

**TECHNICAL REVIEW COMMITTEE
MINUTES
~Thursday~**

NOVEMBER 10, 2016

TIME: 8:00 A.M.

Present: Edward O. Dickie, III, City Manager
Corey Bundy, Community Development Director
Jack Taylor, Public Works Director
Rich Rodgers, Police Captain
Brad Hays, Parks Director
Linda Van Wert, Parks Assistant

1. Approve minutes from November 3, 2016

Approved.

2. Special Event, Elevate Turkey Trot – John Yohman, Applicant

John: This race is the same as the one he did in 2014. It is a 5K and 10K in Kayenta. It is just a fun run.

Ed: Asked if it goes into Santa Clara.

John: Responded no, it is Kayenta and Ivins. It starts at the Yoga Studio in Kayenta and goes around the Ivins Reservoir. It goes down the Parkway in Kayenta to Piute and then the 5K goes back to the studio. The 10K is a loop, so it continues up Piute and makes a left on Taviak, down the wash to Evening Star and onto Tuweep and back to the Parkway and studio.

Ed and Captain Rich Rodgers: Determined that a Special Event Permit with Santa Clara City is unnecessary because it doesn't come into Santa Clara.

Rich: Told him that it goes through the Police Department, but it is for Ivins City and not Santa Clara. There is a different permit for Ivins.

Linda: Verified that he had not paid a Special Event Permit Application Fee.

Rich: Explained that the Police Department assistants are new and had informed him wrong. He can fill out the Ivins Permit online and get permission from them. Other than that, it is very simple. He will need to get the completed back to him very quickly, and pay a fee with Ivins. He can email it to Rich.

John: Will take care of it and thanked him.

3. Miscellaneous items.

The wall at Bella Sol (Tyler Meyers, with Robert Smith's group)

Tyler: Showed plan. Stated that it will mirror the wall that is already done along Rachel. The change is that instead of encroaching into people's lots up to 8', it will instead go 6' and meander back down to the sidewalk. It will have the same wall construction. Robert wants to make sure the entrances align and match up. The only difference will be the depth that the wall meanders.

Corey: Inquired if it matches on each corner.

Tyler: Wasn't sure. Thought it was trying to match what there already.

Ed: Commented that at the ends it needs to be similar and consistent, but if will need to match on the other side of the entrance. It would be nice to have them look consistent.

Tyler: Mentioned that will be the entrance to Phase 6 and they can make it match.

Jack: Clarified whether the distance from the sidewalk to the curb is 6' or 7'.

Brad: Said he had asked Robert to give him at least 6' between the elevations and the wall and to try to do it where the lot lines are so they can have trees. The prior plan went straight across and eliminated the trees. If there is not enough space, the tree roots will lift the wall up. Also, he requests that they not plant Ash trees. Chinese Pistache would work well.

Jack: Reiterated that they need 6' from the sidewalk to the wall, minimum. He thinks it looks smaller on the plan. It used to be 7'. Marked the plans where it will be 6'.

Brad: Wants 6' from the wall at each point indicated where the trees will go. He is happy that there is space between the sidewalk and the wall. Moving the sidewalk will give them the extra space.

Tyler: Agreed that they can do that.

Ed: Wants him to make sure there are still 12 trees on the new plans.

Corey: Has a question that arose in Planning Commission about a note being placed on the Plat for the City to maintain the easement along there. The lots extended to the property line, so they wanted to add an easement so the property owner wouldn't be liable.

Ed: Asked who takes care of the wall.

Corey: Said it is their wall. That is why there is an easement. He just needs it noted on the plat.

Tyler: Displayed the revised plans for Phases 6 and 7. The difference is going from 39 lots down to 32 lots in Phases 6 and 7. The 7000 sq. ft. lots were too small and hard to sell. The builder is limited on 3-car garages and can't put 2-story homes there, so they just made the lots larger to have more room to meet market demands.

Corey: Had discussed it with Bob Nicholson and they have no problem with downsizing on a preliminary plat to make the lots bigger. It would be different if it went the other way. Asked about the temporary permit.

Tyler: Said they are close on it. They are just waiting for the approval of the Army Corps of Engineers and they've done everything to bring it out of the flood plain. There will be 4 more lots when they complete the cul-de-sac.

Jack: Mentioned that it is already done and sent off for approval.

Corey: Wanted to know if he'll put a fence in there.

Tyler: Thinks they would because the road will be there. He figures it would be a 6' privacy fence.

Corey: Said they would need 6' to meet the pool ordinance.

Ed: Asked if it will be the same type of wall that is on Rachel.

Tyler: Answered probably a 6' block wall.

Brad: Commented that would match what is at Tuscany.

Ed: Asked about the landscaping.

Jack: Indicated there will be landscaping from the wall out and there is a 100' right-of-way.

Ed: Is concerned because it is an entrance to the city and would prefer a meandering wall there. A lot of traffic comes along there.

Tyler: Will get a design to them.

Jack: Will need to adjust the electrical to match when he gets the design. He'll need to move transformers.

(Tyler left the meeting)

Brad: Asked if they can make it a priority to get the corridor in Santa Clara to Highway 91.

Jack: Doesn't know if the City wants it to be a Federal project or to do it themselves. A Federal project is more expensive.

Brad: Asked who pays for it if it is a Federal project.

Jack: Replied if it is a Federal project, they pay. We would need to put it on a list and try to get it funded but it will be slow. Right now, they can try to put a 2-lane road with curb and gutter and center it.

Corey: Said the earliest road will probably be one to Ivins from Plantation Drive, sometime in the future.

Adjournment:

Meeting adjourned at 8:20 a.m.

Linda A. Van Wert

Linda A. Van Wert, Parks Assistant

Date Approved