1. **Call to Order.**

In the absence of Chair Curtis Jensen, Michael Day assumed the Chair and called the meeting to order at 5:44 p.m.

2. **Opening Ceremony.**

Leina Mathis 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. **Consider a Request for Planned Development Zoning on a Proposed Municipal Boundary Line Adjustment with St. George City for Approximately 24.6 Acres Located on the North Side of Pioneer Parkway and West of Lava Cove Drive. Double Dragon Investment, Scott Keller Representing.**
City Planner, Bob Nicholson, reported that approximately six months ago, Scott Keller contacted him with a request to help with an Entrada project in St. George City. The process morphed into a boundary line adjustment to bring property into Santa Clara. The request was driven by sewer availability. He and Mr. Keller met on multiple occasions with St. George City staff and ultimately the boundary line adjustment was approved by the St. George City Council. The original project would have required running the sewer line 1,500 feet from Pioneer Parkway to Lava Flow Drive in a 20 to 25-foot deep trench. St. George City recognized it did not make sense to expect the applicant to put a sewer line in. In Santa Clara, the sewer is available at Lava Cove Drive, which is on the corner of the property. The matter was heard by the Santa Clara City Council who continued the matter pending a recommendation from the Planning Commission on the zoning.

Mr. Nicholson reported that the property in Entrada is zoned PD Residential. Mr. Keller would like similar zoning. The project consists of 24 acres with a density of up to 2½ units per acre. The project would still be part of Entrada and he would work with their design group and the HOA. One of the options was to develop assisted living, which is a conditional use in the PDR zone in Santa Clara.

Previously approved annexations were described and access issues were discussed. In response to a question raised, Mr. Keller confirmed that there will be access to the project off of Pioneer Parkway.

Leina Mathis asked about the development plan with Entrada and whether there are private streets in gated communities. Mr. Keller explained that the roads shown on the map will be private.

Marv Wilson asked about frontage. Mr. Keller referenced the roads around the 24-acre project and estimated the rise to be 20 to 30 feet. As a result, the project will be somewhat isolated from portions of the development to the north. It was clarified that the proposed project will not be served by the road that runs along the south end. Mr. Keller explained that the City of St. George did not want to create a regional line of Lava Cove where they would have had to maintain the sewer from that point on. Public Works Director, Jack Taylor agreed to provide access to Lava Cove and waive the creation of a regional line. Part of the annexation boundary adjustment pertains to allowing access to the sewer.

Jason Lindsey asked how far along they are with the renderings. Mr. Keller reported that work has not yet begun as they first have to get access to the sewer. The sewer will service most of the units to the north. A pump station was created before he got involved that is intended to pump the sewer line to an upper road and then into St. George’s main sewer line. The understanding at the time was that the pump station would be bypassed. The only logical place to bypass it to would be to Lava Cove, which is in the City of Santa Clara. Had it connected to St. George City it would have shut down Pioneer Parkway for at least three months. Ultimately, St. George City worked with Santa Clara to annex the property.

Commissioner Lindsey asked if consideration was given to vacation or short-term rentals. Mr. Keller responded that that was not envisioned and he doubted Entrada would allow it. The two uses were expected to be high-density residential or an assisted living type of facility. Mr. Keller reported that he owns about 110 acres with much of it abutting the Santa Clara boundary.
line. The density allows up to 151 units and 90 units have been developed or are proposed for development. He estimated that the density within Entrada with open space is about 61 units, which equates to about 2½ units per acre. He expected them to be smaller, more clustered units.

At 6:03 p.m. Community Development Director, Corey Bundy, was excused from the remainder of the meeting.

Commissioner Lindsey asked if the project is close to the lava quarry access. It was confirmed that it is on the property.

Commissioner Mathis asked how far past the access road to the quarry the west boundary is beyond the existing gravel road. James Call commented that it appears to go up to the bike trail on the west side.

Leina Mathis asked for confirmation that JP Excavation has a permit on the property for the rock work and if the permit will transfer over to Santa Clara or if would they need to grant approval in order to continue. She asked if there was anything in the recommendation that needs to be addressed in terms of roads and gated communities. Mr. Nicholson explained that there is no plan in place currently but the applicant is not asking for short-term rentals. With regard to the gravel pit, once it is within the Santa Clara boundary the Council will need to take final action at their first meeting in May to transfer the property. After that, the permitting and conditional use will be addressed by Santa Clara City. Mr. Nicholson reported that JP Excavation has done excavation work in Santa Clara and have been good to work with. He commented that most of the 24 acres have already been harvested. Mr. Keller agreed and stated that it served as the staging area for most of the development of Entrada. The conditional use permit issue would not need to be addressed until the property comes into the City of Santa Clara.

Commissioner Lindsey moved to recommend approval to the City Council, in lieu of changing the zoning in the annexation process to Open Space, that the property be zoned Planned Development Residential. Commissioner Mathis seconded the motion. The motion passed with the unanimous consent of the Commission.

5. Discussion Items.

A. General Plan Amendment, North of Pioneer Parkway to the City Boundary.

Mr. Nicholson explained that the above matter deals with the adjoining property. The applicant is Split Rock and they are working on a General Plan amendment for property located to the west of the Ivins property. They are pursuing a project to be called Black Desert. Earlier in the day, the Technical Review Committee (TRC) was presented with plans that would modify the current General Plan. The City Council and Planning Commission were tentatively scheduled to take a field trip on Wednesday, May 1.

At the May Planning Commission Meeting, it was anticipated that a General Plan Amendment for the area will be presented. There was also an issue with property along the Tuacahn Wash. When the zone change came through, the neighbors claimed it was open space but the FEMA maps and
LOMR had been changed. A clean-up effort was needed. Mr. Nicholson stressed that the General Plan needs to be correct so that the General Plan and Flood Plain Map agree.

Mr. Nicholson identified three clean up areas including the new area coming into the City, the Split Rock property, and the Tuacahn Wash. After completion of the zone change hearings, Cole West decided not to purchase the property. There had been rumors, however, that they may now be reconsidering that decision. The City Council approved the request and the property was zoned according to the plan submitted.

6. **Approval of Minutes.**

   A. **Request Approval of March 21, 2019 Special Meeting Minutes.**

   Commissioner Wilson moved to approve the minutes of the March 21, 2019, Special Meeting. Commissioner Lindsey seconded the motion. The motion passed with the unanimous consent of the Commission.

7. **Adjournment.**

The Planning Commission Meeting adjourned at approximately 6:17 p.m.

___Corey Bundy______________________________
Corey Bundy
Community Development Director

Approved: ______ May 9, 2019_________