1. Table approval of minutes from January 26, 2017 and February 2, 2017 upon completion.

2. Discussion of Mountain America Credit (MACU) on proposed site/building plans – Joe and Steve, Representing

Joe: Have hard copies to present of site plan. Request to move forward with the building designs based on the proposal to push building right to the property line and the walkability to the curb which goes into the Harmons Development, which is a request that came from the city. We do have approval from the owner to go forward with the design based on the feedback and concerns that we get back today and will go back to owner and address those issues.

Corey Bundy: What is the space between the building and the sidewalk?

Steve: Good distance between building and sidewalk. Thirty-three feet. What we are asking is that you bring building up for a more walkable area. Discussion on property lines.

Corey Bundy: I have heard from Utah Cities and Towns for that additional parking would allow usage of their parking. They would only use it on Sunday or evening at times. We are asking MACU get with a parking agreement.

Steve: Don’t know if that would benefit MACU. Not sure that they have a need for that.

Ed Dickie: You are not fighting parking or the need for parking?

Steve: Parking is more than sufficient for their needs. We can discuss this more. Is the church offering this or the City?
Ed Dickie: You could save money on parking for employees. Parking with a gate and that’s the agreement and they could walk through the gate.

Ed Dickie: Churches are starting to be more agreeable to that to create less asphalt and more walkability. If it is something you would be interested in and want to save a little money. I would approach them to do that for your employees during the day with a gate or make them walk around on the sidewalk. I think a gate would be nice. That would be the only change and you would pay for that. If that is not an issue for you, if they want to save money. Just a thought.

Steve: We will revisit it with them. They really don’t see a need. We will go back and talk with them about that.

Ed Dickie: Front landscaping, Corey and Bob does that look like it’s a little farther away from the street but not too far?

Bob Nicholson: I think what happened is The Santa Clara Commercial Zoning Code says Twenty-five feet setback unless otherwise approved by the planning commission. We need to say the city is supportive of them moving that up to ten or fifteen feet.

Steve: The owner, with this particular design, we prefer to be a little closer to the road. We can look at that and would be really just pushing the building toward Pioneer Park and Rachel Drive.


Jack Taylor: No problem with variance. Will doors be on the sidewalk side that the people can get into? Instead of walking all the way around the back of parking lot the way it is, can you have some doors so the people can walk down the street to the front?

Steve: Not as designed now.

Joe: That is what we are wanting to create, we are possibly even looking at street parking at some time. Kind of like what you have on Santa Clara Drive.

Steve: MACU went to great lengths for one entry point for security reasons. That is why we are at where we are at. MACU wants to be a good neighbor. I think that it is doable. It would just be a question if they are open to that idea of having another entrance.

Steve: Trees and Landscaping. AWA Landscaping will work with the city.

Corey Bundy: Discussion on Landscaping.

Steve: Can add hard scape.

Jack Taylor: Ten or fifteen feet back curb?

Steve: No issues pulling forward at least to get the building closer to the street and approachability for the community. Will talk with the owners about possibility of adding an entrance so there is some connection from Pioneer Parkway. MACU is a great addition to the community I’m sure they will listen with interest. Any questions or concerns you may have?

Corey Bundy: Do you know the sign locations?

Steve: Corner six feet tall. They meet your requirements. Will email to Brad and Corey.

Jack Taylor: If the church is overfull on Sunday, will they care if they use the parking lot?

Steve: I can’t see why they would. I will ask.

Ed Dickie: When will construction begin?

Steve: Completely new design and that takes thirty days. Need to tie up loose ends, looking at in the spring.

Joe: Not fully closed on the deal.

Jack Taylor: Let me know where you want transformer.

Joe: We are very excited about this project and services we provide.

3. Discussion of Villas at Snow Canyon, Scott Duffin, Representing

Scott Duffin: Thank You for letting us come in.

1. & 2. North Town Road Cross-Section Discrepancies and Rachel Drive Right Turn Pockets

Austin Chapel: The NTR gap between what the cross section shows and what actually the property shows. Open area we are not sure what to do with. If we take fifty-one feet off the south right-of-way line, that puts you at the edge of that area. We want to clarify that we are using the correct cross section there.

Jack Taylor: That’s wider there and it gets narrow as you get down further.

Austin Duffin: There is more than thirty-four feet of asphalt at intersection at Rachel.

Jack Taylor: We have a sixty feet right-of-way there. The second one I sent is fifty-one feet.

Austin Chapel: It is fifty-one feet with thirty-four feet of asphalt?

Bob Nicholson: Could be additional landscaping.

Ben Willits: We have a wider right-of-way coming off of Rachel on to North Town. How far down do we go on North Town with that sixty feet to the fifty-one feet?

Jack Taylor: Go all the way down to where the belt route is going to go to Hamblin Parkway. When it gets to Ivins it narrows because it is only a fifty feet of street.
Ben Willits: What cross section is that?

Austin Chapel: All the way from Rachel to Hamblin we maintain that?

Jack Taylor: Yes.

Brad Hays: How much does that leave between the walls for landscaping?

Ben Willits: Original show at least six feet between there.

Scott Duffin: Look to the east it looks like it is separated.

Brad Hays: We maintain this and there is six feet distance between the sidewalk and the curb.

Jack Taylor: Why do we want to maintain all of these? It should be a part of their HOA.

Brad Hays: Council wanted us to maintain it to give it that uniform look through town.

Ed Dickie: If we don’t maintain they will just put rock or trees.

Brad Hays: Would tie into ours to manage uniform look. Should come off the back of the curb six feet.

Ben Willits: We had original five feet or six feet and we tied into HOA or city on North Town Road. Will change to six feet. Instead on fifty-one feet right-of-way will change to sixty feet planter will show cross section on both sides. First just past curb wall past Hamblin.

Bob Nicholson: Six feet both sides.

Austin Chapel: Four or five feet. Rachel is five feet.

Ben Willits: Five feet. No property lines. They are going to be padded.

Brad Hays: More space behind the house. Tree spaces you need a minimum of six feet or more.

Ben Willits: If we add five feet of sidewalk that actually puts it at sixty-one feet.

Scott Duffin: Actually seventy feet with gap with cross section. Does that stay under city ownership or do you want to work out something?

Austin Chapel: It gains ten feet.

Jack Taylor: Not a lot of traffic on that Road. Keep the same. Pavement gets less wide.


Ben Willits: Keep the fifty-one feet till it jogs.

Scott Duffin: The wall can be outside the right-of-way. Don’t know what asphalt is. Measured. It is 49.2 feet.

Austin Chapel: We are putting eighteen feet in. Do you want to put that much asphalt in? You are only at twenty-six or twenty-seven feet build out on North Bound Road right-of-way. That is almost your whole North Bound road right-of-way.
Jack Taylor: Landscape it on city property and you guys take care of it.

Ben Willits: Just do maintenance agreement on the plat.

Ben Willits: You are looking at a seventy-five feet right-of-way right there.

Jack Taylor: Is this North Bound section going to fit when you get in there?

Jack Taylor: Keep wide.

Ben Willits: Tapper at entrance.

Austin Chapel: Fifty feet from Intersection to entrance to thirty-four feet.

Scott Duffin: Match South Paradise to Right turn Pocket.

Ben Willits: Rachel comes into two lanes, center divided, then as you get to intersection or entrances to different developments that center divide transitions to a through lane and the right turn pocket picks up on the right side. Do the same on the entrance to the North Bound Road.

3. Detention

Scott Duffin: Surrounding major washes.

Jack Taylor: That is why they were approved that way. There is a new rule coming out the EPA they want these developments to retain 100 percent.

Scott Duffin: Todd sent over some updated standards that the Washington County Flood Authority adopted. Is that an officially adopted standard?

Jack Taylor: That’s what we have adopted.

Scott Duffin: Even though we are not next to a major wash we have a 24/30 in pipe and we consider that a wash that showed a capacity and we can send whatever we can out of that.

Jack Taylor: We need to make sure we can handle all of that.

Scott Duffin: We could stuff as much in there as we could and that would detain the rest.

Ben Willits: Can we use southeast corner for detention or retention.

Jack Taylor: Don’t know why you couldn’t.

4. Utilities

Ben Willits: Future Hamblin Parkway ditch. Any issues for running ditch for offsite flow, back of property line. Will have to size accordantly.

Jack Taylor: See no problem.

Dan Nelson: Fire Hydrant’s.

Scott: Distance Regulations – How many?
Dan Nelson: Short next to end/corner. Twenty/Twenty-six feet.

Scott Duffin: Sewer, pick up all.

Jack Taylor: Bring water all the way to end of property on Hamblin Parkway.

Scott Duffin: That will occur in future. That can pick up when road developed.

Jack Taylor: We have to go up and flush all the time. Don’t have dead end line with impact.

Scott Duffin: Eight inch water line.

Jack Taylor: Put curb up to property eighteen feet wide.

Ben Willits: six-plex. Going from 96 units to 105 units. 22’6 acres. Moved more parking to main site.

Jack Taylor: Same design?

Ben Willits: No carport, same design. Visitor parking same.


Ben Willits: Can we do Plan plat for this? Come in with amendments. No entitlements.

Bob Nicholson: To DRG appointment.

Jack Taylor: Get me plat. What size amperage.

Ben Willits: Two-hundred amp panel. Smaller as we go through.

Jack Taylor: We have switch across the road.

Ben Willits: Smaller/similar three bedroom two bath carport in front. Longer/narrower, two story.

Jack Taylor: six inch thick sidewalk.

Ben Willits: To back setback.

Ed Dickie: Cricket field – Good Luck.

Jack Taylor: On phase one.

Ben Willits: Come in and out on either side east side of Rachel Road.

Rich Rosenberg: Are you going to phase it?

Ben Willits: Three phases, short term rentals fifteen or more, two pickle ball. Not to get too detailed yet.

Rich Rosenberg: Want to know what you in with administration.
5. Discussion of plan submittal for Bella Sol, Phase 6, Lynette Miller of Rosenberg & Associates, Representing

Hard copy of plans submitted

Lynette Miller: Future design and look at power when you get a chance. Been modified a little bit. The lot lines have changed. That’s why I’m showing all of Phase 7 so all our designs are matching up. Bigger lots in Phase 6 and 7. Rachel Drive connection. Shows acres, show future phase 7. Phase 6 will continue on Rachel Drive and little section that is connecting on Bella Sol Drive.

Corey Bundy: Refresh my memory, you have smaller lots and we changed them in Phase 6 and made them larger?

Lynette Miller: That is correct. Taken out a bunch of lots. Second sheet shows acreage on lots for Phase 6.

Bob Nicholson: Can you show where the step is on here?


Brad Hays: Need to be sleeved.

Lynette Miller: Changed this, tried to make back yard deeper on Rachel Drive. Moved back a foot. The sidewalk is back one foot from the right-of-way line. I pulled sidewalk back one foot from the right-of-way line so the wall can comeback out.

Brad Hays: If they ask for anymore, that’s it.

Lynette Miller: Showed on diagram, after I get property going to do some curbs and sidewalks and tie into the asphalt. Showed asphalt paper.

Jack Taylor: Going to put a basin in here where the water can get into the ditch? Better put on in because you have all the water coming from Ivins.

Lynette Miller: I haven’t planned that, but I guess we could.

Lynette Miller: Great plan for 3 phases for fees. Put actual quantity of dirt in there. I don’t know what they paid for fees. Sheet 2.0 will have the grading for Phase 4, 6 and 7.

Lynette Miller: Asked about the sleeves on Rachel Drive.

Brad Hays: Entire road runs off meter. Approved phase 4 because of landscaping.

Lynette Miller: Everything else is basically the same. I have moved water meter and street light. Do we need to move anything else? On Rachel going to keep same cross section.

Corey Bundy: Are you putting up sign for development?

Corey Bundy: Planning construction what month?
Lynette Miller: Will ask about sign. No date yet, Brandon working on it.


Ed Dickie: Talk about draft- residential zone.

Bob Nicholson: …. Presented drawing. Back two or three weeks, a city resident came in about setback in his garage. Garage needs to be setback twenty feet sidewalk. We are not consistent with the zoning. Had discussion on zoning ordinance.

Ed Dickie: Would it be better stated garage opening or garage door?

Bob Nicholson: Make sure note that minimum setback to garage opening property line driveway twenty feet. Add provision for side entrance garages. Minimum twenty feet from property, line provided that they have a minimum twenty feet driveway.

Ed Dickie: So this doesn’t happen again we need to clear up as soon as possible.

Ed Dickie: Whole purpose- No cars on sidewalk.


Ed Dickie: Continue as is and enforce as is. Get done as soon as possible.

Rich Rosenberg: Set some precedence. Make him appeal to the council decision. Does council make that call?


Rich Rosenberg: Does council make that call?

Ed Dickie: Matt can present it.

Rich Rosenberg: Come to council to get it.

Ed Dickie: Council needs to sign off on it.

Bob Nicholson: Move forward quick— applying it to a particular zone to street with this cross section.

Ed Dickie: Get with Matt. The Mayor would like to get together finalize and ratify that decision. Matt will explain and issue permit. Will bring to Council on the 22nd.

Ed Dickie: Harmons Group – Talk about Corner Pioneer Parkway and Rachel Drive on the same page as with MACU with landscaping. Also Bella Sol wall.

Rich Rosenberg: Citizens Groupon on the South Hills -talk about density on the foot hill toward the water tank and the previous density. Better off that I have some feedback from developers if we actually created a new zone to act like a transitional between the low and new density that’s back in the hills. 6 unit acres. Those pieces that rape around the hillside. Like split rock has to an R110 – Something like Sun River zone 6-6.2 unit acres’ to kind of buffer up to 12 down to 4 or 3
Development cost in those areas are higher. Looking for developer to help pay for bridge. Hill density 3. Come up with instruction Zone. LDR plus on general plan. Go up to number not higher than 3 or 4. Low density with bonus.

Attitude of committee, if it’s visible from Santa Clara Drive with the valley floor, they want it to match the existing density. Looking at map. What is hill density?

**Rich Rosenberg:** Three or higher than three.

**Bob Nicholson:** Lockout unit with same duplex – Additional parking.

**Jack Taylor:** Not going to be affordable another road with smaller homes.

**Ed Dickie:** Sergeant Studley has a citizen complaint with a delivery truck that is going to Santa Clara Elementary School early in the morning.

**Sergeant Studley:** Discussion on Business Ordinance times. Nichols Food Truck has delivery to Santa Clara Elementary School once a week on Wednesday at five o’clock in the morning. The truck has no backup beacon. I don’t think that it is a violation.

**Ed Dickie:** We will send formal letter that we are allowing it.

**Sergeant Studley:** Did not file with the Police or City.

**Rich Rosenberg:** Can also send reply to the School District.

Meeting Adjourned at 10:19 a.m.

__________________________________________     _______________________
April Thompson, Parks Assistant     Date Approved