

I-15 CORRIDOR DESIGN REVIEW BOARD

January 13, 2021 Meeting Minutes
Zoom Meeting 6pm

Attendance: Kerry Garza, Delores Chavez Harmes, Victoria Stover, William Crocker

Guests: David Klose, Mike Mitchell

Call to Order: The meeting was called to order by Chair Garza at 6:20 pm via zoom conference.

Welcome: Chair, Kerry Garza, welcomed the group and the pledge of allegiance was recited.

Minutes: December 21, 2020 minutes were tabled for February 10, 2021 meeting.

Public Comments: None.

Action Items:

1. **Site Plan Waiver: Gordon Hill Road - Klose Residence (APN: 185-180-57-00):** Third review of proposed site plan waiver of a residential home for conformance with adopted standards as noted in I-15 Corridor Scenic Preservation Guidelines. Originally agenzied December 9th. No appearance from project representatives. Second date agenzied for review December 21st. Project representatives unprepared. No action taken.

Proposed single story residential home with attached garage on 3.09 acres. Home is apx. 1800sf with 3 bedrooms and two baths with a 3-car garage, stucco exterior, tile roof and asphalt driveway. Some minor grading will cut into the slope (cut-fill on site). A fire hydrant is close by and an existing pole is in the front. House will be built close to the road with required 60ft setback.

Grading plan presented as minimal grading less than 10,000sf and landscape to be native flowers with hydroseed mix on banks. Mulch on pad with bushes and flowers. Driveway is 16ft starts with a 2% slope and graduates to 20% with 10% coming off the road. House pad is at 1031 elevation. Aerial view of bordering neighbors shown. A neighbor's shed encroaches onto property by 3-4ft. which required property owner, David Klose, to agree to existing encroachment. Photo shown of an example of the proposed house, porches, garages, etc.

- a. **Vote: Motion to approve site plan waiver for Gordon Hill Road by Delores Harmes, second by Victoria Stover: Ayes 4 – Nays 0 – Abstain 0**

2. **Site Plan Waiver: 27573 Champagne Boulevard – Haroldson Residence (186-250-09-00):** Proposed site plan waiver of a proposed manufactured home for conformance with adopted standards as noted in I-15 Corridor Scenic Preservation Guidelines. Originally agenzied December 9th. No appearance from project representatives. Second date agenzied for review December 21st. Project representatives unprepared. No action taken.

Project representative, Mike Mitchell, admits he does not have much to work with. Aerial photos of plot shown with several permanent connex/sea cargo containers, tractor trailers, and semis across property. Owner plans to cover trailers with landscape fabric. Permits for these containers have been applied for but not received to date. Board asked what guarantee do we have the trailers will be moved to a less conspicuous area and that they will be screened or covered and what is stored in the containers? No clear answer was given. Currently a county code enforcement case has been filed and is open. Property is zoned for agriculture and Mr. Mitchell reports this will be a nursery as well as storage for scaffolding, and many other uses. A 10k gallon water tank is onsite since there is not a fire hydrant nearby. No plans have been presented showing confirmed use of containers, landscape, nursery, etc. and what property will ultimately look like.

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Discussion moved to address the proposed manufactured home. After three requests, Mr. Mitchell produced a rendering of the manufactured house. The board did not have concerns for the home itself. No real perspective is provided on the placement of home relative to trailers, nursery, etc.

The purpose of site plan waiver is to check boxes, offer legitimate answers to questions, confirm concerns have been addressed and that all requirements have been met. This project suggests a complete site plan review should be required. Mr. Mitchell conceded the project is an ugly duckling. Board member Harmes agreed and furthered the job of the I-15DRB is to prevent ugly ducklings from view of the I-15 corridor. Not enough information has been provided here tonight on this project.

The chair asked for a motion to consider approval of the project. No motion was provided. The question was asked if a motion could be made with conditions? Answer, yes. Chair offered further information that if a project is denied, the applicant must provide not only the missing information addressed tonight as well as more detailed information to both the county and I-15DRB. Board requested a business plan as well as plans for the full scope of the project to confirm agricultural use of property.

- a. **Vote: Motion to deny site plan waiver for 27573 Champagne Blvd by Delores Harmes, second by William Crocker: Ayes 4 – Nays 0 – Abstain 0**

3. **Site Plan Waiver: 2233 Rainbow Valley Boulevard – Spinello Residence (760-430-37-00):** Proposed site plan waiver of a proposed manufactured home for conformance with adopted standards as noted in I-15 Corridor Scenic Preservation Guidelines.

Photos displayed of property with the area of proposed manufactured home highlighted and imposed on picture. Green roofed building currently on property has been removed. Owner does not have detailed landscape plans but is willing to consider suggestions.

A temporary medical trailer is part of the plans but is not an ADU. A second temporary unit will also be on the property and will be used for occupancy. Detailed discussion followed on purpose of temporary medical trailer, who will be living there and where caretaker will be living, etc. Both trailers will be removed when home is constructed. After several minutes and questions and answers, Mr. Mitchell questioned whether he was presenting the correct project. It was confirmed he was. We do not know what the temporary trailers will look like, but due to the fact they are not permanent the board agreed we could move forward. Drawing of the manufactured home was displayed showing fireproof cement lapf board siding with composition shingles.

- a. **Vote: Motion to approve site plan waiver for 2233 Rainbow Valley Boulevard by Victoria Stover, second by Delores Harmes: Ayes 4 – Nays 0 – Abstain 0**

Group Business: Board discussed importance of requiring project owners and their representatives to have submitted project plans with a full scope of the project prior to agenizing the item. If these requests are not followed, item will not be placed on the agenda. Members were reminded to log on to meeting 10 to 15 minutes ahead of our meeting start time to prevent delay in start of meetings.

Next Meeting: February 10, 2021 6pm via Zoom

Adjournment: 7:40pm