Present:  Curtis Jensen, Chair
          Jason Lindsey
          Mark Hendrickson
          Leina Mathis
          Mark Weston
          Marv Wilson

Staff:    Corey Bundy, Community Development Director
          Selena Nez, Planning Commission Secretary

Excused:  James Call
          Michael Day

1.  Call to Order.

Planning Commission Chair, Curtis Jensen, called the meeting to order at 5:30 p.m.

2.  Opening Ceremony.

Chair Jensen led the Pledge of Allegiance and offered the invocation.

3.  Communications and Appearances.

   A.  General Citizen Communication.

   There were no citizen comments.

4.  Working Agenda:

   A.  Public Hearings.

       1.  None.

   B.  General Business.

       1.  Recommendation to City Council of Final Plats for Bella Sol at Santa Clara Phases 7 and 8, located on the East Side of Rachel Drive and North of North Town Drive.  Rob Reid with Rosenberg Associates, Representing.

Community Development Director, Corey Bundy, presented the staff report and stated that the request is for approval for two final plats.  Phase 7 consists of 16 lots and is located along Kenzies...
Way. Phase 8 includes four lots located around the cul-de-sac at the end of Kenzie’s Way and is an extension of Phase 7. The property is zoned R-1-10, which allows for a mix of lot sizes with the average being 10,000 square feet. The two remaining plats will complete the Bella Sol project and follow the approved preliminary plat. All streets in the subdivision are public. A private wall was proposed along Rachel Drive and the future Hamblin Parkway.

The primary issues with the two plats included retaining walls along the future Hamblin Parkway and approval of a Letter of Map Revision (LOMR) by FEMA for Phase 8. Rob Reid from Rosenberg Associates was present representing the applicant and stated that the intent is to separate the lots that are not subject to the LOMR in order to record Phase 7 while they await approval.

Commissioner Lindsey moved to recommend approval to the City Council of Bella Sol Phases 7 and 8 subject to the following:

Condition:

1. With Phase 8, the LOMR shall be approved prior to recording.

Commissioner Mathis seconded the motion. The motion passed with the unanimous consent of the Commission.

2. **Recommendation to City Council of Final Plat for Rhone Subdivision with 24 Lots in an R-1-10 Zone, located Generally Near Vernons Street and Old Farm Road, on the North Side of the Santa Clara River. Drake Howell, Representing.**

Mr. Bundy presented the staff report and stated that the request is for approval of a 24-lot final plat. The approved preliminary plat contained 26 lots but had since been reduced to 24 lots. Some of the lots are larger than shown on the preliminary plat. The final plat follows the approved preliminary plat with the exception of the number of lots. All of the streets in the subdivision are public. The property is located along the Santa Clara River and with portions within the Erosion Hazard Area. The developer provided an Erosion Mitigation Report, which was approved by the City. The applicant had also submitted a LOMR request to FEMA for the proposed revisions and was awaiting approval. It was noted that the plat cannot be recorded until the LOMR is approved.

Mr. Bundy stated that there are approximately eight acres of property within the 100-year flood plain that were offered to the City as a donation for the natural park. The park land donation was mentioned by the applicant during the zone change process to help satisfy the overall project density requirement contained in the General Plan, which is a maximum of two homes per acre. The developer also offered to provide a 10-foot paved trail within the subdivision and may seek impact fee credits for trail improvements that would be part of a development agreement. Any approval of impact fee credits would be a matter for the City Council to address. Staff recommended approval subject to the LOMR approval being granted prior to recordation.

Drake Howell from Cole West Development expressed appreciation to the City and expected to pave the roads in the next few weeks. The following week, the intent was to present the LOMR to the City for signatures after which it will be submitted to FEMA. The process was expected to
take 45 to 60 days. Mr. Howell identified the location of the property on a map displayed and described the meaning behind the name of the subdivision. It was noted that the shaded areas on the map are easements which will be removed prior to recordation.

Mark Hendrickson observed that the lots seem to be higher than those to the east. Mr. Drake stated that that was due to the elevation of the sewer coming off of Vernons Street and was necessary to ensure that the utilities and storm drain flowing correctly.

Commissioner Wilson moved to recommend approval to the City Council of the final plat for the Rhone Subdivision as presented subject to the following:

Condition:

1. The LOMR shall be approved prior to recording.

Commissioner Lindsey seconded the motion. The motion passed with the unanimous consent of the Commission.

5. Discussion Items.

6. Approval of Minutes.

A. Request Approval of February 21, 2019 Regular Meeting Minutes.

Commissioner Mathis moved to approve the minutes of the February 21, 2019, Special Meeting. Commissioner Hendrickson seconded the motion. The motion passed with the unanimous consent of the Commission.

7. Adjournment.

The Planning Commission Meeting adjourned at approximately 5:50 p.m.

_________________________________
Corey Bundy
Community Development Director

Approved: April 11, 2019