

# Santa Clara City Technical Review Committee Minutes

Thursday- August 26, 2021

TIME: 8:30 A.M.

## I. Present

Brock Jacobsen, City Manager  
Scott Bannon, Assistant City Manager  
Fred Fage, Building Inspector  
Gary Hall, Power Director  
Dustin Mouritsen, Public Works Director  
Brad Hays, Parks Director  
Ryan VonCannon, Parks Foreman  
Randy Hansey, Fire Chief  
Kristelle Hill, Public Services Admin.  
Bob Nicholson, City Planner  
Chris Shelly, City Recorder

## II. New Business

- 1) Commercial Business License Town Square 2307 Santa Clara Drive, change current business from a Salon to a massage and Facial Business – Caine Rwambukamba, Applicant. *Corrine will be using a separate location at 2297. It is an office space that will be made into massage rooms and rented out by her to licensed massage therapists. Fire Chief stated he would need to do a fire inspection. After the Fire inspection is complete- She will need to get with Ditzie to get her license.*
- 2) Preliminary Plat for the Point at Snow Canyon Subdivision – Clint Tolman, representing. *Rob and Jim Present. Will need to review preliminary plat to get on to Planning commission meeting. 43 lots., they will get their landscape plans finished before being put on the agenda. Fire Chief stated they will need to make sure they have 20 feet at the entrances. Will be going to Planning commission on the 9<sup>th</sup>, and to City Council on the 24<sup>th</sup>. They will send all paperwork required a week in advance.*
- 3) Site Plan for Harmons Pad A – Kristen Voros, Applicant. This is the last pad on the Harmons Property. Will be doing a double drive through. Brad stated that the Flower boxes will need to be pushed back to the back of the sidewalk. Brad will send her plans from the Bank for direction on the plants and lighting requirements. Fire Chief asked if they will be using Fire sprinklers. Kristen said that they were. She will also check on where the closest fire hydrant is. Must be within 100 feet. Fred asked how many units they were building and if they were using the right type of walls between the units. Kristen stated, there would be four units, and that they would be using the right type of walls. Jim asked if there was a way to make the sidewalk a smoother curve around where the well is. Dustin said he would look at the well to see if it can be removed. TRC had no other questions at this point.

- 4) The Edge at Grand Desert – Ryan Lay Bush & Gudgell. *Discussion on what they can and can not do on this property. Talked about Roads, trails, and Power. Past discussions for this property it was talked about being a resort and access to get the road put in. They never got permission to do the road. They are looking to do overnight rentals on the property. They asked for a copy of the development agreement. 30 Units is all they can do without the second access. They would need amenities for Vacation Rentals. Their intent is to move forward with what was previously approved.*
  
- 5) Black Desert Utility Master Plan – Jared Bates, representing. *Jared showed TRC the plans. Dustin explained what would be needed for water and the water connection. Gary asked if they would need to move the power line. Jared said he would check.*
  
- 6) Deserts Edge updated site plan for Coyote Landing TH/Quail Crossing Apt - Robert Smith, Applicant. *Changed plans, no more garages so they can make more units. They want it affordable. Will be using less grass in non-use areas. Will need landscape plan. Dustin has concerns with the roads. September 9 is Planning Commission.*
  
- 7) Misc Items. None.

Meeting Adjourned by: Dustin Mouritsen, Public Works Director  
Minutes Submitted by: Sherrelle Pontarelli

Time: 11:18 AM  
Date: 9/29/2021