



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
October 26, 2023 @ 5:30 PM

2603 Santa Clara Drive
Santa Clara, Utah 84765

Phone: (435) 673-6712
Email: contact@sccity.org

Public Notice is hereby given that the Planning Commission of the City of Santa Clara, Washington County, Utah, will hold a Planning Commission Meeting in the City Council Chambers, 2603 Santa Clara Drive, Santa Clara, Utah, on Thursday, October 26, 2023, commencing at 5:30 PM. The meeting will be broadcasted via YouTube linked on our website at <https://sccity.org/meetings>.

The agenda for the meeting is as follows:

1. Call to Order

2. Opening Ceremony

- A. Pledge of Allegiance: Mark Weston
- B. Opening Comments (Invocation): Mark Weston

3. Working Agenda

- A. Public Hearing
 - 1. None

4. General Business

- A. Recommendation to City Council
 - 1. Recommendation to the City Council for a Preliminary Subdivision Plat for the Pioneer Pointe Subdivision. The project is located at 400 East/Patricia Drive and Pioneer Parkway. Clayton Leavitt, applicant.
- B. Planning Commission Approval
 - 1. POSH Blow Dry Bar Wall Sign located at 3687 Pioneer Parkway, Suite #3. Bradley Salay with Rainbow Signs, applicant.
 - 2. THRIVE Drip Spa Wall Signs at 3687 Pioneer Parkway, Suite #1. Bradley Salay with Rainbow Signs, applicant.
 - 3. Jersey Mike's Wall Signs at 3687 Pioneer Parkway, Suite #2. Shauna Gappmayer with YESCO Signs, applicant.
 - 4. Election of Planning Commission Chair and Vice-Chair for remainder of 2023.

5. Discussion Items

- A. None

6. Approval of Minutes

- A. Request Approval of Regular Meeting minutes: September 28, 2023

7. Adjournment

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at least 24 hours in advance of the meeting by calling (435) 673-6712.

Posted this 19th day of October 2023.

Jim McNulty, Planning Manager



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

Staff Report

Preliminary Subdivision Plat Summary and Recommendation

Public Body: Santa Clara City Planning Commission

Meeting Date: October 26, 2023

Current Zone: Planned Development Residential, PDR

General Plan Designation: Medium Density Residential, MDR

Property Address: 400 East/Patricia Drive and Pioneer Parkway

Request: Pioneer Pointe Subdivision, Preliminary Plat

Applicant Name: Clayton Leavitt (Oak Creek)

Staff Planner: Jim McNulty

Planning Staff Recommendation: Approve with conditions.

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Clayton Leavitt (Oak Creek), is requesting Preliminary Plat Approval for the Pioneer Pointe Subdivision. The Pioneer Pointe Subdivision includes a total of 133 units on 18.09 acres of property. This equates to a density of 7.35 units/acre.

The **Property Rezoning and Project Plan approval (Ordinance #2023-15, attached)** included 82 single-family units/ lots, with 51 multi-family townhome units (front loaded and rear loaded). City Ordinance #2023-15 was approved and adopted by the City Council on July 12, 2023. Prior to adoption of Ordinance #2023-15, the Planning Commission held two public hearings on March 23, 2023, and May 25, 2023. Both public hearings were well attended by residents in the vicinity.

Chapter 17.68, Planned Development Zones, requires a review of the Preliminary Subdivision Plat. Additionally, the preliminary plat application is required to include all preliminary plat requirements as per Chapter 16.16 of Subdivision Ordinance. City staff will further address the proposed project and requirements in the staff report.

SITE & VICINITY DESCRIPTION

The subject property is located north of Pioneer Parkway, with Patricia Drive running along the eastern boundary, and 400 East abutting the western boundary. Tuscany Drive runs north of the subject property. The centerline of 400 East is the boundary between Santa Clara City and Ivins City.

PRELIMINARY SUBDIVISION PLAT REVIEW ITEMS

City staff has determined that the Preliminary Subdivision Plat is consistent with the Project Plan for the Pioneer Pointe Project. City staff has identified the following items that need to be addressed at this time:

1. **Residential Unit Count:** The Preliminary Plat Plan includes a **total of one hundred thirty-three (133) units** on 18.09 acres of property. This equates to a **density of 7.35 units/acre**. A total of 82 single-family lots/pad lots are proposed along with 51 multi-family townhome units.
2. **Project Phasing Plan:** A Phasing Plan has been included for the overall project. **A total of seven (7) phases are proposed** by the developer. Each phase will include the following:
 - **Phase 1A** includes 14 single-family lots with a detention basin area.
 - **Phase 1B** includes 21 single-family pad lots, amenity area parking, and project amenities. These amenities include restrooms with changing areas, a large pool, hot tub, and an outdoor seating (covered and uncovered) area for the community.
 - **Phase 2** includes 11 single-family pad lots with project amenities. These amenities include three (3) pickleball courts, a green court/open space area with walking paths, and a pavilion.
 - **Phase 3** includes 11 single-family pad lots.
 - **Phase 4** includes 19 single-family pad lots with project amenities. This amenity area includes a large green court/open space area with walking paths.
 - **Phase 5** includes 26 multi-family townhomes units in five (5) buildings, and visitor parking.
 - **Phase 6** includes 25 multi-family townhome units in six (6) buildings with project amenities. This amenity area includes a large green court/open space area with walking paths and a large pavilion.
3. **Building Design/Materials/Height/Setbacks:** Chapter 17.68 requires a review of building design, building materials, building height, and building setbacks. The Preliminary Subdivision Plat includes both single-family homes and multi-family townhomes as follows:
 - **Single-Family Home Lots/Wide Pad Lots.** Both one-story and two-story traditional home designs are proposed for these single-family lots. Home sizes will range from 1,500 to 3000 sq. ft. Four to five different models with varying elevations and materials including multiple brick and stone options along with stucco, and tile roof options. Rambler homes will be approximately 20' in height, with two-story homes being 27' in height. **Lots 1 - 14 (traditional single-family lots)** will have a 20' front yard setback, with 8' side yards, and a rear yard of 10'. **Wide Pad Lots (23, 25, 29, 33, 37 – 46, 48 – 69, 71, and 74)** will have a front yard setback of 15' to living space, with 20' to the garage. The side yard setback will be 16' between each building, with a rear setback of 10'.
 - **Single-Family Pad Lots/Narrow Homes.** The smaller/narrow pad lot single-family homes will include a two-story design. Home sizes will range from 1700 to 1850 sq. ft. Four different models with varying elevations and materials including multiple brick and stone options along with hardiboard, stucco, and tile roof options. The two-story homes will be approximately 25' to 27' in height. **Narrow Pad Lots (15 – 22, 24, 26 – 28, 30 – 32, 34 – 36, 47, 70, 72, 73, 75, 76 – 82)** will have a front yard setback of 15' to living space, with 20' to the garage. The side yard setback will be 16' between each building, with a rear setback of 10'.

Request: Pioneer Pointe Project

- **One-Story Townhomes.** These **units include two-bedrooms and two bathrooms** homes with a one-car garage and two-car driveway. The **proposed units would be approximately 985 to 1100 sq. ft.** in size. Two different color palettes with a variety of building materials including brick and stone, hardiboard, stucco, and tile roof options are proposed. The one-story townhomes will be approximately 22' in height. **Units 94 - 114** will have a front yard setback of 15' to living space, with 20' to the garage. The side yard setback between buildings will be 12' with a rear setback of 10'.
- **Two-Story Townhomes.** These units include **3 and 4 bedrooms, 2.5 baths** with a two-car garage and two-car driveway. The **proposed units will be 1400 to 1600 sq. ft. in size.** Two different color palettes with a variety of building materials including brick and stone, hardiboard, stucco, and tile roof options are proposed. The two-story townhomes will be approximately 27' in height. **Units 83 - 93** will have a rear/front yard driveway depth of 20', with a side yard setback of 12' and 15' between buildings. The front yard will include a courtyard patio that fronts onto a green court area. **Units 115 - 133** will have a rear yard/front yard driveway depth of 20' along Tuscany Drive, with a side yard setback of 15' between buildings. **The front yard for these units is approximately 20' to face of building; however, an 8' courtyard patio will be allowed in the setback area allowing for 12' from back of sidewalk to courtyard.**

4. **Open Space:** Chapter 17.68 requires at least 30% of a project area to be in common open space. The Preliminary Plat includes approximately **34.83% (6.30 acres)** of open space being proposed for the overall project. The applicant is required to work with city staff during both the Preliminary and Final Subdivision Plat review to verify these calculations.
5. **Public Trail Access:** An 8' asphalt public trail along 400 East has been shown on the Preliminary Subdivision Plat. This trail is required as per the **2018 Trails Master Plan.** This required trail will tie in with the existing section of trail along the 400 East frontage of the Tuscany project, which provides a connection to other trails in the area. The applicant is required to work with city staff during both the Preliminary and Final Subdivision Plat review process.
6. **Landscaping & Water Efficiency:** Chapter 17.68 requires project landscaping and puts standards in place for the PD Zone. Section 17.68.050 discusses landscape design and water conservation principles. The final landscape and irrigation plans will be required to comply with **City Ordinance #2022-05 (Water Efficient Landscaping & Conservation Standards).** **A secondary water connection will be required for outdoor water use.** The applicant has provided a preliminary landscape plan; however, a more thorough review with **additional details (final landscaping & irrigation plan) will be required with each Final Plat submittal.**
7. **Public Road Cross-Section:** The Preliminary Plat includes a required 45' public road cross-section within the interior of the project. **This includes 30' of asphalt, 2.5' of curb and gutter on either side, with a 5' sidewalk on each side of the road allowing for good pedestrian access and movement.** Additionally, improvements such as but not limited to curb & gutter, park strip, sidewalk, and trails will be required along Patricia Drive (50' public street), Pioneer Parkway (70' public street), and 400 East (66' public street). The applicant is required to work with city staff and comply with all department recommendations during both the Preliminary and Final Subdivision Plat review process.
8. **Private Driveway Cross-Sections:** The Preliminary Plat includes **two (2) private driveways at 26'.** Each private driveway would provide access to two (2) single-family pad lots (**Lots 38-39, and 59-60**). The applicant is required to work with city staff and comply with all department recommendations during both the Preliminary and Final Subdivision Plat review process.

Request: Pioneer Pointe Project

9. **Parking:** The Preliminary Plat includes **203 parking spaces for the 51 multi-family townhome units**. This equates to 4.0 parking spaces per unit. An additional 20 surface parking spaces have been provided adjacent to the project amenities in Phase 1B, and within Phase 5. **Chapter 17.32 requires two (2) parking spaces per unit, one covered and one uncovered. Each of the single-family lots/pad lots have been designed to include a two-car garage with a two-car driveway.** The project parking will be reviewed during both the Preliminary and Final Subdivision Plat review process.
10. **Project Utilities:** **Utilities (e.g., water, sewer, power, gas, etc.) are required for the project.** The applicant is required to work with city staff and comply with all department recommendations during both the Preliminary and Final Subdivision Plat review process.
11. **Soils Report:** **A Geotech Report (Subsurface Investigation) done by Applied Geo-Tech** was submitted for the property. It appears that expansive clay was encountered in multiple site locations (north & south); however, **the site is suitable to support residential slab on grade construction** provided that the report recommendations are implemented during construction. The applicant will be required to work with city staff during both the Preliminary and Final Subdivision Plat review process to determine compliance.
12. **Traffic Study:** **A Traffic Impact Study, TIS done by Hales Engineering** was submitted for the property. **Two project accesses were assumed, which resulted in an acceptable LOS at intersections; however, a third access was also considered on Patricia Drive.** The third access would improve the internal circulation of the project. Since the report was submitted, the project has been redesigned to include a row of single-family lots along Patricia Drive without access to the interior of the site. This was done to tie in with the existing single-family neighborhood in the immediate vicinity. **Access to the site will be gained off Pioneer Parkway and 400 East.**
13. **Block Privacy Wall:** **A 6' solid block privacy wall will be required along Pioneer Parkway and 400 East.** A block wall detail and color sample has been included with the Preliminary Plat. City staff would recommend that **more specific details be required at Final Plat submittal.**
14. **Owner Occupancy:** City Ordinance #2023-15 (adopted July 12, 2023) requires that a minimum of **fifty percent (50%) of all units in the Pioneer Pointe Project be owner-occupied.** This requirement must be included in the CC&Rs to be recorded for the project and enforced by the HOA.
15. **Project CC&Rs:** **A copy of the project CC&Rs is required** for City staff and legal counsel review when an application for Final Plat approval is submitted to the City.
16. **Dust Control:** **A Dust Control Plan is required** for review and approval by city staff before a grading permit can be issued allowing for site work. The health, safety, and welfare of adjacent residents must be considered.

NEIGHBORHOOD RESPONSE

The Planning Commission agenda has been posted on the city website as well as City Hall, the Santa Clara Post Office, and local library. 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 subdivisions. A city must hold a public meeting to consider a subdivision plat. 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, Post Office, local library) at least 24 hours before the meeting. The city is also required to post on the State Public Notice Website. City Staff has determined that all State Code requirements have been met with this application.

REVIEWING DEPARTMENTS

DEPARTMENT: Building

Recommendations: A geotechnical report will be required for all lots/units/buildings within the project prior to permit issuance.

Required Revisions: None at this time.

DEPARTMENT: Parks & Trails

Recommendations: An 8' public multi-purpose trail is required along 400 East.

Required Revisions: None at this time.

DEPARTMENT: Police & Fire

Recommendations: Fire & Emergency Vehicle access is required. Additional review required at final plat.

Required Revisions: None at this time.

DEPARTMENT: Power

Recommendations: Public Utility Easements (PUE's) are required for each final plat. Transformer locations need to be reviewed and approved.

Required Revisions: None at this time.

DEPARTMENT: Public Works

Recommendations: Public Utility Easements (PUE's) are required to be shown on each final plat. A final mylar with signature blocks is required for each final plat prior to recordation.

Required Revisions: None at this time.

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission consider recommending Preliminary Plat Approval for the Pioneer Pointe Subdivision to the City Council subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments for each project phase.
2. That the applicant be required to install public street improvements which meet city standards.
3. That the Phasing Plan be approved for the overall project. That the Phasing Plan be reviewed for compliance with each project phase.
4. That the building design/materials/height/setbacks comply with the information in the staff report as presented by the applicant. That substantial changes to these items require an amendment to the Project Plan.
5. That at least 30% of the project area be in common open space. The Preliminary Plat includes approximately 34.83% (6.30 acres) of open space.

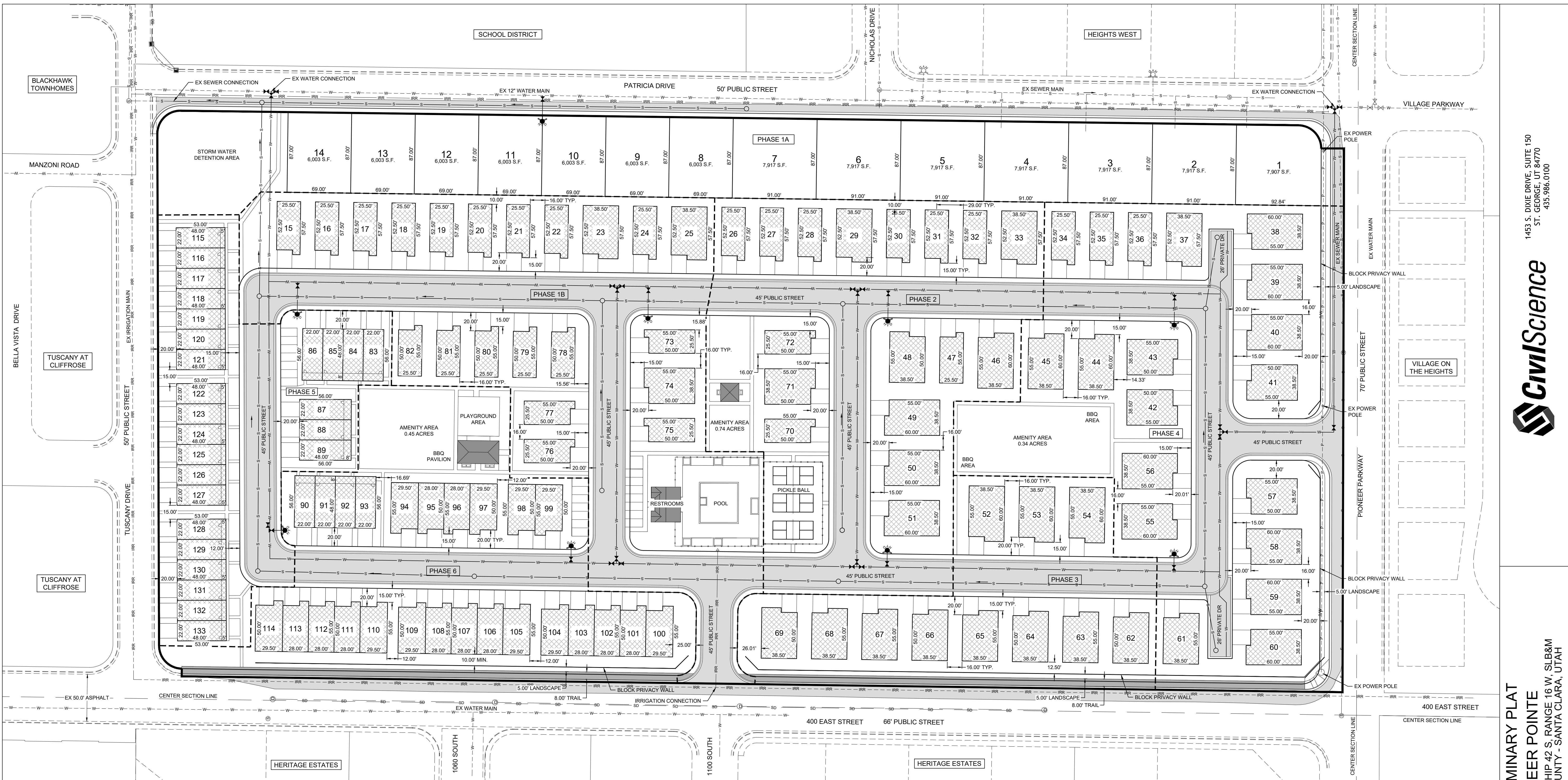
Request: Pioneer Pointe Project

6. That the project amenities be provided and put in place as per the approved Phasing Plan.
7. That the required public multi-purpose trail along 400 East (2018 Trails Master Plan) be put in place as per the Preliminary Subdivision Plat.
8. That the applicant be required to comply with City Ordinance #2022-05, Water Efficient Landscaping & Conservation Standards. That a final landscape and irrigation plan is required at Final Plat submittal. Also, secondary water connections are required for outdoor water use.
9. That a 45' public road cross-section per the Preliminary Subdivision Plat be required for the interior streets within the project. That a 26' private driveway be allowed to access Lots 38 – 39, and 59 – 60 only. That future improvements to Patricia Drive, Pioneer Parkway, and 400 East meet city requirements and be improved as indicated in the staff report.
10. That 203 parking spaces for the 51 multi-family units be provided along with 20 surface parking spaces adjacent to the amenity area in Phase 1B, and within Phase 5 as per the Preliminary Subdivision Plat and Phasing Plan.
11. That the Geotech Report for the project be implemented during site construction.
12. That the Traffic Impact Study, TIS for the project be implemented except for a third access to Patricia Drive.
13. That a 6' solid block privacy wall be required along Pioneer Parkway and 400 East. That more specific detail be provided at Final Plat submittal.
14. That 50% of all units in the project be owner-occupied. That this requirement be included in the CC&Rs and enforced by the HOA.
15. That a copy of the CC&Rs for the project be submitted to City staff and legal counsel for review at Final Plat submittal.
16. That a dust control plan be required and submitted to city staff for review and approval before a grading permit is issued or site work commences for overall project or any phase.

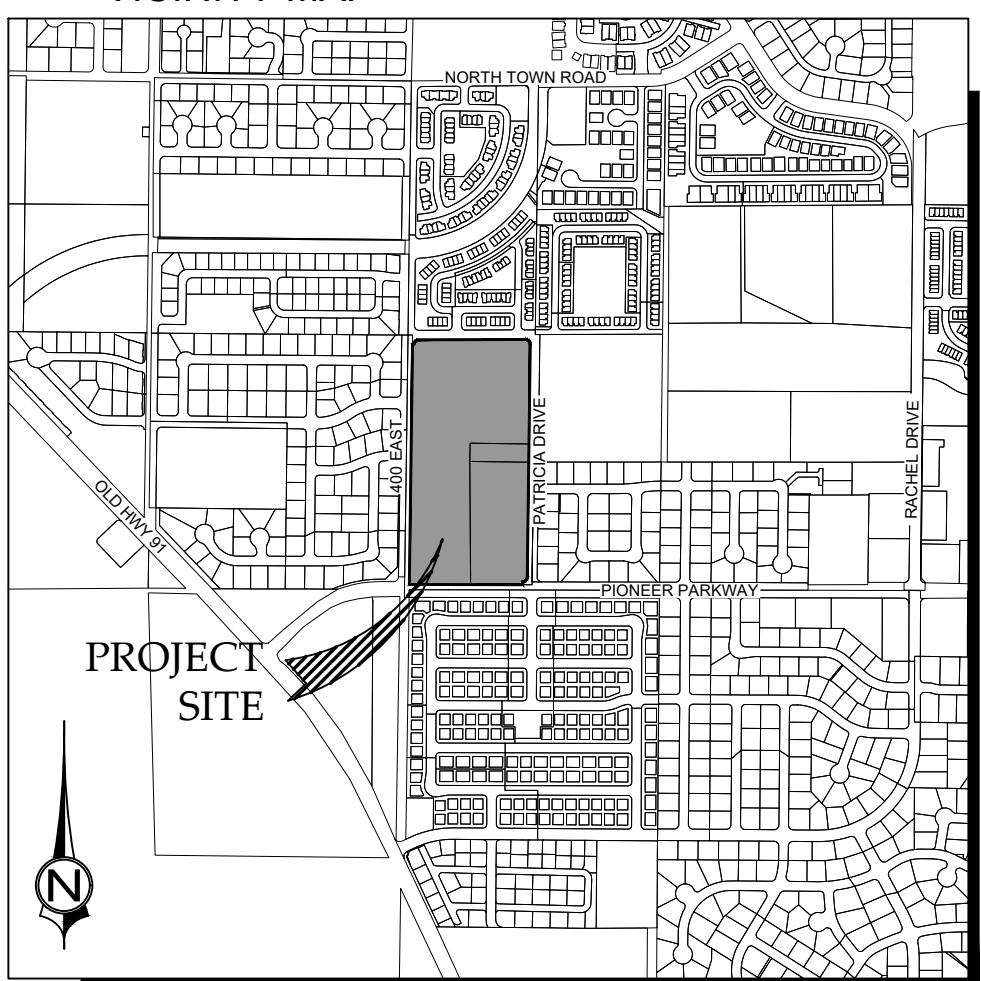
ACM/Science

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435 896-0100

PIONEER POINTE
SECTION 8, TOWNSHIP 42 S, RANGE 16 W,
WASHINGTON COUNTY, SANTA CLARA, ILLINOIS



VICINITY MAP



LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF PIONEER PARKWAY, POINT BEING N 89°50'24" W 2041.17 FEET ALONG THE CENTER SECTION LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND N 0°09'36" E 15.25 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 8, AND RUNNING THENCE N 89°50'24" W 589.64 FEET ALONG SAID RIGHT OF WAY, TO A POINT ON THE EAST RIGHT OF WAY LINE OF 400 EAST STREET; THENCE N 0°47'18" E 1259.42 FEET, TO A POINT ON THE BOUNDARY OF TUSCANY AT CLIFFROSE PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°12'42" E 8.25 FEET, TO A POINT ON A 25.00 FOOT RADIUS NON_TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 89°12'42" E, (2) THENCE ALONG THE ARC OF SAID CURVE 38.84 FEET THROUGH A CENTRAL ANGLE OF 89°01'03", (3) THENCE N 89°48'21" E 555.06 FEET ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 39.68 FEET THROUGH A CENTRAL ANGLE 90°56'35", (5) THENCE S 0°44'56" W 1212.72 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (6) THENCE ALONG THE ARC OF SAID CURVE 39.01 FEET THROUGH A CENTRAL ANGLE OF 89°24'39"; THENCE S 0°09'36" W 24.75 FEET, TO THE POINT OF BEGINNING.

LEGEND

LEGEND	PROJECT BOUNDARY
	PROJECT BOUNDARY
	PROJECT PHASING
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	DRAINAGE FLOW DIRECTION
	FIRE HYDRANT
	EXISTING WATER GATE VALVE
	EXISTING WATER LINE
	SEWER MANHOLE
	EXISTING SEWER LINE

NOTE

NOTES

1. LOTS 1-14 SINGLE FAMILY LOT SETBACKS: 20' FRONT, 0' & 16' SIDES, AND 10' REAR.
2. DETACHED SINGLE FAMILY SETBACKS: 20' TO GARAGE, 15' FRONT, 16' BETWEEN.
3. MULTIFAMILY ATTACHED SETBACKS: 20' TO GARAGE, 12' BETWEEN MINIMUM.
4. ALL PUBLIC STREETS SHALL HAVE A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONTAGE.
ALL COMMON AREA TO HAVE A BLANKET PUE.

WASTEWATER: SEWER TO FLOW TO THE NORTHEAST CORNER TO AN EXISTING SEWER MAIN STUB.

WATER: WATER WILL CONNECT AT PIONEER PARKWAY AND 1100 SOUTH AS SHOWN ON THE PLAN. UNITS TO HAVE INDIVIDUAL WATER METERS (FOR INTERIOR USE ONLY). ALL YARDS (EXTERIOR) AND COMMON AREAS TO BE SERVICED WITH A SEPARATE HOA METER.

FIRE: FIRE HYDRANTS HAVE BEEN SHOWN ON PLAN. THE NEAREST FIRE STATION IS LOCATED DUE EAST AT 2365 RACHEL DRIVE.

SOLID WASTE: TRASH COLLECTION WILL BE PER INDIVIDUAL CURBSIDE CONTAINER PER RESIDENCE. TO BE STORED IN GARAGE OR REAR YARD NOT VISIBLE FROM THE STREET.

ELECTRICAL SUPPLY: EXISTING POWER IS IMMEDIATELY ADJACENT TO THE DEVELOPMENT ALONG ALL PUBLIC STREET FRONTAGE. THERE EXISTS AN OVERHEAD POWER LINE ALONG PIONEER PARKWAY THAT IS TO REMAIN.

PARKS: THE ARCHIE H. GUBLER PARK AND BALL FIELDS IS LOCATED NEAR BY. THE DEVELOPMENT PROPOSES PRIVATE AMENITIES AS PER THE APPROVED ZONE CHANGE AND SHOWN ON THIS PLAN.

PHASING PLAN: THE DEVELOPMENT IS TO BE CONSTRUCTED IN PHASES AS PRE THE PHASE LINES SHOWN AND CHART PROVIDE ON THIS SHEET.

SITE SUMMARY

TOTAL UNITS: 133

AREA & DENSITY

AREA & DENSITY	UNITS	ACRES	DU/ACRE
IA	14	2.27	6.17
IB	21	3.19	6.58
2	17	2.91	5.84
3	11	1.57	7.01
4	19	3.72	5.11
5	26	2.02	12.87
6	25	2.41	10.37
	133	18.09	7.35

RECREATIONAL AMENITIES: 1.53 ACRES 8.46%
LANDSCAPED OPEN SPACE: 4.77 ACRES 26.37%
TOTAL OPEN SPACE = 6.30 ACRES 34.83%

PARKING

FRONT LOAD TOWN HOMES = 1-CAR GARAGE
21 x 1 GARAGES = 21 SPACES + 42 DRIVEWAYS = 63 SPACES

SURFACE PARKING = 20 STALLS
TOTAL PARKING = 203 STALLS
PARKING RATIO = 4.0 STALLS PER T.H. UNIT

PRELIMINARY PLAT PIONEER POINT

LOCATED IN
SECTION 8, TOWNSHIP 42 S, RANGE 16 W, SLB&M
WASHINGTON COUNTY - SANTA CLARA, UTAH

PROJ. #: IF22141
DRAWN BY: BLW
DATE: 10/12/2023
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET
1
OF
3



GEOTECHNICAL REPORT CONCLUSIONS

FOLLOWING THE SUBSURFACE EXPLORATION AND ENGINEERING ANALYSIS, THE FOLLOWING PRELIMINARY RECOMMENDATIONS ARE PROVIDED AS PER A G.E.C. REPORT DATED MARCH 4, 2022.

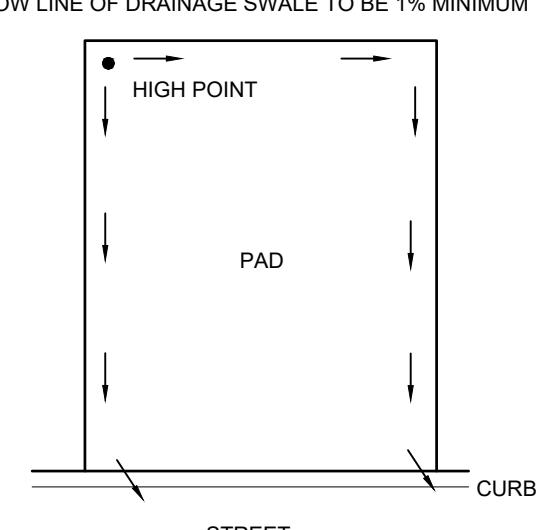
1. THE SITE IS SUITABLE TO SUPPORT THE PROPOSED RESIDENTIAL CONSTRUCTION PROVIDED RECOMMENDATIONS TO ADDRESS GEOTECHNICAL CONCERN AT THE SITE ARE IMPLEMENTED.
2. THE SURFACE GEOTEXTILE AND EXISTING PLANT MATERIAL, ROOTS AND ORGANICS SHOULD BE REMOVED AND DISPOSED OF OFF-SITE. WE ESTIMATE THIS WILL REQUIRE REMOVAL OF 1 TO 2 INCHES OF SOIL.
3. THE NEAR SURFACE, LOOSE, SAND SOIL SHOULD BE REMOVED THE FULL DEPTH AND REPLACED IN PROPERLY COMPAKTED LIFTS PRIOR TO PLACING FILL OR CONCRETE. THIS OVEREXCAVATION SHOULD EXTEND 2 TO 3 FEET BELOW THE EXISTING GRADE.
4. IN ORDER TO PROPERLY SUPPORT THE PROPOSED RESIDENCES WHERE EXPANSIVE MUDSTONE BEDROCK OR EXPANSIVE FAT CLAY EXIST AT LESS THAN 17 FEET BELOW THE PROPOSED FINISHED GRADE, SPECIAL FOUNDATION OR GRADING RECOMMENDATIONS SHOULD BE PROVIDED. GEOTECHNICAL CONCERN IN THESE AREAS SHOULD BE ADDRESSED BY ONE OF THE METHODS RECOMMENDED IN THE REPORT ON PAGES 5 AND 6.
5. WHERE EXPANSIVE BEDROCK OR CLAY IS PRESENT AT GREATER THAN OR EQUAL TO 17 FEET BELOW PROPOSED FINISHED GRADE (15 FEET GROUNDWATER IS PRESENT), STRUCTURES MAY BE SUPPORTED ON CONVENTIONAL SPREAD FOOTINGS BEARING A PROPERLY COMPACTED SUBGRADE. SPECIAL GRADING RECOMMENDATIONS ARE NOT NECESSARY.
6. CONSTRUCTION OF NEW OR RELOCATED STORM DRAINS SHOULD BE SUPPORTED ON DEEPER SUBSURFACE INVESTIGATION TO VERIFY CONDITIONS TO PROVIDE APPROPRIATE SUPPORT RECOMMENDATIONS.
7. AGEC RECOMMENDS FLATWORK AND PAVEMENT BE SUPPORTED ON AN APPROPRIATE THICKNESS OF NON-EXPANSIVE FILL TO HELP PROTECT THE UNDERLYING EXPANSIVE BEDROCK FROM BECOMING WET. STRICT SITE DRAINAGE IS CRITICAL TO THE SATISFACTORY PERFORMANCE OF FLATWORK OR OTHER SURFACE SUPPORTED FEATURES.

DUE TO THE PROPOSED RESIDENCES BEING BUILT ON EXPANSIVE BEDROCK AND CLAY, STRUCTURAL DESIGN RECOMMENDATIONS MUST BE IMPLEMENTED TO REDUCE THE POTENTIAL FOR SETTING OF EXPANSIVE BEDROCK BELOW BUILDING PAVEMENT AND IMPROVEMENTS. DRAINAGE RECOMMENDATIONS SHOULD BE FOLLOWED PER PAGES 5 AND 8 OF THE REPORT.

8. A MORE DETAILED GEOTECHNICAL INVESTIGATION SHOULD BE COMPLETED PRIOR TO DESIGN AND CONSTRUCTION WHEN A SITE AND GRADING PLAN HAS BEEN DEVELOPED.

TYPICAL LOT DRAINAGE
(UNLESS OTHERWISE NOTED)

DRAINAGE NOTES:
1- DRAIN AWAY FROM STRUCTURES @ 5% FOR 10' MINIMUM
2- DRAIN FROM REAR OF PAD TO STREET
3- FLOW LINE OF DRAINAGE SWALE TO BE 1% MINIMUM

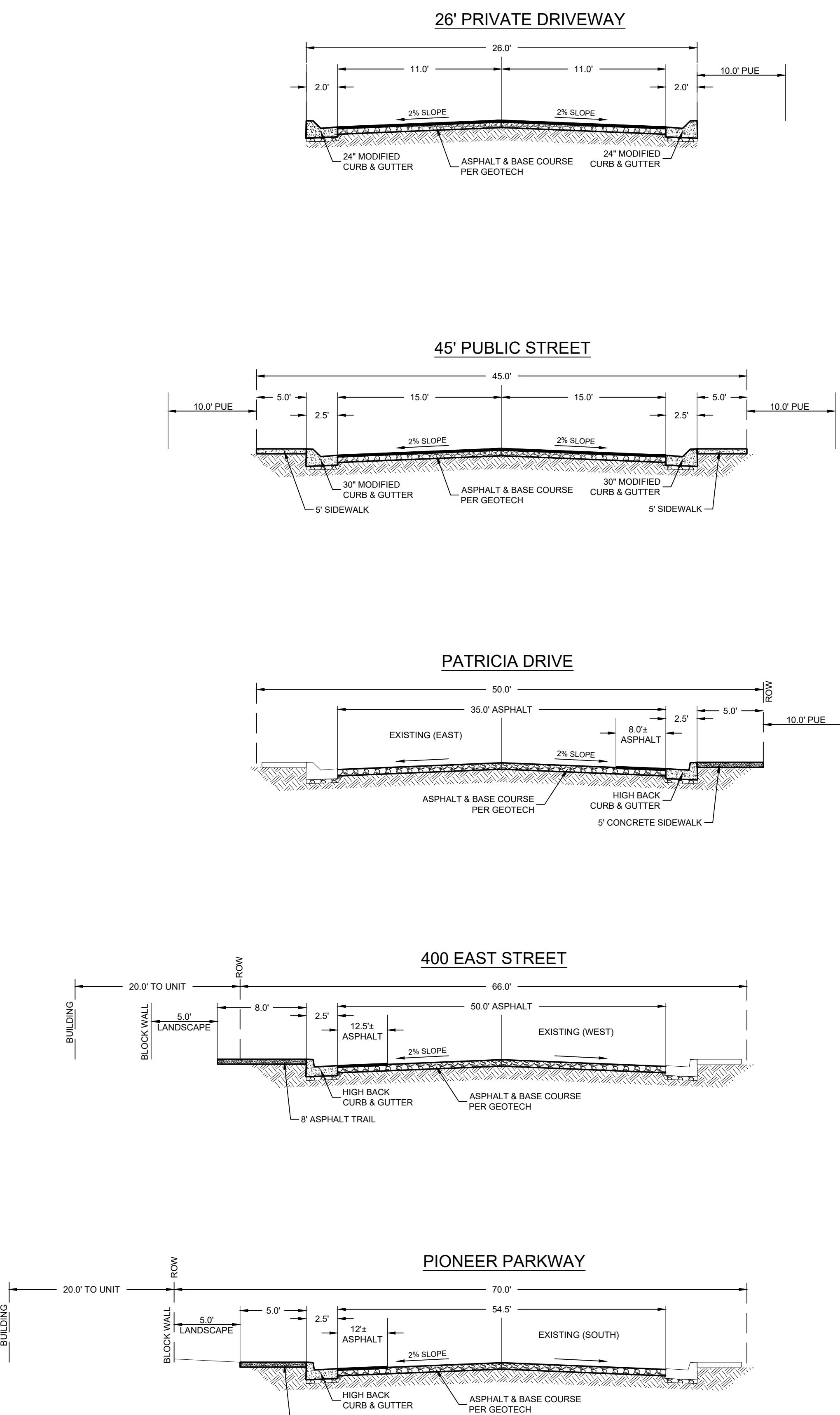


LEGEND

-----	EXISTING GROUND CONTOUR
-----	FINISH GRADE CONTOUR
-----	PHASE LINE
-----	PROPOSED LOT LINES
-----	EXISTING LOT LINES
-----	PROPOSED CURB & GUTTER
-----	EXISTING CURB & GUTTER
-----	PROPOSED STORM DRAIN
-----	EXISTING STORM DRAIN
→	DRAINAGE FLOW DIRECTION
PAD=0.00	FINISH PAD ELEVATION
LOCATION ELEVATION	SPOT ELEVATION

**PRELIMINARY PLAT
PIONEER POINTE**

LOCATED IN
SECTION 8, TOWNSHIP 42 S, RANGE 16 W, SLB&M
WASHINGTON COUNTY - SANTA CLARA, UTAH



PROPOSED STREET NAMES

STONE CREEK
SUGARBEY
STEEPLECHASE
OAK HAVEN
OAK CREEK
OAKSTONE
COLBERT LANDING
MEADOWOOD
EDGEWOOD
LOUIE LANE
HIGH POINTE
LILLISTONE
CHASEWAY
CHELSI PLACE
CHELSIROW
ANGELINA
COLBORN
NEWSTONE
WATERFORD
BARCLAY
AVALON
LILLIVILLE
CHESILTON
OXBERRY
LYDON ROAD
OAKHURST
CAMCROSS
CLAYWELL

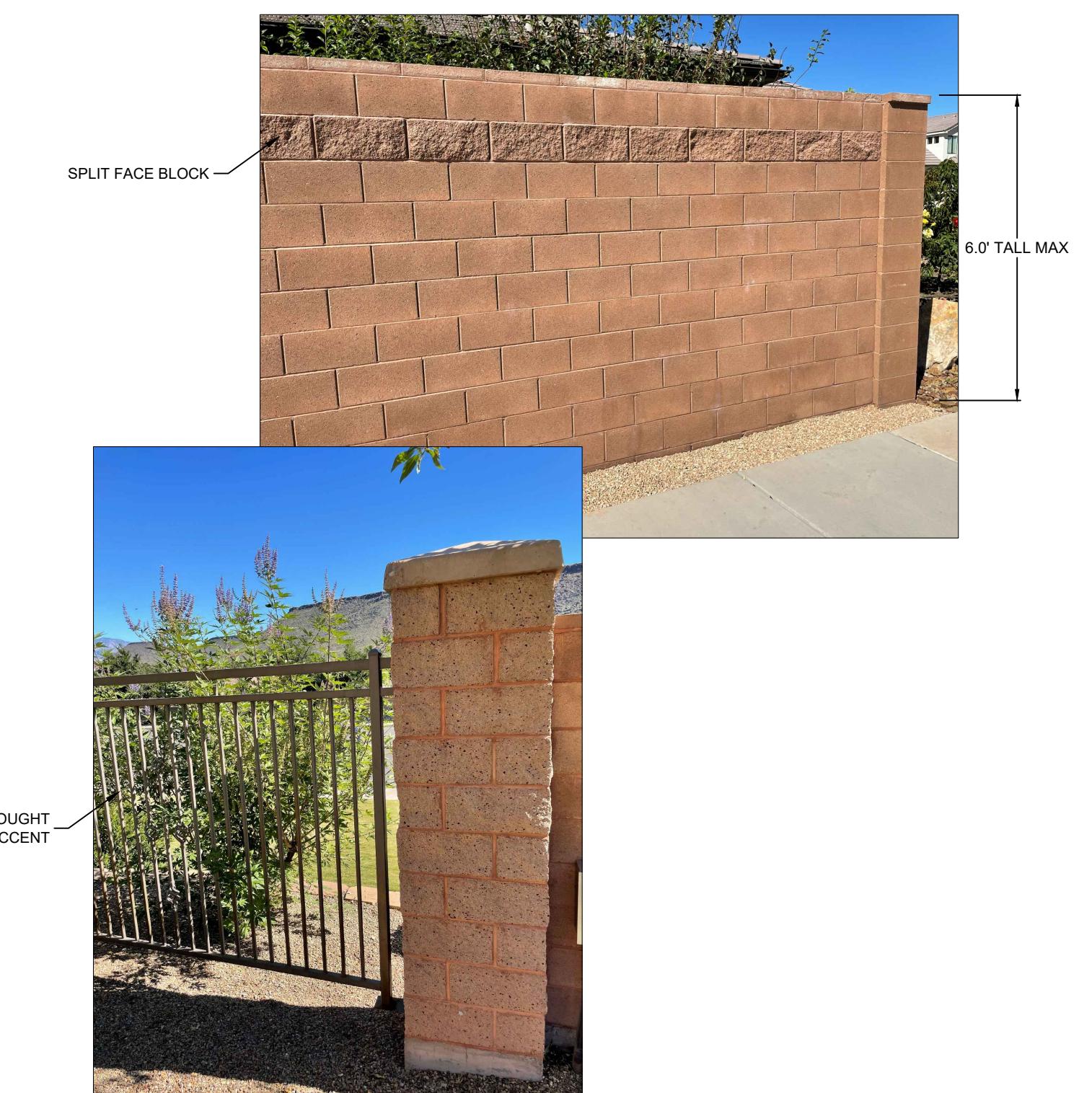
PERIMETER WALLS

- CINDER BLOCK MASONRY
- COLOR IVORY
- GROUT TO BE IVORY TO MATCH BLOCK
- WALL TO BE SPLIT FACE BLOCK, 2ND BLOCK FROM TOP WITH A SMOOTH CAP
- THERE WILL BE SPLIT FACED COLUMNS EVER 40-45 FEET WITH A MASONRY CAP
- BLACK WROUGHT IRON AT THE TWO ENTRY WAYS

COLOR SAMPLE



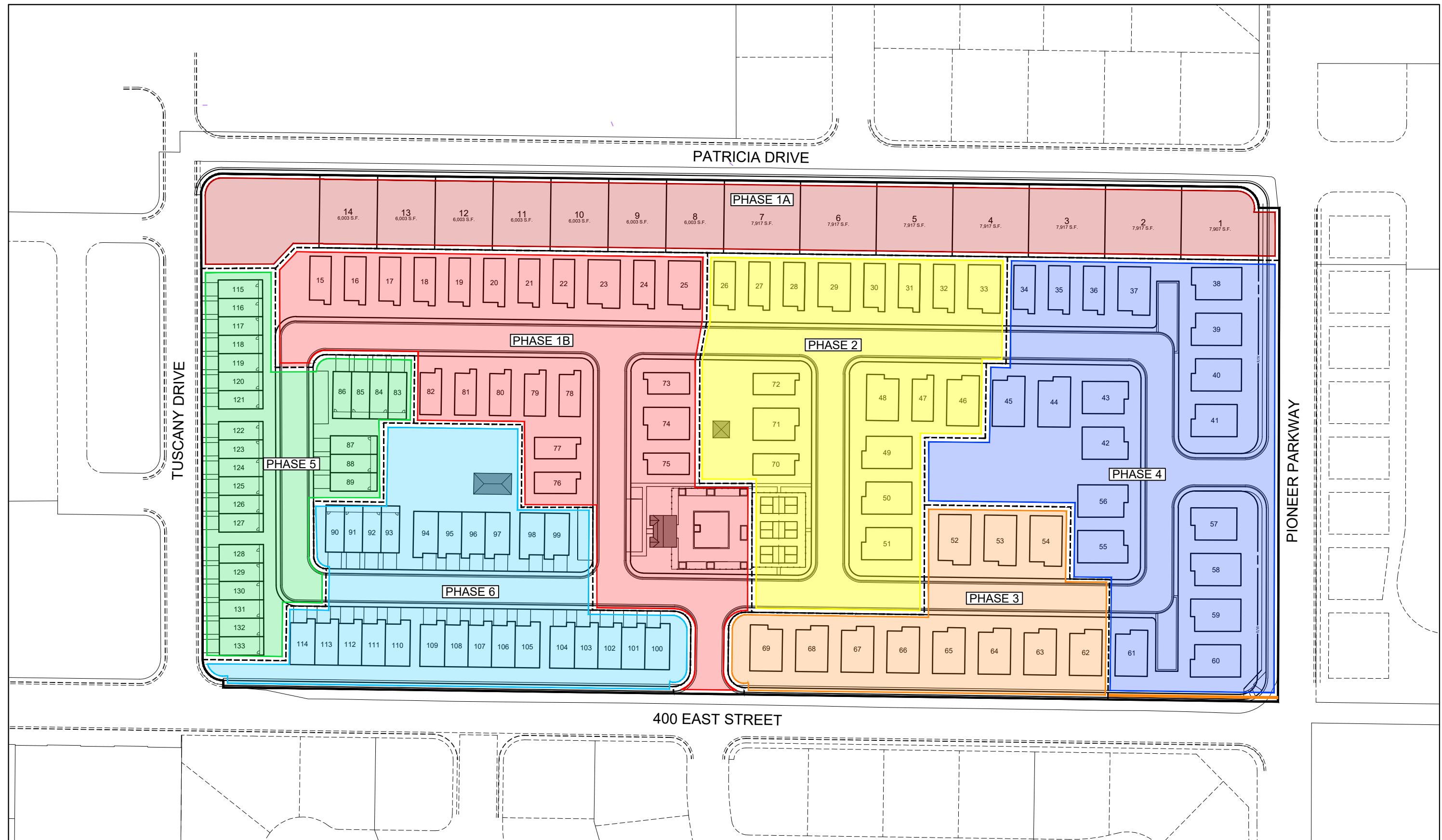
WALL DETAIL



**PRELIMINARY PLAT
PIONEER POINTE**
SECTION 8, TOWNSHIP 42 S, RANGE 16 W, SLB&M
WASHINGTON COUNTY - SANTA CLARA, UTAH

PROJ. # IF22141
DRAWN BY: BLW
DATE: 10/12/2023
SCALE OF SHEET
NOT TO SCALE
SHEET
3
OF
3

**PRELIMINARY PLAT
PIONEER POINTE**
LOCATED IN
SECTION 8, TOWNSHIP 42 S, RANGE 16 W, SLB&M
WASHINGTON COUNTY - SANTA CLARA, UTAH



PHASING

PHASE 1A
PHASE 1B
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6

AREA & DENSITY

PHASE	UNITS	ACRES	DU/ACRE
1A	14	2.61	6.17
1B	21	3.19	6.58
2	17	2.91	5.84
3	11	1.57	7.01
4	19	3.72	5.11
5	26	1.68	12.87
6	25	2.41	10.37

**CITY OF SANTA CLARA
ORDINANCE NO. 2023-15**

**AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, AMENDING THE ZONE
FROM SINGLE FAMILY RESIDENTIAL (R-1-10) TO PLANNED DEVELOPMENT
RESIDENTIAL (PDR), ON APPROXIMATELY 18.09 ACRES, LOCATED AT
PATRICIA DRIVE AND PIONEER PARKWAY, PARCEL NOS. SC-SB-90-A-2 AND SC-
SB-90-A-4-B.**

WHEREAS, the applicant, Oak Creek R-1-10, LLC, owns certain parcels designated in the General Plan and Land Use Map as Medium Density Residential (MDR), located at Patricia Drive and Pioneer Parkway, upon approximately 18.09 acres including Parcel Nos. SC-SB-90-A-2 and SC-SB-90-A-4-B; and

WHEREAS, the applicant now seeks to obtain a zone change to the PDR zone, due to applicant's desire to develop a total of 82 single-family lots and pad lots, along with 51 multi-family townhome units, at a density of approximately 7.35 units per acre; and

WHEREAS, pursuant to the requirements of the Santa Clara City Code, the Planning Commission properly advertised and conducted a public hearing on the proposed zone change on May 25, 2023; and

WHEREAS, during the regular meeting of the Planning Commission held on said date, a motion was made and approved to recommend approval of the zone change; and

WHEREAS, the City Council, during its regular meeting held on July 12, 2023, considered the application for the proposed zone change, the public comments received, and the minutes of the Planning Commission's deliberations, and voted to approve the proposed amendment; and

WHEREAS,

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

Section 1. Classification

This ordinance amends the Zoning Map of the City of Santa Clara, Utah.

Section 2. Amendment

The Zoning Map of the City of Santa Clara, Utah, is hereby amended to change the following described property from Single Family Residential (R-1-10) to Planned Development Residential (PDR). The zoning approval incorporates the Project Plan materials provided by the applicant and considered by the City Council at the time this ordinance was approved.

DESCRIPTION:

Property located at approximately Patricia Drive and Pioneer Parkway, approximately 18.09 acres including Parcel Nos. SC-SB-90-A-2 and SC-SB-90-A-4-B, and more particularly described as follows:

See Exhibit A attached and incorporated with this reference.

Section 3. Findings, Conditions

The amendment approved herein is subject to the following findings:

1. That the Rezoning is complaint with the Santa Clara City General Plan, Section 3.4.1, Residential Land Uses (Medium Density Residential, MDR).
2. That the MDR Land Use Designation allows for townhomes, multi-unit buildings, and small single-family structures on small lots.
3. That other properties in the immediate vicinity (north and south) of the site are zoned Planned Development Residential, PDR.
4. That in reviewing the proposed Rezoning application, the City Council considered the items set forth in Chapter 17.18.090, and find as follows:
 - a. The proposed use is suitable in view of the zoning and development of adjacent and nearby property;
 - b. The proposed use will not adversely affect the existing use or suitability of adjacent or nearby property;
 - c. There are not substantial reasons why the property cannot or should not be used as currently zoned; however, the applicant will apply for PD Subdivision approvals with both single-family and multi-family townhomes as per the MDR land use designation of the General Plan;
 - d. The proposed use will not cause an excessive or burdensome use of public facilities or services, including, but not limited to streets, schools, water or sewer utilities, and police or fire protection;
 - e. The proposed use is compatible with the purpose and intent of the General Plan;
 - f. The proposed use is consistent with the purpose and intent of the proposed zoning district;
 - g. The proposed use is not supported by new or changing conditions anticipated by the General Plan;

h. The proposed use does reflect a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to the unrestricted use of property.

The amendment approved herein is subject to the following conditions:

1. That the applicant be required to go through the PD Subdivision Review process for each project phase (overall preliminary & final plats).
2. That a total of one hundred thirty-three (133) units on 18.09 acres be allowed as per the Project Plan. This equates to a density of 7.35 units/acre.
3. That the project be phased in compliance with the Project Phasing Plan provided at the time of approval.
4. That the building design/materials/height/setbacks comply with the approved Project Plan. That substantial changes to these items require an amendment to the Project Plan.
5. That at least 30% of the project area be in common open space. The approved Project Plan includes approximately 34.83% (6.30 acres) of open space.
6. That the project amenities be developed and operated as per the Project Plan and Phasing Plan.
7. That the required public trail (as depicted on the 2018 Trails Master Plan) be dedicated and improved as per the Project Plan.
8. That the applicant comply with City Ordinance #2022-05, Water Efficient Landscaping & Conservation Standards. Also, secondary water connections are required for outdoor water use.
9. That a 45' public road cross-section as per the Project Plan be required for the interior of the project. That a 26' private driveway be allowed to access Lots 38-39, and 59-60 only. That future improvements to Patricia Drive, Pioneer Parkway, and 400 East be determined during the PD Subdivision review process.
10. That 203 parking spaces for the 51 multi-family units be provided, along with 20 surface parking spaces adjacent to the amenity areas as per the Project Plan.
11. That the Geotech Report for the project be implemented during construction.
12. That the Traffic Impact Study, TIS for the project be implemented except for a third access to Patricia Drive.

13. That a six foot (6') solid block privacy wall be required along Pioneer Parkway and 400 East.

14. That the Covenants, Conditions and Restrictions (CC&Rs) recorded for the Project require that a minimum of fifty percent (50%) of all units be owner-occupied, to be enforced as set forth in the CC&Rs.

Section 4. Effective Date

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

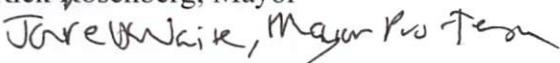
ADOPTED by a duly constituted quorum of the Santa Clara City Council this 12th day of July, 2023.

IN WITNESS THERETO:

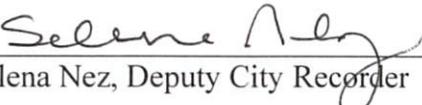
Attest:



Rick Rosenberg, Mayor



Torre Whipple, Mayor Pro Tem



Selena Nez, Deputy City Recorder



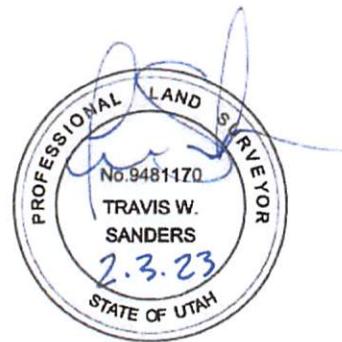


1453 S Dixie Drive, Suite 150
St. George, UT 84770
435-986-0100

EXHIBIT "A"
BOUNDARY DESCRIPTION

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF PIONEER PARKWAY, POINT BEING N 89°50'24" W 2041.17 FEET ALONG THE CENTER SECTION LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND N 0°09'36" E 15.25 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 8, AND RUNNING THENCE N 89°50'24" W 589.64 FEET ALONG SAID RIGHT OF WAY, TO A POINT ON THE EAST RIGHT OF WAY LINE OF 400 EAST STREET; THENCE N 0°47'18" E 1259.42 FEET, TO A POINT ON THE BOUNDARY OF TUSCANY AT CLIFFROSE PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°12'42" E 8.25 FEET, TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 89°12'42" E, (2) THENCE ALONG THE ARC OF SAID CURVE 38.84 FEET THROUGH A CENTRAL ANGLE OF 89°01'03", (3) THENCE N 89°48'21" E 555.06 FEET ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 39.68 FEET THROUGH A CENTRAL ANGLE 90°56'35", (5) THENCE S 0°44'56" W 1212.72 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (6) THENCE ALONG THE ARC OF SAID CURVE 39.01 FEET THROUGH A CENTRAL ANGLE OF 89°24'39"; THENCE S 0°09'36" W 24.75 FEET, TO THE POINT OF BEGINNING.

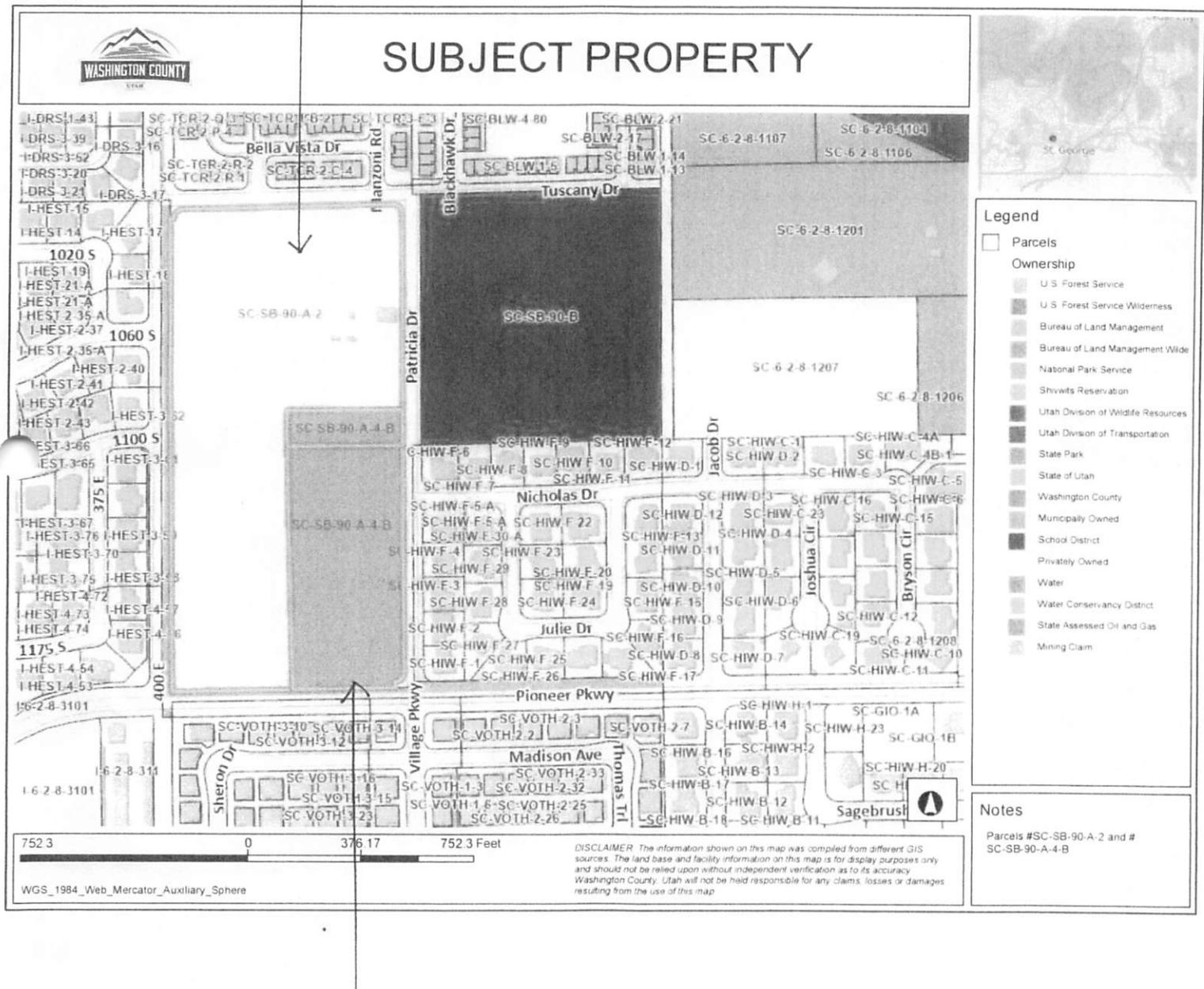
CONTAINS 18.09 ACRES MORE OR LESS



TWS, 22141

SC-SB-90-A-2

SUBJECT PROPERTY



SC-SB-90-A-4-B

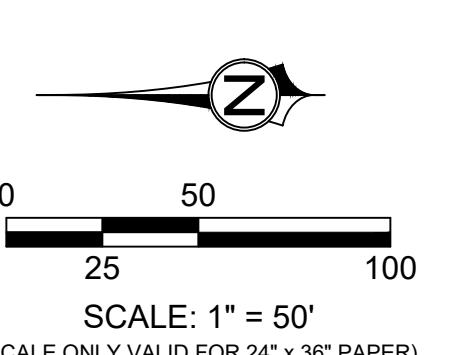


PIONEER POINTE SUBDIVISION

PLANT AND LANDSCAPE MATERIALS LEGEND

THE FOLLOWING IS A LIST OF PLANTS AND LANDSCAPE MATERIALS TO USE FOR THE PIONEER POINTE SUBDIVISION. PLANT AND LANDSCAPE MATERIAL NOT SHOWN ON THIS LIST MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

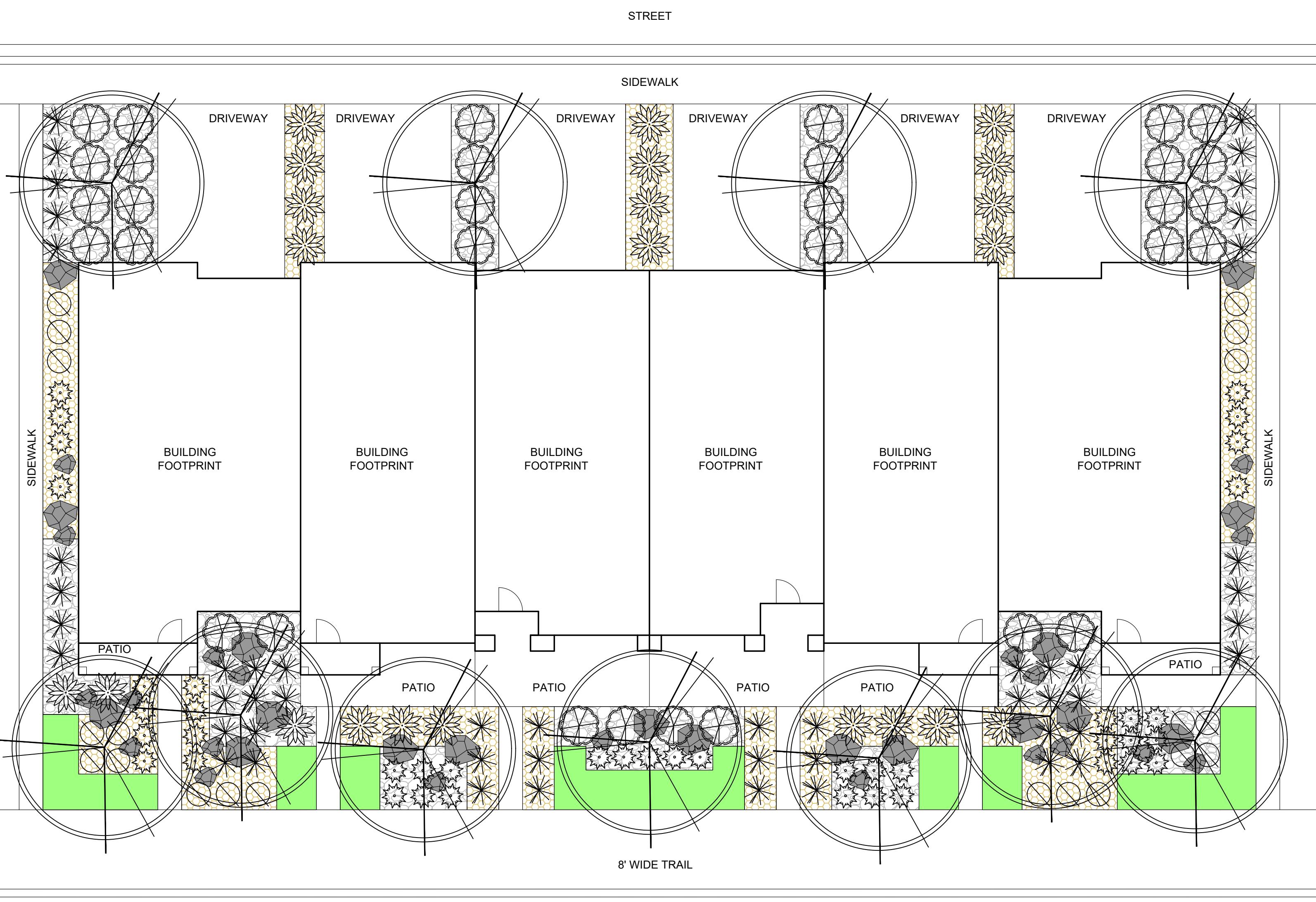
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CHILOPSIS LINEARIS 'BURGUNDY LACE'	BURGUNDY LACE DESERT WILLOW	15 GAL / 24" BOX
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	15 GAL / 24" BOX
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	15 GAL / 24" BOX
	PROSOPIS GLANDULOSA 'MAVERICK'	MAVERICK MESQUITE	15 GAL / 24" BOX
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD FLOWERING PEAR	15 GAL / 24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL / 24" BOX
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	6-8' TALL
ARTIFICIAL TURF			
LANDSCAPE AREA			



0 25 50 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PROJECT NO: 22141.00
DRAWN BY: MG
DATE: 03/06/2023
SCALE OF SHEET
HORIZ. 1" = 50'
VERT: NA
SHEET

PIONEER POINTE SUBDIVISION TOWN HOMES
TYPICAL LANDSCAPE PLAN

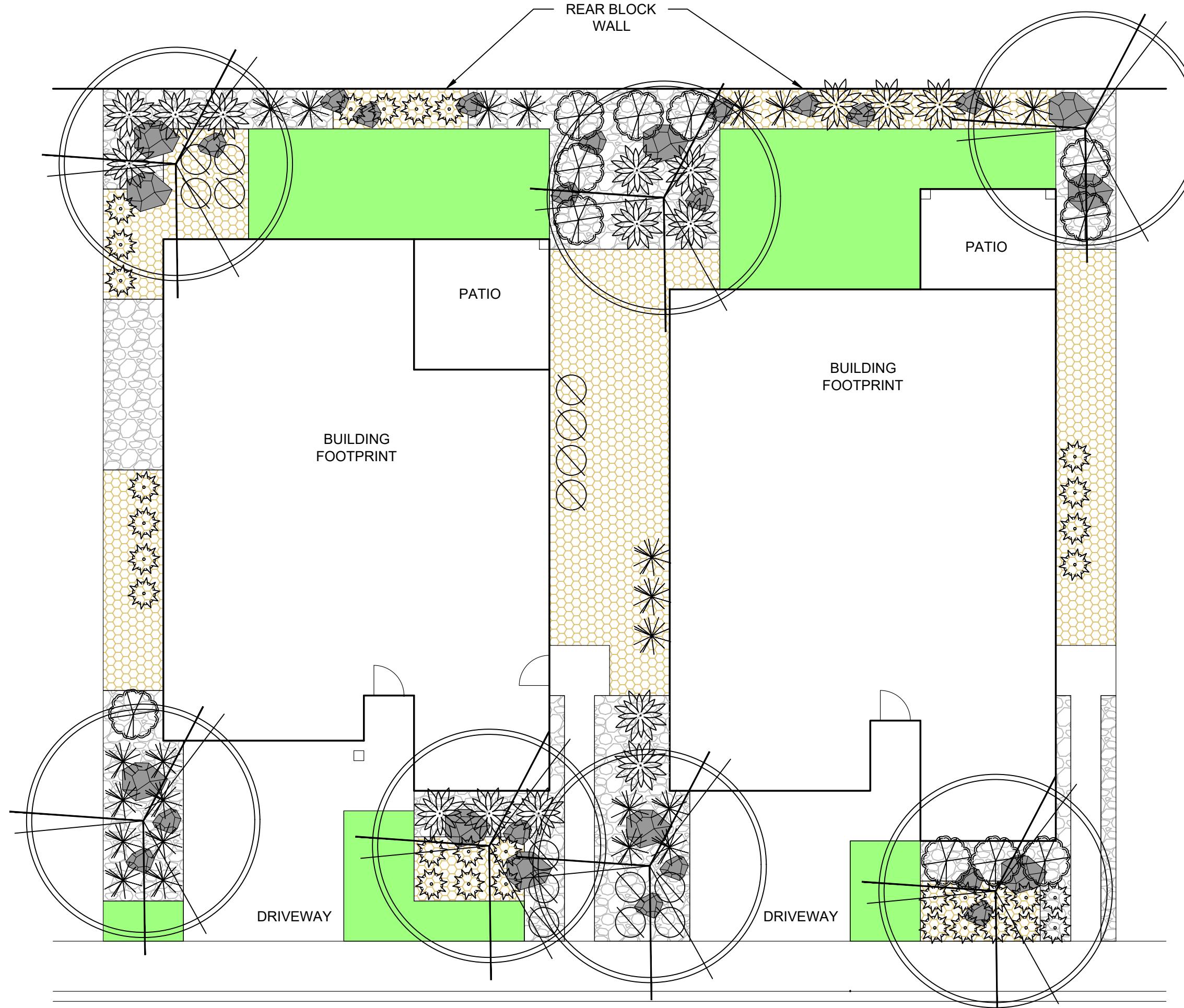


NOTES

1. IT IS INTENDED THAT THE LANDSCAPE PLANS FOR EACH AREA AROUND THE TOWN HOMES IN THE PIONEER POINTE SUBDIVISION FOLLOW THE THEME OF THE TYPICAL LANDSCAPE PLAN SHOWN.
2. PLANT AND LANDSCAPE MATERIAL NOT SHOWN ON THE ADJACENT LIST MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SCALE: 1" = 10'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PIONEER POINTE SUBDIVISION SINGLE FAMILY
TYPICAL LANDSCAPE PLAN



NOTES

1. LOT SIZES IN THE PIONEER POINTE SUBDIVISION ARE NOT THE SAME. IT IS INTENDED THAT THE LANDSCAPE PLANS FOR EACH LOT IN THE SUBDIVISION FOLLOW THE THEME OF THE TYPICAL LANDSCAPE PLAN SHOWN.
2. PLANT AND LANDSCAPE MATERIAL NOT SHOWN ON THE ADJACENT LIST MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SCALE: 1" = 10'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PLANT AND LANDSCAPE MATERIALS LIST

THIS LIST IS TO PROVIDE OPTIONS FOR WHAT PLANT AND ROCK MATERIAL CAN BE USED FOR THE DIFFERENT PLANT AND ROCK TYPES/SIZES THAT ARE SHOWN ON THE ADJACENT TYPICAL LANDSCAPE PLANS. PLANT AND LANDSCAPE MATERIAL NOT SHOWN ON THIS LIST MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CHILOPSIS LINEARIS 'BURGUNDY LACE'	BURGUNDY LACE DESERT WILLOW	15 GAL / 24" BOX
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	15 GAL / 24" BOX
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	15 GAL / 24" BOX
	PROSOPIS GLANDULOSA 'MAVERICK'	MAVERICK MESQUITE	15 GAL / 24" BOX
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD FLOWERING PEAR	15 GAL / 24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL / 24" BOX
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	6-8' TALL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
LARGE SHRUBS			
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	15 GAL
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL
	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD'	SILVER CLOUD TEXAS SAGE	5 GAL
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	5 GAL
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD TEXAS SAGE	5 GAL
	NERIUM OLEANDER 'PETITE RED'	DWARF RED OLEANDER	5 GAL
	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	5 GAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SMALL SHRUBS			
	CHRYSACTINIA MEXICANA	DESERT DAISY	1 GAL
	HYMENOXYS ACAULIS	ANGELITA DAISY	1 GAL
	MALEPHORA LUTEA	ROCKY POINT ICE PLANT	1 GAL
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL
	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
LARGE ACCENT/SUCCULENTS			
	AGAVE SCABRA	ROUGH-LEAVED AGAVE	5 GAL
	DASYLIURION WHEELERI	GRAY DESERT SPOON	5 GAL
	FOUQUIERIA SPLENDENS	OCOTILLO	6' TALL
	HOSEPHERALOE FUNIFERA	GIANT HESPERALOE	5 GAL
	YUCCA BACCATA	BANANA YUCCA	5 GAL
	YUCCA ROSTRATA	BEAKED YUCCA	5 GAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SMALL ACCENT/SUCCULENTS			
	AGAVE PARRYI VARIETY PARRYI	PARRY'S AGAVE	5 GAL
	ECHINOCERUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL
	EUPHORIA RIGIDA	GOPHER PLANT	5 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
GRASSES			
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMMA	5 GAL
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	5 GAL
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL
BOULDERS			
	SMALL: 2-3' DIAMETER, BLACK BASALT		
	SMALL: 2-3' DIAMETER, TAN LIMESTONE		
	LARGE: 4-5' DIAMETER, BLACK BASALT		
	LARGE: 4-5' DIAMETER, TAN LIMESTONE		
ROCK MULCH			
	1/2" BLACK BASALT, 2" DEPTH		
	1/2" TAN LIMESTONE, 2" DEPTH		
	1" BLACK LAVA CINDERS		
	1" KANOSH VALLEY RIVER ROCK		
	2-4" BLACK LAVA CINDERS, 6" DEPTH		
	2-4" KANOSH VALLEY RIVER ROCK		
	2-4" TAN LIMESTONE, 6" DEPTH		
ARTIFICIAL TURF			
	ARTIFICIAL TURF		

PIONEER POINTE
LANDSCAPE PLAN
LOCATED IN: SANTA CLARA, UT

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770

L2

811

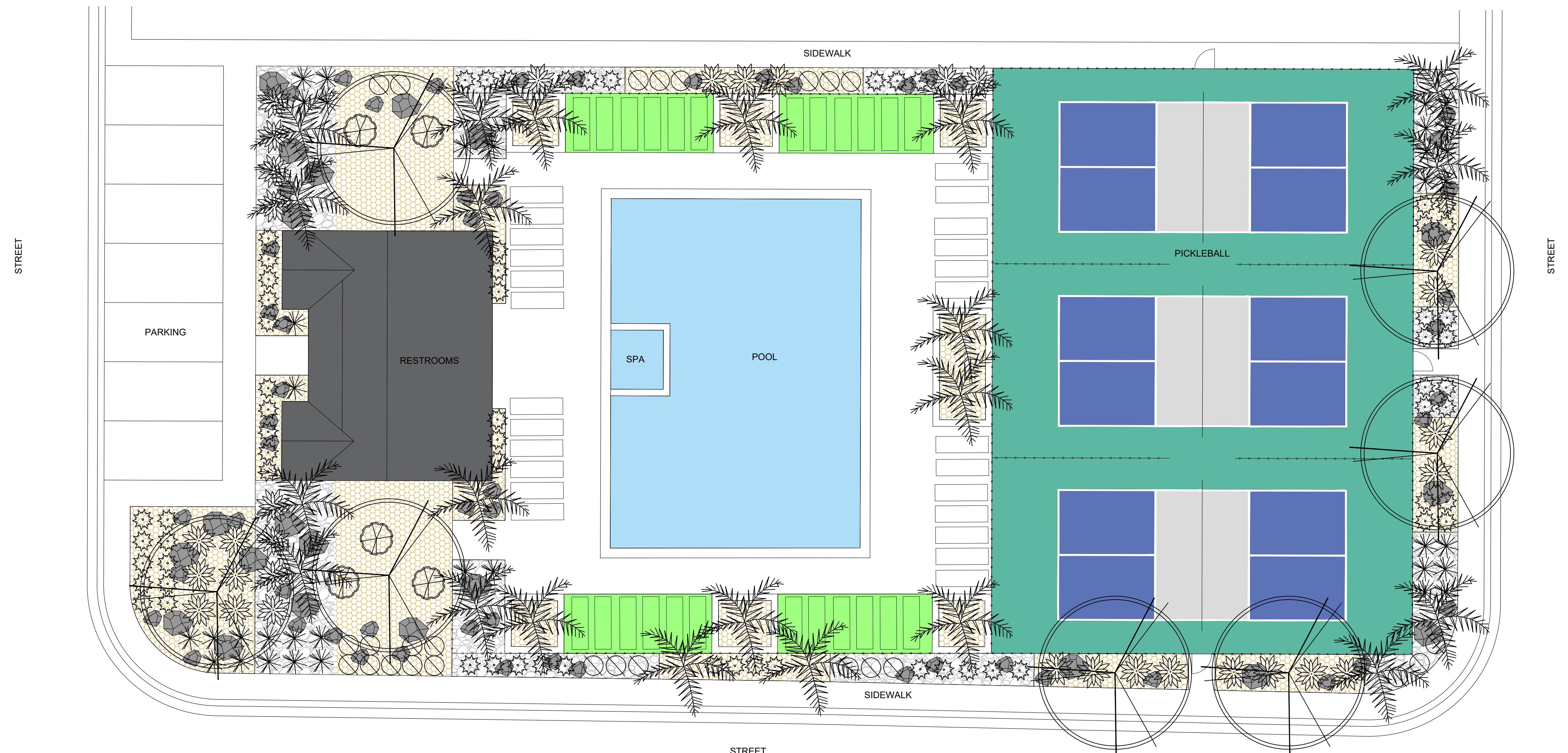
Know what's below.
Call before you dig.

PIONEER POINTE
TYPICAL LANDSCAPE PLAN

PROJECT NO: 22141.00
DRAWN BY: MG
DATE: 03/06/2023
SCALE OF SHEET
HORIZ: 1" = 10'
VERT: NA

SHEET

PIONEER POINTE SUBDIVISION CLUBHOUSE LANDSCAPE PLAN



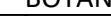
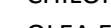
NOTES

1. IT IS INTENDED THAT THE LANDSCAPE PLAN FOR THE CLUBHOUSE IN THE PIONEER POINTE SUBDIVISION FOLLOW THE THEME OF THE LANDSCAPE PLAN SHOWN.
2. PLANT AND LANDSCAPE MATERIAL NOT SHOWN ON THE ADJACENT LIST MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SCALE: 1" = 10'
CALE ONLY VALID FOR 24" x 36" PAPER

PLANT AND LANDSCAPE MATERIALS LIST

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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
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	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	15 GAL / 24" BOX
	PROSOPIS GLANDULOSA 'MAVERICK'	MAVERICK MESQUITE	15 GAL / 24" BOX
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD FLOWERING PEAR	15 GAL / 24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL / 24" BOX
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	6-8' TALL

LARGE SHRUBS	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD'	SILVER CLOUD TEXAS SAGE
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE
	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY CLOUD'	HEAVENLY CLOUD TEXAS SAGE

SMALL SHRUBS

- *CHRYSACTINIA MEXICANA*
- *HYMENOXYS ACAULIS*
- *MALEPHORA LUTEA*
- *PENSTEMON EATONII*
- *TEUCRIUM CHAMAEDRYS*

LARGE ACCENT/SUCCULENTS	
	AGAVE SCABRA
	DASYLIRION WHEELERI
	FOUQUIERIA SPLENDENS
	HESPERALOE FUNIFERA
	YUCCA BACCATA
	YUCCA ROSTRATA
	ROUGH-LEAVED AGAVE
	GRAY DESERT SPOON
	OCOTILLO
	GIANT HESPERALOE
	BANANA YUCCA
	BEAKED YUCCA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SMALL ACCENT/SUCCULENTS			
	AGAVE PARRYI VARIETY PARRYI	PARRY'S AGAVE	5 GAL
	ECHINOCEREUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL
	EUPHORBIA RIGIDA	GOPHER PLANT	5 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
GRASSES			
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMMA	5 GAL
	MULLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	5 GAL

STIPA TENUISSIMA

BOULDERS

- SMALL: 2-3' DIAMETER, BLACK BASALT
- SMALL: 2-3' DIAMETER, TAN LIMESTONE
- LARGE: 4-5' DIAMETER, BLACK BASALT
- LARGE: 4-5' DIAMETER, TAN LIMESTONE

ROCK MULCH

- 1/2" BLACK BASALT, 2" DEPTH
- 1/2" TAN LIMESTONE, 2" DEPTH
- 1" BLACK LAVA CINDERS
- 1" KANOSH VALLEY RIVER ROCK
- 2-4" BLACK LAVA CINDERS, 6" DEPTH
- 2-4" KANOSH VALLEY RIVER ROCK
- 2-4" TAN LIMESTONE, 6" DEPTH

ARTIFICIAL TU

PIONEER POINTE

LANDSCAPE PLAN

LOCATED IN: SANTA CLARA, UT

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1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PIONEER POINTE CLUBHOUSE LANDSCAPE PLAN

1

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Front Elevation Rendering



Rear Elevation Rendering

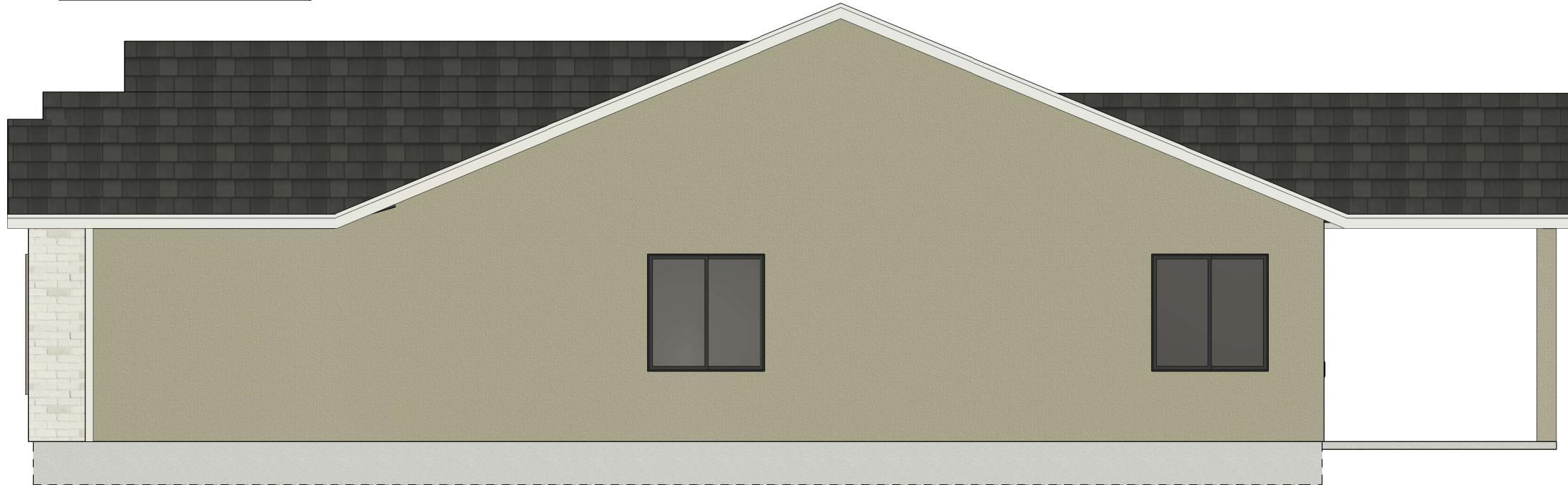
PLAN O1 - RAMBLER ELEVATION B

1/15/2023
RAMBLER
PLAN O1
FRONT/REAR
ELEVATIONS
RENDERINGS

A2.3



Left Elevation Rendering



Right Elevation Rendering

PLAN O1 - RAMBLER ELEVATION B

1/15/2023

RAMBLER

PLAN O1

SIDE
ELEVATIONS
RENDERINGS

A2.4



Front Left 3D View



Front Right 3D View



Back Left 3D View



Back Right 3D View



Front Elevation 3D View



Front Elevation Rendering



Rear Elevation Rendering

Plan O3 - 2 Stor Elevation A

1/20/2023
2 STOR
PLAN O3
FRONT/REAR
ELEVATIONS
RENDERINGS

A2.3



Left Elevation Rendering



Right Elevation Rendering

Plan O3 - 2 Stor Elevation A

1/20/2023
2 STOR
PLAN O3
SIDE
ELEVATIONS
RENDERINGS

A2.4



Front Left 3D View



Front Right 3D View

Plan O3 - 2 Stor Elevation A

1/20/2023

2 STOR

PLAN O3

3D VIE S

A2.5



Back Left 3D View



Back Right 3D View

Plan O3 - 2 Stor Elevation A

1/20/2023
2 STOR
PLAN O3
3D VIE S

A2.



Plan 03 - 2 Stor Elevation A

1/20/2023

2 STOR

PLAN 03

FRONT 3D
VIE

A2.





FRONT ELEVATION A

VERS.

12/20/2022

PLE

SANTA LARA

FRONT/REAR
ELEVATIONS
RENDERINGS

A2.3



Right Elevation Rendering



Left Elevation Rendering



Front Right 3D View



Front Left 3D View

A2.5

3D VIE S

PIONEER
POINT



Back Left 3D View



A2.

3D VIE S

Back Right 3D View

PIONEER
POINT



A2.

FRONT 3D VIE

PIONEER
POINT



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

Staff Report

Wall Signs Approval Summary and Recommendation

Public Body: Santa Clara City Planning Commission

Meeting Date: October 26, 2023

Current Zone: Planned Development Commercial, PDC

General Plan Designation: Main Street Commercial

Property Location: 3687 Pioneer Parkway, Giovengo Building #2

Request: Approval of Wall Signs for POSH Blow Dry Bar

Applicant Name: Bradley Salay (Rainbow Signs)

Staff Planner: Jim McNulty

Staff Recommendation: Approve with conditions.

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Bradley Salay, is requesting Wall Sign Approval for POSH Blow Dry Bar located at 3687 Pioneer Parkway, Giovengo Building #2. The Santa Clara City Sign Ordinance, Chapter 17.44, states that wall signs are allowed in the Planned Development Commercial, PDC Zone subject to Planning Commission approval. This business will be in Giovengo Building #2. POSH Blow Dry Bar will be joined by THRIVE Drip Spa (wall signs on tonight's agenda), Jersey Mike's (wall signs on tonight's agenda), and Alfredo A's (wall signs soon to be submitted).

One (1) wall sign is proposed for this business. Section 17.44.090(C) of city code indicates that wall signs may not exceed 10% of the total square footage of the wall on which the wall sign is placed. The applicant has provided calculations which indicate that 10% would allow for a sign of up to 72 square feet on the east building elevations. This wall sign includes internally illuminated white letters flush mounted to the building. The east building elevation wall sign (facing the parking lot) is proposed at 37.2 square feet. The proposed wall sign meets the standards for wall signs as per Chapter 17.44 of city code.

ISSUES OF CONCERN/PROPOSED MITIGATION

No items of concern have been identified for this application.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission approve the proposed ***Wall Sign for POSH Blow Dry Bar*** located at 3687 Pioneer Parkway, Giovengo Building #2, subject to the following conditions:

1. That the east building elevation wall sign (facing the parking lot) be allowed at 37.2 square feet with internally illuminated white letters on a backer flush mounted to the building.
2. That a building permit be applied for and obtained prior to placement of the wall signs on the building.

I

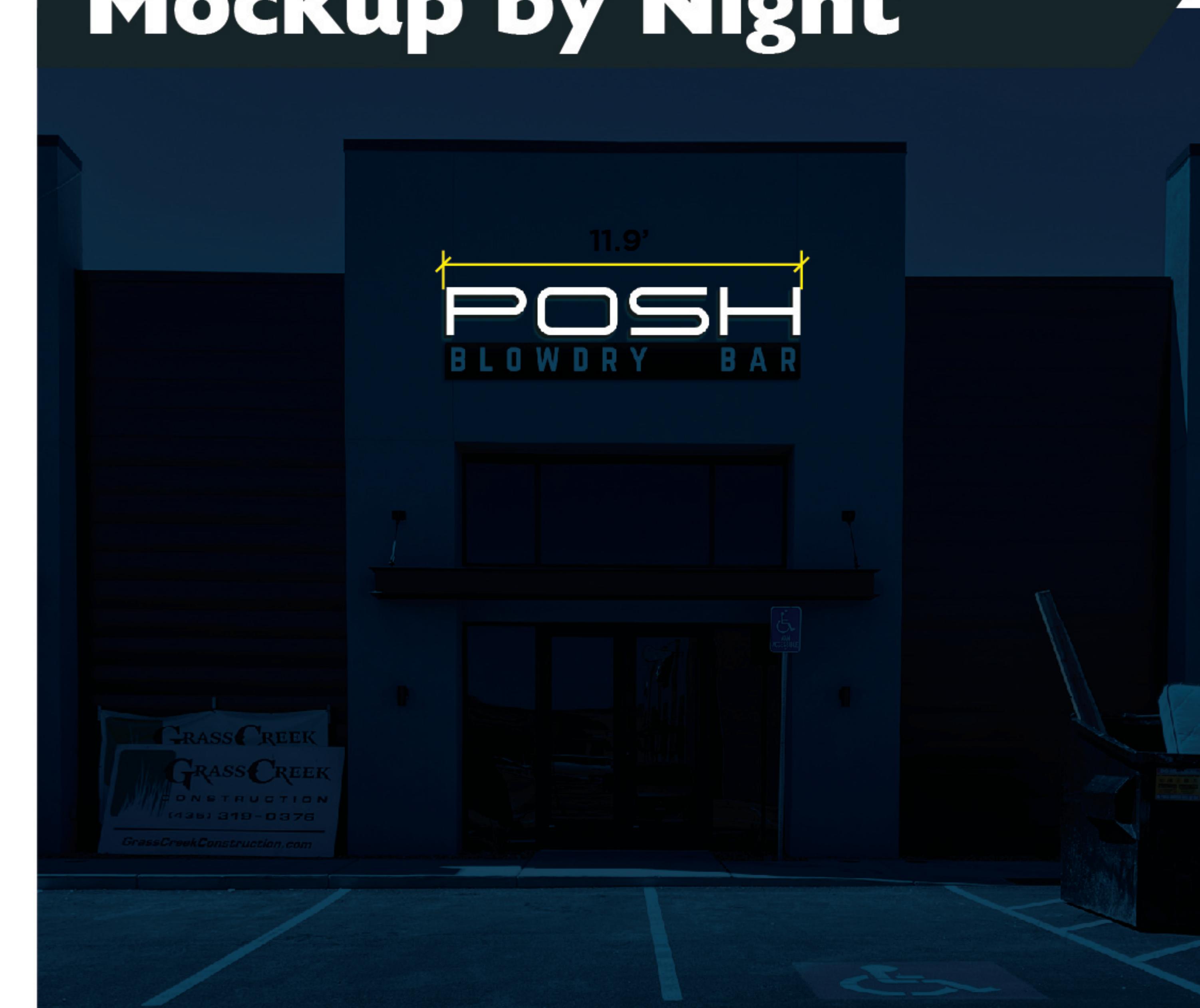
SIGN 01 - Channel Letters

OPTION A - OVERVIEW

Sign Placement

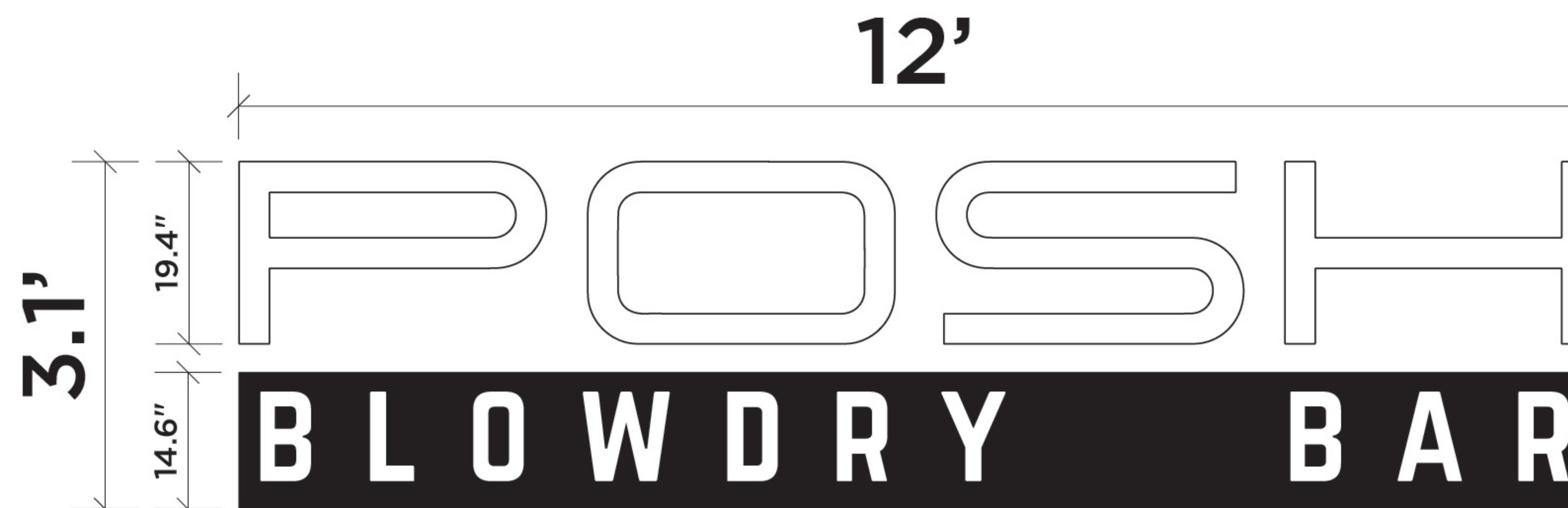


Mockup by Night

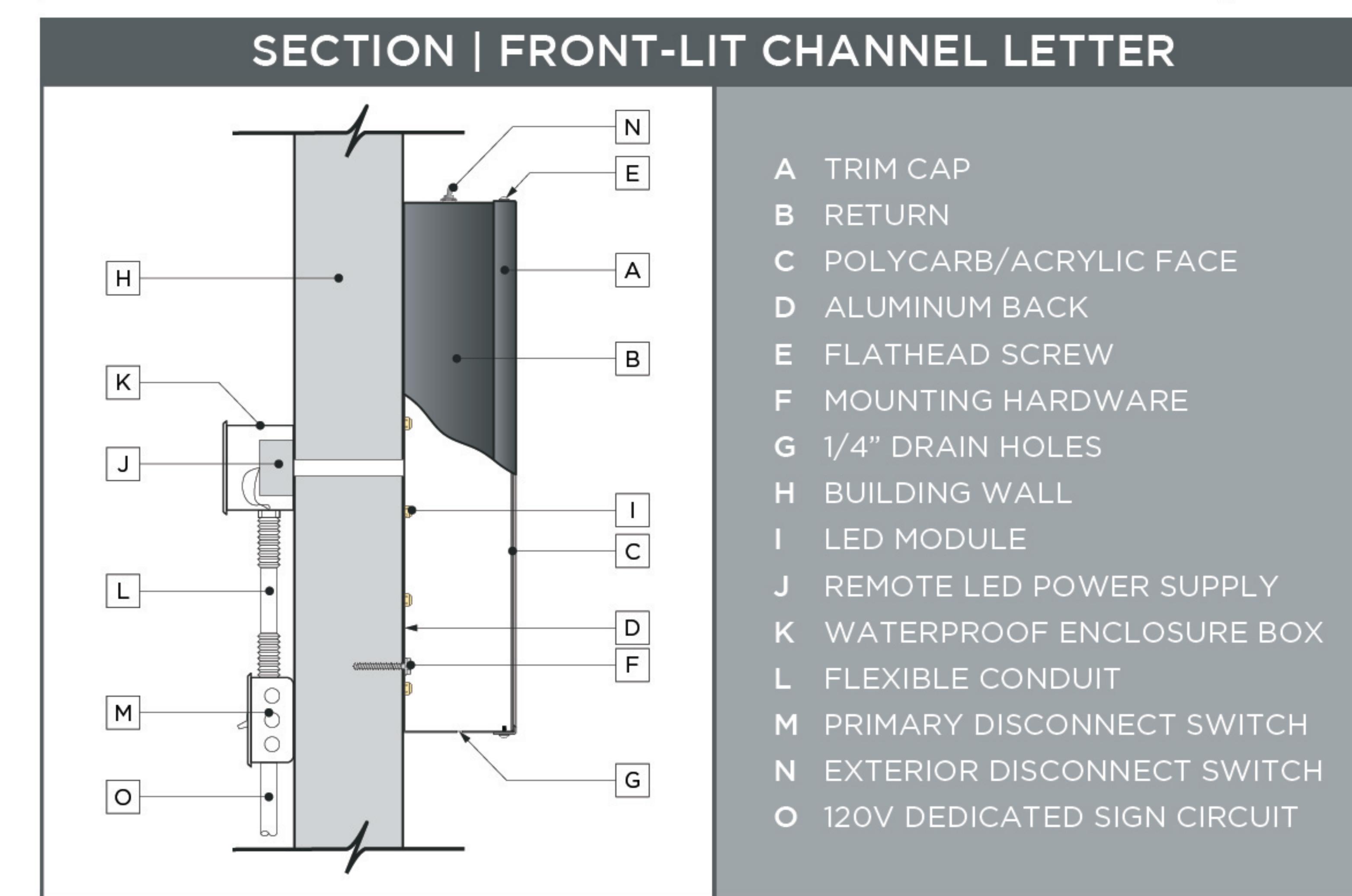


Building Sqft: 720 sqft (10% - 72 sqft)
Sign Sqft: 37.2 sqft

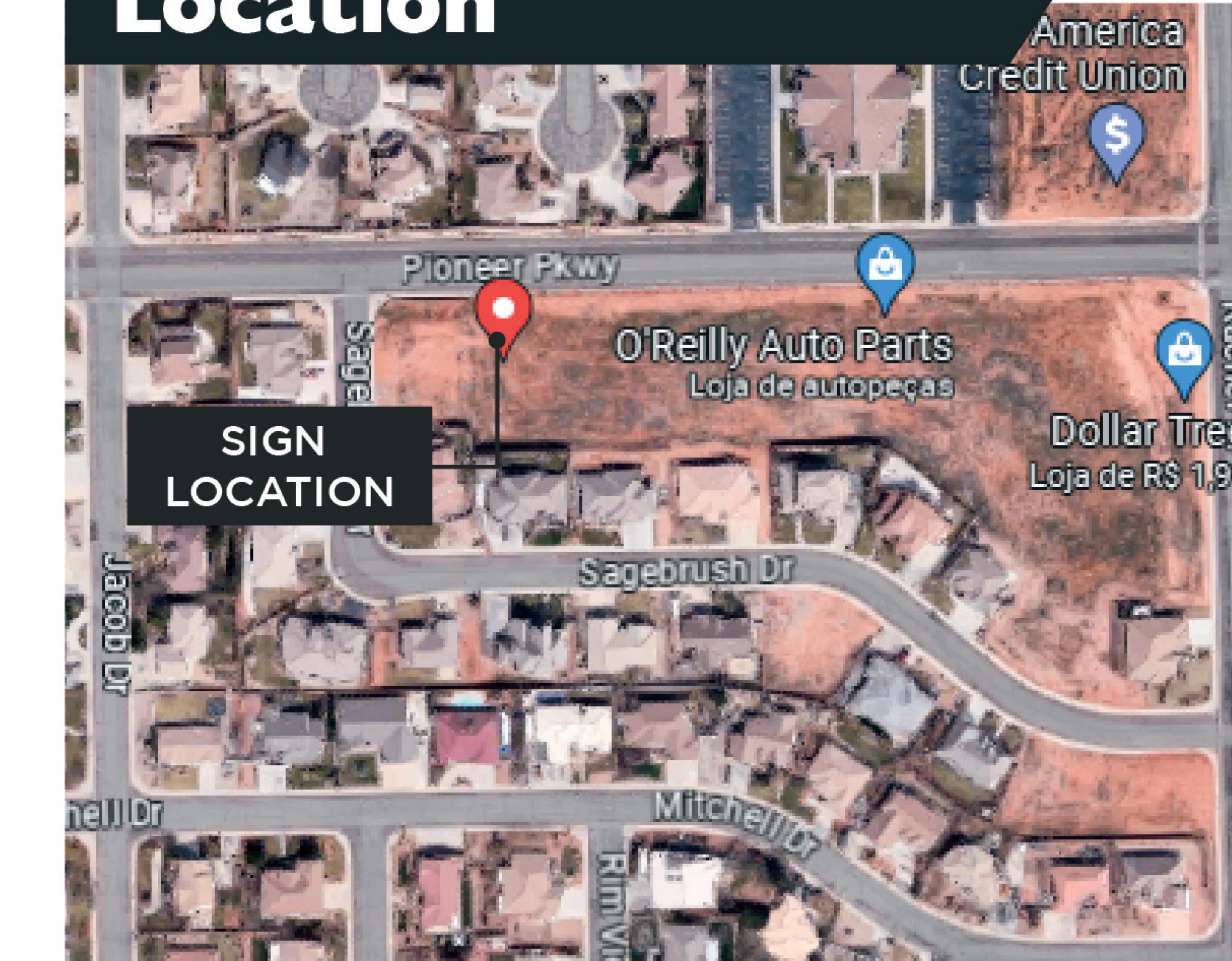
Measurements



Section - Channel Letters



Location

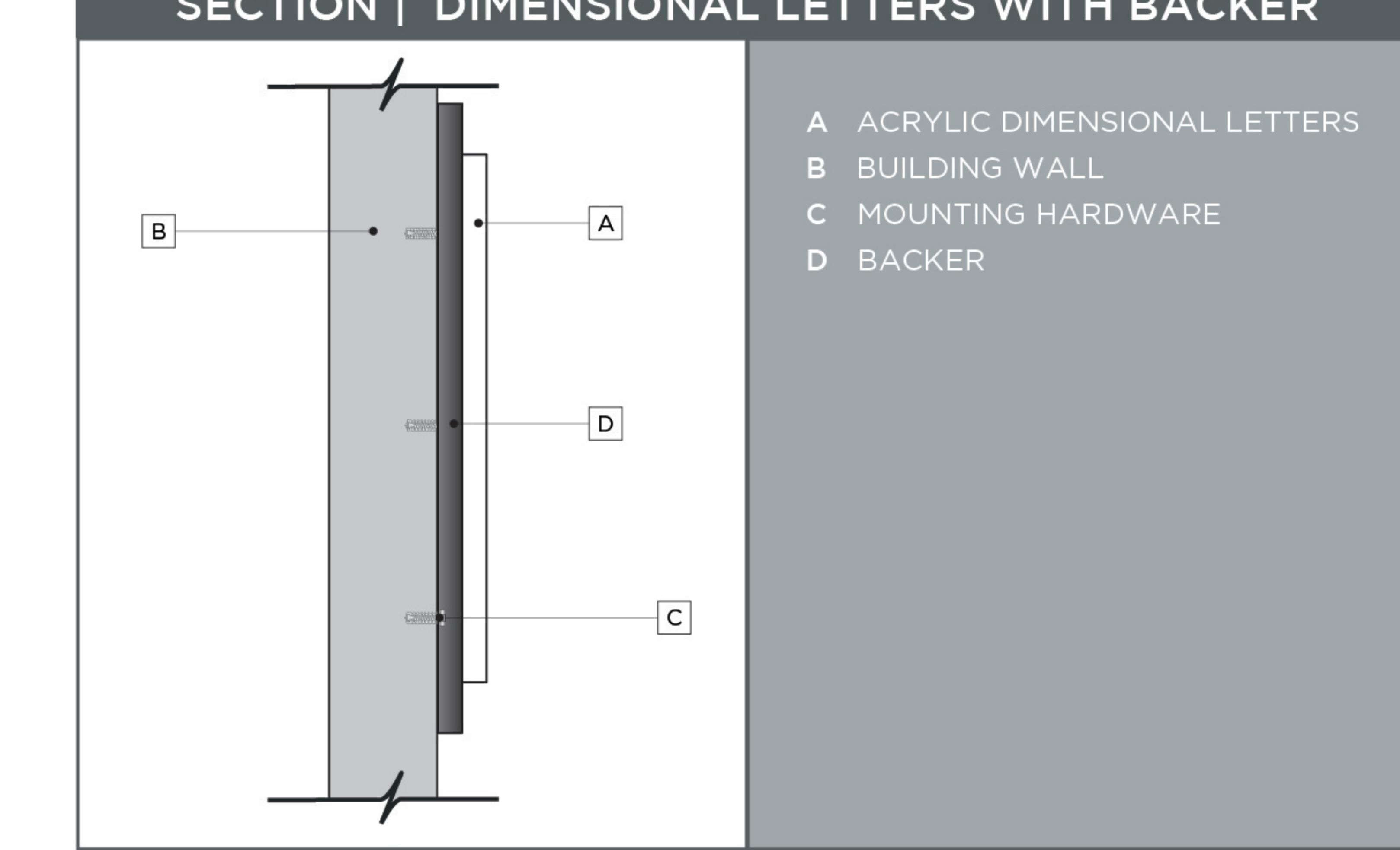


144"(W) x 37"(H) x 5"(D)
37 SQ FT
Distance from Ground
194"

DIMENSIONS

Front Lit Channel Letters
with dimensional letters
on a backer, flush
mounted.

DESCRIPTION



PMS BLACK

PMS WHITE

COLORS

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RAINBOW SIGN & BANNER
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RAINBOW
SIGN & BANNER

PROJECT NAME POSH
& LOCATION: 3687 Pioneer Parkway, Santa Clara

SALESPERSON: Jason Larson DESIGNER: TSP

CUSTOMER APPROVAL & DATE

LANDLORD APPROVAL & DATE

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Estimate #

Sheet 1 of 2



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

Staff Report

Wall Signs Approval Summary and Recommendation

Public Body: Santa Clara City Planning Commission

Meeting Date: October 26, 2023

Current Zone: Planned Development Commercial, PDC

General Plan Designation: Main Street Commercial

Property Location: 3687 Pioneer Parkway, Giovengo Building #2

Request: Approval of Wall Signs for THRIVE Drip Spa

Applicant Name: Bradley Salay (Rainbow Signs)

Staff Planner: Jim McNulty

Staff Recommendation: Approve with conditions.

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Bradley Salay, is requesting Wall Sign Approval for THRIVE Drip Spa located at 3687 Pioneer Parkway, Giovengo Building #2. The Santa Clara City Sign Ordinance, Chapter 17.44, states that wall signs are allowed in the Planned Development Commercial, PDC Zone subject to Planning Commission approval. This business will be in Giovengo Building #2. THRIVE Drip Spa will be joined by POSH Blow Dry Bar (wall signs on tonight's agenda), Jersey Mike's (wall signs on tonight's agenda), and Alfredo A's (wall signs soon to be submitted).

Two (2) wall signs are proposed for this business. Section 17.44.090(C) of city code indicates that wall signs may not exceed 10% of the total square footage of the wall on which the wall sign is placed. The applicant has provided calculations which indicate that 10% would allow for a sign of up to 73.5 square feet on the east building elevation, with a sign up to 70.82 square feet on the west building elevation. This east wall sign includes internally illuminated letters flush mounted to the building. The east building elevation wall sign (facing the parking lot) is proposed at 28.7 square feet. The west building elevation wall sign includes a halo light illumination flush mounted to the building and is proposed at 28.64 square feet. The proposed wall signs meet the standards for wall signs as per Chapter 17.44 of city code.

ISSUES OF CONCERN/PROPOSED MITIGATION

City staff is concerned with the wall sign on the west side of the building as it includes internal illumination. This side of the building faces a single-family residential neighborhood. The Planning Commission will recall that the wall signs for the Giovengo Building #2 (south building elevation) were required to be turned off nightly at the

Request: THRIVE Drip Spa

close of business or no later than 10:00 PM. City staff is recommending that this be required for all wall signs on the west elevation of Building #2.

CITY STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission approve the proposed ***Wall Signs for THRIVE Drip Spa*** located at 3687 Pioneer Parkway, Giovengo Building #2, subject to the following conditions:

1. That the east building elevation wall sign (facing the parking lot) be allowed at 28.7 square feet with internally illuminated letters flush mounted to the building.
2. That the west building elevation wall sign be allowed at 28.64 square feet with a halo light illumination flush mounted to the building.
3. That the wall sign on the west side of the building which is illuminated be turned off nightly at the close of business or no later than 10:00 PM.
4. That a building permit be applied for and obtained prior to placement of the wall signs on the building.



CONCEPTUAL SIGNAGE RENDERING

THRIVE
... D R I P S P A ...

KIDS HALLOWEEN
FLASHLIGHTS
PUMPKIN SPONGES
ARE B

I

Sign 01 - Front Lit

OPTION A

Mockup by day

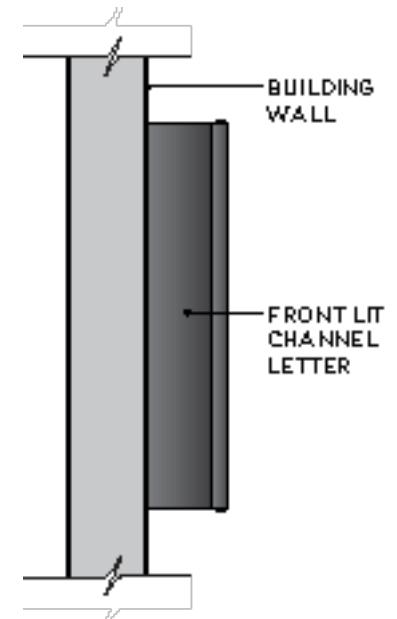


Perspective



Side view

Mockup by night



125"(W) x 33.5"(H) x 5"(D)
145.39 SQ FT

DIMENSIONS

Front lit Channel Letters,
flush mounted.

DESCRIPTION

Measurements



BLACK DAY/
NIGHT VINYL
TEAL GREEN

COLORS

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PROJECT NAME Thrive - Santa Clara
& LOCATION: 3687 Pioneer Parkway, Santa Clara

SALESPERSON: Jason Larson

DESIGNER: TSP

CUSTOMER APPROVAL & DATE

LANDLORD APPROVAL & DATE

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2

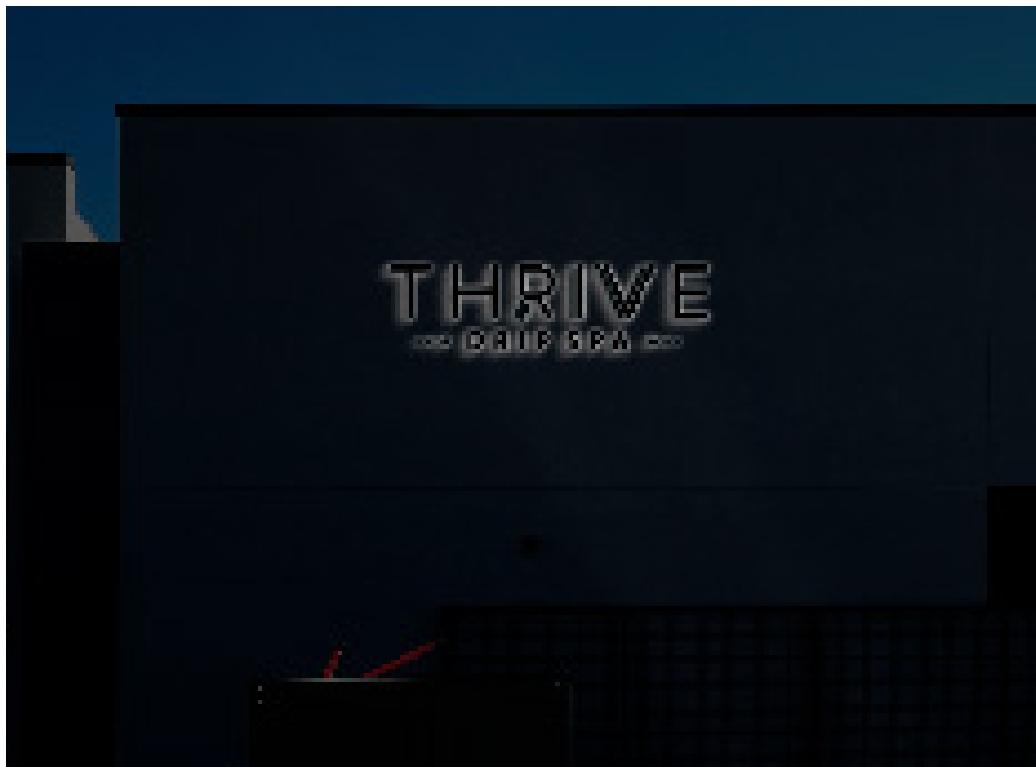
Sign 01 - Halo Lit

OPTION B

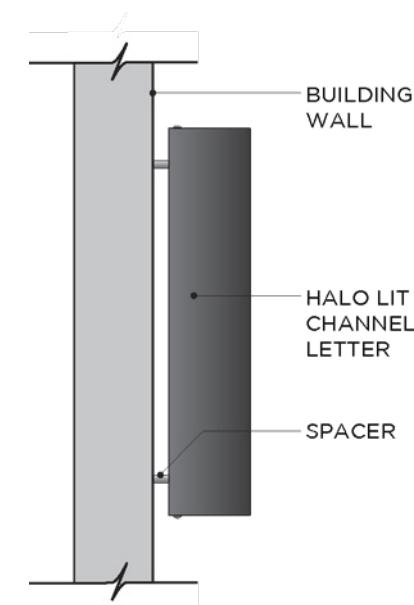
Mockup by day



Mockup by night



Side view



125"(W) x 33"(H) x 5"(D)
143.22 SQ FT

DIMENSIONS

Reverse lit Channel Letters,
mounted with spacers.

DESCRIPTION

PMS BLACK
TEAL GREEN

COLORS

Perspective



Measurements



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PROJECT NAME Thrive - Santa Clara
& LOCATION: 3687 Pioneer Parkway, Santa Clara

SALESPERSON: Jason Larson

DESIGNER: TSP

CUSTOMER APPROVAL & DATE

LANDLORD APPROVAL & DATE

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

Staff Report

Wall Signs Approval Summary and Recommendation

Public Body: Santa Clara City Planning Commission

Meeting Date: October 26, 2023

Current Zone: Planned Development Commercial, PDC

General Plan Designation: Main Street Commercial

Property Location: 3687 Pioneer Parkway, Giovengo Building #2

Request: Approval of Wall Signs for Jersey Mike's

Applicant Name: Shauna Gappmayer (YESCO Signs)

Staff Planner: Jim McNulty

Staff Recommendation: Approve with conditions.

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Shauna Gappmayer, is requesting Wall Sign Approval for Jersey Mike's located at 3687 Pioneer Parkway, Giovengo Building #2. The Santa Clara City Sign Ordinance, Chapter 17.44, states that wall signs are allowed in the Planned Development Commercial, PDC Zone subject to Planning Commission approval. This business will be in Giovengo Building #2. Jersey Mike's will be joined by POSH Blow Dry Bar (wall signs on tonight's agenda), THRIVE Drip Spa (wall signs on tonight's agenda), and Alfredo A's (wall signs soon to be submitted).

Two (2) wall signs are proposed for this business. Section 17.44.090(C) of city code indicates that wall signs may not exceed 10% of the total square footage of the wall on which the wall sign is placed. The applicant has provided calculations which indicate that 10% would allow for a sign of up to 72 square feet on the east and west building elevations. This east and west wall signs includes internally illuminated letters on an aluminum backer flush mounted to the building. The east building elevation wall sign (facing the parking lot) is proposed at 57 square feet. The west building elevation wall sign is also proposed at 57 square feet. The proposed wall signs meet the standards for wall signs as per Chapter 17.44 of city code.

ISSUES OF CONCERN/PROPOSED MITIGATION

City staff is concerned with the wall sign on the west side of the building as it includes internal illumination. This side of the building faces a single-family residential neighborhood. The Planning Commission will recall that the wall signs for the Giovengo Building #2 (south building elevation) were required to be turned off nightly at the

Request: Jersey Mike's

close of business or no later than 10:00 PM. City staff is recommending that this be required for all wall signs on the west elevation of Building #2.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission approve the proposed ***Wall Signs for Jersey Mike's*** located at 3687 Pioneer Parkway, Giovengo Building #2, subject to the following conditions:

1. That the east building elevation wall sign (facing the parking lot) be allowed at 57 square feet with internally illuminated letters on an aluminum backer flush mounted to the building.
2. That the west building elevation wall sign be allowed at 57 square feet with internally illuminated letters on an aluminum backer flush mounted to the building.
3. That the wall sign on the west side of the building which is illuminated be turned off nightly at the close of business or no later than 10:00 PM.
4. That a building permit be applied for and obtained prior to placement of the wall signs on the building.



Pan Channel

Presented By



Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Version

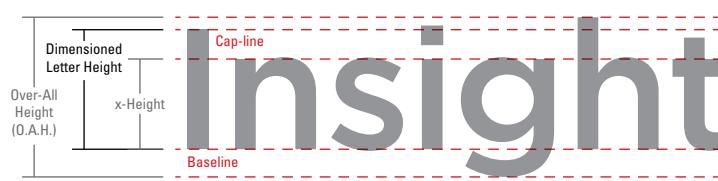
OPY-54602 R4
Date: 10.03.2023

Address

3640 Pioneer Parkway
Santa Clara UT 84765

TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter 'i'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



Insight

COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

PRODUCTION NOTE

The PDF format of this package may contain graphics which have been down-sampled for proofing purposes and should not be used for production purposes. Source files for this package are available upon request for production purposes.

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
Org.	05.02.2023
1	06.14.2023 Site map created
2	06.16.2023 No change in this pg (SD)

4	10.02.2023 No Change (JK)

JO #

Approval

A/E Sign / Date

Client Sign / Date

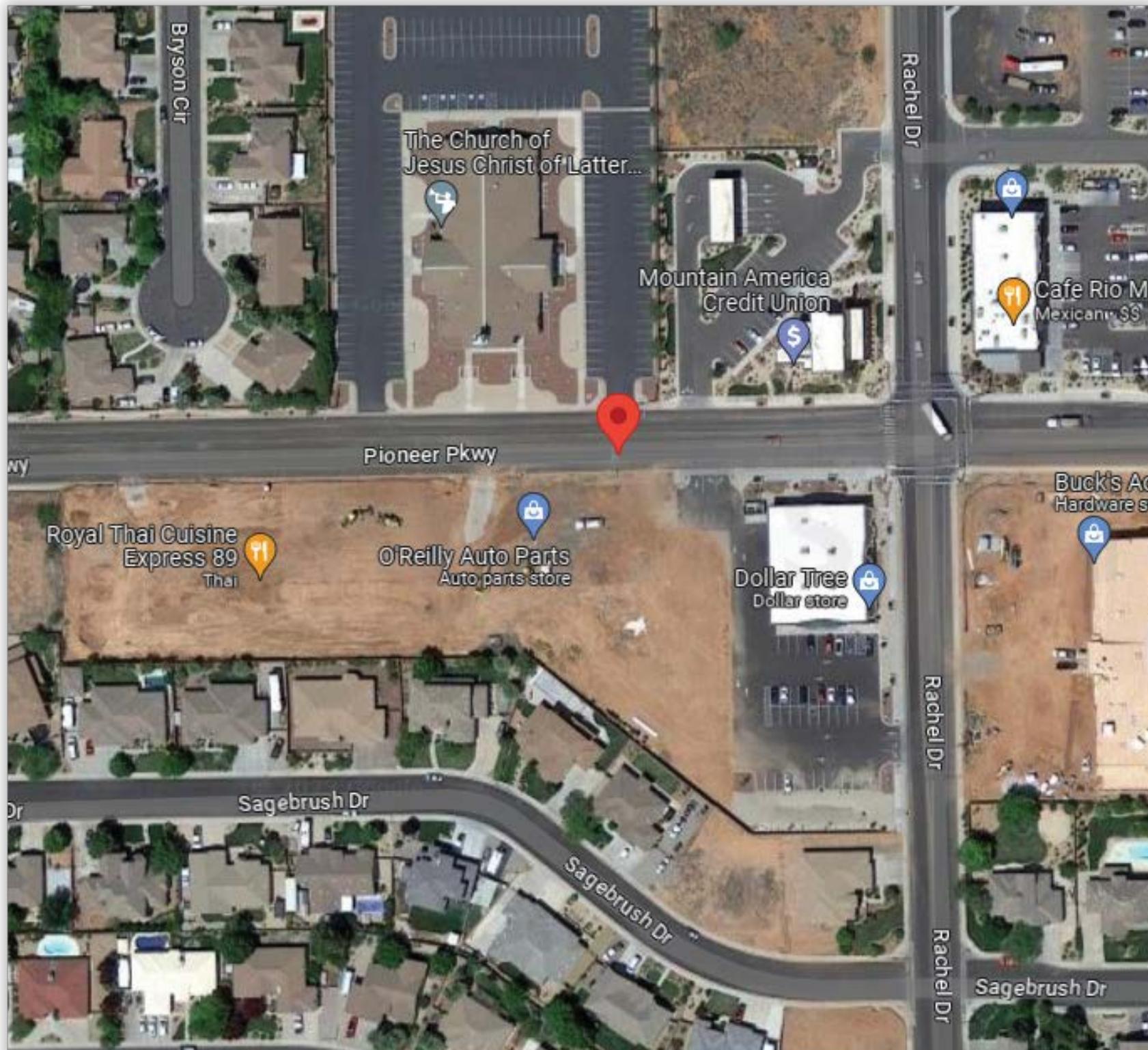
Jersey Mike's Subs

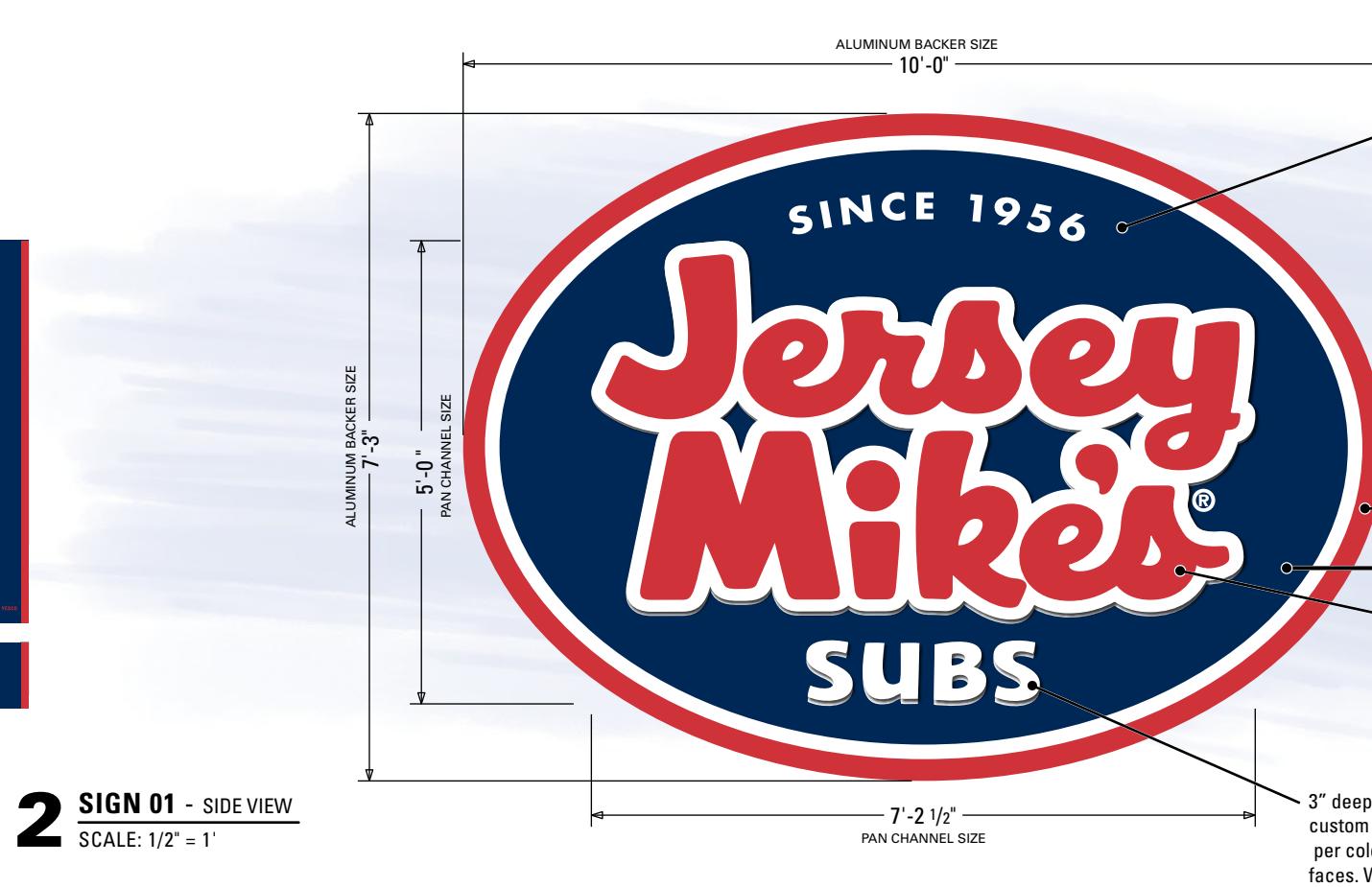
3640 Pioneer Parkway
Santa Clara UT 84765

Acct. Exec: Zach White
Designer: Shadi Davarzani

OPY-54881 R4

LOC 0.1





2 **SIGN 01** - SIDE VIEW
SCALE: 1/2" = 1'

1 **SIGN 01** - ILLUMINATED PAN CHANNEL LETTERS ON ALUMINUM BACKER - SOUTH ELEVATION
SCALE: 1/2" = 1'

1/8" thick aluminum panel (white pre-painted)
1st surface applied vinyl as per color key.
White border and "since 1956" to show
thru the vinyl.

5" deep aluminum channel letter w/
custom painted Blue returns
per color key. 1" Red trim cap. White acrylic
faces w/ 1st surface vinyl graphics
per color key. 2" White trpline. White
L.E.D illumination. Flush mount to backer panel

3" deep aluminum channel letter w/
custom painted Blue returns
per color key. 1" Red trim cap. White acrylic
faces. White L.E.D illumination. Flush mount to
backer panel

VERIFY DIMENSIONS BEFORE PRODUCTION. **MISSING REQUIRED INFO**

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** SET
INTERNAL ILLUMINATED PAN CHANNEL
LETTERS ON ALUMINUM BACKER.

PERMITTING SIGN AREA: 57.0FT²

ELECTRICAL

POWER TO DISPLAY LOCATION:	BY OTHERS OR EXISTING
HOOKUP AT DISPLAY:	BY YESCO

COLOR KEY

1	VINYL 3M # 3630-36 "BLUE"
2	PAINT SHERWIN WILLIAMS # MATCH PMS 295C
	VINYL 3M # 3630-33 "RED"

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
Org.	05.02.2023
1	06.14.2023 Scope changed (SD)
2	06.16.2023 Logo updated (SD)

4	10.03.23 Adjusted sqft based on oval Reverted back to R2 (JK)

JO

Approval

A/E Sign / Date

Client Sign / Date

Jersey Mike's Subs

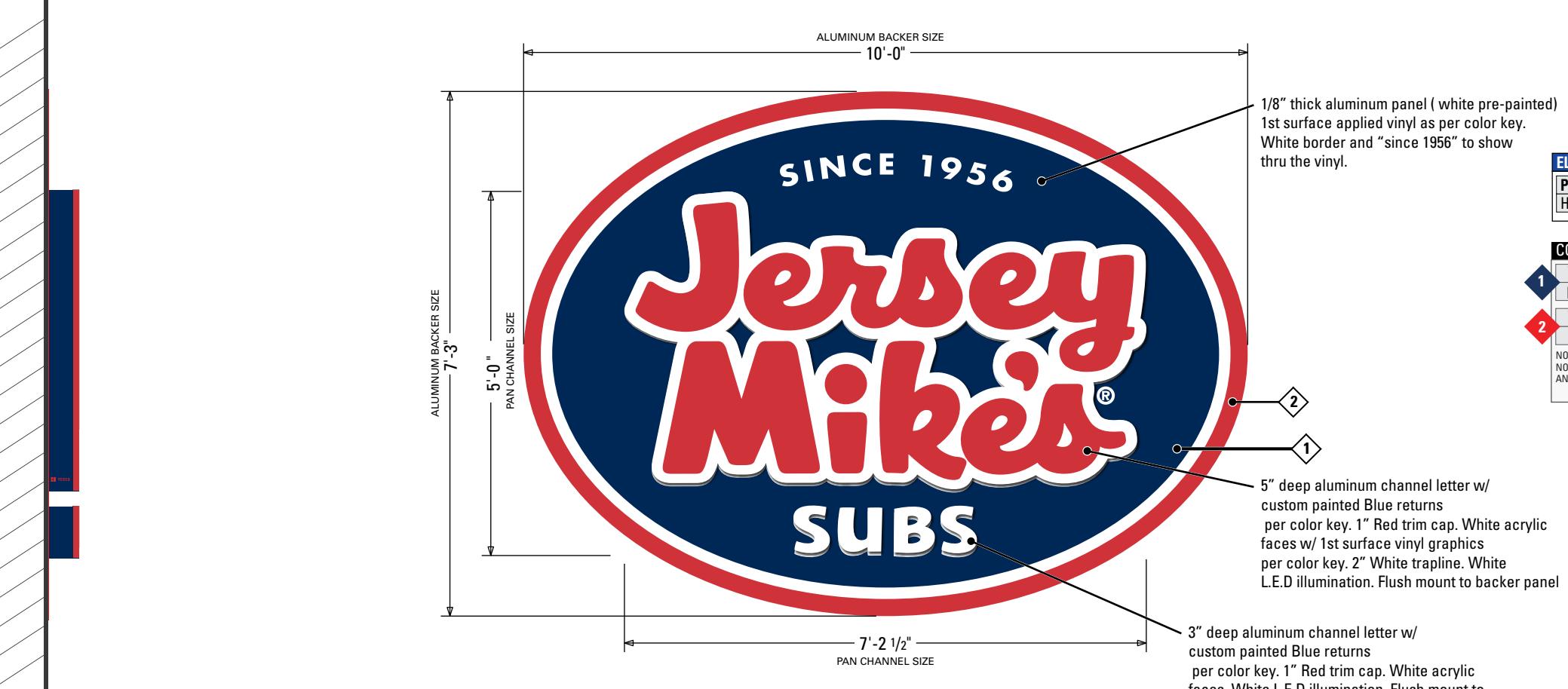
3640 Pioneer Parkway
Santa Clara UT 84765

Acct. Exec: Zach White
Designer: Shadi Davarzani



OPY-54602 R4

ART 1.0



2 SIGN 02 - SIDE VIEW
SCALE: 1/2" = 1'

1 SIGN 02 - ILLUMINATED PAN CHANNEL LETTERS ON ALUMINUM BACKER - NORTH ELEVATION
SCALE: 1/2" = 1'

SCOPE OF WORK
MANUFACTURE & INSTALL **ONE [1]** SET
INTERNAL ILLUMINATED PAN CHANNEL
LETTERS ON ALUMINUM BACKER.
PERMITTING SIGN AREA: 57.0 FT²

ELECTRICAL

POWER TO DISPLAY LOCATION:	BY OTHERS OR EXISTING
HOOKUP AT DISPLAY:	BY YESCO

COLOR KEY

1	VINYL 3M # 3630-36 "BLUE"
2	PAINT SHERWIN WILLIAMS # MATCH PMS 295C
	VINYL 3M # 3630-33 "RED"

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DESIGN

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Salt Lake City, UT 84104
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Revisions

No.	Date / Description
Org.	05.02.2023
1	06.14.2023 Scope updated (SD)
2	06.16.2023 No change on this pg (SD)
---	---
4	10.03.23 Adjusted sqft based on oval Reverted back to R2 (JK)
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---	---
---	---
---	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

Jersey Mike's Subs

3640 Pioneer Parkway
Santa Clara UT 84765

Acct. Exec: Zach White
Designer: Shadi Davarzani

OPY-54602 R4

ART 2.0



SIMULATED NIGHT RENDERING



**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, September 28, 2023**

Present: Logan Blake, Vice Chair (via Zoom)
Ryan Anderson (via Zoom)
Kristen Walton
Curtis Whitehead

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

Excused: Shelly Harris
Mark Hendrickson
Mark Weston

1. Call to Order.

Vice Chair Logan Blake called the meeting to order at 5:35 p.m.

2. Opening Ceremony.

- A. **Pledge of Allegiance: Kristen Walton.**
- B. **Opening Comments (Invocation): Curtis Whitehead.**

3. Communications and Appearances.

There were no communications or appearances.

4. Working Agenda.

- A. **Public Hearing.**
 1. **Consider a proposed Code Amendment to Title 16, Subdivisions. This includes updates to the subdivision ordinance as required by SB-174. Santa Clara City, applicant.**

Planning and Economic Development Manager, Jim McNulty presented the staff report and stated that City staff and legal counsel have been working on updates to the Subdivision Ordinance as required by SB-174. The required changes included the following:

1. All cities with a population that exceeds 5,000 in a county of the 1st, 2nd, or 3rd class must revise their subdivision ordinances to comply with this process by

February 1, 2024. As of the 2020 Census, **Washington County is a county of the 2nd class with a population of approximately 180,000+**.

2. SB-174 requires local governments to designate a **Land Use Authority (“LUA”)** to review subdivision applications. These authorities may not be members of a town/city council.
3. SB-174 establishes a two-step process for approving subdivisions. This includes a **preliminary subdivision review with the Planning Commission, and a final subdivision review with the Technical Review Committee (“TRC”)** which includes representatives from all reviewing city departments, private utilities, and relevant contract professionals.
4. Municipalities may perform up to **four review cycles (Final Plat)** on a given application. A review cycle is not considered complete until the applicant has adequately addressed all of the redlines identified by the municipality. Each review cycle at this stage must be completed in 20 days.
5. SB-174 **creates two (2) distinct appeal processes** after the four review cycles have been exhausted and 20 days have passed.

Mr. McNulty noted that the matter was discussed with the Planning Commission on August 10, 2023, and September 14, 2023, at which time both the City Council and the Planning Commission were in favor of proceeding.

Mr. McNulty reviewed the main changes to the subdivision ordinance as follows:

Under 16.08.010: DEFINITIONS OF TERMS:

CITY PLANNER: The city’s Planning Manager or the authorized representative if a planner is under contract to do work for the city.”

Under 16.20.030 16.20.030: STANDARD FORMS:

- E. **The final plat (mylar) shall be signed by the Planning Commission Chair or Vice Chair.**
- F. **The final plat (mylar) shall be signed by the City Engineer and City Surveyor.**
- G. **The final plat (mylar) shall be signed by the city attorney after having reviewed a title report prepared or updated by a title company and date within the past ninety (90) days. It shall be the applicant’s responsibility to obtain releases or consents to plat from the holders of all liens or encumbrances which would otherwise prevent the subdivision of the property and the sale of good and marketable title to third party buyers of property in the subdivision.**

H. The final plat (mylar) shall be signed by the mayor.

Under 16.22.020: LOT ADJUSTMENTS AND/OR MERGERS:

All applications seeking to adjust and/or merge lots, parcels, units, or other divisions of land shall comply with the requirements for the adjustment of lot lines as set forth in Utah Code Title 10, Chapter 9A, as amended.

Mr. McNulty reported that Section 16.24.060, Item O is about the minimum right-of-way widths for streets. Item 3 will be changed from a 50-foot minimum to a 47-foot minimum because the pavement width has to be reduced from 35 feet to 32 feet since 32 feet is what cities can now allow for a local street, based on SB-174.

Under Item P of 16.24.060: STREET IMPROVEMENTS the following changes were proposed:

- 1. Arterial Street: Fifty-five feet (55').**
- 2. Collector Street: Forty-nine feet (49').**
- 3. Local Street: Thirty-two feet (32') of paved roadway is the minimum required; however, a developer may build a wider paved roadway width if approved by the city.**
- 4. Modified Local Street: Thirty feet (30') of paved roadway is the minimum required for a planned development area, infill subdivision, or designated streets project area.**

Under 16.28.030: GUARANTEE AMOUNT the following changes were proposed:

The guarantee amount shall be one hundred percent (100%) of the cost of improvements as set forth in the Project Engineer's estimate. The estimate shall be required to include:

- (a) Ten percent administrative costs,**
- (b) ten percent contingency, and**
- (c) engineering and quality assurance testing costs.**

If the City Council authorizes an extension of time beyond one year to complete the improvements, the extended guarantee shall be equal to one hundred percent (100%) of the cost of the remaining improvements.

Mr. McNulty noted the change from 80% to 90% under **16.28.040: B** as follows:

B. After acceptance of all improvements by the city, the city may release up to ninety percent (90%) of the guarantee amount. The city shall continue to hold the security covering the remaining ten percent (10%) guarantee to ensure that all improvements shall be free from defective material and workmanship and in compliance with all city standards for a period of one (1) or two (2) years as may be determined by the city engineer or public works director. This period is marked from the date of final approval of all improvements until the performance guarantee is replaced by a maintenance guarantee in the same ten percent (10%) amount.

Vice Chair Blake opened the public hearing. There were no public comments. Vice Chair Blake closed the public hearing.

5. General Business

A. Recommendation to City Council.

1. Recommendation to the City Council for a proposed Code Amendment to Title 16, Subdivisions. This includes updates to the subdivision ordinance as required by SB-174. **Santa Clara City, applicant.**

Commissioner Whitehead moved to recommend that the City Council APPROVE the proposed Code Amendment to Title 16, Subdivisions, with no conditions. Commissioner Walton seconded the motion. The motion passed with the unanimous consent of the Commission.

6. Discussion Items

A. Chapter 17.92, Water Efficient Landscaping & Conservation Standards.

Mr. McNulty reminded the Commission that the City adopted Ordinance #2022-05 on February 23, 2022. He noted that Santa Clara City was one of the first communities in the County to adopt the recommended standards put in place by the Washington County Water Conservancy District (“WCWCD”). On August 7, 2023, the WCWCD Board adopted a new resolution requiring communities to accept updated standards allowing for participation in the Water Efficient Landscape Rebate (grass replacement) Program. The WCWCD requests that communities update their applicable ordinances by December of 2023 to allow for ongoing program participation.

Mr. McNulty reviewed the definitions (17.92.020) on the draft working copy of Chapter 17.92, as follows:

17.92.020: DEFINITIONS: ACTIVE RECREATION AREA:

Dedicated active play areas where irrigated lawn is used as the playing surface, such as a sports field designed for public use. Active recreation areas shall be:

1. **A minimum of 1,500 contiguous square feet of lawn area.**
2. **Not less than 30 feet in dimension.**
3. **Not less than 10 feet from areas dedicated to vehicular use, such as a street or parking lot.**
4. **Designed and located to be accessible to large populations, such as at a school, daycare, recreation center, senior center, public park, private park, water park, or religious institution.**
5. **Co-located with amenities, including but not limited to trash bins, benches, tables, walking paths, drinking water, playground equipment, and/or other recreational amenities.**

Mr. McNulty also noted that the definition of a lawn has been simplified to read as follows:

LAWN: Irrigated non-agricultural land planted in closely mowed, managed grasses.

Mr. McNulty reviewed the following new definition for mulch:

MULCH: Material (such as, but not limited to, rock, bark, wood chips) uniformly applied upon the surface of the soil to reduce evaporation and weed growth. Mulches must allow penetration of water and air. For purposes of this standards, ungrouted pavers, steppingstones, and artificial turf manufactured to be permeable to air and water may be considered mulch.

Mr. McNulty noted the new definition for Planting Bed:

PLANTING BED: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

Mr. McNulty reviewed the following changes under **17.92.030: SINGLE FAMILY AND TWO-FAMILY RESIDENTIAL WATER EFFICIENCY STANDARDS:**

B. Landscape Standards: For all residential construction and development that is subject to this section, except where landscaping will be irrigated solely with a private, non-municipal water source, landscaping must meet the following requirements:

1. **The total irrigated lawn area must not exceed eight percent (8%) of the lot square footage, up to a maximum of two thousand five hundred (2,500) square feet of lawn area. Lots less than 7,500 square feet are allowed up to 600 square feet of lawn.**

2. **Single-family homes with limited common areas designated for the exclusive use of the adjacent dwelling shall have the same allowances as a single-family home.**

Mr. McNulty reviewed items 2, 5, and 6 under **17.92.040: MULTIFAMILY RESIDENTIAL AND NONRESIDENTIAL WATER EFFICIENCY STANDARDS, A. Construction Standards:**

2. **New and future installations of plumbing fixtures must meet or exceed the water conservation requirements specified in the building code as adopted by Santa Clara City.**
5. **Manmade ornamental water features are limited to twenty-five (25) square feet per parcel and are limited to the parcel.**
6. **All golf courses using water district or municipal water supplies shall have a separate meter and irrigate with secondary irrigation water. Irrigation with potable water is prohibited. Each golf course development must submit and follow a water budget with the Landscape Documentation Package and identify water conservation measures for city approval.**

He also reviewed **17.92.040: MULTIFAMILY RESIDENTIAL AND NONRESIDENTIAL WATER EFFICIENCY STANDARDS, B. Landscape Standards:**

2. **Attached multi-family residential units may have up to 100 square feet of lawn per dwelling unit. Properties with less than 6 dwelling units are allowed up to 600 square feet of lawn.**
3. **Lawn areas are prohibited for nonresidential uses except where an Active Recreation Area is appropriate, such as a childcare center or athletic complex**

Commissioner Whitehead asked if the plat strip counts as part of the 600 square feet on a 7,500-and-less square foot lot. Mr. McNulty did not believe so but stated that the plant strip now has to be at least eight feet wide to have grass. He added that most of the new projects plan to have curb, gutter, and sidewalk and are not doing the park strip.

Mr. McNulty stated that this will require discussion with the City Council. The change should be able to be adopted before the deadline at the end of the year. The Commissioners expressed support for the proposed changes.

7. **Approval of Minutes.**

A. **Request Approval of the Regular Meeting Minutes – September 14, 2023.**

Commissioner Walton moved to APPROVE the minutes of the September 14, 2023, Santa Clara Planning Commission Regular Meeting. Commissioner Whitehead seconded the motion. The motion passed with the unanimous consent of the Commission.

8. **Adjournment**

The Planning Commission Meeting adjourned at 6:03 p.m.

Jim McNulty
Planning Manager

Approved: _____