

Santa Clara City Technical Review Committee Minutes

Thursday- January 21, 2021

TIME: 8:30 A.M.

I. Present

Rick Rosenberg, Mayor
Brock Jacobson, City Manager
Tyrel Hansen, Fire
Jack Taylor, Public Services Manager
Corey Bundy, Building Official
Bob Nicholson, City Planner
Brad Hays, Parks Director
Sherrelle Pontarelli, Parks Admin
Kristelle Hill, Public Services Admin.
Chris Shelly, City Recorder

II. New Business

- A) Approval of January 14, 2020 minutes. *Approved.*
- B) Special Event Permit for a Pickleball tournament at Gubler Park, date of event 5/12-15/2021 – Rob Davidson, applicant. *Tabled.*
- C) Application for a Variance at Bella Sol at Santa Clara lot 600 – Wes Nunley, Taylor Built Homes, applicant. Discussion for lot with TRC. Corey- Went to do the foundation inspection and the home has an 18-foot driveway, the plat says that it should be a 20 foot behind the sidewalk for the driveway. They are asking for the variance so they do not have to change the footings. Jack- If a truck is parked in the driveway, it will be sticking out about 2 feet. That is why they set them to be at 20 feet. Bob- Going forward make sure that Taylor Built home goes through it all the notes and they understand the required setbacks, so this does not happen again. Mayor- Make sure in the motion that the findings are clear, so this does not turn into a precedence. Make sure the reasons are stated in there. TRC approved for the 2-car portion of the garage to be 18 feet and not 20 because the footings were poured, and the new owners would have to tear out and do an architectural remodel to the home. This is a stand-alone approval.
- D) Concept layout for Commercial site plan The Orange Peel in the Heritage Point Townhomes corner of Santa Clara Drive and Lava Flow – Karlie Millet, representing. Kalie is concerned with the on/off. Busy business. Wants to discuss best way to make the flow happen. Bob- We don't have a site plan to show parking or landscaping. Foodservice is a permitted use but will need a site plan. Jack- Do not think another exit will work due to the traffic. Would just need to use the two that we already have. Corey- You filled out the appropriate paperwork, but as Bob had stated still would need a site plan

and landscaping. Would need to see stacking lane. Did have a conceptual for a 2-story building- Don't know if you are set on this parcel, but the land is available for a possibility. Will need to see your numbers and plan. Karlie- Would not have indoor seating. Maybe patio seating. People come in quickly. Need 5 stalls for employees. Bob- PD commercial zone. 20-foot front setback. Landscaping. Take that into consideration when you do the designing. Mayor- Council will want to see your site plans and stacking. Just don't want to see stacking like Dutch Brothers down the street. Bob- The whole parcel is PD commercial. Just will need site plan for public hearings and city council. Brock- Once you are ready to come back with site plan etc., get with Selena to get on the next TRC.

E) Misc. Items. Mayor- Discussion about the new PD commercial density paperwork that Bob had put together. Would like to move forward and take it to Planning Commission. Want to get it formalized in the ordinance.

III. Adjournment

Meeting Adjourned by: Brock Jacobsen, City Manager

Minutes Submitted by: Sherrelle Pontarelli

Time: 9:41 AM

Date: 1/26/2021