

SANTA CLARA CITY PLANNING COMMISSION
Tuesday, November 8, 2016
MINUTES

SANTA CLARA CITY PLANNING COMMISSION met for a meeting on Tuesday, November 8, 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, Marv Wilson, Todd Jacobsen, James Call

Absent: Adam Butterfield, Jason Lindsey

City Staff:

Ed Dickie: City Manager
 Corey Bundy: Community Development Director
 Bob Nichol森: City Planner
 Devin Snow: Assistant City Attorney

Audience: Robert Jensen, Lynette Miller, Allen Hall, Dennis Garr, Tim Lyle, Tony Lye, Cindy Frei, Ann Evans, Richard Farnsworth, Dyle Bond, Robert Smith, Robert Jensen, Collins Stuart, Herb Basso

1. **Call to Order:** Curtis Jensen called the meeting to order at 6:00 PM
2. **Opening Ceremony:** Michael Day 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 an ordinance amendment to Santa Clara City Master Transportation Plan.**

Bob Nichol森: The proposed changes to the Master Transportation Plan (aka, Master Road Plan) area as follows;

1. Align Patricia Drive near the intersection with Tuscany Drive so that Patricia Drive aligns with Manzoni Drive and creates a standard 4-way intersection, rather than an offset intersection.

- 2. Align Claude Drive with Malaga Drive to create a standard 4-way intersection rather than an offset intersection. At present the back road to Sunbrook golf course maintenance building is via a dirt road with an offset intersection. This intersection needs to be realigned with Claude Drive to create a safer 4-way intersection.
- 3. Show a public street connecting Rachel Drive with Red Mountain Drive at approximately 2400 North (the present alignment of Tuscany Drive). The road connection would provide better circulation in the area between Rachel Drive and the future extension of Red Mountain Drive.

Curtis Jensen: Is there any opposition?

Bob Nichol森: We have not heard of anything. The Public Works department has specifications that require intersections be aligned.

Curtis Jensen: We will now open the Public Hearing and seeing no public input, we will close the Public Hearing and move to the General Business item for this matter.

B. General Business:

1. Recommendation to City Council of an ordinance amendment to Santa Clara City Master Transportation Plan

Marv Wilson: Is there a public utility easement? There is a sewer easement nearby.

Corey Bundy: There is an irrigation easement that belongs to a property owner and that easement slopes downwards and it not very usable. He has asked the Santa Clara City Parks department if they would like the land. We need to make the intersections true intersections that face north, south, east, west. The sewers are in the street in the Vineyards development and that would be the same on Malaga Avenue and follow the river line.

Michael Day: Are improvements in? Would we need to move improvements?

Marv Wilson: The sewer and irrigation are in and usually the moving of improvements would be not necessary.

Curtis Jensen: How would we do nearby property owner notification if the improvements are moved? Is it a city requirement?

Corey Bundy: No, because you would have to notify all city residents.

Bob Nichol森: This is just a plan amendment. Notification for these type of matters occurs with postings at the post office, newspaper, city website, and a posting in the foyer at Santa Clara City Hall. We could get with the Public Works Director and notify surrounding properties.

Devin Snow: The minimum requirements were done, but definitely the City can go beyond that and notify the surrounding owners.

James Call: Informing the nearby property owners would be a good idea.

Todd Jacobsen: It sounds like we are trying to accommodate the ordinance and this should work well.

Robert Jensen: I am representing The Awning Company and the property this has affected. From the contractor's point of view, this is helpful and a good resolution to the problem that exists for some of the city residents. We like the idea for a home that is west-facing to allow shade.

Curtis Jensen: If there are no other comments, we will close the public Hearing and move forward to the General Business section for this item?

B. General Business:

2. Recommendation to City Council of an ordinance amendment to Title 17.20.090; Yards to be Unobstructed; Exceptions

Michael Day: I have a couple of comments on this matter. When you look subsection "A" that talks about porticos. The limitations should be re-worded to be 30 width of the home. The second requirement that I will recommend is under the subsection "B"; and should say "appearance and materials of the awning are compatible with the structure". Paragraph 3 could be deleted at that point.

Marv Wilson: Is there a reason the portico wording was added? I am thinking this is a porch that has a roof.

Corey Bundy: It is basically a circular driveway that allows for someone to pull up to the entryway of the building.

Bob Nicholzen: A portico is a drive-thru structure or overhang by the driveway and has been in the code for long time.

Todd Jacobsen: I would recommend to separate the definition of porticos and awnings.

Collins Stewart: I am the owner of the Awning Company, and as a contractor, each project is different. Aesthetics also come into play for awning and porticos are different and each project is a case by case situation.

Robert Jensen: The property owner that the awning ordinance has affected, wants the awning in his front yard for shade rather than for parking.

Curtis Jensen: If have concluded this matter, we can proceed to a motion.

Michael Day: I will make a recommendation of approval as it is presented with the amendments to subsection "A" that indicates the maximum width is 30 feet unless otherwise approved by the Planning Commission and the second requirement of subsection "B: have the wording redone to say "materials and appearance of the awning are compatible with the dwelling color and design in the opinion of the Community Development Director". Paragraph 3 could be deleted in its' entirety.

Motion to recommendation approval to City Council of an ordinance amendment with additional requirements included to Title 17.20.090; Yards to be Unobstructed; Exceptions.

Made by: Michael Day, Seconded by: Todd Jacobsen
Voting Aye: All
Voting Nay: None
Motion Carried.

B. General Business:

3. Recommendation to City Council for a Final Plat approval of Bella Sol at Santa Clara, Phase 4. Lynette Miller of Rosenberg & Associates, Representing.

Corey Bundy: That staff report is as follows:

This is a final plat for a 12-lot subdivision in an R-1-10/RA zone. The zone allows for a mix of lot sizes, with the average being a 10,000 sq. ft. lot.

Applicant: Bella Sol Development, LLC. & Robert Smith

Project Engineer: Lynette Miller, Rosenberg Associates

This 12-lot subdivision is phase 4 of the Bella Sol project. The lot sizes range from 8,800 sq. ft. to 13,904 sq. ft. The plat follows the approved preliminary plat. All streets in the subdivision are public streets. There will be a privacy wall along Rachel Drive and the 5 lots backing against Rachel Drive will have their access from the interior public street (Kenzie's Way). The main issues with this phase deal with grading and retaining walls placed on lot lines.

Staff will have further information on the grading issue at the meeting as the applicant is working to resolve the grading issue. Other than grading and retaining wall concerns, the plat is a typical R-1-10/ Mixed lot size subdivision.

City staff has suggestion putting retaining wall on the walk out lots and the applicant has agreed to do this. Therefore, the retaining wall has been settled. No lots have sold yet because this is not recorded. The entry ways will look the same but not come into properties as far. Staff recommends approval.

Robert Smith: Phase 1 has had issues of 8 feet in some areas being lost because of walls. We have tried to create the same look, but would like to move the walls where it comes into the property and it will come in 4 feet rather than 8 feet.

Curtis Jensen: It sounds like potential future problems are trying to be avoided with this phase in the development.

Corey Bundy: Yes.

Michael Day: I would just like to make sure any potential issues for this matter are addressed.

Marv Wilson: Lots 400 and 401 will have the 100 foot distances reduced by 4 feet? Are the property lines moving?

Todd Jacobsen: There should be an easement and not have it on private property.

Corey Bundy: The property lines have not moved and the City will maintain the landscape area along Rachel Drive.

Lynette Miller: Along Rachel Drive is a horizontal meandering wall and it does not go past the right of way or line of sight. All we want to do is change how far the walls go into the lot.

Bob Nichol森: A note on the plat should say the landscape strip being maintained by the City may encroach on properties.

Curtis Jensen: Are we ready for a motion?

Todd Jacobsen: I will make a motion for approval of the Final Plat for Bella Sol at Santa Clara, Phase 4 with the conditions of the City change the meandering wall or an easement is created with the appropriate notes on the plat. The wall could stay straight and then there would be no change needed on the plat.

Motion to recommendation approval to City Council of a Final Plat for Bella Sol at Santa Clara, Phase 4 with conditions noted.

Made by: Todd Jacobsen, Seconded by: Leina Mathis

Voting Aye: All

Voting Nay: None

Motion Carried.

B. General Business:

4. Recommendation to City Council for a Final Plat approval of Blackhawk Townhomes, Allen Hall, Representing.

Bob Nichol森: The staff report for this matter is follows:

Zone: PD Residential

General Plan: Mixed Use Residential

Applicant: Garr & Lyle LLC

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

Acres: 3.85 acres in phase 1 with 16 proposed dwelling units (four 4-plexes)

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.

Total number of units in project: 87 units

Request: Approval of a final plat for Blackhawk Townhomes, phase 1, with 16 two-story townhome units on 3.85 acres. The proposed project amenities of pool, etc., are also in phase 1. The project will have 2-car attached garages, and public streets. The units have 3 bedrooms, 2.5 baths, and total 1735 sq. ft. of living area. Some 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 du/acre.

Staff Comments:

1. The final plat for phase 1 is consistent with the preliminary plat approved by the Planning Commission & City Council.
2. Staff recommends approval of the final plat for phase 1.

Curtis Jensen: If there is not comments or discussion, let’s move to a motion.

Motion to recommendation approval to City Council of a Final Plat approval of Blackhawk Townhomes.

Made by: Todd Jacobsen, Seconded by: Michael Day

Voting Aye: All

Voting Nay: None

Motion Carried

B. General Business:

5. Recommendation of a Preliminary Plat approval of Cottonwood Creek, Phase 4. Allen Hall of Rosenberg & Associates, Representing

Corey Bundy: The staff report is as follows:

This is a preliminary plat for a 4-lot subdivision in a RA zone, which requires a minimum lot size of 0.5 acres. All four lots are 0.5 acres or larger. The entire site is 2.62 acres which equates to a density of 1.5 lots/acre.

Applicant: Lonnie Gubler, developer

Project Engineer: Rosenberg Associates

This 4-lot subdivision has a public cul-de-sac street off of Riverwood Lane, with a proposed 15' wide private lane coming off the cul-de-sac to access property to the west, outside the subdivision. This phase 4 is south of Cottonwood Creek, phase 1 and also adjacent to phase 2 located to the west. The subdivision property is mostly level and the four lots are all outside the 100 year floodplain.

Issue: The only issue staff can see with the proposed subdivision is the 15' wide private lane which comes off the cul-de-sac. Because this lane is likely to be fenced on both sides the 15' width of the lane poses a possible safety issue if pedestrians or kids on bicycles are in the lane when a vehicle with trailer drives through. Staff suggests widening the lane (18'-25') to provide a safety factor and also potential access way for a future dwelling which will require a minimum 25' access lane for a flag lot under the City Subdivision code.

Marv Wilson: Why is the driveway there?

Allen Hall: The private driveway is being provided to the applicant's brother to access his land. The Phase 4B is for other family members to build on a later times.

Curtis Jensen: Who will maintain the private driveway?

Allen Hall: The owner will be the one to maintain that driveway.

Curtis Jensen: We can now proceed to a motion.

Motion to recommendation approval to City Council of a Preliminary Plat approval of Cottonwood Creek, Phase 4 Made by: Michael Day, Seconded by: Marv Wilson

Voting Aye: All

Voting Nay: None

Motion Carried

5. Discussion Items

A. Discussion of Citizen Advisory Committee meeting from November 3, 2016.

Corey Bundy: The Mayor asked for this to be a discussion item and let the Planning Commission members know of the committee’s creation.

Bob Nichol森: The site visit that the Planning commission members recently attended will be the same site visit the Citizen Advisory Committee members will be attending from 4-5pm on December 9, 2016. There will also be a meeting scheduled on December 15, 2016 from 5-6pm and the Planning Commission members are welcome to attend.

We went over a Santa Clara City General Plan overview at the first meeting, there was a question of why this matter is being revisited after the adoption in 2014. The Mayor has said because of the growth in the city, it is time to re-visit what potential uses could be done within areas such as the South Hills. This is a prime way to help with future developments with a flexible property owner such as the BLM.

Curtis Jensen: Please make sure that when the agenda for this sent to the Citizen Advisory Committee, that Planning Commission members are made aware if they would like to attend and give input.

6. Approval of Minutes

Motion to approve Planning Commission minutes from October 11, 2016

Made by: Leina Mathis, Seconded by: Michael Day

Voting Aye: All

Voting Nay: None

Motion Carried.

7. Adjournment

7:34 pm.

Respectfully submitted;

Melodie B. Hayes,
November 8, 2016

Melodie B. Hayes

Melodie B. Hayes, Recording Secretary