Mayor
Rick Rosenberg

City Manager
Brock Jacobsen

City Council
Denny Drake
Leina Mathis
Ben Shakespeare
Jarett Waite
Christa Hinton

CITY COUNCIL

Meeting Date: 26/Jul/23 **Agenda Item:** 2

Applicant: Julian Stemmer **Requested by:** Jim McNulty

Subject: General Plan Amendment for Silverado Project

Description:

Julian Stemmer is requesting a General Plan Amendment for the property at the intersection of Pioneer Parkway and future extension of Red Mountain Drive. These properties include Lots 1, 2, and 3 of the Silverado Commercial Subdivision. The proposed General Plan Amendment is part of the process to allow for a future Mixed-Use Development including commercial, office, and residential uses on the property.

Recommendation: N/A

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara, Utah 84765

Phone (435) 673-6712 Fax (435) 628-7338

City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

Staff Report

General Plan Amendment
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: July 26, 2023
Current Zone: Planned Development Residential, PDR
General Plan Designation: Main Street Commercial, MSC & Open Space, OS
Property Location: Intersection of Pioneer Parkway & future extension of Red Mountain Drive
Property Size: 14.27 Acres
Request: General Plan Amendment
Applicant Name: Silverado Development LLC *(Julian Stemmer)*
Staff Planner: Jim McNulty
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, ***Julian Stemmer (Silverado Development LLC),*** is requesting a General Plan Amendment for property at the intersection of Pioneer Parkway and future extension of Red Mountain Drive. These properties have been legally subdivided and are known as Lots 1, 2, and 3 of the Silverado Commercial Subdivision. Lot 1 is 6.44 acres, Lot 2 is 5.22 acres, with Lot 3 being 2.61 acres. The applicant is proposing a General Plan Amendment from Main Street Commercial, MSC and Open Space, OS to Mixed Use Residential, MUR for Lot 1 & Lot 2, and from Main Street Commercial, MSC and Open Space, OS to Main Street Commercial, MSC for Lot 3. The proposed General Plan Amendment is part of the process to allow for a future Mixed-Use Development including commercial, office, and residential uses on the property.

The applicant has submitted a Concept Plan along with architectural elevations for the proposed future mixed-use project. Lot 1 would include multi-family townhome units intended to be used as Toy Storage Garages with a dwelling unit. Lot 2 would include a 96-unit Apartment Project with a pool and other amenities. Lot 3 is intended for commercial, and office uses including restaurants. The Concept Plan also includes an outdoor plaza in-between commercial buildings along with a public stairway to the Harmon's Center. Reciprocal access will also be required to the Harmon's Center allowing for safe vehicle travel to and from the site.

Future Access to the property will be provided via Pioneer Parkway and the future extension of Red Mountain Drive. Additionally, a traffic signal will be required when it's warranted. This will be further discussed during the public hearing process for a Rezoning & Project Plan if the General Plan Amendment is approved.

Request: General Plan Amendment

City staff and legal counsel have determined that a General Plan Amendment is required for the subject properties prior to pursuing a revised property Rezoning and Project Plan application. This will allow for a clear and transparent record of property entitlement moving forward.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property prior the public hearing. The subject property was also posted as per State Code. No responses have been received by city staff. ***The City Council will recall that several residents came out to the public meeting last year (August 2022) for the property Rezoning and Project Plan application.***

GENERAL PLAN CONSIDERATION

The Santa Clara City General Plan Map includes **two (2) land use designations for the property**. This includes Main Street Commercial, MSC and Open Space, OS.

The description for MSC to remain on Lot 3 only (Section 3.4.2 Mixed-Use Land Uses) states the following:

> *"Predominantly commercial uses on the ground level, including uses such as stores, restaurants, and offices with residences and/or office on the 2nd and 3rd floors".*

The description for the proposed MUR designation for Lots 1 and 2 (Section 3.4.2 Mixed-Use Land Uses) states the following:

> *"The mix of uses is mostly residential, in the form of townhomes, multi-unit buildings, but also might include small-lot single-family homes. MUR may also include small retail stores, coffee shops, and offices at intersections with collector streets. Second-floor residences or offices are encouraged".*

The description for OS (Section 3.3.4 Parks & Conservation Land Uses) states the following:

> *"Includes permanent, natural open space, as well as limited passive recreation such as golf courses and trails. The open space designation is applied to most sensitive lands".*

A minimal amount of Open Space is included on the subject properties as per the General Plan Land Use Map. City staff intends to clean up the Land Use Map and remove these areas with this General Plan Amendment.

The General Plan states that a **Mixed-Use designation**, **Section 3.4.2** encourages a mix of residential, retail, and employment uses that are typically segregated.

Policy 3.1 states that all mixed-use development will be accompanied by:

1. Attractive landscaping.
2. Pushing buildings to the street or right-of-way.
3. Pedestrian-oriented streetscape.
4. Street trees.

Request: General Plan Amendment

Section 4.6 of the General Plan includes the "Pioneer Parkway Retail Core" and states the following:

> "The Pioneer Parkway Retail Core is ideal for future mixed-use retail development. It is located adjacent to two major streets, near a large park, a school, a firehouse, and part of the City's proposed trail network. Public input from residents strongly supported creating future retails centers. This includes stores that form a continuous shopping street, connected by wide, shaded sidewalks with benches, decorative paving, plazas for gathering, and convenient on-street parking. In addition, when Santa Clara North is developed, a significant customer base will live within walking distance".

The Pioneer Parkway Retail Core Objective states:

> "Ensure the flow of traffic in a major transportation corridor while providing significant retail and employment opportunities in a pedestrian-oriented center".

Policy 4.10 in support of this objective states:

> "In the Pioneer Parkway Retail Core, the City encourages the creation of a quality pedestrian-oriented center with a mix of commercial, business, and residential uses".

Section 6 of the General Plan includes "Economic Development" and states the following:

Economic Development Objective: Attract new businesses and retail to Santa Clara to broaden and increase the sales tax base and to provide increased local employment opportunities. **Policy 6.1 states the following:**

> *"The City supports development that proposes mixed-use land uses to help diversify the City's income and maintain City services".*

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-404 includes requirements for a general plan amendment. To consider a general plan amendment, a city must hold at least one public hearing. Additionally, a public hearing to consider the item requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners within 300' of the subject property, with a notice in a visible location, with a sign of sufficient size and durability. The city is also required to post on the State Public Notice website. All State Code requirements have been met.

CITY STAFF RECOMMENDATION

The Planning Commission held a public hearing on July 13, 2023. A motion was made to recommend approval to the City Council and passed on a vote of 5 to 0. City staff recommends that the City Council review the submitted General Plan Amendment to determine if the application is complete. If the application is determined to be complete, City staff would recommend that the City Council consider the application subject to the following findings:

1. That the proposed General Plan Amendment complies with Section 3.4.2 of the General Plan **(Mixed-Use Land Uses)**.
2. That the proposed General Plan Amendment complies with Section 3.4.2 of the General Plan **(Policy 3.1, Mixed-Use Development).**
3. That the proposed General Plan Amendment complies with Section 4.6 of the General Plan **(Pioneer Parkway Retail Core)**.

4. That the proposed General Plan Amendment complies with Section 4.6 of the General Plan **(Pioneer Parkway Retail Core Objective, and Policy 4.10 in support of objective)**.
5. That the proposed General Plan Amendment complies with Section 6 of the General Plan **(Economic Development Objective and Policy 6.1).**

With the following condition:

1. That this amendment is approved subject to the approval of a zone change consistent with the applicant's presentation within one year of the date of approval of this amendment, and if not approved within one year, the land use designation shall revert back as if this amendment had not been approved.

SILVERADO SANTA CLARA DEVELOPMENT

LOCATED IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

RESIDENTIAL PARKING: (APARTMENTS)

DWELLING UNITS -	96
SPACES PER UNIT -	x 2.0
TOTAL SPACES REQ'D. -	192
STANDARD SPACES PROVIDED -	196
VAN ACCESSIBLE PROVIDED -	4
TOTAL SPACES PROVIDED -	200
COVERED SPACES REQ'D. -	(192/2 = 96)
COVERED SPACES PROVIDED -	96

RESIDENTIAL PARKING: (MAN CAVES)

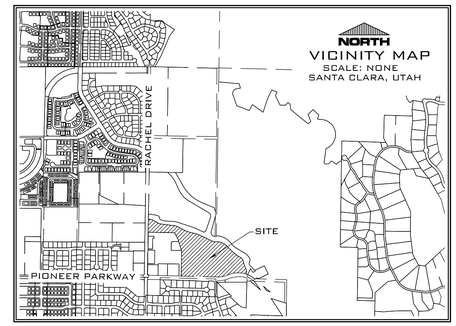
DWELLING UNITS -	28
SPACES PER UNIT -	x 2.0
TOTAL SPACES REQ'D. -	56
STANDARD SPACES PROVIDED -	56
SHARED SPACES PROVIDED -	10
TOTAL SPACES PROVIDED -	66
COVERED SPACES REQ'D. -	(56/2 = 28)
COVERED SPACES PROVIDED -	56

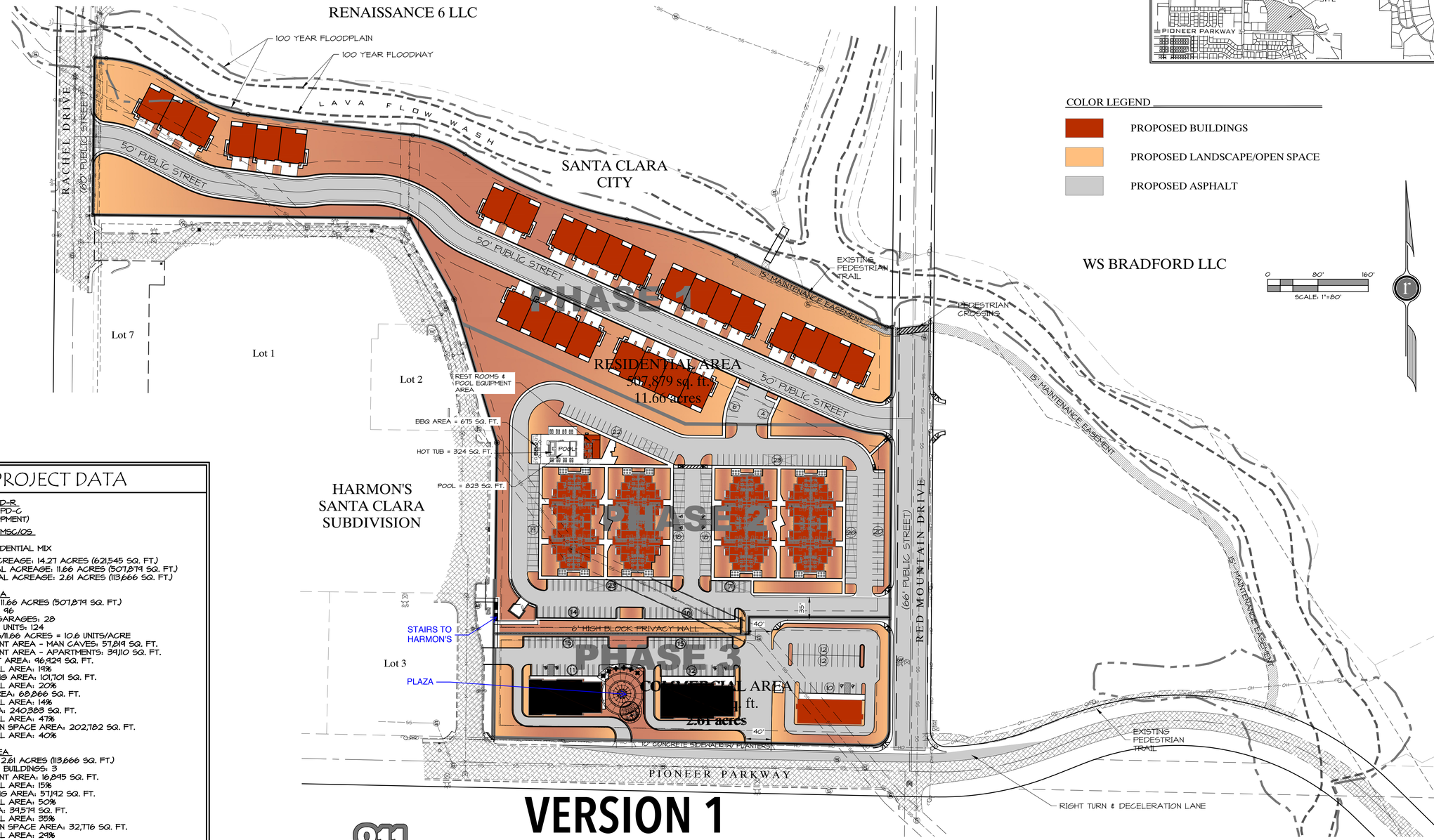
COMMERCIAL PARKING:

UNITS -	3
TOTAL SQ. FT. OF UNITS -	16,900
SPACES PER SQ. FT. -	1/250
TOTAL SPACES REQ'D. -	68
STANDARD SPACES PROVIDED -	82
VAN ACCESSIBLE PROVIDED -	6
TOTAL SPACES PROVIDED -	88

PROJECT PARKING TOTALS:

PARKING REQUIRED -	316
PARKING PROVIDED -	354
ADDITIONAL PARKING PROVIDED -	38





COLOR LEGEND

- PROPOSED BUILDINGS
- PROPOSED LANDSCAPE/OPEN SPACE
- PROPOSED ASPHALT

PROJECT DATA

CURRENT ZONE: PD-R
PROPOSED ZONE: PD-C
(PLANNED DEVELOPMENT)

GENERAL PLAN: MSC/OS
PROPOSED USE:
COMMERCIAL/RESIDENTIAL MIX

TOTAL PARCEL ACREAGE: 14.27 ACRES (621,545 SQ. FT.)
TOTAL RESIDENTIAL ACREAGE: 11.66 ACRES (507,879 SQ. FT.)
TOTAL COMMERCIAL ACREAGE: 2.61 ACRES (113,666 SQ. FT.)

RESIDENTIAL AREA
TOTAL ACREAGE: 11.66 ACRES (507,879 SQ. FT.)
APARTMENT UNITS: 96
MAN CAVES/TOY GARAGES: 28
TOTAL NUMBER OF UNITS: 124
DENSITY: 124 UNITS/11.66 ACRES = 10.6 UNITS/ACRE
BUILDING FOOTPRINT AREA - MAN CAVES: 57,819 SQ. FT.
BUILDING FOOTPRINT AREA - APARTMENTS: 341,10 SQ. FT.
GROSS FOOTPRINT AREA: 96,929 SQ. FT.
PERCENT OF TOTAL AREA: 19%
DRIVEWAY/PARKING AREA: 101,101 SQ. FT.
PERCENT OF TOTAL AREA: 20%
PUBLIC STREET AREA: 68,866 SQ. FT.
PERCENT OF TOTAL AREA: 14%
OPEN SPACE AREA: 240,383 SQ. FT.
PERCENT OF TOTAL AREA: 47%
LANDSCAPED OPEN SPACE AREA: 202,782 SQ. FT.
PERCENT OF TOTAL AREA: 40%

COMMERCIAL AREA
TOTAL ACREAGE: 2.61 ACRES (113,666 SQ. FT.)
TOTAL NUMBER OF BUILDINGS: 3
BUILDING FOOTPRINT AREA: 16,845 SQ. FT.
PERCENT OF TOTAL AREA: 15%
DRIVEWAY/PARKING AREA: 57,192 SQ. FT.
PERCENT OF TOTAL AREA: 50%
OPEN SPACE AREA: 39,579 SQ. FT.
PERCENT OF TOTAL AREA: 35%
LANDSCAPED OPEN SPACE AREA: 32,716 SQ. FT.
PERCENT OF TOTAL AREA: 29%

VERSION 1

Know what's **below.** **Call** before you dig.

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

PROJECT OWNER/ DEVELOPER
SILVERADO DEVELOPMENT CO.
1510 EAST 840 NORTH
OREM, UT 84097

PROJECT ARCHITECT
METHOD STUDIO
360 WEST ASPEN AVENUE
SALT LAKE CITY, UTAH 84101 (801) 532-4422

PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790 (435) 673-8586

GEOTECHNICAL ENGINEER
APPLIED GEOTECHNICAL AGEC
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790 (435) 673-6850

UTILITY NOTES
1. ALL UTILITIES FOR THIS PROJECT WILL BE UNDERGROUND.
2. ANY EXISTING UTILITIES ACROSS THE SITE THAT MAY INTERFERE WITH ANY OF THE PROPOSED SITE ELEMENTS WILL BE RELOCATED BY DEVELOPER AND NEW EASEMENTS WILL BE GRANTED.

DATE: 4/25/22
JOB NO.: 12412-21-001
DESIGNED BY: AMH
CHECKED BY: JWB
DWG: Site Plan
DATE
REVISIONS

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SITE PLAN
FOR
SILVERADO SANTA CLARA DEVELOPMENT
SANTA CLARA
UTAH

SHEET
1
1 OF 1 SHEETS

Santa Clara City
General Plan Map

N

0 0.25 0.5

2014

AMENDED 2017 (SO. HILLS AREA)

Disclaimer: The General Plan Map is for long-range planning purposes only. Trail and road alignments as well as parks, underpasses and school locations do not convey ownership or legal access rights.

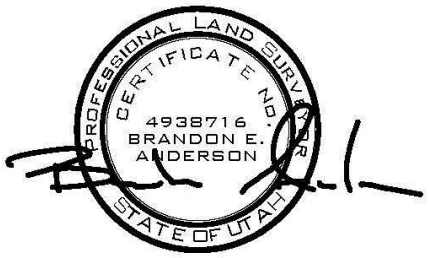
Legend

- Potential Annexation
- Downtown Commercial Nodes
- Future Public Works Facility
- Existing Public Works Facility
- Library
- Existing Elementary School
- Existing Middle School
- Existing High school
- Existing Trail Head (BLM)
- Future Trail Head (BLM)
- Future Elementary School
- Future Community Park
- Future Neighborhood Park
- Future Shooting Range
- Future Pedestrian Underpass
- Future Trail Head
- Potential Transportation
- Proposed Western Corrido
- Proposed Road Network
- Emergency River Access
- Future On-Street Trail
- Future Off-Street Trail
- Santa Clara Boundary
- Anticipated 100 Year Flood
- Historic District
- Lava Fields
- Floodplain
- Santa Clara River Reserve (SCRR)
- Civic
- ACEC
- Low Density Single Family
- Open Space (OS)
- Park
- Very Low Density (VLD) (2 Dus/Acre)
- Low Density Residential (LDR) (3-5 Dus/Acre)
- Medium Density Residential (MDR) (5-9 Dus/Acre)
- Mixed Use Residential (MUR) (9-12 Dus/Acre)
- Main Street Commercial (MSC) (7 Dus/Acre)
- Neighborhood Commercial (NC) (5 Dus/Acre)
- Business (BUS)
- Industrial (IND)

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Exhibit "A"

All of Lots 1, 2 & 3 of Silverado Santa Clara, as found on file with the Washington County Recorder's Office.



June 21, 2023



APARTMENT CONCEPT
SANTA CLARA, UTAH
11/02/2021

method studio 10



APARTMENT CONCEPT

SANTA CLARA, UTAH

11/02/2021

method studio 10



APARTMENT CONCEPT
SANTA CLARA, UTAH
11/02/2021

method studio 10



GARAGE CONCEPT
SANTA CLARA, UTAH
11/02/2021

method studio 10



GARAGE CONCEPT
SANTA CLARA, UTAH
11/02/2021

method studio 10











CITY OF SANTA CLARA
ORDINANCE NO. 2023-18

AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, AMENDING THE GENERAL PLAN & LAND USE MAP FROM MAIN STREET COMMERCIAL (MSC) AND OPEN SPACE (OS), TO MIXED USE RESIDENTIAL (MUR) FOR SILVERADO SANTA CLARA SUBDIVISION LOTS 1 & 2, AND TO MAIN STREET COMMERCIAL (MSC) ON LOT 3, PARCEL NOS. SC-SILS-1, -2, AND -3.

WHEREAS, the applicant, Silverado Development, LLC, is requesting an amendment of the General Plan and Land Use Map from Main Street Commercial (MSC) and Open Space, to Mixed Use Residential (MUR) for Silverado Santa Clara Subdivision Lots 1 & 2, and to Main Street Commercial (MSC) for Silverado Santa Clara Subdivision Lot 3, being Parcel Nos. SC-SILS-1, -2, and -3, respectively; and

WHEREAS, the purposes for the amendment are to unify the land use designations on each of the three lots into a single designation per lot, and to permit application for subsequent zone changes for a potential mixed-use development, including multi-family townhome units (specifically to be used as "man caves" but each including a dwelling unit), apartment units with a pool and other amenities, and commercial uses, including office and restaurant use; and

WHEREAS, pursuant to the requirements of the Santa Clara City Code, the Planning Commission conducted properly advertised a public hearing on the proposed General Plan and Land Use Map amendment on July 13, 2023; and

WHEREAS, the Planning Commission, during its regular meeting held on said date, voted to recommend approval of the proposed amendment to the City Council, with certain conditions; and

WHEREAS, the City Council, during its regular meeting held on July 26, 2023, considered the applications for the proposed amendment, the public comments received, and the Planning Commission's recommendation of approval, and voted to approve the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED by the Santa Clara City Council, State of Utah, as follows:

Section 1. Classification

This ordinance amends the General Plan and Land Use Map of the City of Santa Clara, Utah.

Section 2. Amendment

2.1 The General Plan and Land Use Map of the City of Santa Clara, Utah, is hereby amended to change the following described property from Main Street Commercial (MSC) and Open Space (OS), to Mixed Use Residential (MUR).

DESCRIPTION:

Parcel Nos. SC-SILS-1 and SC SILS-2, and more particularly described as follows:

Lots 1 and 2, Silverado Santa Clara Subdivision, as the same is described in the official records of the recorder for Washington County, State of Utah.

2.2 The General Plan and Land Use Map of the City of Santa Clara, Utah, is hereby amended to change the following described property from Main Street Commercial (MSC) and Open Space (OS), to Main Street Commercial (MSC).

DESCRIPTION:

Parcel No. SC-SILS-3, and more particularly described as follows:

Lot 3, Silverado Santa Clara Subdivision, as the same is described in the official records of the recorder for Washington County, State of Utah.

Section 3. Findings, Conditions

The amendment approved herein is subject to the following findings:

1. That the proposed General Plan Amendment complies with Section 3.4.2 of the General Plan (Mixed-Use Land Uses).

2. That the proposed General Plan Amendment complies with Section 3.4.2 of the General Plan (Policy 3.1, Mixed-Use Development).

3. That the proposed General Plan Amendment complies with Section 4.6 of the General Plan (Pioneer Parkway Retail Core).

4. That the proposed General Plan Amendment complies with Section 4.6 of the General Plan (Pioneer Parkway Retail Core Objective, and Policy 4.10 in support of objective).

5. That the proposed General Plan Amendment complies with Section 6 of the General Plan (Economic Development Objective and Policy 6.1).

The amendment approved herein is subject to the following conditions:

1. That this amendment is approved subject to the approval of a zone change consistent with the applicant's presentation within one year of the date of approval of this amendment, and if not approved within one year, the land use designation shall revert back as if this amendment had not been approved.

Section 4. Effective Date

This ordinance shall become effective immediately upon adoption, recording and posting in the manner required by law.

ADOPTED by a duly constituted quorum of the Santa Clara City Council this 26th day of July, 2023.

IN WITNESS THERETO:

Attest:

_____ _____

Rick Rosenberg, Mayor Chris Shelley, City Recorder