

Santa Clara City Technical Review Committee Minutes

Thursday- January 7, 2021

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, Parks Director
Kristelle Hill, Executive Assistant
Chris Shelly, City Recorder

II. New Business

- A) Approval of December 31, 2020 minutes. *Approved.*
- B) Special Event permit for a wedding reception at Pioneer Memorial Park Pavilion on 2-25-2021. Lenae Trent, applicant. *Covid plan in place. Will need to notify neighbors for music. Approved.*
- C) Continued discussion special event permit for True Grit Epic – Cimarron Chacon and Ryan Miller, applicants. *Brad notified TRC that all the required paperwork had been turned in for the Single use alcohol permit for beer garden. Cimarron stated it will be done same as in the past. 1 free beer, 1 to purchase. Minimizing guest participation. Needs to go to City Council on the 1/27/2021, 5:00 pm due to the public notice.*
- D) Sign permit for Santa Clara Inn – Richard Kohler, applicant. *Corey stated that the back sign was 2 inches larger than City code. It will be a “ghost “sign, old, faded looking. Approved by TRC. Main sign meets ordinance. Santa Clara Inn. Pending Heritage approval.*
- E) Discussion site plan for The Pointe at Entrada Senior Living Community – Clint Tolman, representing. *Jim Peterson explained the layout of the building and site plan. Senior Care/retirement type facility. 56 active adult retirement homes for purchase. The main building would have 60 Independent living, Assisted living and Memory care in different wings. Also offering 35 rental area, and 10 duplexes. Complete full service and activities. Upscale. Corey asked if he had received the zoned development application and checklist from Selena. Jim said he had received it and had some questions. This property had been incomed by the Entrada HOA, did not want to move forward until it was removed. Entrada did not want the property it has been removed from the HOA, it is just in Santa Clara City, excited to get moving forward on it. Bob- It is zoned planned development residential and one of the requirements of that zoning is to have 30% common open space. It may*

have that given the site plan with the spa around the main building. Will need some numbers that show that you meet that 30% open space requirement. It is defined in the ordinance as common area that is open to all the residents in the project. Jim said they would do a calculation on it to make sure they have the 30 % required. Bob- are these buildings 2 level? Jim said yes, some go up to 4 story. Bob- Because this is a project plan in a PD zone will need to have a public hearing. Suggested to do a site line from Entrada to show the view shed, that might help. Will probably have a good turnout of residents from Entrada for the Public hearing it will good to be prepared. Corey- Need colored elevations plan for all 4 sides of these buildings, landscape plans showing the general landscape areas tree and locations. Need to show any areas that will be left in the natural state. Typography and 2-foot intervals. Will need phasing plan. Jim- First phase is the main building. Corey- Show trash dumpsters, obscured. Need vehicle/pedestrian circulation path including trails. Turning for cars. Brock- Current ordinance does not allow private streets. Jack- Roads will need to be built to city standards along with sewer and power. Have an engineer look at the main entrance to make sure it gives enough space for view for the tunnel. Check on the other entrance as well. Corey- Detailed narrative. Make legend bigger. Submit all items listed on the checklist. Come back to TRC with all the required paperwork. After TRC can get on Planning commission. Will need a public hearing.

- F) Discussion on Final plat The Hills at Santa Clara phase 3 amended – Ryan Lay with Bush and Gudgell, representing. Jim Peterson Representing. *To reach the house pad, will need to change where the driveway is. Coming up the hill from Sunrise drive. Hillside Way makes an easier. Jack - 50 feet from the radius and will have to be 50 feet from the main driveway. Corey- 17.36.020 for the ordinance. You will need to meet those requirements. Corey- Will need Drawing with elevations, fencing, show setbacks for amended plat. Jack Worried about the roads with all the fill coming in for the project. Needs to come back to TRC.*
- G) Continued discussion of resubmission of the Senior Assisted Living – Kyle Hafen, representing. Corey- *Planning commission will need to make the decision. The letter sent in will need to have more detail explain what was missed. Bob- They will want to see evidence of the substantial change before they will want to go forward with another public hearing. Brock- Do you have all your information ready to show the substantial change. A through K. You will have to show you have made the changes. You will need to go to Planning commission before you have another public hearing. Is everything complete? Kyle- The 2 items that we are missing. Lighting plan and elevation are ready. Brock- It will be Planning Commissions decision to see that substantial change has been made. If you want to be on it, you would need to have everything that was asked for. Better clarification. Show what has changed on your project. Rick- 2 councilmen are hung up on the density. Get as much information as you can. You must show substantial change. Make sure you are not missing anything. Brock- Get with Selena to get on Planning Commission. Corey- You will need paperwork by the end of the day.*
- H) Discussion on a lot split at 1411 Colten Cove, Parcel #SC-78-B-1A – Kyle Hafen, applicant. Mayor- *How wide is your stem? Kyle- I think 25 feet. Mayor- If this current lot split does not meet current zoning. You would need it to be in compliance with the ordinance. It needs sewer service easement. The stem needs to be 25 feet. It will need to meet the parcel definition. Fire Chief- It will need to meet the requirement for fire access/turn around. Kyle- I think it is 12 feet.*
- I) Continued discussion commercial site plan for O'Reilly's – Alexis Riggs, representing. Ryan- *Was already approved without the streetlight. Jack- City standard is every 250 feet. You will have to put one in somewhere. The entrance is still 30 feet. Needs to be 40 feet. Ryan- Wants to work with the*

neighbor to split the difference with them. Brock- Will check to see what the plans show. Might show 40 feet. Make sure you have 20 on your side. Bob- Quench it shows on the plan they have 10 parking spots on this property. O'Reilly does not have them at this point. It can be solved, need to get together. Brock – It will not hold up your process. Jack- Will need to hold up your LID. 80% off run-off must be retained on your lot. Ryan- Blue clay 3 feet down. Was going to do a pond but could not do it. Jack- you will still need to go through an engineer for the process. Corey- Can we get the updated light plan by the end of the day to add to the packet. Jack- You just need to conduit ready, pay for the light and city will install. Would like to see one on each entrée. Ryan- Can do that. Corey- Show that on-site plan. Planning commission next week.

- J) Continued Discussion final plat Sycamore at Santa Clara phase 1D – Jared Bates, representing. Corey- Will need to treat this as a final plat. Jared need some final improvements on lot before they can build on it. Jack- You will need to bond or put them in. Mayor- Take the plat trough and then get it ready it to record. Get the improvements done, then you can record it immediately prior to the building permit. That way you don't have to put the bond up. Jared – We can make that work. Bob- are you working on a Lomar for this lot? Jared. Yes. Jack – Will need to see the copy of the water right for the owner of these lots 1-6. Corey- Lots 1-6, will need to change the note. Jared- I will update that.*
- K) Misc. Items. Brad- BMX parking lot projects. Wanted to make sure all parking lot is designed even if it just one part going in. Jared- yes. Mayor- Design is for the whole package. Mayor- Scott Keller- was the density talked about? Bob- No, we talked about 30% open space. Mayor- We need to let them know about the density. Need direction. Need to be treated the same. Bob- The Point, I don't think they are exceeding the density. The other one has a higher. Mayor- We just need to treat them both the same. Have the same approach to both. Define it. By ordinance- to keep it metered. Makes no debate on it.*

III. Adjournment

Meeting Adjourned by: Brock Jacobsen, City Manager
Minutes Submitted by: Sherrelle Pontarelli

Time: 10:48 AM
Date: 1/12/2021