

**TECHNICAL REVIEW COMMITTEE
MINUTES
~Thursday~**

FEBRUARY 4, 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
Dan Nelson, Fire Chief
Rich Rodgers, Police Captain
Brad Hays, Parks Director
Linda Van Wert, Parks Assistant
Bob Nicholson, City Planner

1. Approve minutes from January 28, 2016

Approved.

2. Special Events Permit, Red Mountain 5k, 30k, Dirty Hurty Half Marathon – Steven Hooper

Steven: This event has been here before and he also coordinates it with Bennie at Ivins City. It starts at 6:30 a.m. by the bridge at Gates Lane and proceeds up the road into the Santa Clara River Reserve. They have a BLM permit for that part. They used to go through the wash, but last year they came out onto Santa Clara Drive and took a left to go up to the Anasazi Trail on the dirt road. Then it goes onto the lower Grapevine Trail. People will come out onto the Drive and there will be cones put out. Last year, they actually stayed on the dirt and didn't go into the road. There is a 50k and 30k, and the first runners will be coming out around 7:30 and then it will continue until about 2 p.m. There are 160 – 200 people.

Jack: Informed him that the road will be torn up starting on February 8. They will need to check with the contractor to see what portion will be torn up. It could be a problem.

Cimarron: Noted that it will affect the True Grit race, too.

Jack: Told them that Sunroc is doing the work and Adam Butterfield is doing the job. He won't know until the day before what work will be going on, so they can coordinate with him beforehand and he will find out for them. The road will be closed at times and there will be work in the gutter.

Rich: Commented that Bernie works it out for Ivins but he will coordinate with them for Santa Clara Drive.

Ed: Stated that they can approve the permit, and there is no fee. Next year, they will start charging a minimal Special Event fee, possibly around \$25.

Steve: Said he will stay for the discussion on the NICA trails.

Approved.

3. Amended Final Plat – Paradise Village at Zion, Phase 5 – Jared Bates, Rosenberg & Associates; David Whitehead, Paradise Village.

Jared: Explained that the only changes are that they are changing the 4 units on the south side to 2 units, renamed 87 and 89.

Corey: Inquired about the double curb by the entry and storm drains.

Jared: Thought it could be a retaining feature for the dirt.

Corey: Asked if there is a driveway there for the parking lot.

David: Pointed out the driveways. There are two garages with a side entry.

Jack: Wants to find out if there is a transformer in the way.

David: Clarified that it was already done and the driveways were already in with the utilities. Nothing is changing there; it has the same footprint and driveway locations.

Jack: Asked for details on one of the homes which is closer to the front.

Jared: Said it should be the same as before.

Corey: Asked about the asphalt extending to the parking lot and whether the curb would come into the parking lot.

Jared: Said there would be a curb cut there. There would be asphalt, the curb, and then concrete.

Corey: Wants him to go out there and look at the extra curb.

Jared: Will check the plans and drive over to see it. There is some drainage concern there.

Dan: Inquired about the size of the units.

David: Explained that they are like the Grand Staircase, so the occupancy is the same as the original two units. It is a 7 bedroom and prior there was a 3 bedroom and a 4 bedroom.

Corey: Told them that they meet all the criteria for having less than 5% changes on the amendment, so staff has the authority to approve it without it going through Planning Commission. They can get it ready to record and bring it to the Recorder's office.

4. Discussion on Amended Preliminary Plat – Paradise Village, Phase 6 – Jared Bates, Rosenberg & Associates

Jared: Has been working with the School District the last few weeks to get a legal description and buy the piece of property. But the District subsequently put it out for bid, so they would need to get a realtor now to go through a process to purchase. Originally, they wanted the 10 acres, but now they won't do that. There is no guarantee on it right now. They've discussed with the Mayor and City Attorney and they cannot abandon the roadway. They could phase 9, 10 and 11 and bring the sewer and storm drain down another way.

Bob: Verified that this plat shows the current property line and that the amended plat is just removing the area that was previously committed to them.

Jared: Agreed. If they can, they'll pick that area up on a new plat.

Corey: Asked if all the utilities need to be redesigned to come back onto the property.

Jared: Agreed. He showed him where they will go, along with a manhole.

Brad: Noted that he could give him access by the maintenance building.

David: Thought it would work because the area next to the wash is of no use to anyone.

Corey: Inquired if Brad Merrill owns the property.

David: Thinks he has a contract on it, so he will try to check. Utah is a non-disclosure state.

Corey: Explained that they need a contract with the owner that says that they can act on the property so the owner is aware of what is intended. The City can't change someone else's property.

Jared: Noted that they need to bring in the sewer and storm drain, but the water can stay the way it is.

Bob: Asked how they can get to a sewer line that is in someone's back yard.

Jack: Recommended that they get an easement from the School District.

Jared: Thought they could work through it. At this point, they don't want to change the design since the piece they wanted to purchase is in limbo.

Corey: Said it has already been through Planning Commission but if they change the utilities, it will need to come back to them.

Jared: Commented that they don't know if they need to change the utilities. They want to leave it the way it is and then come back if they have to change it. The only reason it came up is because of the roadway abandonment.

Corey: Wanted it all worked out before the final plat.

Jared: Asked if the roadway abandonment should be concurrent with the final plat.

Corey: Explained that they are the ones who wanted to move ahead with the abandonment. They wanted to get it out of the way, but it isn't necessary until the final plat.

5. Discussion of possible NICA Course – Ed Dickie

Introductions: Ron Whitehead, Washington County; Ron Jensen, Flying Monkeys; Kyle Voyles, BLM Recreation Planner, St. George; Steven Hooper, Red Mountain Running Events; Craig Shanklin, Southern Utah Bicycle Alliance, Lukas Brinkerhoff, Dixie Mountain Bike Trails Alliance; Kevin Lewis, Washington County Sports & Outdoor Recreation, Cimarron Chacon, Gro Promotions; Dave Kiel, BLM Recreation Planner, St. George; Ryan Gurr, Red Rock Bicycles. A complete contact list will be sent for email discussions.

Ed: Opened the topic up for discussion. They would like to explore all the possibilities. The City supports it 100%. Mayor Rosenberg will be participating in this discussion, too. (Displayed site map on screen).

Brad: Explained that he hadn't heard from Huntsman Senior Games.

Ed: Said they are meeting with them at 2 pm and he can fill them in on the discussion.

Ryan Gurr: Is involved with their mountain bike race and can help represent them.

Discussion on possible sites for parking and staging: Staging is near the pit area, but there will be some parking there for team heads. For the first year, they may need to come up with a temporary plan that would include some commuting or busing in. They will need to have some partnerships with local property owners. The proposed shooting range site is probably too far away and the road isn't passible for buses. Some of the roads need improvement and are too rocky in places. Just putting some road base down to make it accessible above the water tank may work, though. It is already in the right-of-way. Staging needs 5-6 acres above, and if they can't put it up there, then they don't need to improve the road below.

Dave Kiehl: Stated that BLM would like to give the City a shooting range area. The City was going to do the road improvements and the County was going to do the shooting range because the site is on the border with the County. They were aware that the development at Green Valley would cause a need for a new location for races. The biggest issue is the parking because it requires 1000 spaces. They could expand the RP&P to include an area for staging of races. The way the Recreation & Public Purposes Act works is if they can identify a need that the general public can have access to, they can submit an application and plan of development. Then there is an environmental assessment. Then an RP&P is issued and they can implement the plan of development after three to five years. If the development follows the plan, then the title goes to the City.

Brad: Noted that the City's General Plan also has identified 20 acres there for a recreational park.

Ed: Thought the County would write the RP&P proposal for the site. Right now it's called a shooting site, but the County may make it an actual range. It just needs parking and a trash bin.

Dave: Can find out if the responsibility would shift because there is more development planned within the municipal boundary.

Discussion on shooting site: Because it's a flat site, it may need some backdrops. Parking would be ideal there. It could work for staging, but not for this year. New trails are planned in that area. A large parking lot won't work there, but if the road is improved, the range could be closed during events and people could park along the road. There are many events, so they may not want to close it often, but only for large events that need ample parking. The road would need to be widened. Eventually, they would need to have a limit on the number of events because of the local residents. NICA prefers not to do shuttle buses, but may have to this year. They also need space for spectators.

Discussion of NICA course: (Displayed map) The races are November 4 and 5, Friday & Saturday. The RP&P won't be done by then. The road improvements need to be rolled into that project. For trails, they are using Barrel Roll. There are two options for start and finish, Gates Lane is ideal. They would go onto the Precipice Trail. One of the criteria is to have an uphill finish and they don't want to start on a downhill. The racers go in waves and need to spread out. They need a wide road. Perhaps they could do the staging in the water tank area? For next year, Kyle thought they could do an RP&P and have over 20 acres, with restrooms there. Maybe they can improve a little each year.

Discussion of possible camp ground: Having a camp ground in close proximity to subdivisions is not optimal. Sand Flats in Moab has a nice model, with a security gate and an entry fee. Camp grounds are high maintenance, though.

Ron Jensen: Noted that the road improvement is important. Laurie, the lead director, is always concerned about kids being on site with traffic and emergency vehicles. They need to find a way to manage that. Then, they can come in from down below.

Mayor Rosenberg: Commented that there is a large subdivision going in there and they will be grading this area. The first finished phases are down below and they will grade the whole thing. They may have finished pads but no full street sections there yet. It may work for parking. The same owner owns the property nearby which may be able to be used for staging. It has been used for staging for construction projects before. There is trail access nearby. The City can discuss it with them and find out about the timeline. There could be 8-10 acres available. They could put the rest of the parking across the bridge. They are going to phase their lots, starting with the ones closest to the river. The upper phases and terraces would probably be available. A new road will go to the roundabout. They may do the road before November. They are the Entrada/Split Rock developers and they are good to work with, and they want to do a resort in the area nearby. Eric Sampson also owns a parcel down there.

Discussion on staging area: Discussed whether the BLM proposed area would also work for a pit area. The pit area would go above. They need 2 ½ acres for the team pit zones. That would be near the start-finish line. They need .35 acres for the league to set up tents for registration, sponsors, and first aid. They need another .15 for the staging area of the racers. All together they need about 3 acres located near the team pit zone so they don't have to go too far from the announcers. There is one area that would work for it if they put parking down at the elbow. The elevation will probably meet the criteria. One area has debris and is dangerous, especially in the rain, and needs grading. Two possible areas of the road were identified. The area at the bottom is bigger and better.

Dave: Told them they need to move forward soon with the RP&P. A decision needs to be made whether it will be two or one (a shooting range and an event area). It can be discussed in a separate meeting. He can send Ed the application and the criteria.

Ryan: Stated that they need to at least look at improving the road to the water tank for this year.

Dave: Also mentioned that the BLM received a draft copy of a National Geographic Sports Illustrated map and Santa Clara is figured prominently on the map. It helps make Santa Clara a desirable national recreation area. Asked if it was always a long term plan to look at a park in this area?

Brad: Explained that it has been planned since 2013.

Cimarron: Requested an update on the subdivision progress.

Mayor Rosenberg: Said it went through Hillside Review on the 2 phases on the north end, and is getting the preliminary plat ready to be on the Council agenda. Construction plans have been approved and once the preliminary plat is ready, it becomes an issue of funding. They can start work anytime then. They have two pre-sales to residential developers but aren't ready for the grading yet. It may not happen before the end of March. Once they grade on the north end, it will impact the south. There will be disturbance in that area.

Cimarron: Has been talking with Dave about moving a smaller event in April there because the Zen Trail is a good one for it.

Mayor Rosenberg: Thought it would work for that area.

Ron: Would like to take a lead role for NICA now and see the proposed staging area. He will ride the course. Then he can get Laurie to come down to check it out. He would like to drive the road to the staging area.

Kevin Lewis: Is interested in seeing the road from above.

Mayor Rosenberg: Will contact the developer and inquire about grading.

Craig Shanklin: Thanked the Mayor and the City on behalf of all cyclists. The bike path extension and the bike lanes have been appreciated.

Meeting moved to site visit

6. Misc. Items

None

Adjournment:

Meeting adjourned at 9:25 a.m.

Linda A. Van Wert

Linda A. Van Wert, Parks Assistant

Date Approved