusted lot line.

Staff Comments:

1. If the applicant is able to obtain written consent from the existing property owners within the plat, then no public hearing is required. If the applicant is not able to obtain written consent to amend the plat then a public hearing is required prior to action on the request.
2. Subject to the comments above, the amended plat is ready for approval.

Jason Lindsey: Any comments, or are we ready for a motion?

Corey Bundy: Written consent has been received and recorded with this change.

Motion to recommend to City Council for approval of amending a Final Plat for Pioneer Crossing, Phase 2. Santa Clara Development, Applicant, Allen Hall with Rosenberg & Associates, representing.

Made by: Marv Wilson Seconded by: Adam Butterfield

Voting Aye: All

Voting Nay: None

Motion Carried.

4B. General Business

7. Recommendation to City Council for request of a Preliminary Plat for a minor subdivision located at 1311 Vernons Street, Andrea’s Garden. Marv Blosch, Applicant, Allen Hall with Rosenberg & Associates, representing.

Bob Nichol森: This staff report is as follows:

The proposed project would create a 3 lot single family subdivision called Andrea’s Garden in the R-1-10/ Historic District zone located north of the Santa Clara River on the west side of Vernon Street. The 3-lot subdivision includes a flag lot to access a rear lot off Vernon Street.

Applicant: Marv Blosch

Project Engineer: Rosenberg Associates, Allan Hall, PE

The proposed 3-lot subdivision would create one flag lot (lot #2) located to the rear of lot #1 which fronts on Vernon Street. Proposed lot #3 also fronts on Vernon Street and is a deep lot with an existing single family home. The flag lot is proposed with a 25 foot wide access ‘stem’ which meets the city requirement of 25’ width (section

16.24.080 of the Subdivision Ordinance). All three lots exceed the minimum lot size requirement of 10,000 square feet. The flag lot appears to be a reasonable access solution for the rear property behind lot #1.

Staff recommends approval of the proposed 3 lot subdivision.

Jason Lindsey: The flag lot will need to be specified within a recommendation. Are there any comments or questions?

Allen Hall: This is one lot parcel right now and this is the plan the owners came up with.

Todd Jacobsen: I will make a motion for approval to City Council with the recommendation the flag lot be approved.

Adam Butterfield: I will second the motion.

Motion to recommend to City Council for approval of a Preliminary Plat for a minor subdivision located at 1311 Vernons Street, Andrea's Garden.

Made by: Marv Wilson Seconded by: Adam Butterfield

Voting Aye: All

Voting Nay: None

Motion Carried.

5. Discussion Items

None.

6. Approval of Minutes

Motion to approve Planning Commission minutes from May 10, 2016

Made by: James Call, Seconded by: Todd Jacobsen

Voting Aye: All

Voting Nay: None

Motion Carried.

7. Adjournment

8:30 p.m.

Respectfully submitted;

Melodie B. Hayes,

June 14, 2016

Melodie B. Hayes

Melodie B. Hayes, Recording Secretary