NOTICE OF AGENDA
SANTA CLARA CITY PLANNING COMMISSION
Thursday, April 11, 2019
2603 Santa Clara Drive
Time: 5:30 PM
AGENDA

NOTICE is hereby given that the Santa Clara City will hold a Planning Commission meeting on the 11th day of April 2019, in the Santa Clara Town Hall located at 2603 Santa Clara Drive, Santa Clara, Utah, which meeting will begin at 5:30 PM. The agenda for the meeting is as follows:

1. **Call to Order:**

2. **Opening Ceremony:**
   - Pledge of Allegiance: Leina Mathis
   - Opening Comments: (Invocation): Leina Mathis

3. **Communications and Appearances:**
   A. General Citizen Communication

4. **Working Agenda:**

   A. Public Hearing(s)
      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.

5. **Discussion Items**
   A. General Plan Amendment, north of Pioneer Parkway to the city boundary.

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

7. **Adjournment**

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at least 24 hours in advance of the meeting by calling (435) 673-6712.

Posted this 4th day of April 2019.

____________________________________
Corey Bundy-Community Development Director
Planning Commission agenda report for 4/11/19: Provide a zoning recommendation on a proposed municipal boundary line adjustment with St George City for approximately 24.6 acres located west of Lava Cove Drive on the north side of Pioneer Parkway.

Request: Applicant (Scott Keller, property owner) requests that Santa Clara City zone 24.6 acres as Planned Development Residential (PD-R) when the property is transferred from St George City to Santa Clara City.

Applicant: Double Dragon Investments, Scott Keller rep.
Surveyor: Kevin Bundy

The proposed boundary line adjustment between St George City and Santa Clara City consists of a transfer of 24.6 acres from St George City to Santa Clara City. The applicant is Double Dragon Investments (Scott Keller, owner) and the reason behind the requested boundary line adjustment is to obtain sewer service at a reasonable cost. To obtain sewer service for the subject property in St George is a major and very costly endeavor. A new sewer line would need to be run approximately 1,500 feet within Pioneer Parkway at a cost exceeding one million dollars. Pioneer Parkway would need to be shut down for months while a 20’ plus deep trench is dug for the sewer line. Santa Clara City can provide sewer service at the nearby intersection of Lava Cove Drive and Pioneer Parkway in a much more efficient manner.

Both cities have held public hearings on the proposed boundary adjustment and St George City has approved the boundary adjustment while Santa Clara City is awaiting a zoning recommendation from the PC before granting final approval and a zoning designation for the boundary adjustment. The property owner (Mr. Scott Keller / Double Dragon Investments) requests that the property be zoned Planned Development Residential to allow for either low density single family homes, or perhaps an assisted living facility. The property is presently zoned PD-Residential in St George City, and is within the Entrada development. Even with the proposed transfer of the 24.6 acres to Santa Clara City the property will remain part of the Entrada development and their HOA, and subject to their CC&Rs.

Santa Clara zoning code states that when property is annexed into the city the property is zoned Open Space unless the PC recommends another zoning designation for the property. (Santa Clara Zoning 17.04.190). The present St George City zoning is Planned Development – Residential for low-density single family homes. The applicant requests that Santa Clara City approve similar zoning upon annexation to Santa Clara. The Santa Clara City zoning code allows an assisted living facility as a conditional use and that is a possible use that might be proposed in the future, although there are no specific plans for the subject property at this time as Mr Keller is currently developing other property within the Entrada project.

Staff recommends that the property be zoned PD-R, consistent with the current St George City zoning, and consistent with the Entrada development plan.
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: __________________________