

NOTICE OF AGENDA
SANTA CLARA CITY PLANNING COMMISSION
Tuesday, October 11, 2016
2603 Santa Clara Drive
Time: 6:00 PM

NOTICE is hereby given that the Santa Clara City will hold a Planning Commission meeting on the 11th day of October at the Santa Clara Town Hall located at 2603 Santa Clara Drive, which meeting will begin at 6:00 PM. The agenda for the meeting is as follows:

1. Call to Order

2. Opening Ceremony

- Pledge of Allegiance: Marv Wilson
- Opening Comments: (Invocation): Marv Wilson

3. Communications and Appearances

A. General Citizen Communication

4. Working Agenda

A. Public Hearing(s):

1. Public Hearing to receive input for a zone change from R-1-10/Planned Development Residential (PDR) to Planned Development Residential with Short-Term Rentals (PDR-short term) on a 22.52 acre parcel located at Rachel Drive and North Town Road, proposed to be named Villas at Snow Canyon. Bella Sol 15; Applicant, Ben Wilits; Representing.
2. Public Hearing to receive input for a Zone Change from Planned Development Residential (PDR) to Planned Development Residential with Short-Term Rentals (PDR-short term) on a 9.06 acre parcel, located at North Town Road and 400 East, proposed to be named Ocotillo Springs. Scott Group, LLC; Applicant, Jared Bates with Rosenberg & Associates; Representing.
3. Public Hearing to receive input for a General Plan Amendment from Main Street Commercial to Mixed Use Residential on a 2.09 acre parcel located on Lava Flow Drive. SITLA; applicant, Wes Davis; Representing.

B. General Business:

1. Recommendation to City Council for Zone Change from R-1-10/Planned Development Residential to Planned Development Residential with Short Term Rentals and consider a Conditional Use Permit request for nightly rentals, proposed to be named Villas at Snow Canyon on a 22.52 acre parcel located at Rachel Drive and North Town Road.

2. Recommendation to City Council for Zone Change from Planned Development Residential (PDR) to Planned Development Residential with Short Term Rentals (PDR-short term), and consider a Density Bonus request, proposed to be named Ocotillo Springs, on a 9.06 acre parcel, located at North Town Road and 400 East.
3. Recommendation to City Council for a General Plan Amendment from Main Street Commercial to Mixed Use Residential on a 2.09 acre parcel located on Lava Flow Drive.
4. Recommendation to City Council for Final Plat Amendment for Wendell Gubler Subdivision, located at Truman Drive and Gubler Drive.
5. Request review of Conditional Use Permit, located at Village Rock Pit; north of Pioneer Parkway and Rachel Drive, JP Excavating; Applicant, Melissa Scott; representing.

5. **Discussion Items**

- A. Review of GIS mapping for south hills area showing slopes and area that can be considered developable space; Marv Wilson presenting.

6. **Approval of Minutes**

- A. Request Approval of September 13, 2016, Regular Meeting minutes.

7. **Adjournment**

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at least 24 hours in advance of the meeting by calling (435) 673-6712.

Posted this 6th day of October, 2016.

Corey Bundy-Community Development Director