

TECHNICAL REVIEW COMMITTEE
MINUTES
~Thursday~

FEBRUARY 11, 2016

TIME: 8:00 A.M.

Present:

Edward O. Dickie, III, City Manager
Brock Jacobsen, Administrative Manager
Corey Bundy, Building Official
Jack Taylor, Public Works Director
Brad Hays, Parks Director
Linda Van Wert, Parks Assistant
Bob Nicholson, City Planner

1. Approve minutes from February 4, 2016

Approved.

2. Discussion on Parking Options for Entrada Project – Kyle Hafen

Kyle: Came to discuss the resort at Gates Lane and Clary Hills Drive. He wants to make sure they have enough parking for the project.

Bob: Pointed out that the ordinance requires 2 parking spaces per unit, but it isn't variable. The developers want to create units with lockout doors (having a suite with adjoining rooms that can be shared or locked out). Technically they can have 3 groups using one unit, which creates additional parking demand. There is nothing in the code that addresses it, so they need to decide what would be reasonable. They could apply a ratio to the base of two per unit depending on the occupancy of the lockouts. They probably won't always be occupied in all units.

Kyle: Is concerned with the aesthetics. They don't want the project to be full of asphalt. It is an 11-Plex, and the first and second floors have 4 units on them and the top floor has three. Each of those units has the capability of having a lockout. Each building could have 30 possible units. One unit would include the kitchen and living area, and the other two related units would be like hotel rooms. The Inn at Entrada's most popular units are the studios, so they anticipate that. Requiring two parking spaces for a studio is probably unnecessary. The other concern is about the parking being used for the BLM access without gating it off. They may need alterations to the parking on the plans and to move it west, possibly sacrificing 3 units. (Showed on map). Parking is planned near the roundabout.

Ed: Told him not to sacrifice any units for parking. For the big events in the BLM, most people will be staying at the resort and wouldn't need extra spaces. The one area will remain dirt.

Kyle: Explained that it would be an exception for all of the parking spaces to be full if all units are rented out. There are 24 parking spaces under each building, but there could be 33 units in the building. The three lockouts could be sold separately as a three bedroom.

Bock, Kyle, Ed and Bob discussed the parking need and possibilities. There are 73 units for the whole project. Paradise Village provides 2 spaces plus a garage and street parking, but this is entirely different because it's more like a hotel than a residence. They could possibly add one space for every two lockouts and then reexamine the need in 5 years after it has operating for a

while. They don't want to be providing too much or too little parking. They would like the design of the project to look the same, even if there is additional parking. They could provide an overflow parking area. They will have additional parking at the sales/check in center near the entrance, and provide walk ways to the overflow. There will be additional parking at the clubhouse. They could put a sign near the entrance that indicates there is public parking ahead, so the public doesn't park at the sales center and entrance.

Jack: Indicated an area near the top for overflow parking. The road needs to be improved.

Corey: Asked about RV's or trailers. Could they drop one off and then park? Would this development need to provide a secured place for to store trailers or ATVs?

Kyle: Said people could bring ATVs that need parking. They wouldn't want to take up allocated parking spaces with ATVs. People could park trailers at the top and ride their Razors down to their building. He thinks it's possible that people will just come to have fun without bringing extra vehicles. He definitely doesn't want an eyesore.

Corey: Asked if they could use the BLM RP&P land for parking, but it would not be possible. Perhaps they could sell parking spaces during events.

Brad, Jack, and Ed: Noted that they do need separate parking provided for the public. The RP&P area won't be for parking (shown on map). There will be 20 acres including parking and a staging area, with restrooms and a park.

Kyle: Mentioned that Mayor Rosenberg asked if they could improve the road up to the top now so it could be used. He thinks it's a great idea. Patrick had mentioned wanting to create a place where people park their cars upon arrival and walk downtown or anywhere else they want to go. Las Palmas is a popular model.

Jack: Pointed out that the people with mountain bikes hate Razors. The neighbors won't like the noise and dust from the ATVs.

Kyle: Thinks there will be a lot of fun things to do and they may not even need the ATV store right there. Maybe there won't be too many ATVs. There will be a trail and restaurants and a lazy river with a huge pool, with outdoor eating areas. They would like to put a zip line in the canyon.

Jack: Suggests that they get a leeway for parking on two units. He asked where they will start.

Kyle: Pointed out the starting unit and the parking at the entrance.

Corey: Commented that the Western Corridor will be there with increasing traffic. When cars pull out, they will be blocking the roundabout. They may need to move the parking area.

Discussion: Staff discussed moving the entrance of the parking lot and keeping the ATVs away from the roundabout. If they need 10 additional parking spaces per building, they need 100 more spaces. It could be possible to have less lockouts. Clarified that the area for holding large events is not too close. If Kyle has the public parking area graded, he would like something in return, perhaps a secured, private area at the top. The road has already been through Hillside Review. The extra parking can go on the north side of Clary Hills Dr. They need to look into the dedicated road easement, because parking is allowed on city streets.

Bob: Recommended that they do the entire project as a zone change and then bring in a preliminary plat. The parking requirement could be estimated for phase one, with an understanding that it could be adjusted for future buildings. The pool will be a huge draw, like it was at Green Valley. He suggests the clubhouse and pool be included in Phase I. Amenities are what sell the units.

Kyle: Will get all the paperwork completed today for a zone change and get on the Planning Commission Agenda for March 8. Then he can be on the subsequent Council Agenda.

Bob: Reminded him that they are eligible for density bonus. It kicks in after 8.

Kyle: Said they will all have individual tax id's and each lockout is sellable, so they may want the density bonus so they could have 300 units with the lockouts. The least they would have is 11. It could be possible that some owners would become permanent residents.

Bob: Told him to specify that the lockout units are not meant to be permanent residences and are for short term rental only. He explained that the sports units at Green Valley had a conflict between the permanent residents and the overnight leasers. Reviewed the parking requirements for short term rentals (Paradise Village), where they must provide garage, driveway, and street parking. This is more like a hotel, so it won't apply. It isn't about density.

3. Misc. Items

Corey: Requested that Kyle clean the tumbleweeds off the other property next to Santa Clara Drive and Brent Beasley's land. They need to be scraped off.

Kyle: Agreed.

Bob: Inquired about the Harmon's opening date.

Brock: Responded that it is currently set for February 24.

Adjournment:

Meeting adjourned at 9:09 a.m.

Linda A. Van Wert

Linda A. Van Wert, Parks Assistant

Date Approved