

SANTA CLARA CITY PLANNING COMMISSION
Tuesday, September 13, 2016
MINUTES

SANTA CLARA CITY PLANNING COMMISSION met for a meeting on Tuesday, September 13, 2016, at 6:00 PM in the Santa Clara Town Hall located at 2603 Santa Clara Drive, Santa Clara, Utah.

Present:

Curtis Jensen (Chair), Michael Day, Leina Mathis, Todd Jacobsen, Jason Lindsey, James Call

Absent: Adam Butterfield, Marv Wilson

City Staff:

Corey Bundy: Community Development Director

Bob Nichol森: City Planner

Devin Snow: Assistant City Attorney

Audience: Victor Frei, Bryce Frei, Kalyn Frei, Vicki Lasswell, Venda Kemple, Claudia West, Blake Frei, Blair Frei, Jared Bates, Dennis Frei, LeGrande Hafen, Herb Basso, Wendy Basso, Jeriah Threlfall, Mel Taylor, Alan Ayala, Stephanie Erickson, Tara Landis, Ferron Leavitt, Logan Blake, Roger Bundy, Tresa Frei, Bennie Campbell

1. **Call to Order:** Curtis Jensen called the meeting to order at 6:03 PM
2. **Opening Ceremony:** James Call led the Pledge of Allegiance and Opening Comments (Invocation).
3. **Communications and Appearances**
 - A. **General Citizen Communications**
None.
4. **Working Agenda**
 - A. **Public Hearings:**
 1. **Public Hearing to receive input for a zone change from Residential R-1-10 to Historic District/Mixed Use for Clary Townhomes and commercial building, located at 2823 Santa Clara Drive, Kent Frei, Applicant, Allen Hall with Rosenberg & Associates, representing.**

Bob Nicholzen: The staff report is as follows:

Applicant: Mr. Kent Frei, property owner

Engineer: Mr. Alan Hall, PE, Rosenberg Associates

General Plan: Neighborhood Commercial / Historic District

Acres: 0.45 acre

Project location: 2823 Santa Clara Drive

Total # of Units: 4 Townhome units and one commercial building fronting Santa Clara Drive

Short term rentals have been dropped from this request.

Purpose for requesting the zone change: To allow four townhome units and one commercial building on 0.45 acre within the Historic District. The rezone request is consistent with the City General Plan land use designation for the property which is Neighborhood Commercial / Historic District. The Historic District / Mixed Use Zone is quite flexible with few rigid standards. A site plan review which includes architectural renderings of the proposed buildings is required as part of the overall rezoning process. The PC shall make a recommendation to the City Council regarding both the zone change and the associated site plan and building drawings.

Common Landscaped Open Space: The landscaped area comprises 0.19 acres, or 42% of the total area according to the applicant's engineer.

Parking Requirement: Each dwelling unit must have 2 off-street parking spaces and the plan shows each unit has a 2-car garage.

Density: There are no specific density limitations in this zone, but it does require that new construction shall have a minimum of 1,000 sq. ft. of main floor living area, unless otherwise recommended by the PC and approved by the City Council. The proposed 2-story TH units have a total living area of 1,653 sq. ft. (+ 2 car garage) with approximately 600 sq. ft. of living area on the main floor and approximately 1,000 sq. ft. of living area on the second level. Therefore per the code, the PC should specifically recommend approval for this floor area arrangement if it is acceptable to the PC. Staff feels the floor plan with the 2-car attached garage is acceptable.

Heritage Commission Review: The City's Heritage Commission reviewed the plan and building elevations during two meetings and recommend approval of the proposed plan. The applicant modified his original plan to incorporate various suggestions made by the Heritage Commission including suggestions by architect Richard Kohler who is president of the Washington County Historical Society and who has been helping the City with the proposed Historic District architectural building guidelines. The Heritage Commission approved the site plan and building elevations, and also recommended that more landscaping and less off-street parking be installed with the commercial building along the Santa Clara Drive frontage. The Commission recommends that a maximum of 4 off-street parking spaces be developed for the commercial building in front and that street parking be accepted for the balance of the parking requirement (2 spaces). The Commission also recommends that the driveway width be 20' rather than 25' to accommodate more room for landscaping. The 20' wide driveway will meet the fire code requirements.

Curtis Jensen: Is there just a driveway that goes into the project?

Bob Nicholzen: Yes.

Jason Lindsey: How realistic is it for the proposed building be used for commercial?

Bob Nicholzen: It is pretty feasible but if there was not a commercial business to go in there, it could be converted into residential and include covered parking.

Curtis Jensen: Where would parking on the street be?

Bob Nichol森: It would be parallel parking. This was important for the Heritage Commission to maximize any historical views in the area and not having a lot of asphalt parking next to the commercial building location. The applicant is trying to create structures that are compatible with the Historic District.

Jason Lindsey: The adjacent properties are brick and this is not consistent with the neighborhood because this building is not brick.

Curtis Jensen: Under the current zoning, could two homes go in the location?

Bob Nichol森: Yes.

James Call: Where exactly is this property? Google shows this as incorrect.

Bob Nichol森: This is addressed as per Santa Clara City addressing maps.

Michael Day: What kind of review from Historical Committee member addressed any historical styles and materials of the building?

Bob Nichol森: The Heritage Commission addressed lengths of porches, sizes of windows. There was also discussion of roofing materials and landscaping, as well as not having a parking lot that was big along Santa Clara Drive.

James Call: It seems to me that the historic look has been more in line with the Historic area with the Santa Clara Inn, but not this project.

Curtis Jensen: It seems to be a similar style to the Tuscany Townhomes.

Curtis Jensen: We will open this matter for Public Hearing.

Dennis Frei: I am representing my family and their surrounding properties, as well as the Frei's Fruit stand, and the property next to this project. As a point of information, we are not against growth, but would like something that will fit with the area.

Curtis Jensen: What would you as a neighbor like to see in the area?

Dennis Frei: The vision is to take older buildings and create businesses with a pedestrian friendly downtown. It would have a small town feel with updates of small businesses. I do not feel that condos or townhomes would be a good fit to the small businesses and residential homes.

Commercial would work well in this area with small businesses. Putting townhomes in this area would lessen the value of surrounding properties as those buildings get older. Townhomes will not bring any revenue as commercial businesses do. The businesses in Santa Clara City would be more valuable than this kind of residential.

There is also no parking on the street on Santa Clara Drive. There is a planter on the street that is right in the middle of the proposed lot. The elevations are also a concern because of rain water and drainage.

Jared Bates: The elevations come later with specific building plans. This only addresses the zoning change.

Corey Bundy: Drainage was addressed and it does drain to the back and the applicant will look into a drainage easement. The sewer drains to Santa Clara Drive and the Santa Clara City Public Works Directors has indicated there is not a problem to have that being accessed.

Dennis Frei: My recommendation is to have more detail provided; including drainage and elevations and leave this parcel as commercial zoning. The commercial designation is fine, but no townhomes, rentals or any kind of higher density.

Todd Jacobsen: I have concerns of parking and without a use identified, we cannot determine the total number of parking spaces.

Bob Nicholzen: There would be about 8 spaces.

Mel Taylor: When there was a nearby property owner that asked for a re-zone, it was passed and increased my property value. But if zones are continually changed, it changes Santa Clara forever.

Victor Frei: My biggest concern is there is no turn lane on Santa Clara Drive not that property. It will slow down the traffic already on the road. I do appreciate the Heritage Committee's efforts in working very hard to keep things as is. This parcel is too small for this kind of development

Curtis Jensen: Just a reminder to the audience that this is for a zone change this evening and we would like to try to keep the discussion on task.

Vicki Lasswell: As a member of the Heritage Commission, I am saddened of this proposed project. I was not in attendance for those meetings and if I was in attendance, I would have not agreed with this project and still do not agree with this project going in.

Bryce Frei: My warehouse for Frei's Fruit Stand borders this property. It is too small of a property to handle this kind of project. The runoff and drainage will be difficult to address.

Alan Ayala: I represent Jim Ence. Mr. Ence has expressed interest that he would be willing to give an easement to the applicant from a property he owns that is located on the southwest corner of this property.

Bennie Campbell: Our family home is in the middle of everything and for this project to go in, it will not keep the hometown feel we have and I do not want this around my family home.

Curtis Jensen: If there are no other comments, we will close the Public Hearing and move to the General Business Item for this issue.

B. General Business:

- 1. Recommendation to City Council for zone change from R-1-10 to Historic District / Mixed Use for the proposed Clary Townhomes and commercial building, located at 2823 Santa Clara Drive, Kent Frei, Applicant, Allen Hall with Rosenberg & Associates, representing.**

James Call: This is an unusual request from myself, but I would like to see a show of hands from the audience of people that are in favor for this project (*5 raised their hands in favor*).

Leina Mathis: I then would like to see an audience poll of how many people in favor of just a commercial development in this area. (*No raise of hands*). Just as a reminder, we would need to have a zone change for any commercial.

James Call: It is important to listen to the needs and wants of the community in deciding things such as this.

Jason Lindsey: While reviewing this site plan and its' elevations, I was kind of surprised with the elevations indicated and the number of the units on the project. The buildings need to look more historic and commercial parking needs to be in the rear of the property.

Michael Day: There is often a dilemma about property ownership and their rights vs. regulations. I do struggle with the compatibility and what the vision or uses have been. What should we see in a vision to have in the downtown area?

Leina Mathis: I am in agreeance with the statements being presented. It will not stay R-1-10 as time moves forward and projects come in, and the General Plan says it could be zoned as Neighborhood Commercial, and that includes small businesses. Neighborhood Commercial has definitions of smaller business and would be a good fit. There is no street parking.

Jason Lindsey: If the zone change is approved, then this plan is approved as well?

Bob Nichol森: Yes.

Jared Bates: Based on the public and Planning Commission member comments, maybe we should table this issue pending further discussion and re-design.

Corey Bundy: This would not need to have a second Public Hearing as the applicant already had a Public Hearing for this matter. When a Public Hearing takes place, proper notifications occur for the public via city website, post office postings, notices mailed to neighbors within 300 feet of the project and physical posting of the upcoming Planning Commission meeting and its Public Hearing on the property.

Leina Mathis: Do new site plans need to be submitted?

Bob Nichol森: Yes and new fees paid for advertising.

Michael Day: I will make a motion to table this issue and give the applicant a chance to revisit this issue when they are ready. They would also need to be of the understanding this will require another Public Hearing when they are to come back before the Planning Commission. Public comment would also be welcome.

Jason Lindsey: I will second that motion.

Motion to table a zone change from R-1-10 to Historic District / Mixed Use for the proposed Clary Townhomes and commercial building, located at 2823 Santa Clara Drive.

Made by: Michael Day, Seconded by: Jason Lindsey

Voting Aye: All

Voting Nay: None

Motion Carried.

Request: The applicant owns both lots involved in this proposed lot line adjustment, and both lots share a common rear lot line. He proposes to transfer 0.15 acre from his lot which fronts on Vineyard Drive to his lot which fronts on Cottonwood Circle. Both lots are located in the Residential-Agricultural (RA) zone which requires a minimum of half acre per lot. The proposed lot line adjustment will meet this lot size requirement as the lot fronting on Vineyard Drive will be 0.5 acre after the lot line adjustment.

Project Surveyor: Roger Bundy, R&B Surveys, project representative.

The proposed lot line adjustment will also involve the moving of an easement now located along the existing lot line. The City Council will need to hold a public hearing on the vacation and new dedication of the public utility & drainage easement.

Staff recommends approval of the requested lot line adjustment.

Curtis Jensen: What is the pie shape slope?

Roger Bundy: That is where they added to the lot some time ago and is part of lot 2.

Curtis Jensen: Are we ready for a motion?

Jason Lindsey: I will make a motion.

Motion to recommend approval to City Council of a lot split at 2581 Vineyard Drive, Kent and Tamara Harmon, Applicants.

Made by: Jason Lindsey, Seconded by: Michael Day

Voting Aye: All

Voting Nay: None

Motion Carried.

B. General Business:

- 1. Recommendation to City Council for lot split at 2485 Vineyard Drive, Gordon & Penny Rae Barben, Applicant, Jeriah Threlfall, representing.**

Corey Bundy: The staff report is as follows:

Project: The proposed lot split at 2485 Vineyard Drive in the Residential -Agricultural (RA) Zone would create a 2 lot single family subdivision. The RA Zone requires a minimum lot size of one-half acre and each of the resulting lots exceeds the half acre requirement.

Applicants: Jeriah Threlfall, and Gordon Barben, property owner

Project Engineer: LCR Design Inc.

The proposed lot split will create two lots from one original parcel. Each lot will exceed the half acre minimum lot size requirement in the RA Zone, and each lot meets the minimum lot frontage requirement of 100'. The Barbens have an existing home on one lot and Mr. Threlfall proposes to buy and build a home on the second lot (corner lot).

No road dedication is needed since Vineyard Drive and River Front Drive are existing dedicated streets. Public utility easements will need to be dedicated along the new joint lot boundary and perhaps along Vineyard Drive.

The utility easement will be taken care of at the City Council meeting as the Council is the body to accept or vacate public easements. The State Code (UCA 10-9a-605) provides that the city may approve a subdivision of 10 lots or less without a plat provided that no roadway dedication is needed, the lots conform with zoning requirements, and the public water & sewer authority has approved the subdivision. This plat exemption provision applies to this property.

Staff supports the lot split request.

Jeriah Threlfall: We are willing to do what anything that is necessary.

Jason Lindsey: What about the existing power pole?

Corey Bundy: I will leave that to the Public Works Director to determine any changes.

Curtis Jensen: Are we ready for a motion?

Motion to recommend approval to City Council of a lot split at 2485 Vineyard Drive, Gordon & Penny Rae Barben, Applicants.

Made by: Jason Lindsey, Seconded by: Michael Day

Voting Aye: All

Voting Nay: None

Motion Carried.

5. Discussion Items

A. Master Transportation Plan discussion.

Corey Bundy: I would like to briefly discuss the Master Transportation Plan. Claude Drive and Malaga Drive will need to have a road extended there. There will be a proposed development in that area that will require an annexation into Santa Clara City limits. The road that goes to Sunbrook Development and Claude Drive will need to be extended at some point and will need to be a 4-way intersection. There is also an irrigation easement in this area. The road will need to “T” in.

Bob Nichol森: The developer would like to incorporate a potential project to Santa Clara from St. George City limits. Utility issues are the driving force for the matter.

B. South Hills Master Plan Discussion.

Curtis Jensen: What are feelings about the site visit we conducted recently? Everyone seemed to gain a good perspective about the area and understood the physical locations of purposed BLM land issues. The views were great in the area by the water tank and the ability to see the overall area really helped.

Corey Bundy: Marv Wilson created a link for Planning Commission members to go to and will be able to see what a buildable area is and what is not. Staff will send an email with the link to Planning Commission member to view.

Bob Nichol森: This should be a good chance to revisit the industrial areas in the General Plan and see what could be changed.

6. Approval of Minutes

Motion to approve Planning Commission minutes from August 9, 2016

Made by: Leina Mathis, Seconded by: Jason Lindsey

Voting Aye: All

Voting Nay: None

Motion Carried.

7. Adjournment

7:53 p.m.

Respectfully submitted;

Melodie B. Hayes,
September 13, 2016

Melodie B. Hayes

Melodie B. Hayes, Recording Secretary