I. Present

Edward O. Dickie, City Manager
Brock Jacobsen, Administrative Director
Jack Taylor, Public Services Director
Randy Hancey, Assistant Fire Chief
Brad Hays, Parks Director
Sherrelle Pontarelli, Parks Admin.
Todd Olsen, City Engineer
Bob Nicholson, City Planner
Craig Hansen, Dominion Energy

II. Approved minutes from last meeting.

III. New Business

A) Continued Discussion Arrowhead Estates, drainage plan Review – Curtis Anderson, Representing. Todd went through with Curtis the details of what would be needed to make Todd said they met with City Staff so they discussed that city standards do not allow retention facility without special approval. They first 6 comments the rest 7 through 15 are technical comments. The first item is: Property owner is responsible for the drainage facility and the maintenance of the drainage facility. The second item is: All drainage must be maintained on the site. City will allow it to happen as long as it is maintained on site. Property will need a wall all the way around on it. Let perspective buyers know that they are retention basins and have the potential for flooding. Last item: ensure that no drainage enters the private drive. Recommendation is to go back and update the drainage reports to address the top size items of the comments given.

B) Proposed project on SITLA property at Santa Clara Drive and Lava Cove – Richard Kohler, Representing. Concept piece for the SITLA property. Proposing a mixed use east across the street from the restaurant. The entire piece. Country Lane. Mixed use is a conditional use in this zone, why they want to change it to mixed use like to see more commercial. Vacation rentals, detached, 3 bedroom 2 car garage with 3 cars able to park. Next phase would be attached two bedroom tourist cabins. They would have amenities, a splash pad, climbing wall or something similar. No example of floor plans. 3rd example was not attached. 2a, 2b and 2c. (Was not on trc attachments) Richard pulled it up on his computer floorplans of tourist cabins and elevations. 10 feet setback, Bob said he thought it was a 20 foot setback. Will have some small businesses mixed in with rentals. Some are private streets, due to size. Bob and Jack mentioned that Santa Clara does not allow private streets. Each unit will have separate meters. Randy said roads have to be up to fire code of 29 ft. Randy said it might work to have the back road (ally side, with the green side with trees and the amenities) to be wide enough to drive on. The other side of the street would not work due to the cars parking on the street. Last phase that would come in would be the building on the corner. It would be a 3 story Tower building, 1st floor would be retail, 2nd floor would be office, and the 3rd floor would be lodging. Would be a total of 87 units. 7,000 sq. feet of retail. 7,000 sq. feet of office. Richard mentioned that he would need to do a parking lot study. On the tower building it would have underground parking.
Ed asked about how the properties would be managed. They said that they were not sure how they would be managed yet. Richard said they would make some adjustments and get back with them.

C) Misc. Items. None

IV. Adjournment

Meeting Adjourned by: Edward O. Dickie, City Manager Time: 9:12 AM
Minutes Submitted by: Sherrelle Pontarelli Date: 2/12/2019