

**TECHNICAL REVIEW COMMITTEE
MINUTES
~Thursday~**

DECEMBER 1, 2016

TIME: 8:00 A.M.

Present: Brock Jacobsen, Administrative Director
Corey Bundy, Community Development Director
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
Todd Olsen, City Engineer

1. Approve minutes from November 17, 2016

Approved.

2. Home Occupation – Cookie making – 1476 Quail Street, Lark & Ronald Taylor, Applicant.

Lark: Stated that she retired from Grandma Tobler's after 15 years but still has some accounts that are solely for cookies. The State inspected her home and gave her a Cottage License. She would like a business license with the City. She may expand the cookie accounts in the future.

Corey: Inquired about the cooking facilities.

Lark: Responded it is just the kitchen in her home. She does 6 dozen cookies in the morning in her home. She hopes to get more clients. No one comes to her home and there are no other employees, just her husband and herself. It is just an Internet business. There is no signage.

Dan: Told her that because she is only baking 6 dozen cookies, it is fine for now. As it becomes larger, she will require a larger oven and another facility.

Lark: Doesn't plan to get very large.

Jack: Said since there are no problems, she can go see Ditzie for her business license.

Approved.

3. AWI Networks – Discussion on co-locating and City Internet service – Michael Terry and Jim Hoskins, Representing.

Michael: Explained that Jim Hoskins is his manager. They are looking at sites in Santa Clara because there are areas where there is poor access and no Internet. There is a water tank in the South Hills and they are interested in putting a tower on it. They've done a survey of other sites and that one was identified as possible. InfoWest has a tower there, but they hope to put in something more substantial. They are requesting permission to work with the City and establish

a site there. They have worked with many other cities, and for the City of St. George, they have taken over providing many of their services. Provided the background on their company, which has provided wireless technologies since 1990 to acquire FCC licenses. They are the only wireless provider in southern Utah that is based on licensed services. They provide a secure network in the area and have sites on most of the mountain tops, including West Mountain. They are licensed in 5 counties in southern Utah. They would like to open a discussion with the City to see what they need to do to help make this happen.

Jack: Asked if he has talked with the BLM staff. He has discussed it with Kendra at the BLM and she said they do it all the time. They would just need to go in there and work with them. He wanted to find out if it is possible if they file for a permit, and it looks like they can. Then they can work with Corey on it. Wanted to know what type of tower they are planning.

Michael: Provided an example of a tower they have put up in St. George City.

Jim: Said it is on a gap tank and a self-supporting lattice tower that is 40 feet. In Santa Clara, they would find out what the BLM regulations are, but they will need at least 30 feet.

Bob: Noted that the ordinance says if it is 35 or over, it is conditional use, but if it is under that, they won't need the conditional use.

Michael: Commented that InfoWest has a 30' tower out there now. Because of the site, they need a more substantial tower and one that is self-supporting, that will withstand wind and ice loading.

Jim: Thought 30-35' would be enough.

Michael: Would be willing to provide services to the City, such as WiFi hotspots and monitoring remote facilities, they can do it. They have been involved with the development of the new regional airport. They approached the City and built a wireless backbone service and now provide the monitoring.

Jim: Said they also work with radio stations, the school district and churches. They've been around for 25 years.

Corey: Wanted to know why they are picking this particular site.

Michael: Explained that they want to improve the service in Santa Clara and this opens up the area downtown.

Jim: Said they have a site in Ivins and on Utah Hill and the Elks Lodge and they would like more sites.

Corey: Suggested that the City has an 80' tower available to co-locate at the fire station. The ordinance states that the applicant must provide all reasonable alternate technical locations. It may be useful to use one that is already designed.

Jack: Said they also have a pole at Gubler Park with nothing but the ballfield lights on it. There is one at Canyon View. They are steel structure. There are problems getting service at the Snow Canyon tanks, so a tower there would help that service area. Asked if they are willing to provide free service if the City allows them access to the water tank.

Michael: Responded yes, they have agreements that are advantageous for other cities that give them sites. They are trying to establish smaller sites.

Jack: Thought it may be easier if they keep the height under 50'.

Bob: Agreed. There are two provisions. It needs to be under 50' if on City-owned property, but if they are leasing BLM property, it may not be considered City-owned. There is another section about towers under 35'. They can check into it.

Michael: Stated that they identified the one at the water tank as most desirable after looking at other sites because it would open up the largest area.

Jack: Said that is probably why they let InfoWest locate up there. Recommends that they look at the program and determine the size of the tower.

Corey: Told them to come back after that with coverage maps and fill out an application, which is available online.

Jack: Suggested they check the site at Gubler Park behind the restrooms and the watertank on the hill behind City Hall, and Canyon View and the South Hills. Canyon View has others on them, but they can co-locate. Explained that the City is working on a 50 acre park up near the water tank and acquiring the property from the BLM.

4. Hillside review discussion – Gubler View Estates – Keith Gubler, Applicant; Brett Henke, Wayne Rogers and Philip Gubler attending.

Keith: Brought the plans.

Wayne: Has done the soil tests.

Jack: Indicated there are soil issues up there.

Brett: Had a message about the site and talked with Rosenberg. There isn't a plan on it. The property owner doesn't have a concept yet. If the City wants the connection, they would allow a connection down there to help the City. There are some areas that are steep but it flattens out on top. Everything flows down and there is no drainage issue. They would capture drainage and route it out through the wash. Developer would like the City to have a park or access to the area.

Brad: Thinks it is an excellent place for a trail.

Keith: Said it is almost solid rock.

Wayne: Indicated that the other corner has a steep slope, too. Because it is a hillside area, the lots would need to be walk-outs in order to retain the material. In the Geotech Report, they would put need to grade. It goes through a layer of clay and goes back out of it.

Jack: Asked how many lots were drilled.

Wayne: Replied they did 17 borings, so almost all the lots.

Corey: Asked about the retaining walls from lot to lot.

Wayne: Said they are shown as slopes and they can build what they'd like on the walls. There is a significant slope in one area that could be graded or retained. The rest of it goes up the hill and there is 8-10' between pads. Much is covered by gravel. It's green/grey siltstone that doesn't expand. There is some clay in the corner but it is open space. For stability, it is fine.

Jack: Said there is an issue with the road tying into another road. The Code only allows a stem of 600'. One option would be to do a phase without the problem, but the rest wouldn't meet the Code. So they could meet with the BLM and try to get a right-of-way for the road that goes up to the water tank for a 2nd access. Or they could come up and then make a loop coming back around to make the stem shorter. Those are the only options. It needs to meet the Hillside Ordinance to cut across.

Dan: Commented that it can't be a primitive road, but it needs to be an all-weather road. They need to be able to roll a fire truck on it (75,000 pounds). They may need a turn around, but where it's too long, they'd need the 2nd access.

Jack, Keith, Wayne and Bob: Discussed the road possibilities. If they had the first phase, they could get a permit for the road in the meantime and then go ahead with phase 2. The length of the road is the problem. It is cheaper to tie it in. Some of the lots are undevelopable because they can't come across the wash.

Bob: Requested that they designate additional open space in the slope category 25-30. The Code says 70% but they have only 54%.

Brett: Wants to find out if the developer is willing to designate some of it as open space, especially the one slope. They are hoping to work it out in the one piece where the minor wash comes through.

Bob: Said it could be considered if they could find a way to meet the minimum somewhere. Maybe they could do a trade.

Brett: Is used to working with Ivins and they don't consider some of the minor washes as hillside that needs to be protected. This one steep slope drops into the minor wash.

Jim: Said it doesn't even look like hillside.

Bob: Explained that they just need to follow the ordinance. They need 9%. Since they have part of it, they can make it up elsewhere.

Jack: Recommended that they get an appointment with the BLM and try to work out the access at the top. The road will need to be road base. As long as it meets the Hillside Ordinance, the City can help them with the application, but not pay for it. They did the same for Eric for the Hills at Santa Clara. It went through the city but the developer paid for it.

Corey: Reviewed the next steps to go to the Hillside Review Board, once they decide what they want to do.

Bob: Commented that if there are changes in the plan, they may not want to take it there yet.

Brett: Clarified the walk out line on the plan.

Philip: Asked if they can get the road to loop around, then would the City still have concerns with it.

Jack: Replied that it would work if they could do that. It's just up to them what to do next.

5. Ocotillo Springs – Preliminary Plat – Jared Bates, Rosenberg & Associates, Representing and Lance Rigby, attending.

Dan: Inquired about the hydrants. They aren't on the plans. Asked about the island distance.

Jared: Said he will look at it.

Dan: Also noted that the location of the club house doesn't provide fire access.

Jared: Explained that they will move the clubhouse to another location so it has access. It will have a walkway and there will be sprinklers.

Bob: Asked if there is RV parking.

Jared: Replied no, that was on the Tuscan plans instead.

Corey: Wanted to know what the wall will look like.

Lance: Described the wall. It will be grey block and tiered toward the top. There will be brick to match the pillars. It will be located behind the sidewalk with a buffer.

Jack: Commented that there will be a landscape area between the sidewalk and the curb.

Jared: Verified that there will be sidewalk on both sides. They have individual parking spaces so the street will not be used for parking.

Jack: Asked how they are handling the storm drains.

Jared: Explained that there is a dip near the entrance. They are going to raise the site. It will slope to the low spot.

Jack: Mentioned that it is a lot of water.

Jared: Said the Mayor requested that they build it up and move the water around. It is because of the drainage coming from Ivins.

Jack: Showed him that the water will come around the corner and then it will puddle.

Jared: Wants to put in an open channel big ditch that is temporary until the road.

Corey: Asked if it can drain the other way.

Jack: Explained that it is uphill and can't do that.

Corey, Jack, Jared, Todd and Lance: Discussed the drainage. It will run through the storm drains. There will need to be a pipe put in later, though, when the road comes in. It needs to be handled now. They need to handle the water coming across their property, so the developer will need to pay for it. They have an issue because the water is coming down from Ivins, which is why the Mayor wanted to look at it. They could consider discussing it with Ivins. There could be a series of catch basins and it will come through the development. They'll work it out.

Jack: Inquired what they will do with the other development, then.

Jared: Replied that they will continue the piping across it. He would like to finish up with the design and then deal with the overland flow.

Jack: Would like to avoid problems and put in a storm drain.

Jared: Thinks it won't handle the flow. He would like to still work on it.

Todd: Wants to know why they would pipe it across rather than take it around.

Jack: Recommended a place to catch the water. Suggested they slope the water and drop it in slower for the onsite drainage, like they did at Paradise Village. Also asked about the sidewalk and bringing it to the parking lot to tie it in and adding another sidewalk.

Jared: Thought it made sense. Mentioned that the clubhouse was drawn facing one way, but it could change.

Corey: Asked about the Phasing Plan.

Jared: Said they just have one phase.

Corey: Wants to see the contour lines, too. Asked for road names. If it is all one name in the circle it is more convenient.

Todd: Mentioned the low spot where the water comes down from Ivins to that point. If it is built up, it will pool up there.

Jack: Showed where the pipe could go. There is so much water coming from Ivins that it comes up through the storm sewers and it can't handle any more. Recommended they talk to Ivins City.

Bob: Asked about the soils.

Lance: Has the soils report. The only place there is clay is by the Pickleball courts. They can take it out during construction. It is 15'-20' down. There will be no basements. The pool is in another area.

Corey: Asked if there will be a place for a dumpster. With short term rentals, they designate a place. If they roll them out, they get left there.

Jared: Said they had them on one of the plans but took them off because they're undecided. They'll probably put a few dumpsters. He doesn't want the space to be too far away.

Bob: Said it is possible they could do both options. Some people will put the trash cans out.

Jared: Thought they could put one in the south end, one by the parking lot and one in the middle section.

Corey: Asked about the water modeling fee.

Jared: Will need to have one. He will go online. It is for 84 units and he put it in there.

6. Paradise Village at Zion, Phase 6, Final Plat – Jared Bates, Rosenberg & Associates, Representing.

Jared: Presented the plat. It still needs street names.

Brad: Asked about the trail easement.

Jared: Asked if they want an easement or want it dedicated.

Brad and Corey: Think an easement is easier. An easement is enough.

Jack: Inquired where the wall will be.

Jared: Replied it will be on the other side.

Bob: Wanted to know what the distances will be, because it is tight.

Brad: Explained there will be a wall on both sides of the trail and it will be a mixture of wall and iron that is open.

Jared: Noted that the parking is at Dennis Garr's project. They were originally going to purchase that piece and incorporate it into theirs but it didn't work out.

Jack, Jared and Bob: Discussed the drainage.

Corey: Asked about the trail to Kent Frei's property.

Jared: Said the latest is doing a document and updating the location of the trail easement at Tuscany, but not amending the plat.

Brad, Corey and Jared: Discussed the location of the easement. It will be realigned to match up.

Bob: Questioned Lot 27 on the cul de sac and the driveway.

Jared: Responded that the construction plans show it. The driveways are individual and there is a longer driveway there. Right now it is shown as "common," though. He will check and clarify it.

7. Pioneer Crossing, Phase 4, Final Plat – Santa Clara Development, Applicant, Jason Smith, Rosenberg & Associates, Representing.

Jason: Presented the plans for the final 5 lots of Pioneer Crossing.

Corey: Explained that it was townhomes before. It had double water and double sewer.

Jason: Added that it was all taken care of in Phase I. They capped the double waters and sewers for the whole subdivision and missed only a few.

Corey: Said that Lot I had to run a sewer lateral for Lot 2.

Jack: Noted that if there are any changes, Dawn is always good to pay the City do whatever is needed to fix it.

Bob: Verified that it will be on the Planning Commission agenda for the 13th. Noted that the Cemetery is in the development area and it is City property.

Brad: Showed what used to be the access to the Cemetery prior to the development. The landscaping will be installed similar to what they did on Ancestor Way. The City will maintain the top level, which will be about 6', by the back wall of the property. It is on City right of way.

Jack: Explained that the City allowed the wall on our property and it will be tiered so it is not a 12' wall.

Corey: Wants to verify who is in charge of the wall, since it is on City property.

Jason: Said they will work that out now.

Jack: Reminded him they need something in writing. Brad will want to see what is being planted and approve it first.

Brad: Said it will need to be according to the City specifications. Wants a bond so that they can hold them to the agreement.

Jason: Will follow up with them soon.

8. Miscellaneous Items

Brad: Told Jack they need to get utilities to the new park in the South Hills and asked if there is water by the water tower.

Jack: Responded that there is water, but they will need to boost it. They will need to get the power from City Corp until he gets his substation there. Asked how much they need.

Brad: Replied it is not too much, but enough for lighting the amphitheater.

Jack: Needs to get it for the subdivision that's going in. He is working in the next budget year to get a transmission line built from the City Yard. There is only one fee in there and that is from the bridge. It would be a problem if it broke down. He needs the power to go both ways in the future.

Corey: Commented that for AWI, if they co-locate here, the City gets the tax revenue, but if they co-locate on BLM, there will be none. It would be worth looking at those options.

Brad: Suggested that they lease it.

Jack: Noted that InfoWest is there because they gave us service.

Bob: Said if they attach it to the tank, the City could possibly get the revenue. Cell towers normally bring in \$1000/month in revenue.

Jack: Explained that AWI is not like a cell company, it is an Internet company. It is more like a phone company. Asked why it would need to be attached to a tank, rather than just built in the area.

Bob: Responded that the main difference is that this is owned by BLM, but the tank belongs to the City.

Jack: Said if it is in the fenced area, it is still the City's facility.

Jack: Thanked Dan Nelson for his help with the water line break earlier in the week.

Adjournment:

Meeting adjourned at 9:40 a.m.

Linda A. Van Wert

Linda A. Van Wert, Parks Assistant

Date Approved