

**SANTA CLARA CITY PLANNING COMMISSION  
MEETING MINUTES  
2603 Santa Clara Drive  
Tuesday, October 10, 2017**

**Present:** Curtis Jensen, Chair  
Todd Jacobsen  
Jason Lindsey  
Leina Mathis  
Michael Day  
Marv Wilson

**Staff:** Edward Dickie, City Manager  
Corey Bundy, Community Development Director  
Bob Nicholson, City Planner  
Selena Nez, Planning Commission Secretary

**Excused:** James Call

**1. Call to Order.**

Planning Commission Chair, Curtis Jensen, called the meeting to order at 6:05 p.m.

**2. Opening Ceremony.**

Jason Lindsey led the Pledge of Allegiance and offered the Invocation.

**3. Communications and Appearances.**

**A. General Citizen Communication.**

There were no citizens wishing to speak.

**4. Working Agenda.**

**A. Public Hearings.**

**i. None.**

**B. General Business.**

**i. Request Review of Conditional Use Permit, Located at Village Rock Pit; North of Pioneer Parkway and Rachel Drive, JP Excavation; Applicant, Melissa Scott, Representing.**

Community Development Director, Corey Bundy, reported that the above request is the renewal

of an existing Conditional Use Permit. JP Excavation was approved in 2013 to operate the Village Rock Gravel Pit located north of Pioneer Parkway and west of Entrada. In 2014, an additional nearby area was added to the gravel pit operation and on December 8, 2015 the Conditional Use Permit was reviewed and renewed for continued operation. JP Excavation is requesting review and renewal of the Conditional Use Permit to continue their operation on the site. They would like to continue as in the past with no crushing on the site and the watering of access roads to minimize dust.

Mr. Bundy identified the issues as follows:

1. Preservation of the lava fields is a goal of Santa Clara as mentioned on page 77 of the General Plan.
2. The lava take areas have been based on the Knolls Pasture Master Plan which is 10 years old (plan developed in 2007) and not likely abandoned. However, the Knolls Pasture Master Plan designated 38% of their total land area as open space to preserve natural landscapes and natural lands. The open space area amounted to 192 acres.
3. If the CUP is renewed for another year, the necessary findings in Section 10.40.055 and 10.040.060 should be part of any approval.
4. In addition to the findings above, specific conditions recommended for excavation of the site are as follows: 1) provide proper dust control at the site, and 2) renew the wash-out pad area prior to entering the paved public streets.

Mr. Bundy explained that in the past the City based the lava extraction on the Knolls Master Plan take area, which identified where the residential housing will be located. Some of the lava fields have golf courses in them. It was noted that Brent Beesley owns the majority of Entrada, which incorporates portions of the lava field. The design shows only small areas of disturbance of the lava field with the majority being left undisturbed.

JP Excavation's Representative, Melissa Scott, explained that they are not expanding and simply wish to continue their operation. A map of the area was displayed. It was noted that there is still plenty of material in the areas that are already disturbed and no need to expand.

City Planner, Bob Nicholson, commented that he has worked with Mr. Beesley and he seemed to have a good land ethic. Mr. Nicholson's understanding was that Mr. Beesley was in the process of selling some of his holdings. He hoped the future owners would maintain the same ethic that Knolls pasture has and pointed out that they are preserving 192 acres of open space. He commented that Mr. Beesley has had a good conservation ethic, which has been beneficial to the cities of Santa Clara and St. George.

Mr. Bundy suggested that the dirt road be kept watered and a tracking bed be installed so that there is tracking on Pioneer Parkway or Red Mountain Road.

A comment was made about the auto dealership on the corner and the fact that they are permitted to have up to 10 vehicles on the site but they have more than that. The recollection was that the applicant was not allowed to have any large vehicles. Mr. Bundy offered to send a letter reminding the applicant of the requirements.

**Leina Mathis moved to renew the Conditional Use Permit for one additional year subject to the applicant making sure that the road remains watered for dust and that they maintain a tracking path. The renewal was subject to the same conditions that existed previously. Approval was based on the finding that the request meets all City Code requirements. Jason Lindsey seconded the motion. The motion passed with the unanimous consent of the Commission.**

ii. **Recommendation to City Council for Amended Final Plat Site Plan for Bella Sol Phase 6, Located at Rachel Drive and North Town Road. Robert Smith, Applicant.**

Mr. Nicholson presented the staff report and stated that the request is for an amended final plat for a 17-lot subdivision known as Bella Sol Phase 6. The zoning is R-1-10/RA. The purpose of the amended final plat is to remove the planter strip between the sidewalk and the privacy wall located along Rachel Drive. The applicant wants to eliminate the planter strip and move the privacy wall within one-foot of the sidewalk to enlarge the adjoining rear yard areas in the Bella Sol subdivision, which backs Rachel Drive.

Mr. Nicholson reported that the subdivision was originally called the Sugar Plum Subdivision and was approved in 2012 by the applicant, Walt Plumb. In the end, Mr. Plumb did not pursue the project and Mr. Smith eventually purchased the property. The project name was then changed to Bella Sol. Mr. Nicholson explained that all of the streets in the subdivision are public and there will be a privacy wall along Rachel Drive.

A planting plan from the original subdivision was displayed. It was noted that a seven-foot planter strip is shown on the original plan that was approved in 2012. The minutes of that meeting specify that a six-foot privacy wall would be required along Rachel Drive. The City's Engineer also stated that there would be a six to seven-foot planter along Rachel Drive. It was noted that the fence they planned to build will resemble the wavy stucco fence at Entrada.

Mr. Nicholson explained that the subdivision ordinance requires a masonry wall on double frontage lots. The City's zoning ordinance requires a minimum 10-foot wide planter strip, which may include the sidewalk area along public streets where the planter area is maintained by the City. Mr. Nicholson reported that staff cannot find a basis to eliminate the wall on Bella Sol Phase 6. Phase 4 includes landscaping on both sides of the sidewalk and the wall meanders from two to four feet. Staff recommended the plan remain as approved.

Ben Willis was present on behalf of the applicant, Robert Smith. He stated that their biggest concern was that much of the property has been lost on the back side. Mr. Willis stated that there is a strip of property that becomes useless that the property owner must pay taxes on. The portion outside of the fence is maintained by the City and the area inside the fence becomes dead

space. Mr. Nicholson commented that the compensation to the applicant is that the City will maintain the entire strip to beautify the subdivision.

Mr. Nicholson explained that the request is to flatten it out and let the serpentine go up to the block wall in between the two separately owned parcels and then back out so that the property owner gets the most out of the bump. That option was approved and is the way Phase 4 is installed. The request above Phase 5 is to now take the wall all the way to one foot across. Staff's recommendation was to not change Phase 6 to a straight wall.

It was suggested that the City own and maintain the property. For example, it could be donated. The plat could be amended to move the lot line to the wall with a donation agreement that the remaining property be donated to the City. It was suggested that the same method be followed for all of the plats in the area and not just this one.

Mr. Nicholson clarified that the Code specifies that if the property is maintained by the City, the applicant shall provide a 10-foot wide planter strip. It was suggested that the Commission be consistent with what was done with Phase 4.

**Michael Day moved that the Planning Commission forward a recommendation of denial to the City Council on the Amended Site Plan on Bella Sol Phase 6. Leina Mathis seconded the motion. The motion passed with the unanimous consent of the Commission.**

**iii. Recommendation to City Council for Final Plat for Arcadia Vacation Resort, Located at Rachel Drive and North Town Road. AVR Holdings, LLC, Robert Smith and Ben Willis, Applicants.**

Mr. Nicholson presented the staff report and stated that the request is for final plat approval of 26 units as part of Phase 1 of the Arcadia Vacation Resort, formerly known as the Villas at Snow Canyon. The property is located in a Planned Development Residential zone. The applicants were identified as Robert Smith and Ben Willis. Phase 1 is a 7.6-acre, 26-unit townhome development that was approved for vacation rentals. All streets in the subdivision are public and there will be a privacy wall around the perimeter of the project. Phase 1 will include a wall along Rachel Drive and North Town Road. Since Phase 1 is consistent with the approved preliminary plat and concept plan, staff recommended approval. It was noted that the project's amenity sites are included in Phase 1 and the recreational facilities will be installed with this phase.

The amenities were described. Robert Smith reported that 75 to 80 percent of the construction drawings are complete. They will be submitted to the City within the next 45 to 60 days for approval of the entire site. The project will feature two swimming pools with a slide and lazy river, a grassy area, deck areas with shade structures, and a clubhouse. It was reported that one unit was removed to allow for additional parking.

In response to a question raised by Chair Jensen, Mr. Smith stated that the amenities will be accessible and service the entire project.

**Todd Jacobsen moved to recommend approval to the City Council on the final plat for Arcadia Vacation Resort, as described. Marv Wilson seconded the motion. The motion passed with the unanimous consent of the Commission.**

There was discussion on the name of the project and the reason it was changed from the Villas at Snow Canyon to Arcadia Vacation Resort. Commissioner Day researched the name and discovered that it comes from Greek mythology. Arcus was the son of Zeus and a nymph. During the European renaissance, Arcus was celebrated as a land known for being an unspoiled, harmonious wilderness.

**5. Discussion Items.**

**i. Discussion of 2018 Planning Commission Schedule.**

City Manager, Edward Dickie, reported that in 2009 the term limits were imposed on Planning Commission Members and the ordinance was rewritten to allow Planning Commission Members to serve two consecutive five-year terms. Mr. Dickie stated that Curtis Jensen and Mike Day were appointed in 2007, which would mean that their terms of service would be up. However, the ordinance was passed in 2009, and prior to that time there were no limits. This left Chair Jensen 18 months more to serve and two years for Commissioner Day.

Chair Jensen reported that he had received positive feedback on how the Commission Members conduct themselves and the quality of the individuals serving. Chair Jensen identified a potential conflict going forward and meeting on the second Tuesday of each month. Alternative meeting dates and times were discussed. A decision was made to change Planning Commission Meetings to the second Thursday of each month at 5:30 p.m.

The potential to elect a Planning Commission Chair was discussed. It was proposed that Chair Jensen continue to serve in that capacity.

**6. Approval of Minutes.**

**A. Request Approval of September 12, 2017 Regular Meeting Minutes.**

**Michael Day moved to approve the minutes of the September 12, 2017 Regular Meeting. Jason Lindsey seconded the motion. The motion passed with the unanimous consent of the Commission.**

**B. Request Approval of September 26, 2017 Special Meeting Minutes.**

**Michael Day moved to approve the minutes of the September 26, 2017 Special Meeting. Marv Wilson seconded the motion. The motion passed with the unanimous consent of the Commission.**

7. **Adjournment.**

The Planning Commission Meeting adjourned at 7:10 p.m.

---

Corey Bundy  
Community Development Director

Approved: November 14, 2017