

Mayor

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City Council

Denny Drake

Leina Mathis

Ben Shakespeare

Jarett Waite

Christa Hinton

CITY COUNCIL

Meeting Date: 26/Jul/23

Agenda Item: 3

Applicant: Justin Anderson & Steven Beesley

Requested by: Jim McNulty

Subject: 3098 Mixed-Use Building Site Plan

Description:

Justin Anderson and Steven Beesley are requesting Site Plan Approval for a Mixed-Use Building at 3098 Santa Clara Drive. The proposed building is a two-story structure that's approximately 9,939 square feet in size.

Recommendation: Approval

Attachments: N/A

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A



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Staff Report

Site Plan Approval Summary and Recommendation

Public Body: Santa Clara City Council

Meeting Date: July 26, 2023

Current Zone: Historic District/Mixed Use Zone

Property Size: 0.45 acres

Property Location: 3098 Santa Clara Drive

Request: Site Plan Approval (*Mixed-Use Building*)

Applicant Name: Justin Anderson

Architect Name: Steven Beesley

Staff Planner: Jim McNulty

Planning Staff Recommendation: Approve with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicants, ***Justin Anderson, and Steven Beesley are requesting Site Plan Approval*** for a Mixed-Use Office/Residential Building at 3098 Santa Clara Drive. The proposed mixed-use building is ***a two-story structure that's approximately 9,939 square feet in size.*** This includes two levels of office/retail space (2,970 square feet), and four (4) two-story apartment units that range in size from 1,382 to 1,424 square feet. Each unit also includes a two-car garage which is calculated into the overall building square footage. The subject property is approximately 0.45 acres in size.

The ***subject property is located within a Historic District/ Mixed Use Zone.*** The proposed use (Mixed-Use office and multi-family residential) is permitted. This ***item was reviewed by the Heritage Commission on June 15, 2023.*** The Heritage Commission recommended approval to the Planning Commission for the proposed building subject to the Heritage Commission reviewing final building materials as discussed at their meeting. Since this meeting, the applicant has submitted an option which includes a brick color (tan) to better match the Merc Building across the street. A fenced courtyard area has also been included. This information will be shared with the Heritage Commission after the Site Plan has been reviewed by the Planning Commission and City Council.

Chapter 17.74, Historic District/Mixed Use Zone, requires a review of the site plan layout, building design and materials, parking, landscaping, lighting, project signage, as well as other necessary items as needed for a commercial project. Staff will further discuss the proposed project and requirements in the report.

SITE & VICINITY DESCRIPTION

The subject property is located at 3098 Santa Clara Drive. The property has frontage along Santa Clara Drive and is located across the street (north) from the Santa Clara Merc, and directly west of Swoon Interior Design. Some lots in the immediate area are currently utilized as single-family homes, while other properties along Santa Clara Drive are being used as commercial businesses.

ITEMS TO ADDRESS/SITE PLAN REVIEW

City staff has identified the following items that need to be addressed with the Site Plan Review:

1. **Site Plan Layout:** The proposed building has been placed with a 20' setback from front property line as allowed in the zone. ***Ingress/Egress will be provided via Santa Clara Drive along the western portion of the site with public parking to the rear of the building.*** This will include a 26' private driveway providing access to the multi-family residential units (two-car garage for each unit), as well as the twelve (12) parking spaces being provided for office use at the rear of the site. The Site Plan includes a 5' walkway along the front (south), rear (north), and side (east) property lines allowing for pedestrian movement through the site. A fenced courtyard area has been provided for each apartment unit. Additionally, a planter area with street furniture will be placed along the building frontage and entry to the office space.
2. **Building Materials/Colors/Roofing:** The ***proposed building materials*** include hardi-board (vertical & horizontal siding), large stone on the business front façade, brick veneer, cultured field stone, stucco, limited wood siding, and standing seam metal roofing. The ***proposed building colors*** include white hardi-board siding, white stucco, cream colored stone, tan brick, and dark brown wood siding/metal roofing. This is typical of the architectural style and period. The ***flat roof style*** with a parapet is like the Merc Building design directly across the street. Additionally, the residential portion of the building behind the office includes both a 4:12, and 9:12 pitched roof.
3. **Required Parking:** The project is required to have a minimum of ***12 parking spaces*** for the proposed office use as per Chapter 17.32 of city code. The Site Plan includes a total of 12 parking spaces (including 1 ADA space) adjacent to the east side of the building allowing for access to a walkway that connects to the front of the building. Two (2) parking spaces per residential unit (1 covered, 1 uncovered) is required. The Site Plan includes ***2 covered parking spaces per residential unit.***
4. **Project Landscaping:** The final landscape plan will be required to comply with ***City Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards)***. The Site Plan includes the placement of landscaping on the site. City staff will work with the applicants to make sure that all proposed landscaping will meet city requirements. The Site Plan also includes the location of one (1) existing large sycamore tree to remain along the southeastern property frontage.
5. **Outdoor Lighting:** Chapter 17.36.070 allows for parking lot light standards with a maximum height of 16 feet (16') using indirect, hooded light sources. Additionally, all outdoor lighting shall not adversely impact surrounding businesses or residential uses. All outdoor lighting shall be shielded and directed downward to avoid light spill.
6. **Dumpster Enclosure:** A dumpster enclosure is proposed along the rear (northwest) portion of the site. The dumpster enclosure will include a 6' block wall with a solid metal gate to comply with Section 17.66 of city code.

7. **Project Signage:** Chapter 17.45 allows for signs in a Historic District. The applicants have included the location of possible wall signs on the front (south) and side (east) building elevations for reference. The signs for the building are required to be approved by the Heritage Commission. This will occur later.
8. **Other Project Items:** *Section 17.74.030 of city code* indicates that two-family dwellings, such as a duplex, twin home, or townhome are permitted use. This section of code also allows for the Planning Commission to determine other permitted uses, with input from the Heritage Commission. The Heritage Commission, Planning Commission, and City staff are comfortable with four (4) residential apartment units as proposed for this project.

The proposed mixed-use office building has been designed to fit in with other historic structures in the immediate vicinity (e.g., Santa Clara Merc and Swoon). **Section 17.74.040 of city code** indicates that the building height shall be the average height of adjacent units on the same block unless a greater height is approved by the Planning Commission, upon recommendation from the Heritage Commission. Generally, height has been limited to approximately 25' in the historic district. However, there are several structures that exceed this height in the historic district. The applicant is proposing a **building height of 29' to top of parapet** along the front elevation, with a **height of 27' – 8"** to peak of roof for the residential units. City staff is comfortable with the proposed height as the building is designed to blend in with the historic district. Additionally, the Heritage Commission, and Planning Commission are in favor of the proposed building height.

NEIGHBORHOOD RESPONSE

Public notices are not required for a Site Plan. The City Council agenda has been posted in multiple locations as per State code. No comments have been received by city staff as of the writing of this report.

STATE CODE CONSIDERATIONS

Utah Code, Section 52-4-202 includes requirements for a Site Plan. The city must hold at least one public meeting to consider a Site Plan. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall, Local Post Office & Library) at least 24 hours before the meeting. The city is also required to post on the State Public Notice website. All requirements have been met.

CITY STAFF RECOMMENDATION

The Planning Commission held a public hearing on July 13, 2023, and recommended Site Plan Approval to the City Council. City staff recommends that the City Council consider granting Site Plan Approval for the 3098 Santa Clara Drive Mixed-Use Building, subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the project be built according to the approved Site Plan requirements as discussed in the staff report.
3. That the building materials, colors, and roofing design comply with the requirements as discussed in the staff report. That revisions to this approval be required to go back to the Heritage Commission.
4. That a minimum of 12 parking spaces (including 1 ADA space) be provided for the site for the office use as per Chapter 17.32 of city code. That a minimum of 8 covered parking spaces (two per unit) be provided for the four (4) multi-family apartment units.

Request: 3098 Mixed-Use Building

5. That the final landscape plan be required to comply with City Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). That the existing large sycamore tree along the southeastern property frontage remain in place.
6. That all outdoor lighting complies with Chapter 17.36 of city code.
7. That the dumpster enclosure complies with Chapter 17.66 of city code.
8. That project signage complies with Chapter 17.45 of city code. Signage approval is required by the Heritage Commission.
9. That the four (4) apartment units proposed for this project be approved and be used as long-term rentals.
10. That the building height be allowed at 29' to the top of parapet along the front elevation, with a height of 27'-8" to peak of roof for the residential units.

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, July 13, 2023**

Present: Curtis Whitehead, Acting Chair
Shelly Harris
Mark Hendrickson, Chair (via Zoom)
Kristen Walton
Mark Weston

Staff: Jim McNulty, Planning and Economic Development Manager
Cody Mitchell, City Engineer
Matt Ence, City Attorney
Selena Nez, Deputy City Recorder

Excused: Logan Blake
Ryan Anderson

1. Call to Order.

As Chair Mark Hendrickson was participating via Zoom, Acting Chair Curtis Whitehead assumed the Chair and called the meeting to order at 5:39 p.m.

2. Opening Ceremony.

A. Pledge of Allegiance: Curtis Whitehead.

B. Opening Comments (Invocation): Curtis Whitehead.

3. Communications and Appearances.

Acting Chair Curtis Whitehead introduced New Planning Commission Member Kristen Walton.

4. **Working Agenda.**

A. **Public Hearing.**

- i. **Consider a Proposed General Plan Amendment Application for Property at the Intersection of Pioneer Parkway and the 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. Silverado Development, LLC, is Proposing a General Plan Amendment from Main Street Commercial (“MSC”) and Open Space (“OS”) to Mixed-Use Residential (“MUR”) for Lots 1 & 2, and 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.**

Planning and Economic Development Manager, Jim McNulty, presented the Staff Report and stated that the applicant, Julian Stemmer from Silverado Development, LLC, is requesting a General Plan Amendment for property at the intersection of Pioneer Parkway and the future extension of Red Mountain Drive. The 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 in size, Lot 2 is 5.22 acres, and Lot 3 is 2.61 acres. Mr. McNulty noted that Lot 4 has been sold to Intermountain Healthcare (“IHC”) which will come in under a separate application. The applicant is proposing a General Plan Amendment from Main Street Commercial (“MSC”) and Open Space (“OS”) to Mixed-Use Residential (“MUR”) for Lots 1 and 2, and 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, which includes commercial, office, and residential uses on the property.

Mr. McNulty explained that Lot 1 includes multi-family townhome units that are intended to be used as Toy Storage Garages with a dwelling unit; Lot 2 will include a 96-unit Apartment Project with a pool and other amenities; and Lot 3 is intended for office and commercial uses including restaurants. An outdoor plaza will be located between the commercial buildings along with a public stairway to the Harmons Center is included in the Concept Plan. Reciprocal access to the Harmons Center will be required to allow for safe vehicle travel to and from the site. Mr. McNulty reported that future access to the property will be provided via Pioneer Parkway and the future extension of Red Mountain Drive. A traffic signal will also be required when warranted.

Mr. McNulty explained that 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, which will allow for a clear and transparent record of property entitlement moving forward.

Staff received no responses from property owners within 300 feet of the subject property as of the writing of the Staff Report. Mr. McNulty reminded the Planning Commission that several

residents came to the public hearing last year regarding the Property Rezoning and Project Plan Application. The plan has also been before the City Council.

Mr. McNulty referenced the description that MSC 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 second and third floors.”

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.”

Mr. McNulty noted that a minimal amount of Open Space is included on the subject properties as per the General Plan Land Use Map. Staff intends to clean up the Land Use Map and remove these areas with this General Plan Amendment.

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.”

Mr. McNulty added that 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 and
4. Street trees.

Mr. McNulty reported that 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 retail 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.”

One change to the plan is the outdoor plaza/gathering space between the two proposed commercial buildings, which would create walkability and allow people to choose whether they want to be outside or indoors. In addition, the stairwell connection to the Harmons would allow residents to walk to Harmons or the commercial shopping center.

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 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.”

Staff recommended that the Planning Commission review the submitted General Plan Amendment to determine if the application is complete. If complete, staff recommends that the Planning Commission forward a recommendation to the City Council for their review and consideration of the General Plan Amendment application, subject to five conditions.

The applicant, Julian Stemmer reported that he came before the Planning Commission in the fall of 2022 for the rezone, however, the process is now split, and the General Plan Amendment must be done before the rezone. He reported that last year the plan was denied by the City Council. The main reason the plan was not supported was due to the potential traffic that could come with the pickleball center originally planned for Lot 4. They worked with City staff to make revisions and add the plaza to provide a community area where people can gather or eat at the restaurants. He emphasized that this project will be a great asset to the community.

Acting Chair Whitehead and Mr. McNulty clarified that what is proposed is a General Plan Amendment. If approved by the City Council, it must come back before the Planning Commission for a second public hearing for a property rezoning and project plan. Additional specifics regarding the design layout and building elevations will be available at that time.

City Attorney, Matt Ence added that this property already has a Planned Development Residential (“PDR”) zoning designation, and a portion of the development can be done under that designation since PDR allows multi-family housing and some of the densities proposed in the plan. To get the

commercial component, however, the property must be rezoned through the PDC, which allows for mixed use.

Acting Chair Whitehead opened the public hearing.

Michael Quinto gave his address as 3500 Robin Court, which is near where the circular gathering center will be located. He asked for assurance that there will be no loud outdoor music playing there during the day. He commented that there was an issue with the same restaurant on Rachel Drive and Pioneer Parkway. The noise bothered the residents who live across the street. He also asked if there were still plans to widen the street and add another lane.

Mr. McNulty explained that the purpose tonight is to consider the General Plan Amendment. When the project goes through the rezoning and project plan stage, the Transportation Study will be completed. Transportation Engineer, Aron Baker from Horrocks Engineering will perform the Traffic Study, which will address the possibility of road widening.

There were no further public comments. Acting Chair Whitehead closed the public meeting.

Chair Hendrickson echoed Mr. Quinto's concerns about possible noise.

Mr. Stemmer assured the Commission and Mr. Quinto that there is no intention to play loud music on the plaza. He noted that the Traffic Study was completed last year when the pickleball center was still part of the project. A deceleration lane was recommended; however, once the rezone attached to a Project Plan is complete, the Traffic Study will be revised with the updated plan.

Acting Chair Whitehead asked Mr. Stemmer if there were any final commitments to any of the three commercial buildings on the project. Mr. Stemmer stated that they intend to have one to three tenants for each building although nothing has been finalized as to who those tenants will be.

Commissioner Weston asked if the intent was to develop the buildings all at once or in phases. Mr. Stemmer responded that their goal is to develop them all at once but that will be dependent on the market. The apartments will be owned long-term by the ownership group while the townhomes and toy garages will be for-sale products.

Commissioner Walton asked for clarification regarding the bonus density. Mr. McNulty explained that the design in the PDR zone can include a base density of up to eight units per acre if the site plan design and layout are acceptable. To receive a density bonus more amenities, open space, and better materials must be provided. The determination as to whether a project is eligible for the density bonus is determined by the Planning Commission and City Council. In this case, Mr. Stemmer was not asking for a density bonus because they are asking to rezone the property after the General Plan Amendment to PDC. The PDR Zone allows a density of 12 units per acre, and this project is in the range of 10 to 10.5 units per acre. However, no density bonus is required in a PDC Zone as a variety of uses including retail, office, commercial, and residential are allowed.

Acting Commissioner Whitehead expressed support for the proposal and asked for clarification regarding open space along Red Mountain Drive. Mr. McNulty responded that there is a

significant amount of open space in the project. He added that there will be more detail regarding the open space provided at the project plan and rezoning stage.

Chair Hendrickson walked the area over the weekend and stated that the overall project will improve the amount of open space. He suggested that IHC (future application) could provide a buffer zone next to Red Mountain Drive and there would still be more open space than there is in the current plan.

5. General Business.

A. Recommendation to City Council.

- i. **Recommendation to the City Council to Consider a Proposed General Plan Amendment Application 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. Silverado Development, LLC, is Proposing a General Plan Amendment from Main Street Commercial (“MSC”) and Open Space (“OS”) to Mixed-Use Residential (“MUR”) for Lots 1 & 2, and Main Street Commercial (“MSC”) and Open Space (“OS”) to Main Street Commercial (“MSC”) for Lot 3.**

Chair Hendrickson moved to recommend APPROVAL to the City Council of the General Plan Amendment application subject to the following conditions:

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).

Commissioner Weston seconded the motion. The motion passed with the unanimous consent of the Commission.

ii. **Recommendation to the City Council to Consider Site Plan Approval for a Mixed-Use Building located at 3098 Santa Clara Drive. Justin Anderson and Steven Beesley, Applicants.**

Mr. McNulty presented the Staff Report and stated that the applicants, Justin Anderson, and Steven Beesley, are requesting Site Plan Approval for a Mixed-Use Office/Residential Building at 3098 Santa Clara Drive. The proposed mixed-use building is a two-story structure that is approximately 9,939 square feet in size. It includes two levels of office/retail space and four two-story apartment units ranging in size from 1,382 to 1,424 square feet. Each unit also includes a two-car garage, which is calculated into the overall building square footage. The subject property is approximately 0.45 acres in size and is located within a Historic District/Mixed-Use Zone. The proposed use (Mixed-Use office and multi-family residential) is permitted.

Mr. McNulty reported that the matter was reviewed by the Heritage Commission on June 15, 2023. The Heritage Commission recommended approval to the Planning Commission, subject to the Heritage Commission reviewing the final building materials as discussed during their meeting. Since that meeting, the applicant has submitted an option that includes a tan brick color to better match the Merc Building across the street. A fenced courtyard area was also included. This information will be shared with the Heritage Commission after the Site Plan has been reviewed by the Planning Commission and City Council.

Mr. McNulty reported that Chapter 17.74-Historic District/Mixed Use Zone, requires a review of the site plan layout, building design, materials, parking, landscaping, lighting, project signage, as well as other necessary items as needed for a commercial project. City staff identified the following items that need to be addressed as part of the Site Plan Review:

1. **Site Plan Layout.** The proposed building has been placed with a 20-foot setback from the front property line as allowed in the zone. Ingress/Egress will be provided via Santa Clara Drive along the western portion of the site, with public parking to the rear of the building. This will include a 26-foot private driveway providing access to the multi-family residential units (two-car garage for each unit), as well as the twelve parking spaces being provided for office use at the rear of the site. The Site Plan includes a five-foot walkway along the front (south), rear (north), and side (east) property lines, allowing for pedestrian movement through the site. A fenced courtyard area has been provided for each apartment unit. Additionally, a planter area with street furniture will be placed along the building frontage and entry to the office space.
2. **Building Materials/Colors/Roofing.** The proposed building materials include hardi-board (vertical and horizontal siding), large stone on the business front façade, brick veneer, cultured fieldstone, stucco, limited wood siding, and standing seam metal roofing. The proposed building colors include white hardy-board siding, white stucco, cream-colored stone, tan brick, and dark brown wood siding/metal roofing. This is typical of the architectural style and period, and the Heritage Commission thought it was a good design for the building. The flat roof style with a parapet is like the Merc Building design directly across the street.

Additionally, the portion of the building behind the office area includes both a 4:12 and 9:12 pitched roof.

3. Required Parking. The project is required to have a minimum of 12 parking spaces for the proposed office use. The Site Plan includes a total of 12 parking spaces (including one ADA space) adjacent to the east side of the building, allowing for access to a walkway that connects to the front of the building. Two parking spaces per residential unit (one covered, one uncovered) are required, and the Site Plan includes 2 covered parking spaces per residential unit.
4. Project Landscaping. The final landscape plan will be required to comply with City Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). The Site Plan includes the placement of landscaping on the site. City staff will work with the applicants to make sure that all proposed landscaping will meet City requirements. The Site Plan also includes the location of one existing large sycamore tree to remain along the southeastern property frontage.
5. Outdoor Lighting. Chapter 17.36.070 allows for parking lot light standards with a maximum height of 16 feet using indirect, hooded light sources. Additionally, all outdoor lighting shall not adversely impact surrounding businesses or residential uses. All outdoor lighting shall be shielded and directed downward to avoid light spill.
6. Dumpster Enclosure. A dumpster enclosure is proposed along the rear (northwest) portion of the site. The dumpster enclosure will include a 6-foot block wall with a solid metal gate to comply with Section 17.66 of City Code.
7. Project Signage. Chapter 17.45 allows for signs in a Historic District. The applicants have included the location of possible wall signs on the front (south) and side (east) building elevations for reference. The signs for the building are required to be approved by the Heritage Commission, which will occur later.
8. Other Project Items. Section 17.74.030 of City Code indicates that two-family dwellings, such as a duplex, twin home, or townhome are permitted use. This section of Code also allows for the Planning Commission to determine other permitted uses, with input from the Heritage Commission. The Heritage Commission and City staff are comfortable with four (4) residential apartment units as proposed for this project.

The proposed mixed-use office building has been designed to fit in with other historic structures in the immediate vicinity (Santa Clara Merc and Swoon). Section 17.74.040 of City Code indicates that the building height shall be the average height of adjacent units on the same block unless a greater height is approved by the Planning Commission, upon recommendation from the Heritage Commission. Generally, height has been limited to approximately 25 feet in the Historic District; however, several structures exceed this height in the historic district. The applicant is proposing a building height of 29 feet to the top of the parapet along the front elevation, with a height of 27

feet 8 inches to the peak of the roof for the residential units. Mr. McNulty reported that City staff was comfortable with the proposed height since the building is designed to blend in with the historic district. Additionally, the Heritage Commission was in favor of the proposed building height.

Mr. McNulty reported that staff recommends that the Planning Commission forward a positive recommendation for Site Plan Approval to the City Council, subject to the ten conditions enumerated in the Staff Report.

Ben Rogers, Principal at Desert Edge Architecture, added that along Santa Clara Boulevard with the Sycamore tree, benches have been added. He noted that the Sycamore tree is another effort they have made to maintain and preserve and tie the architecture to the historic cues of the time period.

Chair Hendrickson asked Mr. Rogers if the Sycamore tree is taller than the building. Mr. Rogers was fairly certain that it is.

Acting Chair Whitehead asked about the use of the four apartment units. Mr. McNulty confirmed that staff is recommending the apartments be approved and used as long-term rentals. The applicant, Justin Anderson, indicated that they want to have people sign leases for 12 months or longer. There could be an opportunity for people to work in the office space and live in the apartments.

Commissioner Weston moved to recommend APPROVAL to the City Council of the Site Plan for the building at 3098 Santa Clara Drive, as designed and shown subject to the following:

Conditions:

- 1. That the applicant be required to comply with the recommendations from all City reviewing departments.**
- 2. That the project be built according to the approved Site Plan requirements as discussed in the Staff Report.**
- 3. That the building materials, colors, and roofing design comply with the requirements as discussed in the Staff Report. That revisions to this approval be required to go back to the Heritage Commission.**
- 4. That a minimum of 12 parking spaces (including 1 ADA space) be provided for the site for the office use as per Chapter 17.32 of City Code. That a minimum of eight (8) covered parking spaces (two per unit) be provided for the four (4) multi-family apartment units.**
- 5. That the final landscape plan be required to comply with City Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). That the**

existing large sycamore tree along the southeastern property frontage remains in place.

6. That all outdoor lighting complies with Chapter 17.36 of City Code.
7. That the dumpster enclosure complies with Chapter 17.66 of City Code.
8. That project signage complies with Chapter 17.45 of City Code. Signage approval is required by the Heritage Commission.
9. That the four (4) apartment units proposed for this project be approved and be used as long-term rentals.
10. That the building height be allowed at 29' to the top of the parapet along the front elevation, with a height of 27'-8" to the peak of the roof for the residential units.

Commissioner Harris seconded the motion. The motion passed with the unanimous consent of the Commission.

iii. **Recommendation to the City Council to Consider Final Plat Approval for the Lugano Subdivision. The Property is located Directly South of Vineyard Drive and East of Riverwood Lane. Jason Lindsey, Applicant.**

Mr. McNulty presented the Staff Report and stated that the applicant, Jason Lindsey, is requesting Final Plat Approval for the Lugano Subdivision. The subject property is located directly south of Vineyard Drive and east of Riverwood Lane. Major cross streets in the vicinity include Vineyard Drive, Heights Drive, and Santa Clara Drive. The proposed Subdivision Plat includes a total of five single-family lots. The subject property is 6.49 acres in size. The Residential Agriculture ("RA") Zone requires a minimum lot size of one-half acre (21,780 square feet minimum). The proposed lots range in size from 26,518 square feet (0.61 acres) to 54,609 square feet (1.25 acres). The project density equates to 0.77 dwelling units/acre. Mr. McNulty reported that the property owner intends to build a single-family home on one of the proposed lots, with other lots being available for purchase.

Mr. McNulty commented that ingress/egress to the site will be provided via Vineyard Drive and Riverwood Lane and the final plat includes two open space areas adjacent to these two access points. The applicant will be required to form a Homeowners Association ("HOA") allowing for the maintenance of the common areas.

Mr. McNulty added that City staff identified the following preliminary review items that need to be addressed:

1. **Public Streets & Dedication.** All required public street improvements must meet City standards and be installed or bonded for prior to Subdivision Plat Recordation.

The public streets required for this subdivision include a 56-foot cross-section (park strip included) as per the final plat. Additionally, full street improvements are required for the Lot 5 frontage along Vineyard Drive.

2. Street Trees. The recommended street trees for the Lugano Subdivision include the Chinese Pistache (medium to large tree), the Live Oak (medium to large tree), and the Crape Myrtle (small to medium size tree).
3. Building Setbacks/Height. The building setbacks are required to meet the requirements of Chapter 17.60.050, Residential Agriculture, RA Zone. The building height for all homes in the subdivision is limited to 35 feet.
4. Open Space Areas. The final plat includes two (2) open space areas. One is adjacent to Lot 5, and one is adjacent to existing single-family homes in a different subdivision (Cottonwood Creek #3), as well as on Riverwood Circle providing access to Riverwood Lane. City staff recommends that an HOA be formed to own and maintain Open Space Areas #1 and #2. Notes have been added to the final plat addressing this item.
5. Culinary Water Availability. The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to final plat recordation.
6. Secondary Water Availability. The applicant is required to connect/install secondary water for outdoor water use.
7. Dust Control. The applicant will be required to submit a dust control plan prior to final plat recordation. Precautionary measures are needed to protect the general health, safety, and welfare of residents living in the vicinity.

Acting Chair Whitehead asked for clarification about Riverwood. Mr. McNulty clarified that Riverwood has not been extended yet due to issues with property and ownership there. It was unknown if or when it will be extended for future development.

Acting Chair Whitehead asked about the setbacks. Mr. McNulty explained that it depends on where the home is placed. If they decide to place the home on Lot 1 adjacent to the circle, there will be a 25-foot front yard setback and there are two front yards because it is a corner lot. There will be one 10-foot side yard and one 10-foot rear yard. If the home is placed so that the rear yard is parallel to the property line, the setback will be 10 feet.

Acting Chair Whitehead asked if there was an option to place the entrance off Riverwood Lane. Mr. McNulty stated that the road will have to be extended. There will have to be a full public improvement there, so that is not an option at this time. They could access from the portion of Riverwood that is not a circle or come down 90 degrees off the circle so there would be access off the two locations where the public road improvements are.

Chair Hendrickson expressed support and commented that it is a great subdivision.

Commissioner Harris moved to recommend APPROVAL to the City Council of the Final Plat for the Lugano Subdivision property located directly south of Vineyard Drive and east of Riverwood Lane subject to the following:

Conditions:

- 1. That the applicant be required to comply with the recommendations from all City reviewing departments.**
- 2. That the applicant be required to install public street improvements (56-foot cross-section with park strip) which meet City standards. That public street improvements be required for the Lot 5 frontage along Vineyard Drive.**
- 3. That street trees be allowed as per the City's recommended list.**
- 4. That the building setbacks for this subdivision meet the requirements of Chapter 17.60.050, Residential Agriculture, RA Zone.**
- 5. That the building height for all homes in this subdivision be limited to 35'.**
- 6. That the two open space areas included on the final plat be identified as Open Space Areas #1 and #2. That the applicant be required to form an HOA for maintenance and ownership of the open space areas.**
- 7. That all landscaping (including HOA-owned and maintained areas) be required to comply with City Ordinance #2022-05 (Water Efficiency & Conservation).**
- 8. That the applicant provides a will-serve letter or other verified documentation from the WCWCD prior to final plat recordation.**
- 9. That a secondary water system is required for outdoor water use.**
- 10. That the applicant provides a dust control plan prior to final plat recordation.**

Commissioner Weston seconded the motion. The motion passed with the unanimous consent of the Commission.

6. Discussion Items.

A. None.

7. **Approval of Minutes.**

A. **Request Approval of the Regular Meeting Minutes – June 22, 2023.**

Commissioner Harrison moved to APPROVE the minutes of the June 22, 2023, Santa Clara Planning Commission Regular Meeting, subject to the correction that Commissioner Weston, not Chair Hendrickson, made the motion on page 10 regarding the property at Santa Clara Drive and Gates Lane. Chair Hendrickson seconded the motion. The motion passed with the unanimous consent of the Commission.

8. **Adjournment**

The Planning Commission Meeting adjourned at 6:46 p.m.

Jim McNulty
Planning Manager

Approved: _____

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, June 15, 2023**

Present:

Commission Members: Rob Lamoreaux-Chairman
Mandi Gubler
Mimi McKenna
Megan Smith

City Council Representative: Leina Mathis

Staff: Jim McNulty, Planning and Economic Development Manager
Sherry Laier, Clerk
Cody Mitchell, Building Official

Others Present: Justin Anderson
Steven Beesley

Chair Rob Lamoreaux called the meeting to order at approximately 4:05 p.m.

1. Approval of Minutes for May 18, 2023.

Mandi Gubler moved to approve the minutes of the May 18, 2023 Meeting. Mimi McKenna seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

2. Discussion and/or Approval of a Proposed Mixed-Use Office/Residential Building at 3098 Santa Clara Drive, located in the Historic District/Mixed-Use Zone. Applicant, Steven Beesley.

Planning and Economic Development Manager, Jim McNulty introduced the applicants, Steven Beesley and Justin Anderson. Mr. Beesley was hired recently to design the project. The property is located at 3098 Santa Clara Drive across the street from the Merc Building. It was noted that Heritage Commission Member, Mandi Gubler, lives across the street from the subject property. The surrounding properties were identified with vacant property behind the subject property to the north. Mr. McNulty reported that the Heritage Commission is part of the process when going through a Site Plan Review in the Historic District. It functions as a Design Review Board for the City for new construction, remodeling, signage, etc.

The site plan was presented with access from the west into the site. A mixed-use building was proposed with the front being the 3,000-square-foot office retail component. Four

townhomes/apartments were proposed directly behind. The first floor of the office retail space was proposed at just under 1,300 square feet in size. The units are approximately 500 square feet in size on the ground floor. The garage is a 20' x 20' two-car garage and was not calculated into the square footage. An outdoor patio area was also provided. The second story of the office space is slightly larger at just over 1,400 square feet. The loft area/upper floor of the residential units has three bedrooms and one full bath with 871 to 892 square feet of space.

The building elevations and materials were presented. The backside of the building will feature Hardie board with a metal roof. The south elevation on the opposite side will face Santa Clara Drive with a false front, the parapet, and awnings. The west elevation will face the existing single-family home with two-car garages. The east elevation will face Swoon where there is an allowance for signage. Drawings were displayed to provide a good rendition of the proposed building.

The Project Architect, Justin Anderson, reported that the client wants to have some office space on the first and second floors with one or two tenants. The intent was for the commercial space to differentiate from residential. The commercial will have a more traditional look with queues taken from The Merc and the Santa Clara Inn. The applicants transitioned from the flat roof in front to the pitched roof in the rear to make it feel more like a traditional residential home and break up the elevation. Large canopies were proposed out front with bench seating to create a more welcoming feel. The height restriction makes it difficult to get two levels and screen mechanical equipment. Mr. McNulty commented that the parapet is intended to screen the rooftop mechanical equipment. Mr. Anderson remarked that that will be difficult. The ceiling heights are currently nine feet with a truss to run the mechanical equipment through. They plan to hide the condensers for the rooftop unit in the commercial space in the alcove area of the roof. The current height of the commercial site is 29 feet in front and 27 feet in back.

Mr. McNulty reported that the proposed heights exceed the 25-foot maximum and will need to be addressed by the Planning Commission and City Council as part of the site plan review process. Mr. Anderson explained that adjacent to the entry is the steeper pitch. He addressed the proposed materials and stated that near the entry is gray brick, which is common on commercial projects. Other buildings constructed with the same material were referenced. Mr. Anderson stated that it is a cultured stone that is very flat with texture to provide a varied, speckled look. Regular stone was proposed to differentiate between the residential portion with lap siding. The board and batten are also very similar to the Santa Clara Inn. White and gray brick veneer was proposed across the front of the residential portion.

Landscaping issues were discussed. Mr. Anderson stated that they have not yet designed the landscaping but the existing sycamore on the site will remain. Two-car garages will be provided for each of the residential units with a sidewalk along the east side toward the front doors. Landscaping will be provided alongside it. The courtyard areas were provided as a transition from the commercial parking lot to the residential, which will be long-term rentals. The types of businesses envisioned were professional office uses. A comparable project in the City was referenced. Mr. Anderson stated that in the front they are planning to do drought-tolerant landscaping along with trees, rocks, and bushes rather than grass. The City maintains the strip in front of the sidewalk shown in the rendering that contains grass. A Commission Member suggested that a raised planter style that has been implemented by the City may be a good option.

As the sycamore trees will need water once the landscaping is installed, a question was raised regarding the intent to provide water. Mr. McNulty stated that the City's Parks Director and Public Works Director, Dustin Mouritsen are aware of the situation. The current steps taken to properly water existing trees in the City will be employed for this tree as well. The objective is for the tree to remain healthy going forward. It was noted that the walkway was designed around the tree.

Mr. McNulty referenced Code Section 17.74.040 which specifies that the building height shall be the average height of adjacent units on the same block unless a greater height is approved by the Planning Commission upon recommendation from the Heritage Commission. He explained that generally, height has been limited to approximately 25 feet in the Historic District, however, some structures exceed that height in the Historic District. The heights of surrounding structures were discussed. Mr. McNulty was aware of some homes in the area that are approaching heights of 30 feet.

Mr. McNulty referenced Code Section 17.74.030 which specifies that two-family dwellings such as a duplex, twin home, or townhome are permitted uses. This section of the Code allows the Planning Commission to determine other permitted uses with input from the Heritage Commission. Staff was comfortable with the proposed number of units being reviewed by the Planning Commission and with the proposed height of the building as designed as it is intended to blend in with the Historic District. Mr. McNulty explained that the Historic District mixed-use allows for a detached or accessory building to be 25 feet in height. Overnight rentals would require conditional use review and site plan approval. The ordinance is very specific. If someone comes back after owning the property for five to 10 years and it is sold and another user comes in, they will be required to go through conditional use and site plan review with the Planning Commission and City Council.

A Commission Member commented that she would prefer to see a material that is more historic, such as brick, rather than stone. She liked the color and the horizontal siding that matches the Santa Clara Inn and stated that it is a great mix. She preferred not to see the large format of stone on the front of the buildings. She suggested the alternative of using real-sized brick. She liked the detail along the roofline as well. Mr. McNulty stated that the materials identified to be changed were the cultured fieldstone and the large format stone both in cream. It was noted that the structure discussed at the last meeting was all brick and a good reflection of the historic feel.

A Commission Member supported actual brick that looks like it has been there for some time rather than a veneer or artificial brick or stone. Mr. Anderson stated that numerous products can be chosen from. He offered to visit various suppliers and explore other options. A question was raised regarding the color of the brick as it seems to be stark white. Near the front of the building, there are gables but the black and white look along the front does not feel as historic. For that reason, brick with some color was suggested. Mr. Anderson stated that if they change the stone and brick they will have to figure out what to do with the brick. Other buildings in the Historic District that will never go out of style were identified. A new bank building by Popeye's Restaurant was referenced that has large format stone that is natural sandstone. The sandstone material is available in varying thicknesses that could provide more color. The material used at the Granary Café was confirmed to be sandstone. A Commission Member suggested it be similar

to that in appearance. Mr. Anderson agreed that larger format sandstone would look good. A Commission Member commented that she likes the drama of the big pieces if it is the right material.

Reference was made to the Best Western Hotel at Exit 13 which utilizes a similarly sized sandstone. The option of limestone was also mentioned. While attractive, a limestone building would never have existed historically in Santa Clara. A material similar to the Granary Café was recommended. The comment was made that what is proposed will be a nice addition to the property.

A question was raised regarding how the front of the commercial building differs from the building that was considered at the last meeting. It is a different color but looks similar. The comment was made that there is a different texture. The building considered at the last meeting was all flat brick and glass and looked like a factory. The proposed structure has more texture, elevation, and roof changes, and is more appropriate for the Historic District. It is large but does not appear to be a big box. The breakup in materials seemed to give it a less industrial feel than the building considered at the last meeting. It was noted that it is a different type of building altogether.

Commissioner Gubler commented that the current trends are white and black. At any point, the proposed building could be painted a different color and still look nice. A Commission Member commented that she likes the limestone look but the grey brick is trendy and will not withstand the test of time. It was recommended that the applicants explore rock, brick, or stone that is not a popular trend, which will be more historic and traditional. It was suggested that the limestone be replaced with sandstone and the gray brick with a different color of brick that will complement the sandstone. Commissioner Gubler preferred to see a traditional style of brick. The applicants were commended for their efforts designing the site.

Procedural issues and possible options were discussed. It was noted that the applicants intend to begin construction immediately once approval is granted. Mr. McNulty commented that the next Planning Commission Meeting is scheduled for July 13. Timing issues were discussed.

In response to a question raised, Mr. Anderson stated that they have not yet determined what material will be used for the courtyard wall. He assumed it would be a white picket fence. Another option was a simple black iron. It would blend in as there is already black on the front.

The applicants were asked if they would consider gearing the retail space more toward a retail store without a second floor with an open ceiling. Mr. Anderson stated that that decision would have to be made permanently and in advance. It would also effectively cut the income from the space in half.

Megan Smith moved to recommend APPROVAL to the Planning Commission of a proposed mixed-use office/residential building at 3098 Santa Clara Drive located in the Historic District/Mixed-Use Zone subject to the Commission reviewing materials as discussed at this meeting. Megan Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

3. Miscellaneous Items.

There were no miscellaneous items to be discussed.

4. Adjournment.

The Heritage Commission Meeting adjourned at approximately 4:57 p.m.

Approved: _____
Sherry Laier, Clerk

Project Narrative

3098 Santa Clara Dr. Santa Clara, Utah

This is a mixed use project with four proposed two-story apartments and 2,970 sq. ft. of commercial retail/ office space. The proposed site is located off Santa Clara Drive and will have twelve parking stalls located toward the back of the site. The apartments are 3-bed, 2-1/2 bath with two-car garages provided for each unit. Refer to the provided AS101 site plan sheet for path of ingress & egress information, as well as the proposed building location on the site. See also exterior elevations for a list of building materials that were chosen to manifest a modern pioneer look that coincides with the historical district themes in the area.

For the residence portion of this concept, we wanted to bring to light the historical nature of pitched roofs and gables. Keeping in mind that the ceilings will be 9' at both levels per standard, we decided on a 4:12 pitch at the main gable of the residences to put us at a height of 27'-8" to the main ridgeline. This is the shallowest pitch we are comfortable proceeding with at this area. For the gables on the front of the residences we decided on a 9:12 pitch that is not to exceed the ridge height of the main gable.

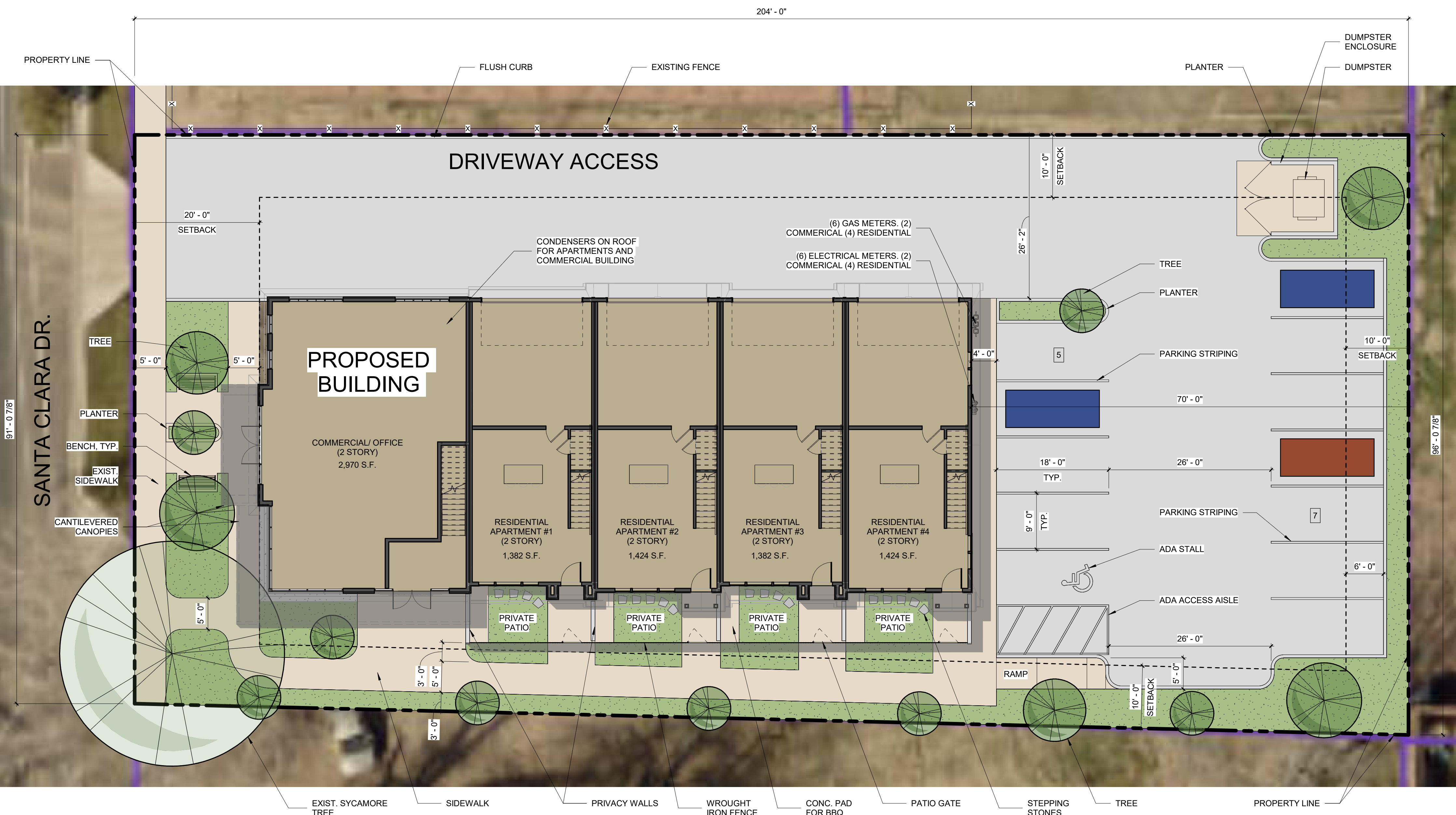
For the commercial space, we proceeded with a lower than standard ceiling height of 9', a 2' floor truss, and a 30" roof truss that puts us at a building height of 22'-6" excluding parapets. In addition, to effectively screen rooftop equipment at the flat roof commercial area, we are planning on a parapet that is 29'-0" at the tall side and 27'-6" at the low side in the best interest of concealing roof top elements. For the commercial flat roof area please refer to building section A2 on sheet AE301 for the intent of floor, roof framing, and parapet screening.

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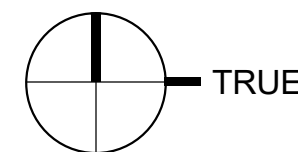
C

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3
4
5



A1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



PROJECT INFORMATION

SITE SPECIFIC INFORMATION
PARCEL # SC-153
SITE AREA 0.45 ACRES (19,602 S.F.)
CURRENT ZONE HDMU - HISTORIC DISTRICT/ MIXED USE

UNIT BREAKDOWN

4 3 BED/ 2-1/2 BATH
4 TOTAL UNITS

**PARKING CALCULATIONS
RESIDENTIAL:**

4 UNITS * (2) = 8 STALLS
TOTAL REQUIRED 8 STALLS

(2) SPACES REQUIRED PER UNIT. (1) SPACE PER UNIT IS
REQUIRED TO BE COVERED.
(2) SPACES ARE PROVIDED IN EA. GARAGE AND ARE COVERED.

TOTAL PROVIDED 8 COVERED STALLS

COMMERCIAL:

2,970 SF / 250 SF = 12 STALLS
TOTAL REQUIRED 12 STALLS

(1) SPACE REQUIRED PER 250 SF OF COMMERCIAL FLOOR AREA

TOTAL PROVIDED 12 STALLS

LOT COVERAGE
5,288 S.F. (BLDG) / 19,602 S.F. (LOT) = 26.9%

LANDSCAPE
2,678 S.F. (LANDSCAPE) / 19,602 S.F. (LOT) = 13.6%



720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

SANTA CLARA
PROPERTY

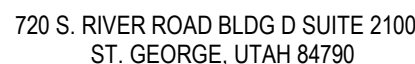
3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

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ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	06-27-2023
PROJECT NUMBER:	001063
DRAWN BY:	SB
CHECKED BY:	SB

ARCHITECTURAL
SITE PLAN

AS101

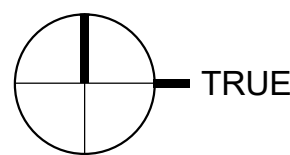


3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	06-27-202

PROJECT NUMBER:	001063
DRAWN BY:	SB
CHECKED BY:	SB

AS102



A1 PRELIMINARY UTILITY PLAN
1" = 10'-0"

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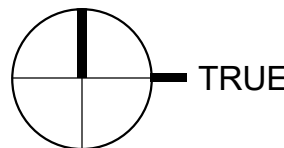
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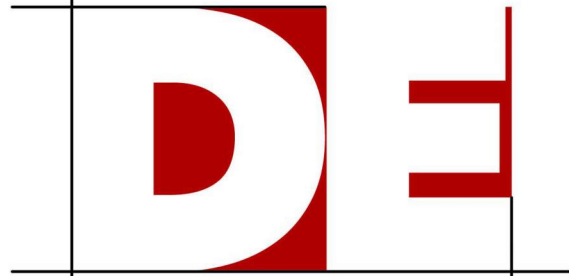
1
2
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A2 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



KEYNOTES



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

SANTA CLARA
PROPERTY

3098 SANTA CLARA DR.
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STAMP

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-18-2023
PROJECT NUMBER:	X
DRAWN BY:	Author
CHECKED BY:	Checker

MAIN LEVEL FLOOR
PLAN

AE101

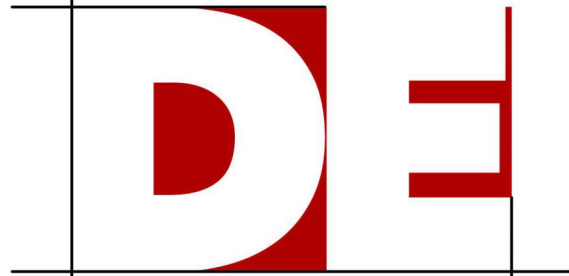
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KEYNOTES



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

**SANTA CLARA
PROPERTY**

3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

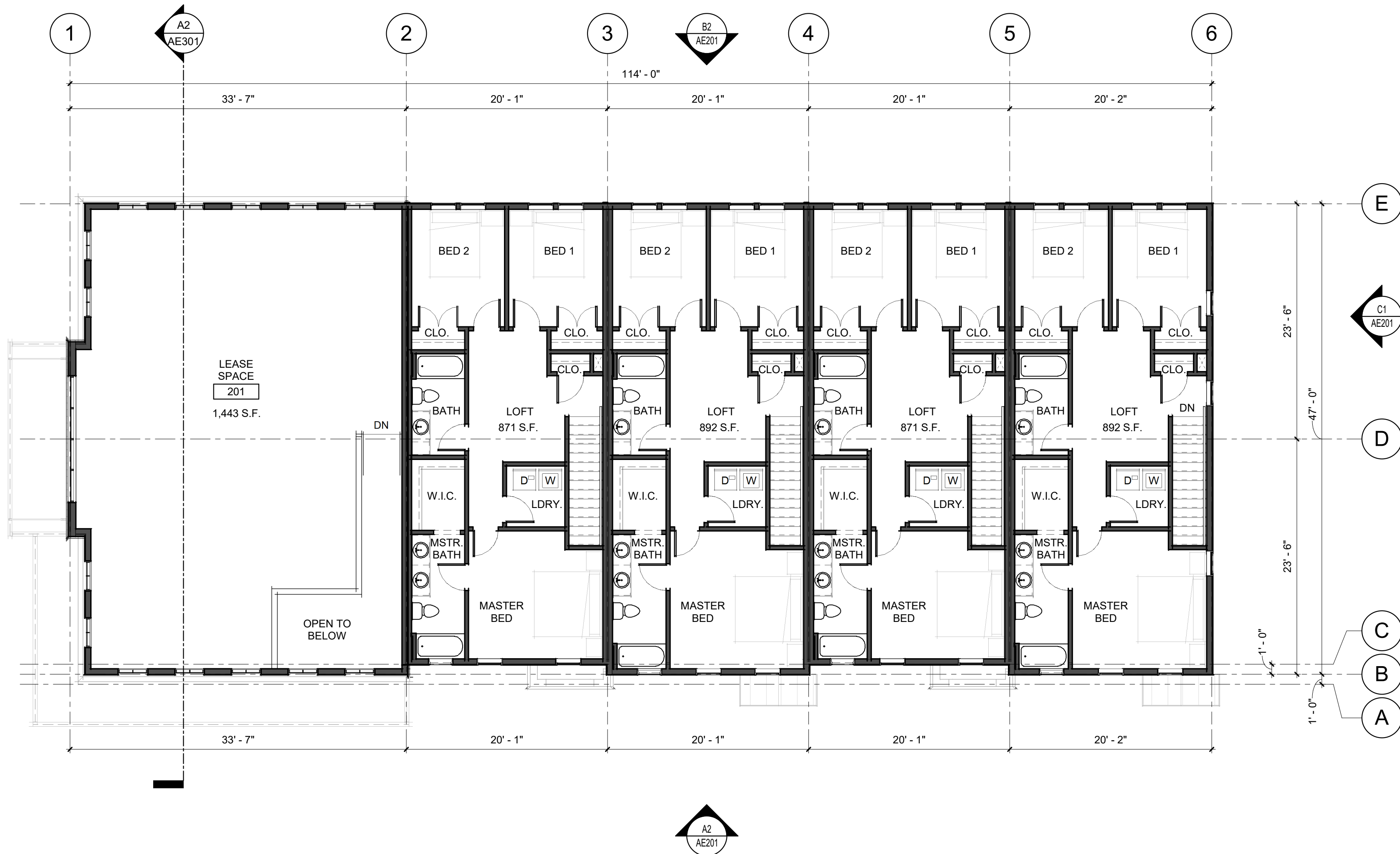
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DATE: 05-18-2023

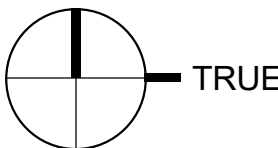
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CHECKED BY: Checker

**UPPER LEVEL
FLOOR PLAN**

AE102



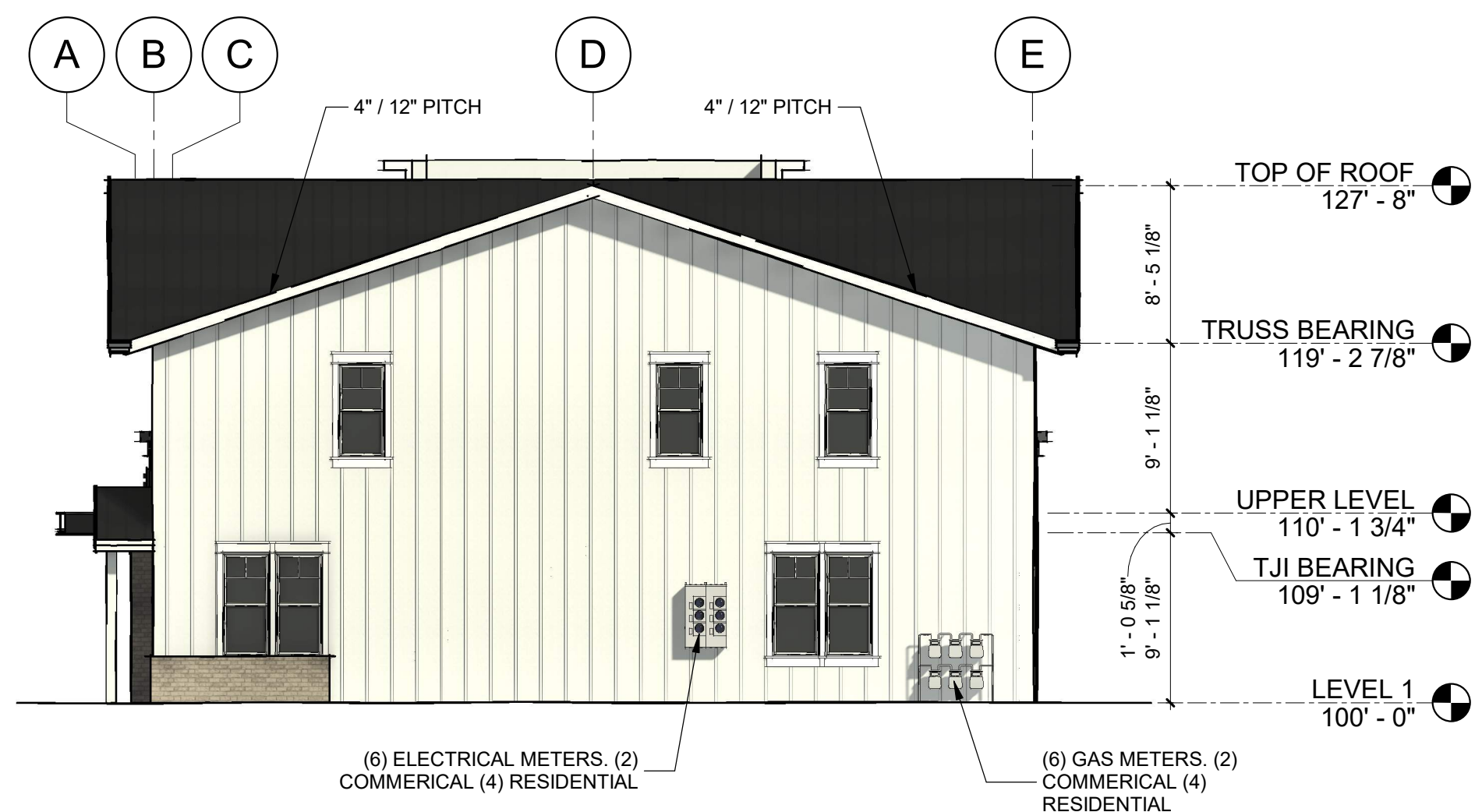
A2 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



D

C

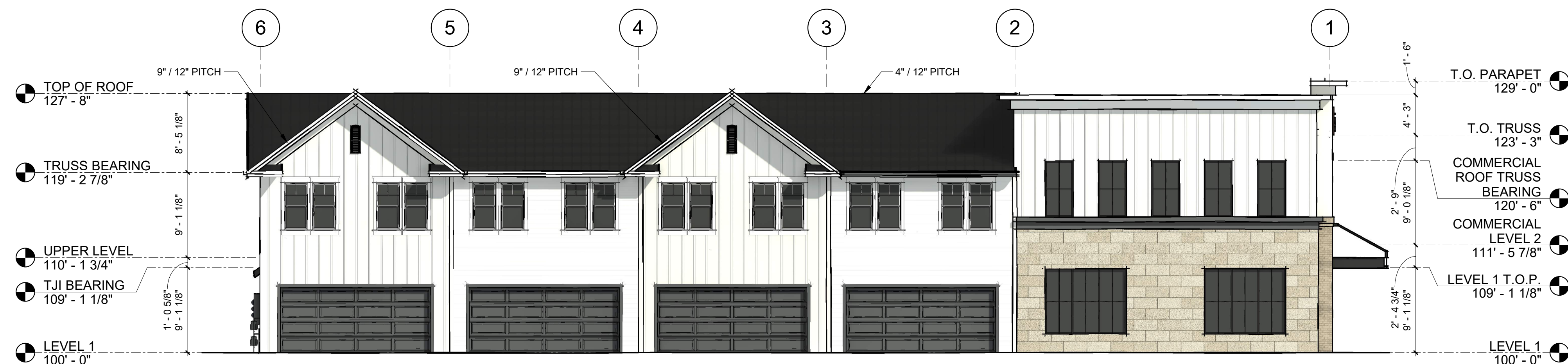
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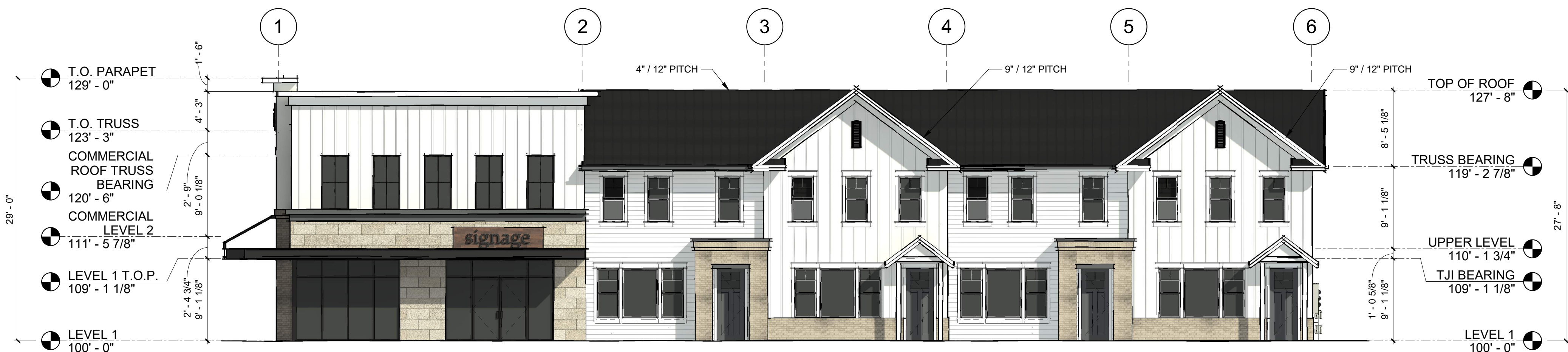
C1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



C3 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



B2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

KEYNOTES



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

SANTA CLARA
PROPERTY

3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

EXTERIOR MATERIALS LEGEND

BOARD & BATTEN VERTICAL SIDING (WHITE)	
WOOD HORIZONTAL LAP SIDING (WHITE)	
LARGE FORMAT STONE (CREAM)	
THIN BRICK VENEER (TAN)	
WOOD SIDING (DARK BROWN)	
STUCCO (WHITE)	
STANDING SEAM METAL ROOFING (DARK GREY)	

STAMP

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-18-2023
PROJECT NUMBER:	X
DRAWN BY:	Author
CHECKED BY:	Checker

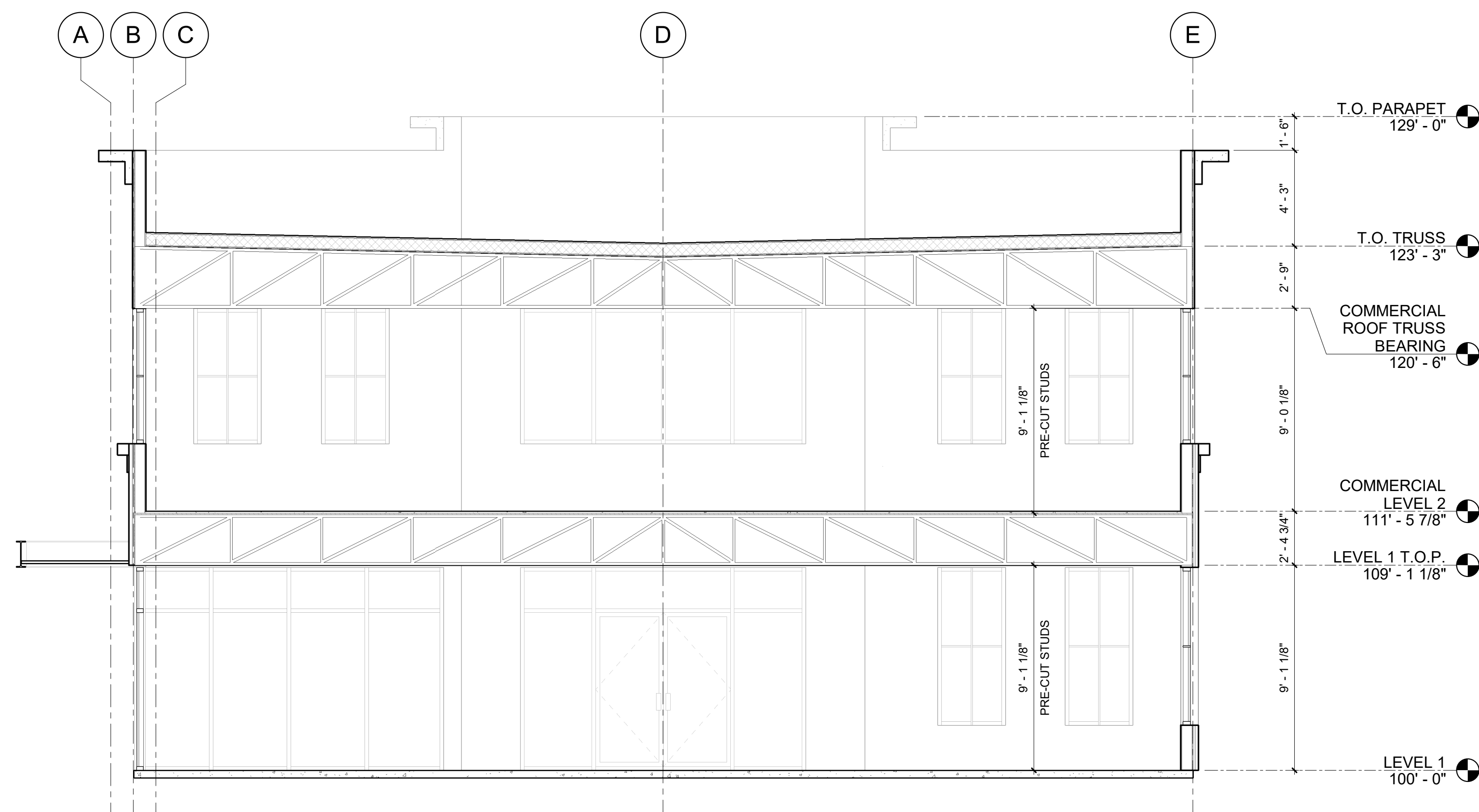
EXTERIOR
ELEVATIONS

AE201

D

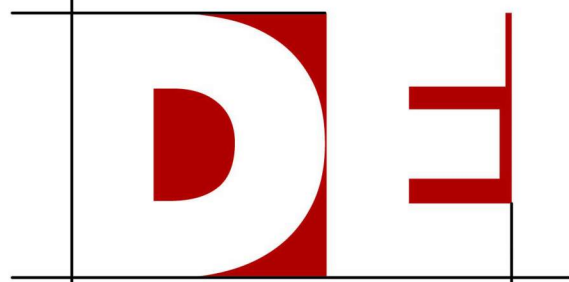
C

B



A2 BUILDING SECTION
1/4" = 1'-0"

KEYNOTES



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

**SANTA CLARA
PROPERTY**

3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

STAMP

ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-18-2023
PROJECT NUMBER:	X
DRAWN BY:	Author
CHECKED BY:	Checker

BUILDING SECTIONS

AE301

