

**TECHNICAL REVIEW COMMITTEE
MINUTES
~Thursday~**

DECEMBER 22, 2016

TIME: 8:00 A.M.

Present: Brock Jacobsen, Administrative Director
Jack Taylor, Public Works Director
Corey Bundy, Community Development Director
Rich Rodgers, Police Captain
Brad Hays, Parks Director
Linda Van Wert, Parks Assistant
Bob Nicholson, City Planner

1. Approve minutes from December 15, 2016

Approved with amendment by Corey and Bob.

2. Home Occupation – Real Estate Appraisals, 2420 Concord Avenue, J. Michael Redd, Applicant

Mike: Explained that he will do single family appraisals. Everything is done electronically. He goes to the home and then sends the reports to national appraisal management companies online. No one will come to the home.

Corey: Has no problems with it.

Brock: Said he can see Ditzie or Chris up front and they can complete his application.

Approved.

3. Discussion of Utility Location at 3063 Santa Clara Drive and neighboring parcels – Laren Blake, representing

Laren Blake not present.

Corey: Noted that they haven't received any design on it.

Tabled.

4. Concept Plans – Jim Ence Townhomes, located on Victors Street – Jim Ence, Applicant, Allen Hall, Rosenberg & Associates, Representing

Jim: Owns the property. Introduced his son-in-law, Alan Ayala. The property is on Victor Street. He distributed the concept plans and elevations. There are three duplexes and two single units.

Corey: Asked if it will have a home owners association associated with it.

Jim: Responded yes. Described the duplexes – there are two facing the street, one faces south. The single units are north and south. There is a garden area. Pointed it out.

Corey: Asked what the intended clientele is for the townhomes.

Jim: Answered that they want families and possibly retired people. They hope to keep the costs in the \$250 range or less, so it will be affordable housing. They are designed as 3 bedroom units with the possibility of a 4th bedroom or office. For the elevations, there are different possibilities for a deck or a bay window. The community garden area fits with the historical perspective. They hope to have some latitude with the Historical Committee. It doesn't look historical but it has some historical features. The 2nd story deck, the bay windows and the pop-out rafters are also on historic homes in the area. They worked with the Mayor to get something appealing. Since it isn't on the main highway, they would like to just have stucco, but there is latitude to change it.

Corey: Asked if they have plans for a small play area.

Jim: Said they can either downsize the garden area or use some of the extra space and put one in. They have discussed doing something like that. They think the garden is the first priority.

Corey: Asked if it will be built all at once, or phased.

Jim: Replied that they will know once they start the construction and figure out the costs. They would like to sell them as they go because they can change the design to add a bedroom or office. They have also added extra parking for guests. There are two spaces per unit. Explained that the only historical home in the area is the one on the corner of Victor Street and Santa Clara Drive. There are two duplexes on the south and there is no established historical flavor on the street. To the east is the Frei's Fruit Market warehouse. There is a vacant lot opposite the garden. There is a green house and then the Ence's home.

Bob: Studied where it fits on the General Plan. Recommended two narratives. One because it falls within the density bonus because it is more than 8 units per acre. It should describe the density bonus criteria with the elevations. Also, for the Heritage Commission, a narrative reiterating the historic features of it fitting in the area.

Jim: Can put the narrative together. He understands there were previous similar concerns about the zoning for the commercial warehouse.

Corey and Bob: Discussed the General Plan. This actually falls within the Medium Density zoning which is 9 units per acre. Showed where the low density zoning is, defined as 1-2 units per acre. It would be good to have an area map that puts it into context. A General Plan Amendment would be the best way to proceed. General Plan is an advisory document and Zoning is a regulatory document.

Jack: Asked if they can address the General Plan Amendment and Zoning the same night.

Bob: Said in the past, Council has preferred to take them together. That is what they did with Richard Kohler's project and the SITLA proposal. They can do the medium density zoning request too.

Jim: Has spoken to neighbors Mel Taylor and Dennis Frei about it. He knows they don't have to like it but they would need to live with it. There are some that won't support it.

Jack: Commented that this plan is very nice and will vitalize the historic downtown area. Even in the back, it has the pop-outs on it.

Bob: Noted that the Density Bonus criteria encourage details like that. Told him that the Heritage Commission meets the 2nd Tuesday and the next meeting is January 12.

Jack: Said there will be storm drain issues to work out and he has already spoken with Allen Hall about it.

Allen: Mentioned that Victor Street is dedicated as a 66' street, but is only built as a 45' street.

Bob: Asked about landscaping the additional right-of-way. Then it would like it is included as part of their lots.

Allen: Doesn't know who would maintain it.

Corey: Noted that there are mostly driveways there. If they want a road abandonment, and they shrink it down, they should do the whole thing and not just that one piece. They can put in an application for it.

Jack: Liked that it would be less asphalt. There is no curb there now. If the others want to participate when it's done, they will need to work something out.

Corey: Suggested that when Jim Ence speaks with the neighbors, he could mention that the City is considering giving them that property in the easement.

Jim: Will mention it. Right now there is an old irrigation ditch there. They would need to redesign it. He was going to give Kent a right-of-way but now Dennis may buy it from Kent. They had talked about working a drainage through it.

Jack: Is pleased with the plan because new construction will improve the downtown. It cleans up that location.

Jim: Commented that many people think new construction detracts from the values of older homes, but studies have shown that all properties values benefit from new construction. One of the neighbors there lives back east and may consider selling it because she doesn't like the changes in Santa Clara. He will reach out to them.

Bob: Would like to see it on an aerial map.

Jack: Recommended that he take pictures of the existing area and homes and put it on a board to compare the visuals with his plan. He thinks it will bring more business and people will be able to walk downtown.

Jim: Said that someone bought the Wittwer's home and may put in a salon there.

Jack: Mentioned that the vision of downtown is to have businesses with nearby residences to support them.

Jim: Said Santa Clara can use younger people. The landscaping will be paid for, and there will be rules so people don't have abandoned cars or weeds. It will be an improvement. Mel Taylor has mentioned that he may rent his home someday.

Corey, Jack, Allen and Jim: Discussed the easement and the road and who can participate in it. Hopefully they can afford it. It would be good if the improvement can go all the way up.

Brock: Mentioned that all the property owners will get the property from the easement and they will need to just contribute to the improvement, so it is a win-win.

Jack: Can talk to Mel to see if he's interested.

Corey: Asked where the sewer will go.

Allen: Showed him.

Brad: Inquired if the City could deed it over contingent on the curb. Otherwise, it may not get done for a long time.

Allen: Suggested an SID.

Bob: Said if the City hangs onto the right-of-way they will have nicer landscaping. In St. George, when they gave the right-of-way over to the owners, it didn't work well. The City could mandate the landscaping.

Jack: Thinks they need the curb and about 4 trees.

Jim: Said there are some pecan trees and an ash tree right now. One of the properties is all gravel and driveway. He won't say anything to the property owners until the City decides what they want to do. He has irrigation water for the landscape instead of culinary water. It can be put into the HOA. It may help with the impact fees, too. It won't use much water. Suggested that the landscaping on the street could be done with the irrigation water.

Jack: Said he could stub it out to be used for the future.

Corey: Thinks the garden area may be used as a playground if there are children.

Alan: Said there will be plenty of grass. Even if there are renters living there, they will have more of a sense of ownership with the common area.

Miscellaneous discussion:

Jack: Outlined where Mel Taylor's property, parking and honey house are. Herb would like it to be a city road.

Allen: Said it is already dedicated as a city road.

Jack: Disagreed. It has never been a road. It is a flag lot access. He showed where Jim's duplex is, and asked if they could deed the part for the road over to the City along with Mel and Herb.

Jim: Mentioned there is clay up there and they wouldn't want to build a home on it, but could put a shed there. He has talked with Mel about it because the property line has a lot of equipment on it right now. They had discussed having a drive-through access there.

Jack: Proposes that the city doesn't want to do it but the three property owners could take care of it.

Jim: Said they intend to clean it up and put a driveway through to the back. Mel has agreed. The ditch there is full of leaves and needs to be cleaned up. He can do whatever Herb and Mel want to do.

Jack: Said it's messy and needs to be cleaned up.

Jim and Jack: Discussed the water going to the honey house.

Jack: Thinks the City could give them an easement and they could make a one-way access.

Jim: Will do whatever works best for Herb and his restaurant.

Staff: Discussed dates for Heritage Commission to review the concept plans. Designs have architectural character and look good. The driveway can be part of the HOA. It is a PUD. There isn't much architectural conformity on that street now. They will review the historical guideline first and bring it to the Planning Commission in February.

5. Miscellaneous Items

None.

6. Adjournment:

Meeting adjourned at 8:50 a.m.

Linda A. Van Wert

Linda A. Van Wert, Parks Assistant

Date Approved