

SANTA CLARA CITY PLANNING COMMISSION
Tuesday, August 9, 2016
MINUTES

SANTA CLARA CITY PLANNING COMMISSION met for a meeting on Tuesday, August 9, 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, Leina Mathis, Todd Jacobsen

Absent: Curtis Jensen, Michael Day, Adam Butterfield, James Call

City Staff:

Ed Dickie City Manager
Corey Bundy: Community Development Director
Jack Taylor: Public Works Director
Bob Nichol森: City Planner

Audience: Dennis Garr, Tim Lyle, Allen Hall, Keith Gubler, Phillip Gubler, Cindy Frei, Jarett Waite, Rex Oliver, Teresa Burke, Ken Sizemore, Larry Ogden, Ed Dickie, Dennis Frei, Rick Rosenberg

1. **Call to Order:** Jason Lindsey called the meeting to order at 6:01 PM
2. **Opening Ceremony:** Marv Wilson led the Pledge of Allegiance and Opening Comments (Invocation.).
3. **Communications and Appearances**

A. General Citizen Communications

Rick Rosenberg: In audience on unofficial capacity and listening to future agenda items, but wanted to express thanks to the Planning Commission members for their hard work and continued service.

4. **Working Agenda**

A. Public Hearings:

None.

B. General Business:

1. Recommendation to City Council for Preliminary Plat of Blackhawk Townhomes (formerly known as Cobble Creek Townhomes) Dennis Garr, Applicant, Allen Hall with Rosenberg & Associates, representing.

Corey Bundy: The staff report for this matter is as follows:

Blackhawk Townhomes:

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 a preliminary plat for Blackhawk Townhomes (formerly called Cobble Creek) with 87 two-story townhome units on 9.93 acres. The project will have 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 square feet of living area. Some units will back against Tuscany Drive and also against Gubler Park. Units will front onto Tuscany Drive with landscaped setbacks and driveways.

Access: The project proposes public streets within the project with two accesses on Tuscany Drive. Access to and from the project will be via 400 East Street and via Patricia Drive; which will be connected to Tuscany Drive as part of this project.

Density Bonus: The applicant has been approved for a density of 8.8 d.u. / acre, which includes a density bonus of 0.8 d.u./acre.

Staff Comments:

1. Although the City Council recommended that Patricia Drive be aligned such that it line up with the public street entering Blackhawk THs, after engineering review it appears rather infeasible to make a straight alignment due to various public utilities already located at the previous alignment of Patricia Drive with Tuscany Drive. Therefore the offset intersections will be closer than 150’ as prescribed in the Public Works Specifications, but can function safely with a lesser separation.
2. The preliminary plat is the same as the conceptual plan approved by the PC & City Council as part of the amended PD-Residential zone approval.
3. Staff recommends approval of the preliminary plat.

There is a road abandonment that will be coming to City Council on August 24, 2015.

Jason Lindsey: Comments?

Marv Wilson: The Right of Way on the east side is connected to the development on the north and that has been abandoned, correct?

Corey Bundy: Before the zone change was approved, there was talk of the road continuing into Paradise Village Drive. When the zone change was approved by City Council, it was determined that there is not a need for a third access. The applicant is only required to have two entrance/exits. There was a huge portion of the discussion regarding Jacob Drive. The City will be putting in planters and signs showing that area is a City park and not a through street. They will also install a 10mph sign and that matter will go before City Council for their final choice for the matter.

Todd Jacobsen: I would like to make a recommendation to not use Blackhawk Drive East and Blackhawk Drive or Blackhawk Drive West. This could confuse emergency services. I would recommend just naming the street Blackhawk Drive.

Dennis Garr: We thought about leaving the entire project as Blackhawk Drive, unit 1 and so on.

Jason Lindsey: If no further discussion, I would like to see a motion.

Motion to recommend approval to City Council for the Preliminary Plat of Blackhawk Townhomes.

Made by: Todd Jacobsen, Seconded by: Marv Wilson
Voting Aye: All
Voting Nay: None
Motion Carried.

B. General Business:

1. Joint work meeting with BLM representatives to discuss General Plan Amendment for the South Hills area.

Corey Bundy: The staff report for this issue is as follows:

Discussion on the City General Plan for the area generally known as the “South Hills” area, located in the southwest area of the city.

Background: The Mayor and City Council feel it is time to formally review and update the City General Plan. The General Plan is the principal guide for growth and development of the city. Zoning, subdivision, and other codes and policies are adopted for the purpose of implementing the General Plan. Of particular concern with the General Plan update is the area known as the “South Hills”. This area in the southwest area of the city is mostly public land managed by the BLM. The BLM has designated approximately 1,700 acres for ‘disposal’ under the present land management plan for this area. A representative from the BLM, Ms. Teresa Burke, Realty Specialist and perhaps other BLM staff will attend the PC meeting to discuss the present BLM policies related to the South Hills area. Some of the issues that should be covered in this discussion include;

1. The approximately 1,700 acre area is designated for disposal but how does the process for disposing of the property work? If disposed to a private owner through sale or land exchange what environmental regulations and restrictions affect the potential development of the property?
2. How can needed right of ways be obtained for planned roads such as;
 - a. Western Corridor?
 - b. Extension of Plantations Drive?
3. How can Santa Clara City obtain some of the federal land for parks and recreation purposes? Explain the RP&P process / issues for obtaining public land for city uses.

Beside the issues relating to BLM management of the area, there is also the question of what do residents of Santa Clara want to see happen with the “South Hills” area?

Given the rugged terrain for much of the area, it may be better to have all or a portion of the area set aside for open space and recreation purposes rather than housing development. The area includes some steep ridge lines and sensitive environmental areas.

The PC may want to schedule a site visit to the area to get a better feel for the land’s potential prior to designating on a General Plan map how the city wants to see the area used. Much of the area is already rather heavily used for recreation, such as hike and bike trails. This use should be included in future plans for the area. Maps and concept plans by the Santa Clara City Parks Department have been included in the Planning Commission packets to view.

The Parks and trails portion also shown onto the map with secondary roads that are unpaved. There are a lot of recreation uses being done within these areas. The City Council is working with the County to purpose a relocation of the shooting range that would push it out further onto county property.

On the General Plan, a lot of the current designation for medium density residential shows industrial and neighborhood commercial areas and that may not happen and has already been changed. The recreational park area would be located closer to water tank.

Brad Hays: This is a map showing proposed trails and where the purposed park will be with the city boundaries indicated.

Marv Wilson: The Master Plan has not been changed, but the changes have been done because of environmental concerns, correct?

Corey Bundy: Yes. We would like to hear from Teresa Burke with the BLM and see exactly what land could and will be released.

Teresa Burke: I am with the BLM in the realty division. There was a property that identified in 1999 and shown that it could be disposed of. No plan at the present to dispose of the property though; which includes about 1600 acres of land. If someone wanted to purchase property, they would need to go through the process of city approvals and annexations and the environmental analysis would still need to be conducted. That is done with their budgets.

Jason Lindsey: Are there any sensitive areas?

Teresa Burke: That has been identified as able to dispose of and surveys would need to be conducted to determine if there was any sensitive lands, plants or animals.

Marv Wilson: Does it go to mitigation at that point?

Teresa Burke: Yes and it has a process of departments to go through. The Southern Parkway area went through a similar mitigation process.

Rick Rosenberg: The City met with the BLM about the shooting range and presented a proposal to have it just outside the city limits and into the county. The City Council is looking from these joint efforts to see what realistically can be disposed of. The BLM goes through clearances and studies to see if it is feasible, but as Teresa Burke indicated, there is not any current plans to dispose of any lands, just exploring options.

The Road Master Plan shows Plantations Drive in St. George to continue west into Santa Clara City limits. To keep the Master Plan for Santa Clara City moving forward, we need to decide what uses are best suited for the areas involved.

Larry Ogden: What does the time frame look like for the processes?

Teresa Burke: Probably six months or longer. It depends on the project and what kind of survey needs to be done. If a project is driven by a separate party, then it is from their budgets that provide the different studies.

Rex Oliver: As the Economic Development Chair for Santa Clara City, we would like to see varied development. I am concerned because the plan currently shows the commercial designated areas no longer exist. Commercial development in this area of the county is challenged because of topographical challenges and we should not limit some of the future development that could come. Technology has been a main focus for future commercial areas as it is kind of a soft development and not a hard development.

Jason Lindsey: Is there any untouchable land?

Teresa Burke: Not that I am aware of, but there are some areas of the land that have already had species discovered. Not sure of the nature of the fences, but they are around for protected species.

Leina Mathis: If the General Plan were to overlay onto the BLM map and the 1600 acres in question, where would it be geographically located?

Jason Lindsey: Is it time to open up the General Plan and create specific areas for planning and what would the procedure be?

Rick Rosenberg: It is to the west and south where the area exists. The General Plan was last updated in 2014. At that time, it was more of cleaning up language within the plan and making things more clear. In light of recent project proposals and feedback, we need to look at changing the plan altogether and recognize the south hills area is changing. The City Council would like to see Planning Commission host any public meetings to get input.

Corey Bundy: Planning Commission meetings, onsite visit, scheduling public open houses for feedback, work meetings with City Council and continued planning on General Plan amendments.

Jason Lindsey: Who pays for surveys and studies?

Teresa Burke: If private individuals come to the BLM, it is their responsibility to pay for the costs associated with a study or survey.

Jason Lindsey: Can we conduct an onsite visit to physically see the areas?

Ken Sizemore: A field trip can be arranged and is an excellent idea, but sit around the conference table first for discussion as well as ideas to go about having open houses for citizens and being able to be completely informed.

Jason Lindsey: Are there any citizens in the audience that would be willing to sit on an advisory committee?

***Dennis Frei, Phillip Gubler, Keith Gubler, Rex Oliver expressed interest.*

Larry Ogden: Someone that lives in the south hills area would be ideal. I am pretty sure we could find someone from that area.

Jason Lindsey: How would we advertise for committee members and the open houses?

Rick Rosenberg: We can look of good suggestions for the committee and would post open house notices on the city website, public newspaper notices and within the newsletter.

Corey Bundy: I am in agreeance about what Ken Sizemore said and we will work on getting a meeting together for Planning Commission members to attend a development meeting and onsite visit within the next 30 days.

Jason Lindsey: It sounds like we are on the right track to develop a good plan to proceed.

5. Discussion Items

None.

6. Approval of Minutes

Motion to approve Planning Commission minutes from July 12, 2016

Made by: Leina Mathis, Seconded by: Marv Wilson

Voting Aye: All

Voting Nay: None

Motion Carried.

7. Adjournment

7:15 p.m.

Respectfully submitted;

Melodie B. Hayes,
August 9, 2016

Melodie B. Hayes

Melodie B. Hayes, Recording Secretary