June 6, 2019

TIME: 8:00 A.M.

I. Present

Brock Jacobsen, Interim City Manager
Jack Taylor, Public Services Director
Corey Bundy, Building Official
Bob Flowers, Police Chief
Randy Hancey, Fire Chief
Brad Hays, Parks Director
Sherrelle Pontarelli, Parks Admin.
Clint Merrill, City Engineer

II. Approved minutes from last meeting. Approved.

III. New Business

A) Home Occupation Conditional Use at 1598 Scenic Drive for cleaning Business – Crystal Perez, applicant. Approved.

B) Discussion on commercial property on 2398 and 2402 Santa Clara Drive for Jim’s RV- Doug Rogers, representing. Front of the building will be parts for sale. Inside the building will be where the do repairs. No access on Arrowhead. Would like to have two access points on the front of the property. Interpretation of zoning goes to planning commission, a two-step process. Put on planning agenda for July 11, 2019.

C) Preliminary Plat for Split Rock Townhomes, DR Horton Homes Don Bean— Boyd Martin, Utah Division President; Jason Smith, from Rosenberg Associates, representing. Completed traffic study. Results came back that the new development would have no effect on traffic on the road, it will not go into failure mode. Discussion on the results, TRC stated that there would be some impact adding that many homes. They would need to look at the recommendations of the Study. Mainly at school drop off and pick up times. At that time of day it adds 15-20 minutes. Changes to the island and education to the students’ parents would be needed. Split Rock said they would take 2 years or sooner for buildout. When the bridge comes in it will help with traffic flow. Jack stated that more valves will need to be added.

Brad asked about the land trade for the trails, Brad said the city has federal finding that will expire September 30, 2019. He will need to get the legal description on it.

Clint brought up several details that would need to be added to the preliminary plat. Water line, sewer line, calculations meets or exceeds line. Utility easements, the water line needs to extend, low Mar has been approved- flood plain needs to show where the boundary is. It will help City Council to see the line. Geotech study. Pavement width. The rear of all the residents, needs to be 20 feet. It is showing 10 feet. All buildings will have a side setback of 12 feet. Planning Commission will be on July 11, 2019.

D) Discussion of Clara Corners project – Richard Kohler, representing. Richard wanted to discuss the difference between the commercial and residential. Requirements are different for building between the two. Richard did not get planning commission notes. City does not allow private roads. Richard said he has found some verbiage within the city that he will be able to get private roads approved. Brock said
that he thinks that it might be the nightly rentals that might make planning commission turn from it. Bob has concerned about the garages being used for commercial, need to have 20 foot driveways to have parking available. Will be going to Planning Commission on July 11, 2019.


IV. Adjournment

Meeting Adjourned by: Brock Jacobsen, Interim City Manager     Time: 10:03 AM
Minutes Submitted by: Sherrelle Pontarelli                  Date: 6/11/2019