

**TECHNICAL REVIEW COMMITTEE  
MINUTES  
~Thursday~**

**FEBRUARY 25, 2016**

**TIME: 8:00 A.M.**

**Present:**

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

**1. Approve minutes from February 11, 2016**

Approved.

**2. Home Occupation, Matthew Pratt, Landscaping – 2746 Crestview Drive**

**Matthew:** Reported that he has a landscaping business with a home office. There is advertising only on the back of his truck, which is parked behind the house. He also has a tool shed in the backyard.

**Corey:** Inquired if there are other employees.

**Matthew:** Responded that it is himself and his wife, who acts as secretary.

**Brock:** Told him to see Ditzie up front to finalize his business license.

Approved.

**3. Conceptual Plan for potential subdivision off of Somerset Lane and Vineyard Drive (Paradise Cove) - Wilford Hafen & Clayton Leavitt**

**Wilford:** Explained that they have brought the conceptual plan in before. Now they have put in crosswalks, fire hydrants, the lot sizes and the square footage of the planned homes. They would like to have no loose ends.

**Corey:** Asked if they are zoning RA/R-110?

**Wilford, Corey, and Clayton:** Discussed the proposed plan and the road which is planned along the river in the Master Transportation Plan. The proposed road on the Master Transportation Plan has already been approved by City Council and discussed with the Ence's, because it goes through their property. Ence's fought to have the road moved. The City does not plan to reroute that road. Corey would like them to show where the new subdivision road will have access.

**Clayton:** Explained that the City's proposed road is in the flood way and should be moved across the river. He thinks Council should review it again. He and Wilford Hafen had to pay the City Attorney \$20,000 for a right of way and had to reroute their proposed road.

**Jack:** Explained that the Master Transportation Plan includes the new road as part of the southern corridor and is intended to carry traffic for all the new developments in that area. FEMA will cover any future flooding damage, and they can put in protection for it. FEMA would rebuild it, even if it is only a bike trail. If the sewer and utilities are run under the roadway, then they will be covered for any damages. With the flooding in the channel in the past, everything had to be dug up at the City's expense.

**Clayton:** Insisted that the existing flood channel is a problem and nothing should be put in flood way. He would like the road moved out of the flood way, which would make it easier for access to their property, which is currently land locked. He has already done some work there with the Water Conservation District that cost several thousand dollars, so he feels there is already some protection provided, at his expense.

**Jack:** Commented that they can take the plan to City Council and see if they will change the Master Transportation Plan. Mentioned that the other issue is the length of the proposed cul de sac, which is 800' and against the City ordinance, which states it needs to be less than 600'.

**Dan:** Explained that fire trucks need to have access. If the cul de sac is too long, cars will park on it like a street. He told them they can make recommendations and take it to City Council, but they need more than one way in. It tends to get blocked, so there is a safety issue.

**Bob:** Told them that it is the same as a dead end street. The complete length is measured, not just from the property line. That is why it is 800'.

**Wilford:** Said they are trying to work out a property line dispute.

**Clayton, Wilford, Brock, Jack and Corey:** Discussed the cul de sac options. It cannot be more than 600'. They need more than one access. They could give the City a 50' easement. On the map, the blue marks City owned property. That property could be sold to Wilford Hafen for road access. It would shorten the cul de sac length. They still need to work out the cul de sac length and road access issues before moving forward.

**Ed:** Explained that they can come to the Council work meeting next Wednesday if they are prepared to discuss the possible solutions. He can get them on the agenda for 5 PM. Otherwise, they could go to Planning Commission first, the 2<sup>nd</sup> week of March. They can put in a trail with a loop, but it depends on the length of the cul de sac.

**Clayton:** Will be out of town, but Wilford could come. Would like it to be on the work meeting agenda.

**Bob:** Recommended that the preliminary plat be engineered.

**Corey:** Asked that they contact him to discuss it.

#### **4. Tuscany at Cliffrose, Phase 2 Final Plat – Allen Hall, Rosenberg & Associates**

**Brad:** Asked Allen about trail access across the corner of the plat in order to connect a trail with the planned corridor on the Master Trail Plan. The HOA has agreed to it and they would like to plan on it.

**Allen:** Noted that Kent would be agreeable to the trail easement and it will be added to the final plat for review.

**Corey:** Asked if there is 10' between buildings.

**Allen:** Agreed.

**Corey:** Noted that the soils report shows some clay.

**Allen:** Will have that looked into for remedy.

**Corey:** Noted that the infrastructure is in. He is happy with the way they are phasing it. Trophy Homes had wanted 9 phases and to record only 8 buildings at a time. It is much nicer to have them recorded all at once. He also asked if it is an asphalt trail and if it will have a sign. He said there is a wrought iron fence there but no subdivision sign.

**Allen:** Can get those details. Along Hamblin Parkway, there are 6 plots being built. They have issued a building permit and they will build as they are sold.

**Bob:** Inquired if they have short term rentals.

**Allen:** Responded no, they are town homes.

## **5. Hills at Santa Clara, Phase 2B Final Plat – Allen Hall, Rosenberg & Associates**

**Allen:** Wants the plans ready for approval.

**Corey and Jack:** Discussed the radius. Is there an easement for the City? The slope is 2:1, so they need to create a ditch to bring the water over to the gully. If some of these lots record, they will probably need to leave some of the others out right now.

**Ed:** Questioned whether this phase needs to show the road.

**Allen:** Explained it is the way it was approved on the preliminary plat.

**Bob:** Noted that the full road is not shown and they will need to have it on the final plat.

**Allen:** Does not want it divided into Phase 2C and 2B.

**Ed:** Explained that they have a deal with the BLM and the dirt road needs to be graded.

**Jack:** Told them Eric is out of town. They will need to have a study done. They will also need to address any flag lots.

## **6. Zone Change Drawings, Snow Canyon Townhomes – Allen Hall, Rosenberg & Associates**

**Allen:** Discussed the property line. Kent has reduced the density.

**Corey:** Noted that the zone change request has been announced. He asked about the green empty area depicted on the plan.

**Allen:** Said it will be desert landscaping and could include a trail.

**Corey:** Told him to come up with something specific because it will be questioned.

**Bob:** Inquired about the total area.

**Allen:** Responded that the total acreage is 1.83.

**Bob:** Asked if the architectural renderings are done. He needs them today.

**Allen:** Can get them to him. He noted that Kent and the School District own the surrounding parcels.

**Ed:** Asked what the homes at the top portion will be called.

**Allen:** Clarified that those will be Snow Canyon Estates, and these are Snow Canyon Townhomes.

## **7. Misc. Items**

### **Sycamores:**

**Kyle Hafen:** Came to see about a zone change for the Frei piece of property. He would like to get the High Density Bonus. It was discussed at the previous TRC meeting. He wants to move forward, but it will be hard to present until they figure out the parking and the density.

**Bob:** Inquired if he is getting it ready for Planning Commission on the 8<sup>th</sup>?

**Kyle:** Said they are hoping to get the zone change on the 8<sup>th</sup>.

**Bob:** Asked about the lock out units and how that will work with the zoning.

**Kyle, Corey, Jack and Bob:** Discussed the zoning. It is PD Residential but they would like the higher density. It depends on the design. They can put the renderings together, but they still need to work out the parking. At the last meeting, they had agreed to build the units one at a time, and try out the parking. It would have 3 spaces per unit in Phase I as a trial, and then it

would be reviewed and adjusted. Other units would then be designed according to the way the parking is used.

**Kyle:** Will bring the architectural renderings to the Planning Commission on the 8<sup>th</sup>.

**Corey and Bob:** Reviewed what is needed. They still need to address the amenities if they want to do the higher density.

**NICA Bicycle Course:**

**Ron Jensen:** Will represent the County.

**Brad:** Will be the point person for the City.

Contact information was gathered for all of those present. It will be distributed to everyone involved in the project.

The meeting convened to the south hills/BLM land to examine the bicycle trail options and possibilities for parking and staging areas for the NICA event in November.

**Adjournment:**

Meeting adjourned at 9:04 a.m.

*Linda A. Van Wert*

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Linda A. Van Wert, Parks Assistant

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Date Approved