

Santa Clara City Technical Review Committee Minutes

Thursday- August 20, 2020

TIME: 8:30 A.M.

I. Present

Rick Rosenberg, Mayor
Brock Jacobson, City Manager
Randy Hancey, Fire Chief
Jack Taylor, Public Services Manager
Corey Bundy, Building Official
Bob Nicholson, City Planner
Brad Hays, Park Director
Sherrelle Pontarelli, Parks Admin.

II. New Business

- A) Arcadia Vacation Resort phase 3 and discussion on concept plan west parcel 11.7 acres with 166 units – Ben Willits and Robert Smith, representing. *They are staying with the same building type. Changed the footprint just a little. They have parking on Arcadia Drive and some on Vacation Way. Jack asked about the detention basin. He said that it was allowed to put buildings to go into the detention basin. Ben said that they added the parking on the new north RV parking. Jack said he just does not see people taking the equipment up in that parking area, they will want to park in front of the units, or closer to where they are staying. Ben and Robert said they have signs and are sited if they are not parked in the right area. Jack asked about the Pedestrian tunnel. Ben said he liked it for connect ability. Ben said they need to look at the water table. Bob said he liked it for the amenities. Corey suggested lights and a panic button. Jack asked if the road on 400 east connected with Ivins. Ben said they did. Corey said the request for the parking will need to go to planning commission and council. Need the final plat on phase 3 to get on the agenda. They will need to submit the paperwork. They are looking to get on planning commission for possible September 10th. If they can get the paperwork in. Jack asked Robert about the north end about the weeds. They said they will get it cleaned up. Mayor asked if the RV boat storage unit, if it was coming in with the 19 units. Ben said yes. Mayor said it would need road improvements, Accessible, Dust issues. Mayor asked if the privacy walls would be going in. Ben said yes, with 2 openings for access. Jack said the water basin requirements have changed and would affect the new section between Hamblin and 400 east area. They will need to be able to hold 80 percent of the water. It can be spread out. The old sections would be grandfathered in. Training on the 22nd of September at the City offices, or online. For all engineers at 1:30 pm. Not vacation units, or residents. Not nightly rentals. Ben said development will start sometime next year. They have not set a date to be at the planning commission meeting at this time. They plan on having 3 story- Chief Hansey said he did not have concerns.*
- B) Proposed amendment to 17.66.040.E require building elevation review as part of site plan approval City Ordinance discussion – Corey Bundy, representing. *Adding that they need to add site plan and building elevations. Mayor suggested taking number 4 off. Giving the architect room to come up with options and not completely taking out the option of metal buildings. Corey will make the changes.*

C) Discussion on Improvements needed for Santa Clara Parks – Brad Hayes, representing. *Brad talked to the committee about a grant for parking lot improvements that he is working on for improvements. He is looking for more in kind to show they for match in house. Jack said he would be able to help with the asphalt. Mayor said they would need to do some geogrid under the pavement. Jack said to show labor in the asphalt cost to help show cost and to have a higher match. Mayor said to add for the engineering. He said to add 6 to 8 percent to it. Jack said he would need a little time and would get back with Brad.*

C) Misc. Items. *None.*

III. Adjournment

Meeting Adjourned by: Brock Jacobsen, City Manager

Time: 9:43 AM

Minutes Submitted by: Sherrelle Pontarelli

Date: 8/25/2020