NOTICE OF PUBLIC MEETING
PLANNING COMMISSION

Planning Commission
April 25, 2024 @ 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, April 25, 2024, commencing at 5:30 PM. The meeting will be broadcasted via YouTube linked on our website at https://santaclarautah.gov.

The agenda for the meeting is as follows:

1. **Call to Order**

2. **Opening Ceremony**

   A. Pledge of Allegiance: Kayde Roberts
   B. Opening Comments (Invocation): Kayde Roberts

3. **Working Agenda**

   A. Public Hearing

      1. Consider a proposed update to the Santa Clara Historic District Design Guidelines. This opportunity will allow for the City residents and property owners to provide input on the proposed Design Guidelines.

4. **General Business**

   A. Recommendation to City Council

      1. Recommendation to the City Council for a proposed update to the Santa Clara Historic District Design Guidelines.

   B. Planning Commission Approval

      1. Temporary Use Extension: Black Desert Temporary Maintenance Facility. Patrick Manning, applicant.

      2. Wall Signs for The Orange Peel, located in Country Lane Commons. Carter Smith, applicant.

5. **Discussion Items**

   A. None

6. **Approval of Minutes**

   A. Request Approval of Regular Meeting minutes: April 11, 2024

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 18th day of April 2024.

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Jim McNulty, Planning Manager

CITY OF SANTA CLARA
FOUNDED 1854

TO: Santa Clara City Planning Commission

FROM: Jim McNulty, Planning Manager

DATE: April 25, 2024

RE: Historic District Design Guidelines **(Public Hearing)**

The Historic District Committee, HDC has been working on a rewrite of the Historic District Design Guidelines for several months. The Planning Commission will recall that a Moratorium was put in place by the City Council last November allowing for a period of 180-days to rewrite and adopt the updated guidelines.

On March 28, 2024, City staff, HDC Chair, Mimi McKenna, and HDC Member/Commissioner Shelly Harris provided an update to the Planning Commission on the process, as well as the results of the Historic District Survey (January 2024). On April 11, 2024, the Draft Historic District Design Guidelines were presented to the Commission. Each Planning Commissioner had an opportunity to go through their questions and/or comments with City staff and members of the HDC as stated above.

On April 17, 2024, City staff and members of the HDC had an opportunity to present the draft document to the City Council. On April 18, 2024, City staff and members of the HDC had an opportunity to present the draft document to the Heritage Commission. Both the City Council and Heritage Commission are in favor of the updated Historic District Design Guidelines being approved by the City. Additionally, both the City Council and the Heritage Commission thanked the HDC for their efforts and hard work on the updated document. A **copy of the updated Historic District Design Guidelines** has been included for your review and consideration.

State Code Requirements:

Utah State Code doesn't have specific requirements for Historic District Design Guidelines. However, local governments may use their extended discretion to enact ordinances that recognize and preserve the aesthetic values of districts that have a common cultural value and/or landmarks that have significance of their own. Many jurisdictions have designated certain areas as historic districts, subject to detailed architectural controls and demolition limitations. These districts are often managed by a Heritage Commission, Landmark Commission, or similar body.

A copy of the **Santa Clara Historic District Overlay Map** has been attached for your review. The proposed Historic District Design Guidelines would apply to areas within the map limits only.

Recommendation:

City Staff recommends that the Planning Commission hold a public hearing and allow for public input. City Staff also recommends that the Planning Commission consider forwarding a recommendation for **Approval** of the Historic District Design Guidelines to the City Council.

CITY OF
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FOUNDED 1854

HISTORIC DISTRICT

DESIGN GUIDELINES

PART I
HISTORIC DISTRICT DESIGN GUIDELINES

Section 1: Introduction

Section 2: Design Guideline Goals

Section 3: Background & History

Section 4: Key Elements & Historic Styles

1. Introduction

The purpose and intent of the Historic District Design Guidelines is to provide guidance to property owners within the Historic District who desire to build, remodel, replace, or otherwise make changes or improvements to their property. The standards contained herein are intended to give guidance on how property improvements can enhance the Historic District by maintaining or improving the character of the District to ensure that the qualities found in the Historic District will remain for the enjoyment, pride, and economic benefit of the citizens of Santa Clara for many years to come.

These Design Guidelines are based on the concept that historic properties along Santa Clara Drive and adjacent side streets are a unique and important part of the heritage of Santa Clara and should be preserved and protected where possible. This is an attempt to encourage protection of significant historic resources that are found within the City, and to provide information to property owners to help ensure the preservation of these historic resources well into the future.

The unique setting of the Historic District isn't just about the buildings. This setting also includes landscaping, trees, gardens, orchards, and outbuildings (barns, and granaries). All these elements are important in maintaining the historic charm of the area.

These Design Guidelines are based on the premise that change is part of history and that appropriate alterations must be considered as part of a natural evolution of historic properties. Within this context, the design guidelines and design review process attempt to guide and direct that change to minimize its adverse effects on the elements that make a property or area historically significant.

Design Guidelines help establish a common understanding of preservation principles and standards. The historic resources of Santa Clara are finite and vulnerable to inappropriate alteration, renovation, and demolition. Santa Clara's historic assets are key parts of the community's identity, livability, and through heritage tourism, its economy as well. Adherence to Design Guidelines will ensure that the historic and unique character of Santa Clara's Historic District will be maintained.

The Historic District Design Guidelines are further intended to supplement the regulations contained in Chapter 17.74 Historic District/Mixed Use Zone, and Chapter 17.76 Historic District Overlay Zone, found in city code. Chapter 17.76.090(A) states the City Council, upon recommendation of the Heritage Commission and Planning Commission may adopt "rules, regulations, and guidelines" to implement and administer the purposes and intent of the Historic District.

2. Design Guideline Goals

When changes are proposed to property in the Historic District, it is expected that property owners will act to enhance the quality of the Historic District.

The goals of the Design Guidelines include the following:

A. Protect the architectural character and fabric of the Historic District including individual buildings within the Historic District.
B. Enhance and beautify all properties within the Historic District.
C. Provide owners and residents with information concerning the rehabilitation of historic structures.
D. Increase appreciation for the City's historical and architectural heritage and create a desire on the part of property owners in the Historic District to replicate and expand its historical character.
E. Ensure that new development respects the existing character of the Historic District.
F. Promote economic development opportunities through the creation and maintenance of a unique and historic setting which will draw both tourist and residents.
G. Balance the needs of property owners with the benefits to the entire community.
H. Provide direction to help downtown Santa Clara evolve into a pedestrian friendly walkable area that protects historic resources.
I. Perform rehabilitation and construction that will respect the character of the Historic District. New construction or rehabilitation should enhance and further the goals of the Historic District by creating architectural compatibility with existing historic structures.
J. In situations where demolition of existing dwellings is deemed necessary, such demolition should be done in accordance with city code requirements.
K. All replacement structures shall be compatible with the established character of the Historic District and conform to the adopted design standards contained herein.
L. All construction shall comply with all standards and requirements of the Existing International Building Code, EIBC. Any exterior building modification (e.g., painting of building, addition to building) and/or site modifications are subject to these design guidelines and review by the Heritage Commission.

3. Background and History

The lower Santa Clara River area had been inhabited for centuries by Native Americans who lived along the river. Many artifacts remain of those who lived here long ago. The first missionaries were members of the Church of Jesus Christ of Latter-Day Saints who made their homes along the Santa Clara. Many of the first settlers to remain permanently in the valley were from Switzerland.

Although some buildings in the Historic District are pioneer era structures built in the second half of the nineteenth century (e.g., Jacob Hamblin home, Relief Society House, Tithing Granary, etc.) most of the structures within the Historic District are single-family homes constructed around the middle of the twentieth century (i.e. 1920's – 1960's). Their architectural style is generally described as Utah Vernacular "Greek Revival", Craftsman Style Bungalows, Period Cottages, or Ranch Style homes. Most of these houses are still used as single-family dwellings, although some have been converted to commercial use such as small offices, cafes, or boutique shops. It's the city's goal to preserve and enhance these structures whether they were built in the 1800's or 1900's (late 19th century to mid-20th century).

Several of the early homes built in Santa Clara have been placed on the National Register of Historic Places. The following is a list of these homes and the date at which they were placed on the National Register:

Jacob Hamblin Home	3386 Santa Clara Drive	March 11, 1971
Relief Society House	3036 Santa Clara Drive	February 2, 1994
George & Bertha Graff House	2865 Santa Clara Drive	December 4, 1998
Hans George Hafen House	3003 Santa Clara Drive	December 4, 1998
Fredrick & Anna Maria Reber House	2988 Santa Clara Drive	December 4, 1998
Mormon Tithing Granary	3105 Santa Clara Drive	December 4, 1998
Lemuel & MaryAnn Leavitt House	1408 Quail Street	February 12, 1999
Fredrick & Mary Reber House	3334 Hamblin Drive	February 12, 1999

The State of Utah National Register website is available at https://ushpo.utah.gov/shpo/national-register/ and the National Park Service's website is available at https://www.nps.gov/subjects/nationalregister/index.htm/index.htm for the National Register.

A. Determining Historical Contribution

Buildings with a sufficient percentage of structure and details exhibiting characteristics from their period of significance (see Santa Clara Historical Eras and Styles Outline), are deemed to contribute positively to the integrity of the Historic District.

There are other buildings that exist within the boundaries of the Historic District that do not contribute to its significance. Buildings constructed later than the opening of the Interstate Highway through the Virgin River Gorge in 1973 are considered "non-contributing" properties. Buildings built during the historic periods of Santa Clara, but substantially altered so that their historic character is no longer evident, are also classified as "non-contributing". However, these buildings can and should be brought back to their historic character if possible.

B. Ongoing Historical Research

Understanding the history of a building is important to any preservation project. The original date of construction, dates of additions and alterations are not known for many of the buildings in the Historic District. It is anticipated that additional research will be undertaken by property owners, historical society members, architects and designers which will increase our understanding of the methods of construction, historic uses and unique features that define each individual asset. Written histories, photographs, maps, and other records should be sought out during the beginning stages of each proposed project.

C. Historic Santa Clara Timeline

It is important to understand the historical sequence of Santa Clara's settlement and evolution. This outline places key events and historic structures into a timeline extending from pre-history to the end of the period of significance in the 1960s **(late 19th and early to mid-20th century)**.

Anasazi
- Pueblo

Paiute
- Tonaquint
- Shivwits

Dominquez and Escalante 1776
- Confluence
- El Rio Sulfureo de los Piramides

Old Spanish Trail
- Santa Clara name from this era.
- Trade in Native American slaves.
- Parley P. Pratt reports that Native Americans grow crops with irrigation on Santa Clara Creek 1849.

Southern Indian Mission 1854

- Missionaries (10 families with wives) Hamblin, Knight, Leavitt, Allen, Brown, and others.
- Native American agriculture and irrigation aided when missionaries built 14' high dam 1855.
- First cotton grown, harvested, carded, spun, and woven in cloth 1855.
- Fort Clara built 1856.
- Some San Bernardino Saints relocate to Santa Clara 1858.
- Santa Clara adobe school/ward house 16' x 24' adobe 1858.

Cotton Mission 1861

- 30 Swiss Families to Santa Clara
- Santa Clara Town Plat 1861
- Fort Clara was heavily damaged in the 1862 flood.
- First Santa Clara Church built in 1862.
- Jacob Hamblin Home 1863, 3325 Santa Clara Drive
- Vineyards, Orchards, Gardens, and Farms established.

1870s

- Hug-Gubler Home, 3000 Santa Clara Drive
- Santa Clara Swiss sell produce and wine in Pioche, Nevada, and other communities.
- Dr. Edward Palmer explores Indian mound and publishes report 1875.

1880s

- John George and Susette Bosshard Hafen Home
- John and Emma Hafen Home
- John Henry Sr. and Barbara Staheli Graff Home

1890s

- Shivwits Indian Farm purchased by Anthony Ivins
- John Martin and Freda Lucy Reber Stucki Home
- Shivwits Indian School begun.
- Second Santa Clara Church built in 1897, 3040 Santa Clara Drive

1900s

- Shem smelter built.
- Santa Clara Mercantile Store
- Santa Clara Tithing Granary
- George and Bertha Stucki Graff Home
- Santa Clara Relief Society Building
- Shem smelter closed.

1910s

- Santa Clara Bench Canal built.
- Santa Clara Bench Canal Reservoir built.
- Arrowhead Trail auto route located.
- Santa Clara Bench surveyed and settled.
- Electric power service provided by Dixie Power hydros on Santa Clara Creek.

1920s

- Santa Clara Mercantile Warehouse, 3097 Santa Clara Drive
- Telephone service by Southern Utah Telephone Company
- J. Claude and Leda Frei Home, 3066 Santa Clara Drive
- Arrowhead Trail Road improved
- Fruit and produce stands along highway.
- US Highway 91 designated 1926
- Edmund and Eliza Gubler Home, 3176 Santa Clara Drive
- Edward Sr. and Agnes Frei Home, 3108 Santa Clara Drive
- Vivian and Jesse Frei Home, 1496 Victor Street
- Charles Ada Hafen Home, 2912 Santa Clara Drive
- Lorne and Lila Reber Home, 3136 Santa Clara Drive

1930s

- Leo and Tessie Reber Home, 1373 Old Farm Road
- Preston and Vella Ruth Hafen Home, 2999 Santa Clara Drive
- Rulon and Grace Stucki Home, 3086 Santa Clara Drive
- Harvey and Hilda Stucki Home, 1501 Chapel Street
- Lynn (LJ) and Silvia Graff Home, 2998 Santa Clara Drive
- Cecil and Irene Frei Home, 2932 Santa Clara Drive
- Elgin and Vivian Graff Home, 2798 Santa Clara Drive
- Lester and Vanola Wittwer Home, 2762 Santa Clara Drive
- Sylvan and Sylva Graff Home, 2699 Santa Clara Drive
- Shem (Winsor) Dam built by CCC.
- Santa Clara Concrete Dam built by CCC.

1940s

- Farm Security Administration photography of Santa Clara 1940
- Grant and Elva Hafen Home, 3183 Santa Clara Drive
- Ken and Anneliese Ence Home, 2898 Santa Clara Drive
- Landon and Wanda Frei Home, 2895 Santa Clara Drive
- Vendon and Gertrude Ence Home, 1399 Vernon Street
- Earl and Lola Tobler Home, 2662 Santa Clara Drive
- Shirl Stucki home, 2950 Santa Clara Drive
- Ballard and Arvena Hafen Home, 2620 Santa Clara Drive
- Gates Service Station selling Richfield hi-octane and renting cabins.
- Southern Utah Produce Company trucks ship produce to Nevada, California, and Arizona.
- Third Santa Clara Church built 1949.

1950s

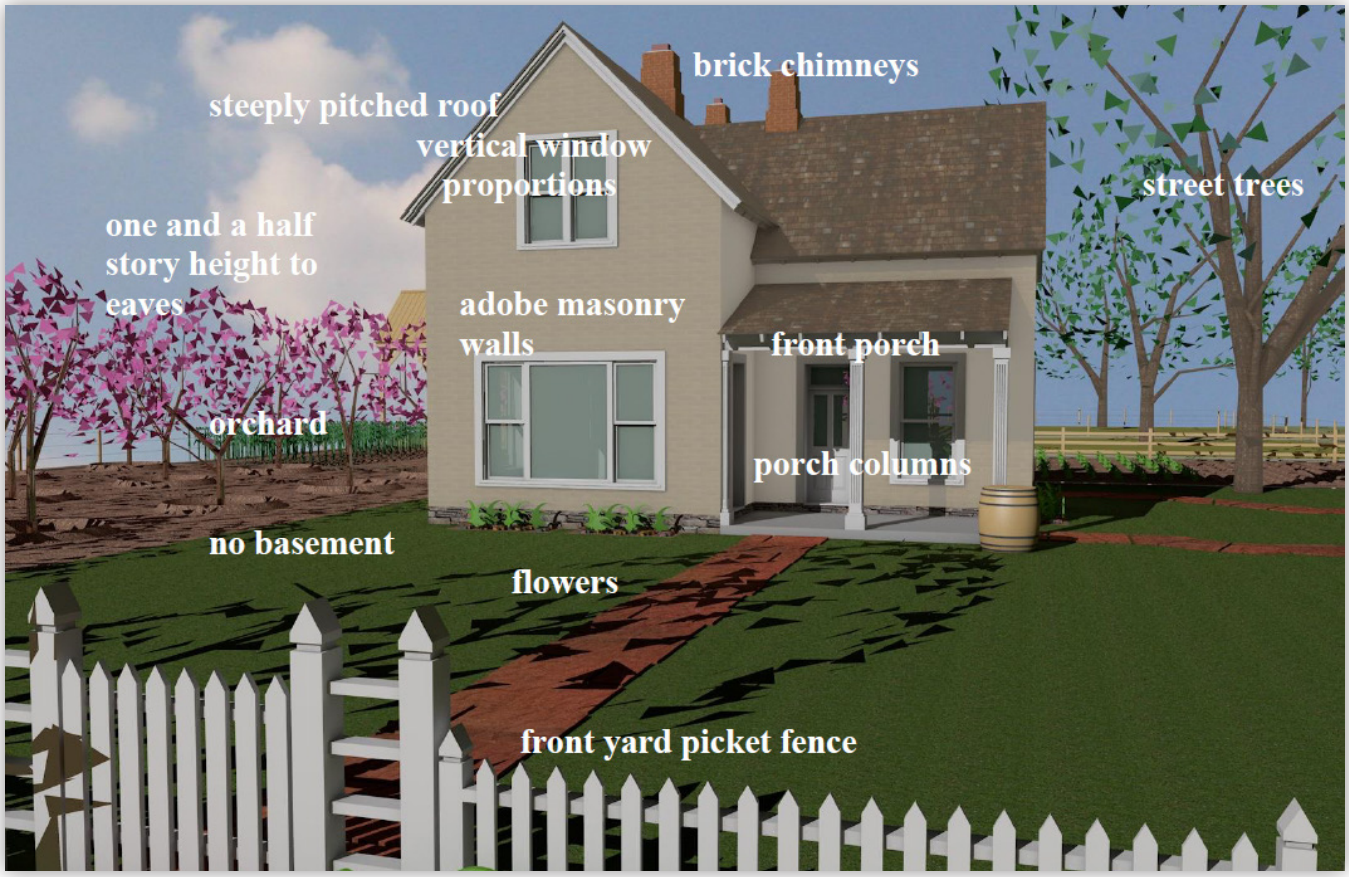
- Increased traffic on US Highway 91
- Virgin River Gorge Highway project approved.

1960s

- Jacob Hamblin Home restored by State of Utah open to tourists.
- Highway through the Virgin River under construction (cost $3.5 million per mile)
- Virgin River Gorge Freeway opens in 1973. Santa Clara bypassed.

4. Key Elements and Historic Styles

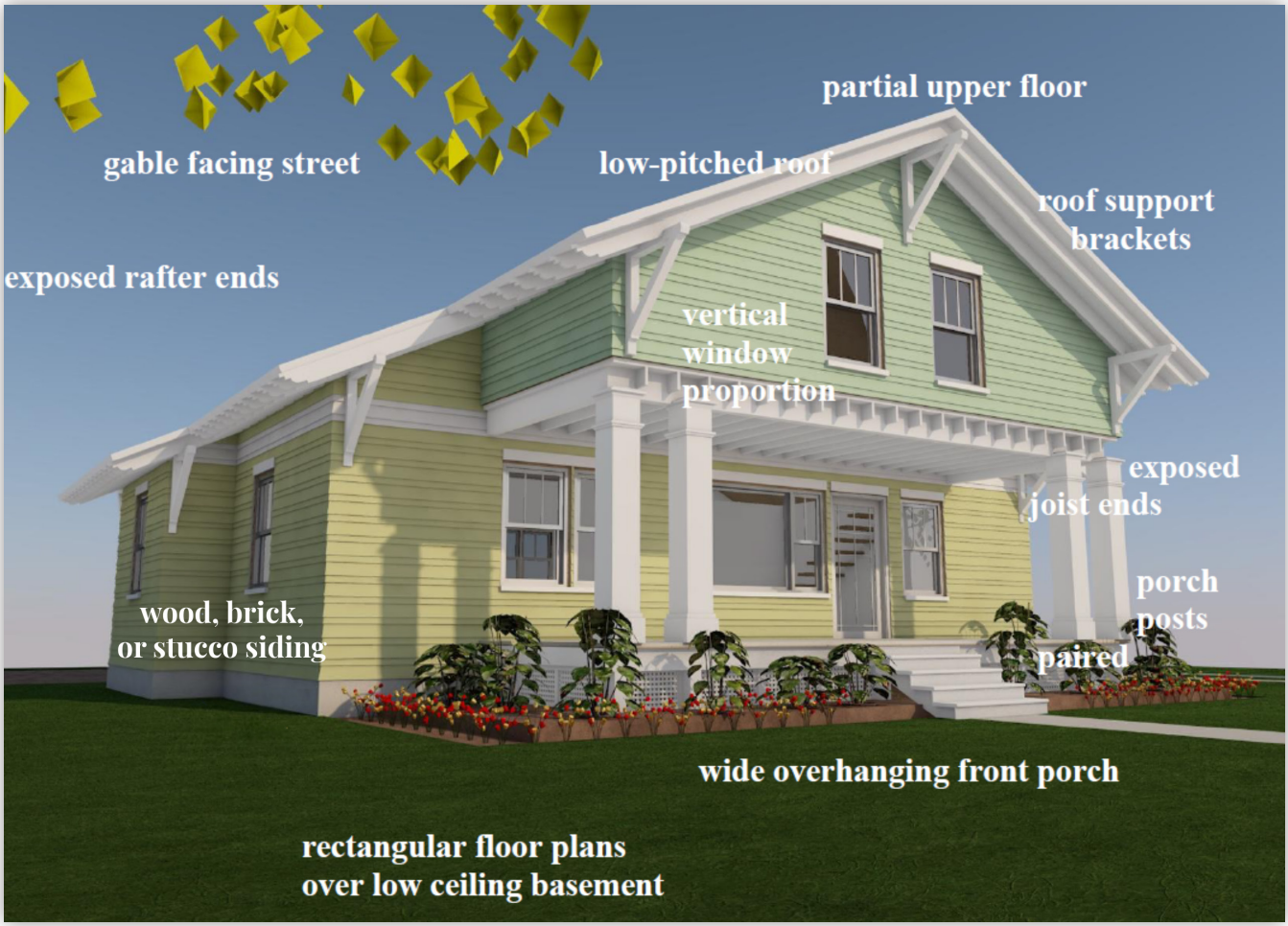
A. Utah Vernacular "Greek Revival" Cross Wing (see diagrams in document)
B. Craftsman Style Bungalows (see diagrams in document)
C. Period Cottages (see diagrams in document)
D. Ranch Style Homes (see diagrams in document)
E. Site and Landscape Context (see diagrams in document)



A. Utah Vernacular "Greek Revival" Cross Wing 1880-1910

The cross-wing house consists of two wings placed at right angles so that the floor plan resembles either a "T" or an "L." The stylistic emphasis of the house is divided equally between the façade of the forward-projecting wing and the porch fronting the main entrance in the side or flanking wing, and it is at these points that decoration is commonly found. The house itself is usually one and a half stories tall, although some are two stories. The cross-wing house initially developed in association with the Greek Revival and Italianate styles, but during the late-19th century it became a popular plan for Victorian dwellings as well.

This is one type of Utah Vernacular architecture which occurs in Santa Clara, however, there are many variations. See **Exhibit A** which includes a list of Santa Clara Historic District Home Styles with addresses.



B. Craftsman Style Bungalows 1905-1925

Bungalow and Craftsman style homes were born out of the Arts and Crafts Movement. The emphasis is on natural materials — wood, stone, and brick. Wide front porches and low-pitched roofs are typical. The interior's open floor plan features built-in furniture, big fireplaces, and exposed beams. As a popular dwelling type in Utah in the years before World War I, the bungalow was a noticeably low, ground-hugging house of one or one-and-a-half stories and a rectangular plan. It had a low-pitched roof that projected conspicuously out over the eaves. Decoration itself was sparse, being generally limited to exposed structural features such as rafter ends, exaggerated purlins and king posts, and heavy, tapered porch posts supporting the overhanging front porch. Porches and verandas facilitated access; inside the house, circulation was unrestricted and spaces open. Convenience was emphasized, so bungalows were generally equipped with small efficient kitchens and built-in features such as bookcases and tables. Most Utah bungalows were built by local contractors following ideas contained in popular pattern books and home-improvement magazines. See **Exhibit A** which includes a list of Santa Clara Historic District Home Styles with addresses.

C. Period Cottages 1920-1935

Utah architecture between the two world wars was characterized by the revival of aesthetic concepts associated with particular historic periods. A range of house types emerged that in a general way imitated older medieval building forms. These "period houses" often had rectangular floor plans in a hall-parlor or central-passage configuration or were variants of the cross-wing house with one projecting wing. Appearing deceptively small from the street, often they extended deep into the lot. Stylistically, period cottages ranged from Spanish Colonial to Mission, but most commonly the styles are English Tudor and English Cottage. Period cottages populated the expanding suburbs of larger cities like Salt Lake City, Provo, Ogden, and Logan, but are found in rural communities as well. See **Exhibit A** which includes a list of Santa Clara Historic District Home Styles with addresses.

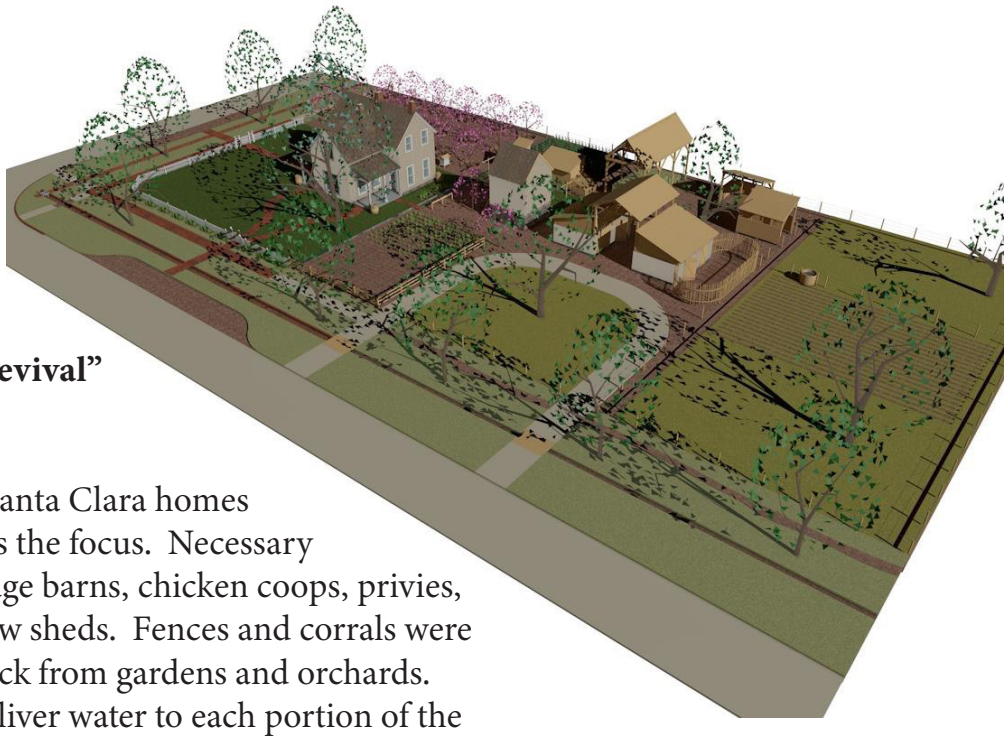
D. Ranch Style Homes 1930s – 1960s

First built in the late 1930s, ranch homes were originally modeled after rural Western ranches. Toward the end of the 1940s, post-war prosperity increased due to veterans receiving GI Bills and easier home-financing terms. As the number of marriages and size of families increased, the small World War II-era-cottage type was becoming obsolete. The core of small rooms based around a compact kitchen and living room began a transition to a new plan, a plan that actually originated in California: the "ranch house". In response to the compact, tightly confined World War two-era cottages, the early ranch plan stretched the house slightly more across the lot and provided larger window openings to allow the outdoors in. The ranch's exterior appearance resembled that of the World War two-era cottage, only larger. By the mid-1950s ranch houses stretched longer across the lot. By the 1960s horizontally proportioned sliding windows and large plate-glass picture windows became common. Ranch architecture bears a slight resemblance to the modern style with open floor plans and easy connections to the outdoors, particularly "backyard entertaining spaces". Focused mainly on practicality and simplicity, most ranch homes feature an attached carport or garage. Ranch houses had details including materials, brick colors, shutters and windowpanes which transformed them into "Colonial Ranch", "Spanish Ranch", "California Ranch" and even "Swiss Ranch" forms as desired. See **Exhibit A** which includes a list of Santa Clara Historic District Home Styles with addresses.

E. Site and Landscape Context

The town of Santa Clara's landscape evolved in parallel with its architecture and economy. Landscape remnants such as barns, granaries, other outbuildings, orchards, gardens, lawns, street trees, corrals and fences contribute significant historic value.

Each era of Santa Clara's history exhibited distinguishable landscape characteristics that can be classified into the same categories that have been used for historic architectural styles, i.e. **vernacular "Greek revival", bungalow, period cottage and ranch.**



Utah Vernacular "Greek Revival"
Cross Wing 1880-1910

During the settlement era, Santa Clara homes were a place where work was the focus. Necessary outbuildings included carriage barns, chicken coops, privies, granaries, hay barns, and cow sheds. Fences and corrals were necessary to separate livestock from gardens and orchards. Ditches were arranged to deliver water to each portion of the lot. Crops were cultivated for both family subsistence and commercial enterprise. Shade trees lined the streets, and front yards were adorned with flower gardens and lawns.

Craftsman Style Bungalows 1905 - 1925

The Arrowhead Trail brought automobiles and linked Santa Clara to California's markets. The Santa Clara bench canal brought water to new farms outside the original settlement area. Small garages replaced barns. The harvest from small gardens, vineyards and orchards could be sold to tourists passing through or exported to distant markets. The necessity for some outbuildings diminished but outdoor privies and chicken coops were still common. Backyards were still used for growing crops, but the large front porches overlooked decorative flower gardens and lawns visible to passersby.

Period Cottages 1920 - 1935

Improved transportation along Highway 91 (formerly the Arrowhead Highway) brought a degree of prosperity to Santa Clara despite the Depression. Indoor plumbing became common. Bottled and dried fruits were stored in cool cellars inside replacing the outdoor granaries of the past. Homegrown vegetables and homemade goods diminished family cash outlays. Transportation of local goods to distant markets was increasingly necessary. A growing reliance on tourist dollars was supported with the growth of roadside fruit and vegetable stands, automobile service stations, and small tourist camps. Backyard husbandry remained profitable.

Ranch Style Homes 1930s - 1960s

Santa Clara's dependency on agriculture decreased after World War II. Carports replaced detached garages. Rear yard gardens were still planted but were not the necessity they had been. Portions of the backyard were dedicated to swing sets and family pets. Trees were planted to shade backyard lawns where family barbecues became common. Street trees were still admired, even though more trips were made by car than on foot. Traffic along Highway 91 continued to increase until the completion of I-15 in 1973, when it fell off dramatically ending the historic era.

CITY OF
SANTA CLARA

PART II
HISTORIC DISTRICT DESIGN GUIDELINES

Section 1: Site History
Section 2: Site Features
Section 3: Site Design & Orientation
Section 4: Building Design/Architectural Character
Section 5: Storefront & Façade Elements
Section 6: Awnings & Canopies
Section 7: Windows & Bulkheads
Section 8: Doors & Entrances
Section 9: Building Materials
Section 10: Building, Form, Mass, & Scale
Section 11: Building Colors
Section 12: Roof Design
Section 13: Lighting
Section 14: Signage
Section 15: Streetscape Elements & Landscape Design
Section 16: Parking
Section 17: Mechanical Equipment
Section 18: Residential Compatibility

These design guidelines are intended to promote sensitive design. The design guidelines provide a framework to create an environment that respects the special setting of the Santa Clara Historic District. All commercial and residential buildings within the Historic District ***shall*** *be compatible with both the visual qualities of the immediate area in which the property is located, as well as the overall context of the Historic District.*

Definitions:

The term **shall**, as contained in this document, is defined as a standard within the design guidelines that must be adhered to without interpretation of subjective dialog.

The term **should**, as contained in this document, is defined to say, or suggest that something is reasonable or proper within the design guidelines, but may be balanced with other reasonable considerations such as language qualifying the requirement in these guidelines, whether materials or expertise necessary to implement the requirement are reasonably available, whether cost is unreasonably excessive compared to other alternatives, or whether there are competing priorities or requirements contained within these guidelines. This allows a certain degree of latitude upon approval by the Heritage Commission, Planning Commission, and City Council.

1. Site History

Each property owner, developer, or other interested party **should** research and understand the historical values of the property being developed to draw upon past ideas, concepts, and methods in establishing a link between past and new development in the Historic District.

2. Site Features

The Santa Clara Historic District is unique and conveys a sense of time and place **(late 19th and early to mid-20th centuries)**. By preserving historic buildings, features, and plantings, the area will continue to be a dynamic and evolving setting. Where there are vacant lots in the historic district, new construction can add to the vitality of the area. Careful thought and planning will result in a design that enhances the character of the historic district. The relationships between buildings, walkways, landscape features, and open space contribute to the distinctive character of property and neighborhoods.

Design Objectives

Historic site features, as an integral part of the original development pattern, **should** be retained as part of the street scene.

- New site features **shall** be compatible with their context and reinforce the historic character of the neighborhood.
- Historically significant planting designs and hardscape features which are part of the property setting, **should** be maintained.
- A new fence **should** be similar in character to those seen historically. Chain link fencing **shall** not be allowed in a front yard or in areas visible from Santa Clara Drive.
- Historic wrought iron or cast-iron fences provide visual interest and contribute to the unique character of the street scene.
- An outdoor dining area **shall** be compatible with the character of the building and streetscape.

3. Site Design & Orientation

Building placement includes consideration of setbacks, orientation, open space, and parking. Additional elements adjacent to the public way include lighting, trees and landscaping, sidewalks, and street furniture, commonly referred to as the streetscape. All these elements combine to establish the unique character of the Historic District. Successful new development recognizes, reinforces, and enhances the sense of place associated with the Historic District.

A street block provides a common, unifying framework for the pattern, scale, dimensions and orientation of the individual lots and buildings. Commercial buildings traditionally have storefronts and primary entrances oriented toward the street.

Design Objectives

A traditional historic development pattern **shall** be recognized and maintained in new development.

- All primary façades and design elements for buildings along Santa Clara Drive **should** be oriented to Santa Clara Drive, with secondary and subordinate features associated with any side street or alleyway, or parking area.
- Placement of a building on a site **should** be compatible with existing buildings in the area.
- Distinctive features that emphasize buildings on a corner lot **should** be considered. All street façades **shall** be designed as important public façades.

4. Building Design/Architectural Character

Through a combination of preservation efforts and lack of infill development, Santa Clara's downtown reflects many of the historic buildings and landscape patterns created by the original settlers. This gives Santa Clara an identity and attraction in the region. Santa Clara has many unique characteristics that set it apart from other cities in Washington County including tree lined streets, a variety of beautiful home types and sizes, small neighborhoods with convenient services, and generous open space taking advantage of our panoramic natural setting.

The building design **shall** draw upon the past materials, techniques, form, mass and detailing to anchor the building to Santa Clara Drive while allowing the architect to create a current interpretation of the space and its aesthetic and functional needs. The building **shall** reflect authentic design elements which come from the surrounding environment and the historic, social, and cultural features that carry the spirit of a special place by providing a link between the past, present, and future residents who choose to call Santa Clara home.

Rebuild of historic building in Midway, Utah.

Design Objectives

New construction **shall** reinforce the architectural character of the area. These design guidelines are intended to encourage creative design solutions, while respecting the patterns and characteristics of the Historic District.

- An interpretation of a historic style may be considered if it is subtly distinguishable as being new.
- Materials, finishes, structural systems, and construction methods **shall** be used to express a compatible building design.
- New construction **shall** achieve compatible design through appropriate massing, form, scale, rhythm, orientation, materials, fenestration, and patterns.
- Commercial use building **shall** be designed by a licensed architect.

Example of building segmentation, not height.

5. Storefront & Façade Elements

Storefronts are often the most prominent or important architectural feature of a historic commercial building. They attract attention, provide effective display space, invite pedestrian activity, allow natural light into the store, and enhance the character of the street scene. A historic storefront comprises the first story of a commercial buildings' primary façade and is visually separated from the upper floors of the building through design and architectural details.

Façade Elements along a street frontage can play an important role in defining the unique character of the Historic District. Display windows, bulkheads, doors, belt courses, and architectural details such as cornices and moldings are common.

Design Objectives

A historic storefront **shall** be utilized. The design of a new building **shall** include the three basic building elements: a base, a middle, and a top.

- On low rise buildings, the different parts could be expressed through detailing at the building base and eave or cornice line.
- On taller buildings, the distinction between upper and lower floors can be expressed through detailing, materials, fenestration, and color.

6. Awnings & Canopies

Historically, awnings were commonly used on storefronts. Awnings were simple in design, sloped in form and fit within the opening they covered. Canvas fabric was most common for awnings prior to the 1940s, when metal awnings became more prevalent. Early canopies were generally modest in detail and reflected the character of the building. As building design grew more elaborate, the detailing of canopies became more sophisticated. Usually horizontal, they provided shelter and shade for the entrance of the building.

Design Objectives

Awnings and canopies are encouraged to shelter patrons as well as adding to the pedestrian streetscape.

- Storefronts are an appropriate location for awnings.
- Awnings and canopies **shall** be designed and placed so that they do not span or detract from character defining details.
- Awnings and canopies **shall** be complimentary to the color scheme of the structure and unique color palettes of the area.
- If pilasters or columns define the storefront, place awnings within this framework rather than overlap the entire storefront.
- Awnings and canopies **shall** be constructed of a durable material that takes into consideration the local climate and weather conditions.
- Awning height **shall** be considered with building design.
- Replacement of fabric awnings **shall** be required once rotted.

7. Windows & Bulkheads

Display windows and bulkheads are essential elements of traditional store fronts which provide a sense of scale and aesthetic quality to the façade of a commercial building. ***Traditional storefronts of the late 19th and early to mid-20th centuries*** featured large plate glass windows at the street level of the façade to display merchandise. The lower panels or bulkheads on which the display windows rest are often of wood or brick.

Design Objectives

The use of display windows, transoms, and bulkheads are encouraged to provide a traditional storefront design.

- Windows, transoms, and bulkheads **shall** be constructed to complement the architecture of the building.
- Metal mullions between the glass **shall** not be used. Surface or true-divided wood or metal clad mullions are acceptable.
- Materials such as wood, masonry, metal, or other material compatible with the façade may be used.
- Bulkheads **shall** act as a platform for display windows.

8. Doors & Entrances

As points of entry, doors and entrances are important visual elements of commercial buildings. ***Common door designs for commercial properties of the late 19th and early to mid-20th centuries*** are single-light wood or metal forms, varying from simple flush or paneled designs to those with elaborate decorative detail. Double doors and decorative transoms are common.

Design Objectives

The decorative and functional features of a primary doorway and building entrance **shall** be considered.

- Doors and entrances **shall** be constructed to complement the architecture of the building.
- Main entry doors **shall** be emphasized to promote a sense of entry and site design must also lead the public to the entry.
- Refer to documented research and/or historic photographs when determining doors.
- The use of glass **should** complement the design of doors and entrances.
- The primary doorway or entrance to a building **should** be oriented to Santa Clara Drive.
- Transom windows above doors are encouraged.

9. Building Materials

The use of indigenous/traditional building materials and techniques is strongly encouraged in new construction. Large featureless walls with only one (1) building material, color, or texture are not appropriate. Exterior wall design **should** use an appropriate mixture of materials and material placement to provide a sense of human scale.

Design Objectives

Building materials **shall** convey texture, scale, finish, and color like those used traditionally.

- A minimum of 30% of the vertical wall surface **should** include masonry such as brick, or stone with an indigenous look to the area. For elevations using 30% to 60% masonry, two (2) additional materials are required. For elevations using more than 60% masonry, one (1) additional material is required. 100% masonry is permitted provided there is variation in color, trim, or pattern. Additional materials **should** be a different color or texture than the masonry.
- Material with a matte finish is appropriate. Highly reflective materials **shall** be avoided. Large expanses of reflective materials on walls, windows or on rooftops are not appropriate.

- Large, panelized products or extensive featureless surfaces such as stucco, **shall** be avoided.
- Where possible, the use of modern materials which withstand aging and deterioration is appropriate (e.g., cement-based siding instead of wood), if the materials are incorporated into a design element which reflects traditional building philosophy.
- All materials and construction methods **shall** be of the highest quality and integrity indicative of early craftsmanship.
- Stucco may be used as an accent material, not to exceed 25% of wall areas. Traditional detailing **should** be applied to this material selection.
- Architectural metal panels may be permitted, upon review and approval of the Heritage Commission, Planning Commission, and City Council, as a siding material. Architectural metal panels **should** not exceed 25% of the exterior wall materials remaining after the use of masonry. The panels may be flat panels with a reveal, or they may be ribbed with a profile that provides shade, shadows, and texture. Reflective metal panels are prohibited. Masonry, such as brick or stone, and other approved exterior materials **should** be utilized with the metal to provide interest.
- With the exception of masonry, such as brick or stone, and traditional siding materials, no building material **should** exceed 50% of the total exterior wall materials.
- Brick surfaces not previously painted **should** not be painted. Painting masonry can seal in moisture already in the material, not allowing it to breathe and causing extensive damage over time.

10. Building Form, Mass, and Scale

Mass and scale are significant design considerations with major influence on compatible infill construction. Historically, commercial buildings had varied heights, a similarity of form, visually interesting profiles, and a sense of human scale. While the trend has been for commercial buildings to become increasingly larger over time, it's important that new construction respects the scale of buildings in the immediate context and within the Historic District.

Design Objectives

All buildings **shall** have a human scale that is relative to adjacent buildings and relevant to the pedestrian streetscape. This can be accomplished by using familiar forms and elements that can be interpreted in human dimensions.

- Design the building to equate with the height range in the area.
- The height of a building **shall** reflect the established building scale of the setting and area.
- Building height **shall** not exceed city ordinance height limits and **shall** never exceed the main tree canopy tops which will interrupt the viewshed from the bench areas above the Historic District.
- Consider stepping back upper stories from the plane of the primary façade where a building is taller than those found in the area.
- The massing characteristics of the area **shall** form the basis for the scale of new development.
- If a new building would be wider than the buildings along the block, consider dividing the building into segments that are similar in scale to buildings seen historically.
- The street façade **shall** appear similar in scale to the established scale of the current street block.
- A new building **shall** be designed to reinforce a sense of human scale by using quality building materials that express a human scale in their design, detail, and proportions.
- The use of color, texture, both vertical and horizontal divisions, and architectural features to create visual interest at a human scale **shall** be required.
- Roof forms **should** be an integral part of the building design and overall form of the building but shall not dominate the façade.
- Where roof lines are visible, they **should** relate to the general design of other commercial roofs in the Historic District.
- Screening of roof top mechanical equipment from view with architecturally compatible screening features or parapet walls **shall** be required.

11. Building Colors

Building color is one of the most critical elements in design. Careful attention **shall** be paid to create colors that blend with the panoramic views and natural landscapes of the area, as well as blending with and complimenting the manmade environment of the Historic District.

Design Objectives

Color variations, using compatible hues, **shall** be used to enhance or reduce the visual impact of scale, mass, detail, and overall composition.

- **Hue:** Colors that respect and enhance the natural earth tones of the local area are encouraged.
- **Value:** The LRV (Light Reflective Value) of colors and materials used on major walls and roof areas **should** consider the darkest value of shaded vegetations and the approximate value of red sandstone in the area. In general, the more visible or massive the structure, the lower its LRV should be.
- **Chroma:** The strength, intensity and brightness of the color selected **should** be in the range from very weak (grayish) to medium weak (neutral to earth tone). Strong Chroma colors such as the red color in the American flag is too bright.
- Stains and flat paints are encouraged. High gloss paints, factory finished metals or other materials which increase visual impacts, e.g., Aluminum, white or reflective roofs are not acceptable if found to be visible from the street. Matte finishes are strongly recommended. A higher LRV with a strong chroma may be allowed for small accents and trim around windows, and doors. Chimneys, flues, vents, gutters, down spouts, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in Chroma and LRV to the surrounding surfaces they adjoin, unless they are featured in the design. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent, and corporate signature color schemes are prohibited. Santa Clara's adopted color matrix is based upon "Sherwin-Williams Paint & Coatings; Historic Colors of America" color wheel **(see Exhibit B "Color Matrix")**. Use of another brand of paint that utilizes Historic Colors of America or similar may be acceptable.
- Approval of color boards with large material samples **shall** be required in the Historic District.

12. Roof Design

Historically, commercial roof design included flat, sloped, or gabled, with false fronts or relatively tall parapets as seen from the street. This characteristic is important to the character and compatibility of the historic district and should be preserved. The primary roof form of a structure **shall** help reduce the scale and mass of a building.

Secondary roof forms that accentuate but not dominate the compositions such as low-pitched gables, hip, and shed roof, **shall** extend at least 18" inches over the covered structure, and shall be used to break up the mass of the façade adding variety and interest.

Design Objectives

The roof form, its pitch, materials, and associated parapets are all character-defining features for a building.

- False fronts and parapets with horizontal emphasis are appropriate for Santa Clara Drive.
- Parapet steps **shall** have an appropriate thickness or depth from the street view to convey solidness to the pedestrian. The backside of parapets visible from all streets **should** utilize the same materials as the front. Corner lots **shall** maintain continuity for all streetscapes with the primary street wall on Santa Clara Drive and the secondary on the side street.
- Roof forms and planes **should** vary to add visual interest to the street environment, provided they're aesthetically appropriate.
- Roof materials **shall** be fire-retardant and non-reflective including asphalt shingles (wood appearance), concrete tile, wood shingles, metal in limited amounts, and membrane roofing systems if a parapet is utilized for screening.
- A limited number of skylights may be considered; however, not along the front of a building or in a location visible from the street.
- Elements such as expressive brackets, cornices, copings, layered and overlapping fascia and exposed rafters with profiled ends are strongly encouraged.
- All roof mounted equipment, plumbing stacks, antennas, etc. **shall** be concealed from the public view by way of parapet or some form of roof feature.

13. Lighting

Commercial buildings often have exterior lighting to enhance the visibility of the businesses. Historically, this type of lighting or presence has usually been limited and subtle, with modest fixtures that accentuate features such as entrances, architectural details and/or signs. This overall effect of simple, directed light can be effective and appropriate on new buildings.

Design Objectives

Lighting **should** be positioned in a manner that enhances visibility without detracting from a buildings' historic character.

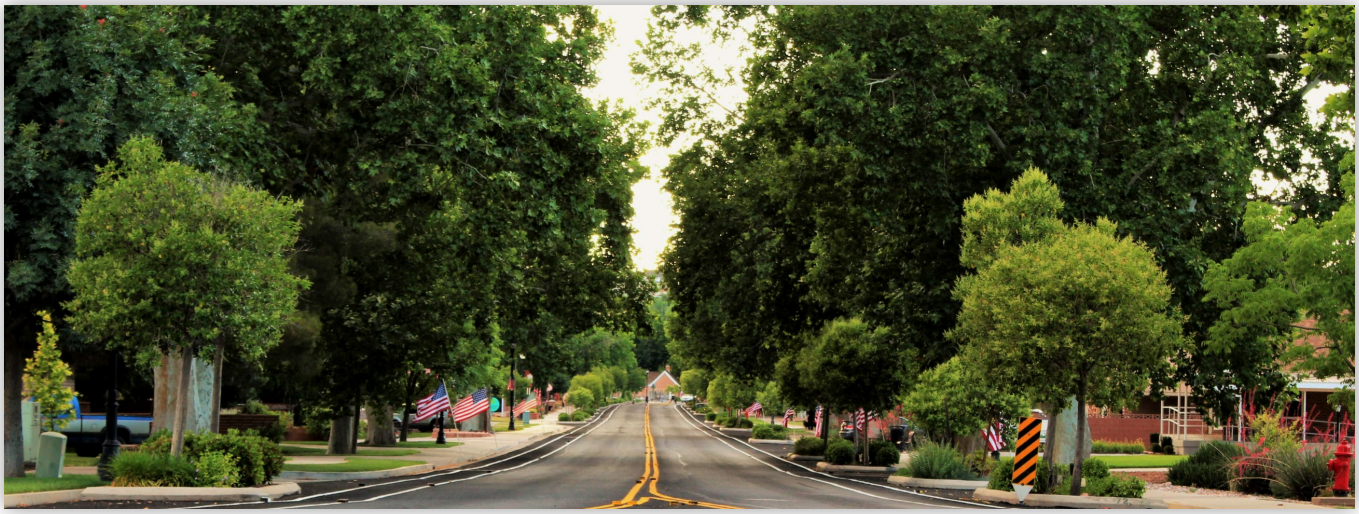
- Lighting **shall** be a subtle addition to the property.
- LED blue lighting **shall** not be used.
- Lighting **shall** not visually dominate the site or intrude on adjacent property. All lighting **should** be shielded and directed downward.
- Where used, lighting **shall** accent architectural details, building entrances and signs.
- Avoid lighting expansive wall planes.
- Fixture design **shall** complement the design of the building.
- Bollard lighting **should** be utilized between Santa Clara Drive and the front of buildings to create a pedestrian scale and design.
- If light poles are needed, they **should** match the design of the historic streetlights along Santa Clara Drive and **shall** not exceed 12 feet in height.

14. Signage

All signage **shall** comply with the Santa Clara City adopted sign ordinance and **shall** be reviewed by the Heritage Commission prior to approval. All signage **shall** utilize the color scheme as outlined in these design guidelines (e.g., Building Colors) for their signage color structure. This color strategy **shall** utilize a "toned down" version of the corporate colors to allow patrons to recognize brand identity without allowing the glaring color scheme that is so prevalent in modern corporate images. All corporate signage **shall** be required to submit a color mock-up to City staff allowing for review by the Heritage Commission.

15. Streetscape Elements & Landscape Design

Streetscapes create a connection between public spaces and buildings. Local amenity and identity are closely linked to the quality of the streetscape, which is defined by the character of the buildings, the space between them, ground surfaces, vegetation, walls, fences, and furnishings that enhance the space. Streetscape elements reinforce the unique character of a block, neighborhood, downtown or Historic District.



Design Objectives

Retain and preserve original elements that combine to form the streetscape. New streetscape improvements **should** respect the historic character of the area and complement historic scales, designs, and landscaping.

- Retain the distinctive historic features that give a streetscape and/or district its distinguishing character.
- Original streetlights **should** be preserved and maintained.
- New streetscape elements **shall** be compatible in scale, design, and style with the surrounding environment (e.g., street furniture, trash receptacles, bike racks, planters, and landscaping).
- New elements **shall** be simple in design and compatible with the appearance and scale of adjacent buildings.
- Curb cuts, driveways, and off-street parking **shall** be carefully planned to protect the historic character of the district.
- An outdoor dining area **shall** complement the building façade and streetscape in terms of design character, materials, finishes and color.
- All streetscape elements **shall** work together to create a coherent visual identity and public space.

- The existing historic Sycamore trees along Santa Clara Drive **shall** be incorporated into the streetscape design. Additionally, new Sycamore trees may be required as part of the streetscape design along Santa Clara Drive. Applicants **shall** be required to coordinate with the City Parks Director or designee for Sycamore tree preservation and placement.
- New streetlights **shall** be compatible with the historic character of the district.
- The design of lighting fixtures and poles **shall** be compatible in scale, design, material, and illumination level with the setting.

Areas not covered with buildings, parking, or sidewalks **shall** be landscaped. Landscaping **shall** incorporate a combination of trees, flower beds, shrubbery, lawn, landscape rock, and other drought-tolerant materials. Large garden plots are strongly encouraged in the Historic District. All landscaping **shall** be well designed to avoid conflict with utilities. Landscape design **shall** be compliant with city code requirements for Water Efficient Landscaping and Conservation Standards.

16. Parking

Many older buildings were not designed to accommodate the automobile. Vehicle parking may detract from the visual character and quality of the area. A new parking facility **shall** be an attractive, well-designed addition to the area.

Design Objectives

Parking areas **should** be located away from the street frontage and where they are least visually obtrusive.

- Off-street parking **should** be located to the side or behind a building, where its visual impact will be minimized.
- Shared parking between adjacent properties is encouraged, and excessive parking **shall** be avoided.
- Landscaping **shall** be integrated with surface parking to screen the view of parked vehicles from the street.
- Landscape materials **should** have a similar setback and location as the streetscape elements of adjacent properties.
- Mature trees **should** not be removed to construct new lots or expand parking areas. Any mature trees removed **should** be replaced on site with trees of a 1 1/2 to 2" caliper.
- Bikeways and pedestrian walkways **should** be separated and buffered from external and internal circulation within parking lots.
- Parking structures **shall** be sensitive to the surrounding historic neighborhood and streetscape. Partial subterranean designs **should** be considered.
- Mass, scale, materials, detailing and fenestration of any parking structure **shall** be comparable to historic buildings.
- Walkways **shall** safely lead pedestrians from parking areas to building entrances.
- Exceptions to the parking requirements contained in Chapter 17.32 of city code may be considered on a case-by-case basis to promote compatibility with the character of the Historic District. The property owner/developer will be required to submit information that justifies any requested exception.

17. Mechanical Equipment

The increased use of devices such as satellite dishes, solar panels, and air conditioning systems are found in modern developments. Commercial buildings also require trash and recycling storage areas and other equipment. These elements can be effectively integrated into historic properties without detracting from their historic character if property owners are conscientious about their placement and installation.

Design Objectives

Minimize the visual impacts of mechanical equipment and service utilities to the historic character of a building and its setting. Locate equipment such that it will not damage historic building composition.

- Satellite dishes **shall** be installed in inconspicuous areas where they're not readily visible from the street.
- Satellite dishes that are small are more appropriate.
- Solar collection systems **shall** be located where they're least visible and unobtrusive.
- Rooftops, rear and side yards, or rear accessory buildings are the preferred locations for solar devices.
- Solar panels that are attached to a building **shall** not be readily visible from the street.
- Solar panels **shall** be mounted on rooftops flush with the roofline or hidden behind cornices or parapet walls.
- Install equipment to minimize damage to character-defining features of the building, structure, or site.
- Mechanical service equipment **shall** be designed and installed where it will not be readily seen from the public way.
- If located on top of a building, the equipment **shall** be setback a minimum of 10' behind a parapet roofline.
- Meters, conduits, and associated equipment **should** be designed, painted, and screened if visible to avoid detracting from the appearance of the building.
- Garbage containers/dumpsters **should** not be readily visible from the street. Well-designed screening **shall** be required.

18. Residential Compatibility

Commercial uses and/or development which adjoins residential zones or residential uses or is across the street from residential zones or uses **shall** consider site design that minimizes the impact of the commercial use on the residences.

Design Objectives

Commercial buildings and uses **shall** be compatible with (e.g., adjacent, or across the street, etc.) residential uses in the Historic District.

- Loading zones, loading docks, utilities which create noise and vibration such as air conditioners, garbage bins/dumpsters, and other nuisance-creating objects or features **shall** be setback from the residential property lines.
- Uses which emit noise, radiation, fumes, smoke, vapors, or other deleterious effects **shall** be separated from residences by placing the use as far away from the residences as possible, and preferably separated from the residences by another less intrusive commercial building or use.

Santa Clara Historic District Home Style Examples

Utah Vernacular/Greek Revival Cross Wing 1880-1910

- 2865 Santa Clara Drive
- 2862 Santa Clara Drive
- 2963 Santa Clara Drive
- 2964 Santa Clara Drive
- 2988 & 2990 Santa Clara Drive (Duplex)
- 3003 Santa Clara Drive
- 3108 Santa Clara Drive
- 3177 Santa Clara Drive
- 3309 Hamblin Drive
- 3334 Hamblin Drive
- 1408 Quail Street
- 1496 Chapel Street
- Pioneer home re-built behind Frei's Fruitstand
- Jacob Hamblin Home
- Relief Society House in Heritage Square
- Hug Gubler Home in Heritage Square

Period Cottages 1920-1935

- 2620 Santa Clara Drive
- 2662 Santa Clara Drive
- 2699 Santa Clara Drive
- 2762 Santa Clara Drive
- 2798 Santa Clara Drive
- 2895 Santa Clara Drive
- 2920 Santa Clara Drive
- 2950 Santa Clara Drive
- 2998 Santa Clara Drive
- 1501 Chapel Street
- 3086 Santa Clara Drive
- 3199 Santa Clara Drive
- 1401 Quail Street
- 1399 Vernon Street
- 1373 Old Farm Road

Craftsman Style Bungalows 1905-1925

- 3041 Santa Clara Drive
- 3066 Santa Clara Drive
- 3136 Santa Clara Drive
- 2999 Santa Clara Drive
- 1486 Victor Street
- 1496 Victor Street

Ranch Style Homes 1930s-1960s

- 2667 Santa Clara Drive
- 2765 Santa Clara Drive
- 2789 Santa Clara Drive
- 2890 Santa Clara Drive
- 3153 Santa Clara Drive
- 3013 Santa Clara Drive
- 3105 Santa Clara Drive

Color Matrix

HISTORIC COLORS OF AMERICA

		Portsmouth Spice	Jonquil	Georgian Yellow	Barrett Quince
		Clementine		Goldenrod	York Bisque
Beetroot	Shaker Red	India Trade		Curry	Lyman Camellia
Madder	Codman Claret	Pumpkin		Farmhouse Ochre	Woodstock Rose
Covered Bridge	Stagecoach	Andover Cream		English Bartlett	Tailor's Buff
Alden Till	Richardson Brick	Pale Organza		Gable Green	Blonde Lace
Flowering Chestnut	Redrock Canyon	Emma	Knightley Straw	Danish Pine	Mountain Laurel
Roseland	Cogswell Cedar	Lady Banksia	Asian Jute	Canyon Gold	Rundlet Peach

Colors shown are available in interior and exterior finishes.

Tudor Ice
Standish Blue
Tory Blue
Muted Mulberry
Amelia
Marrett Apple

Appleton
Portsmouth Blue
Bold Bolection
Concord Grape
Hawthorne
Historic Morning Dew

Lucinda
Rocky Hill
Biloxi Blue
Plum Island
Elise
Melville

Bulfinch Blue
Winter Harbor
Bowen Blue

Emily
Saxon Blue
Seal Blue

Citadel Blue
Robin's Egg
Newport Indigo

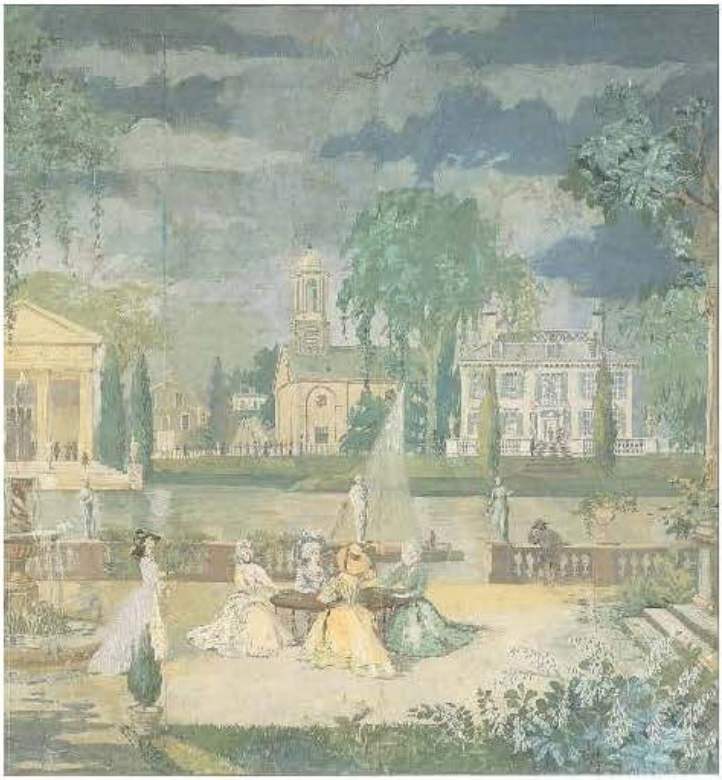
Meetinghouse Blue
Glacier Bay
Volute

Lexington Blue
China Aster
Asher Benjamin
Beauport Aubergine
Cottage Green
Coral Springs

Bristol Green
Green Bonnet
Veranda Blue
Phillips Green
Gedney Green
Wild Oats

Longfellow
Wainscot Green
Grasshopper
Boardman
Pointed Fir
Yarmouth Oyster

Viscaya
Whispering Willow
Blue Winged Teal
Warren Tavern
Brattle Spruce
Parsnip



Hazelwood
Winter Balsam
Langdon Dove

Newbury Moss
Moss Glen
Jackson Antique

Picholine
Sayward Pine
Phelps Putty

Amish Green
Jewett White
Bayberry Wax

Venetian Glass
Brookside
Grassy Meadow
Baize
Plymouth Beige
Sandy Bluff

HISTORIC COLORS OF AMERICA

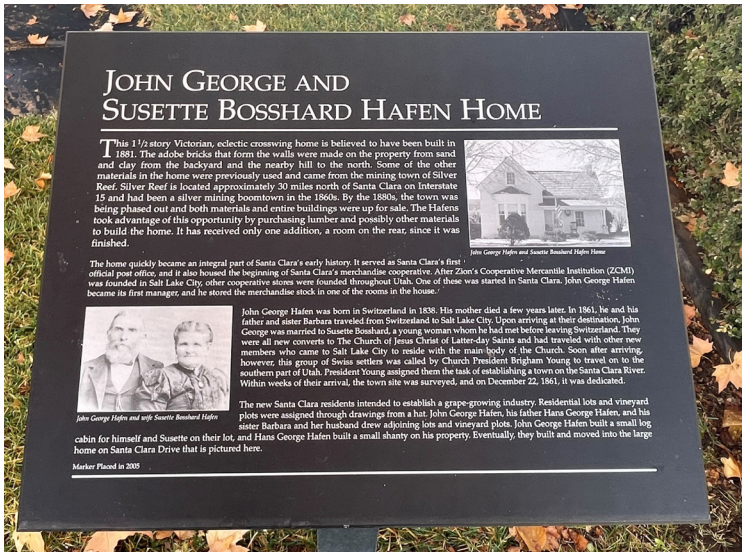
Flaxen Field
Nankeen
Ginger Root
Tankard Gray
Rain Barrel
Winter Meadow
Maple
Hitching Post
Pettingill Sage
Coastal Sand
Bean Pot
Cummings Oak
Tyson Taupe
Vinal Haven
Wooly Thyme
Brownstone
Wooden Nutmeg
Monument Gray
Burnished Pewter
Otis Madiera
Bargeboard Brown
Fieldstone
Milkweed
Liberty
Rawhide
Gropius Gray
Pitch Pine
Britches
Palomino
Burnt Umber
Chocolate
Polished Pewter
Sturgis Gray
Toffee
Portobello
Hickory Nut
Quincy Granite
Vermont Slate

All colors are affected by age, light, heat and printing processes. Chips on card may vary in color or finish from the actual paint in the container. To achieve clarity and depth of color, some colors may require multiple coats. Colors shown are custom tints and may be slightly higher in price.

EXHIBIT C

BIKE LANE
garden sprout
Santa Clara Dr

FREY'S FRUIT MARKET



John George and Susette Bosshard Hafen Home

This 1 1/2 story Victorian, eclectic crosswing home is believed to have been built in 1881. The adobe bricks that form the walls were made on the property from sand and clay from the backyard and the nearby hill to the north. Some of the other materials in the home were previously used and came from the mining town of Silver Reef. Silver Reef is located approximately 30 miles north of Santa Clara on Interstate 15 and had been a silver mining boomtown in the 1860s. By the 1880s, the town was being phased out and both materials and entire buildings were up for sale. The Hafens took advantage of this opportunity by purchasing lumber and possibly other materials to build the home. It has received only one addition, a room on the rear, since it was finished.

John George Hafen and Susette Bosshard Hafen Home

The home quickly became an integral part of Santa Clara's early history. It served as Santa Clara's first official post office, and it also housed the beginning of Santa Clara's merchandise cooperative. After Zion's Cooperative Mercantile Institution (ZCMI) was founded in Salt Lake City, other cooperative stores were founded throughout Utah. One of these was started in Santa Clara. John George Hafen became its first manager, and he stored the merchandise stock in one of the rooms in the house.

John George Hafen and wife Susette Bosshard Hafen

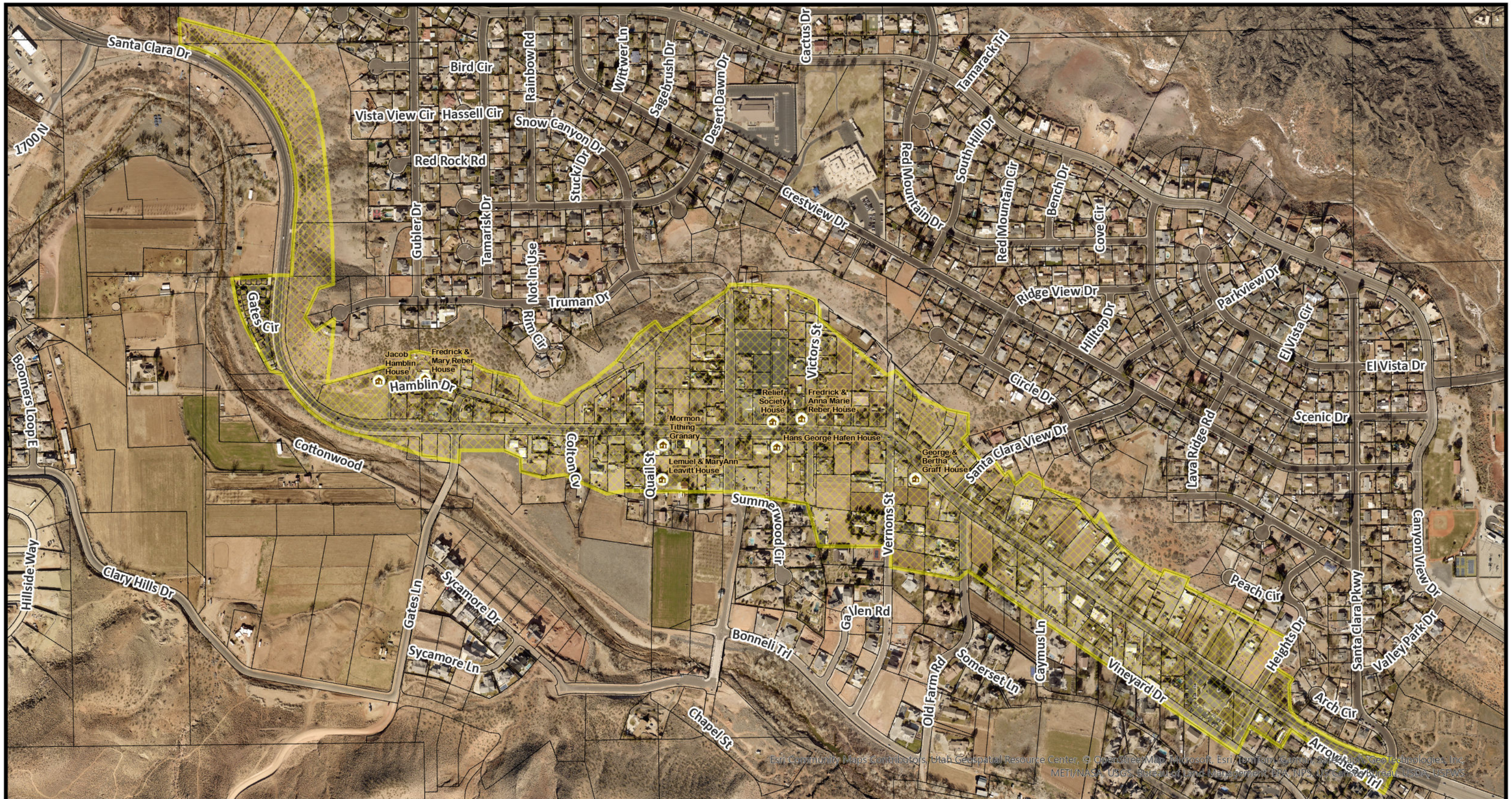
John George Hafen was born in Switzerland in 1838. His mother died a few years later. In 1861, he and his father and sister Barbara traveled from Switzerland to Salt Lake City. Upon arriving at their destination, John George was married to Susette Bosshard, a young woman whom he had met before leaving Switzerland. They were all new converts to The Church of Jesus Christ of Latter-day Saints and had traveled with other new members who came to Salt Lake City to reside with the main body of the Church. Soon after arriving, however, this group of Swiss settlers was called by Church President Brigham Young to travel on to the southern part of Utah. President Young assigned them the task of establishing a town on the Santa Clara River. Within weeks of their arrival, the town site was surveyed, and on December 22, 1861, it was dedicated.

The new Santa Clara residents intended to establish a grape-growing industry. Residential lots and vineyard plots were assigned through drawings from a hat. John George Hafen, his father Hans George Hafen, and his sister Barbara and her husband drew adjoining lots and vineyard plots. John George Hafen built a small log cabin for himself and Susette on their lot, and Hans George Hafen built a small shanty on his property. Eventually, they built and moved into the large home on Santa Clara Drive that is pictured here.

Marker Placed in 2005

RELIEF SOCIETY HOUSE
ERECTED 1907

Santa Clara
HERITAGE SQUARE



CITY OF SANTA CLARA
FOUNDED 1854

2603 Santa Clara Drive, Santa Clara, UT 84765
Phone: (435) 673-6712 | Fax: (435) 628-7338
www.santaclarautah.maps.arcgis.com

Legend

- Parcels
- Nationally Registered Historic Place
- HD - Historic District Overlay Zone

N
W E
S

0 0.04 0.07 0.15 Miles

Historic District Overlay Zone

City of Santa Clara

Spatial Reference:	NAD 1983 State Plane Utah South FIPS 4303 (US Feet)
Scale:	1 inch equals 0.12 miles
Date:	April 25, 2024

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

Staff Report

Temporary Use Extension
Summary and Recommendation

Public Body: Santa Clara Planning Commission
Meeting Date: April 25, 2024
Current Zone: Planned Development Residential, PDR
Property Location: Pioneer Parkway and Red Mountain Drive (just north of Tuacahn Wash)
Request: Temporary Use Extension (Black Desert)
Applicant Name: Patrick Manning
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approval with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Patrick Manning, is requesting a Temporary Use Extension for the Black Desert Community. This request includes allowing a Maintenance Facility consisting of two (2) trailers and one (1) metal shed structure for an additional 6 months. A Site Plan has been attached showing the approved project location. Additionally, Section 17.24.100 of city code allows for temporary buildings and includes the following:

> "A building nonconforming as to type or location may be approved by the Planning Commission for use as a temporary residence, sales office, or commercial or industrial building, during the construction of permanent facilities. Such temporary approval shall not be made for a period exceeding one year. Exceptions may be granted for cause, by the Planning Commission for an additional six (6) month period, up to a maximum of eighteen (18) months, or three (3) such extensions. Temporary buildings shall be connected to all public utilities and shall meet all setback requirements unless otherwise approved by the Planning Commission."

Although the Temporary Use was approved by the Planning Commission in 2022, the applicant did not proceed with a building permit to put the facility in place until May 18, 2023. Therefore, the current temporary use approval expires on May 18, 2024, unless an extension is granted by the Planning Commission.

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission approve the proposed Temporary Use Extension allowing for a Maintenance Facility subject to the following conditions:

Request: Temporary Use Extension

1. That the Maintenance Facility be installed on the Property for no longer than 12 months, with up to three (3) extensions of up to six (6) months.
2. That the Maintenance Facility be removed, or another extension be requested by the applicant within 6 months.
3. That all original conditions of approval for this temporary use remain in place.

SITE UTILITY PLANS FOR
BLACK DESERT RESORT
TEMPORARY GOLF MAINTENANCE FACILITIES

SITE NOTES

OWNER/DEVELOPER/APPLICANT
BLACK DESERT RESORT
ATTN: ROSS LAUBSCHER
1500 EAST BLACK DESERT DRIVE
IVINS, UTAH 84738
PH. (630) 774-2009

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST SUITE 100
ST. GEORGE, UTAH 84770
PH. (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
NORTH OF PIONEER PARKWAY AND RED MOUNTAIN DRIVE
SANTA CLARA, UTAH 84765

PLAT: SECTION 9 - TOWNSHIP 42 SOUTH - RANGE 16 WEST - SALT LAKE BASE & MERIDIAN.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 SITE PLAN
SHEET 3 UTILITY PLAN

NOTICE!

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

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

NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

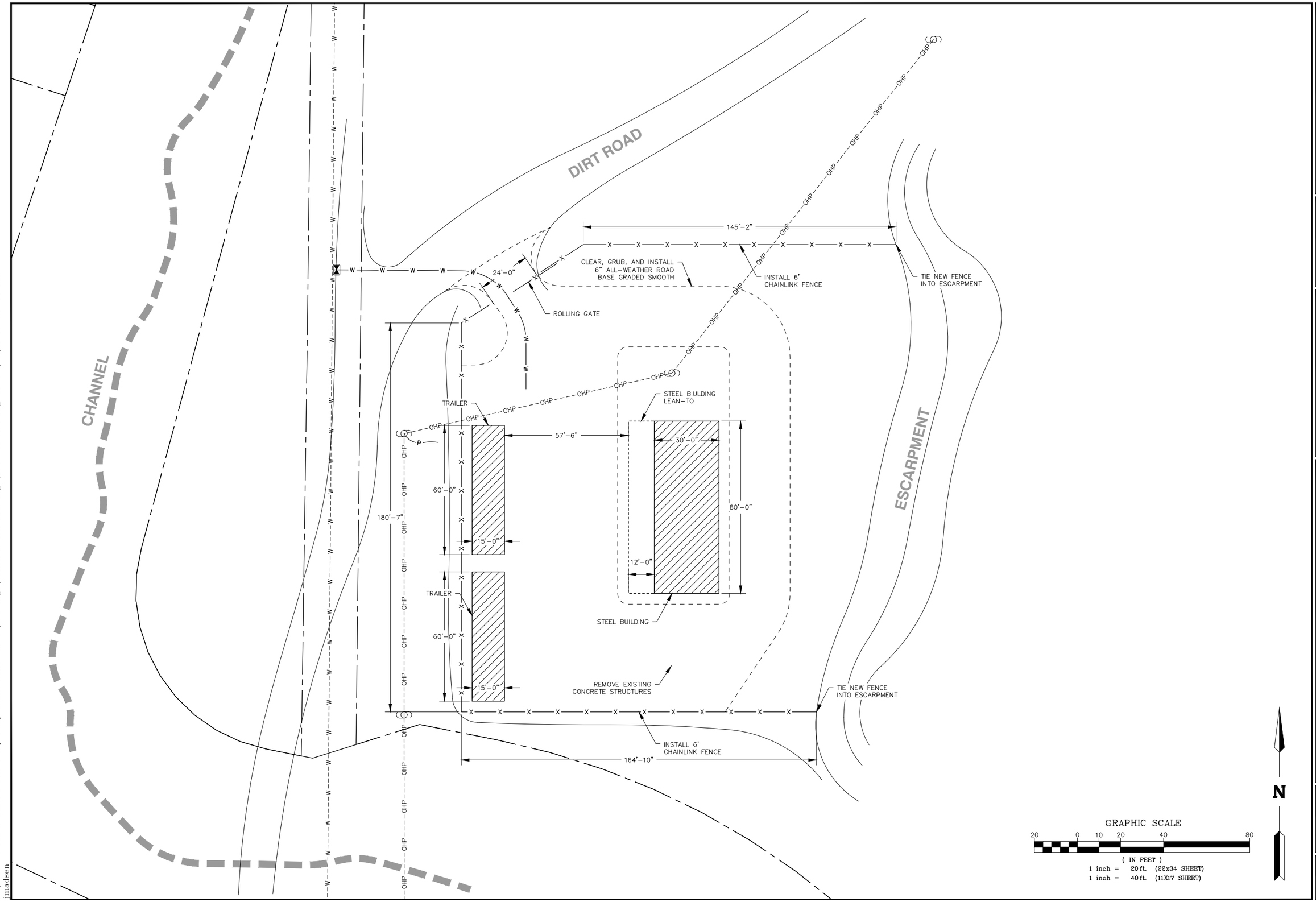
ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: COVER SHEET

PROJECT: TEMPORARY GOLF MAINTENANCE FACILITIES
BLACK DESERT RESORT

PROJECT # 1649-09
NAME JTM
DATE MARCH 21, 2022
SCALE AS NOTED
SHEET 1 OF 3
FILE 1649-09 MST.dwg

P:\1649-09 Black Desert Golf Temporary Maintenance Area\Drawings\Construction Drawings\1649-09 MST.dwg, ex cond, 3/21/2022 3:26:00 PM, jmadsen



NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
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TITLE: SITE LAYOUT

PROJECT: TEMPORARY GOLF MAINTENANCE FACILITIES
BLACK DESERT RESORT

PROJECT #	1649-09
NAME	JTM
DATE	MARCH 14, 2022
SCALE	AS NOTED
SHEET	2 OF 3
FILE	1649-09 MST.dwg

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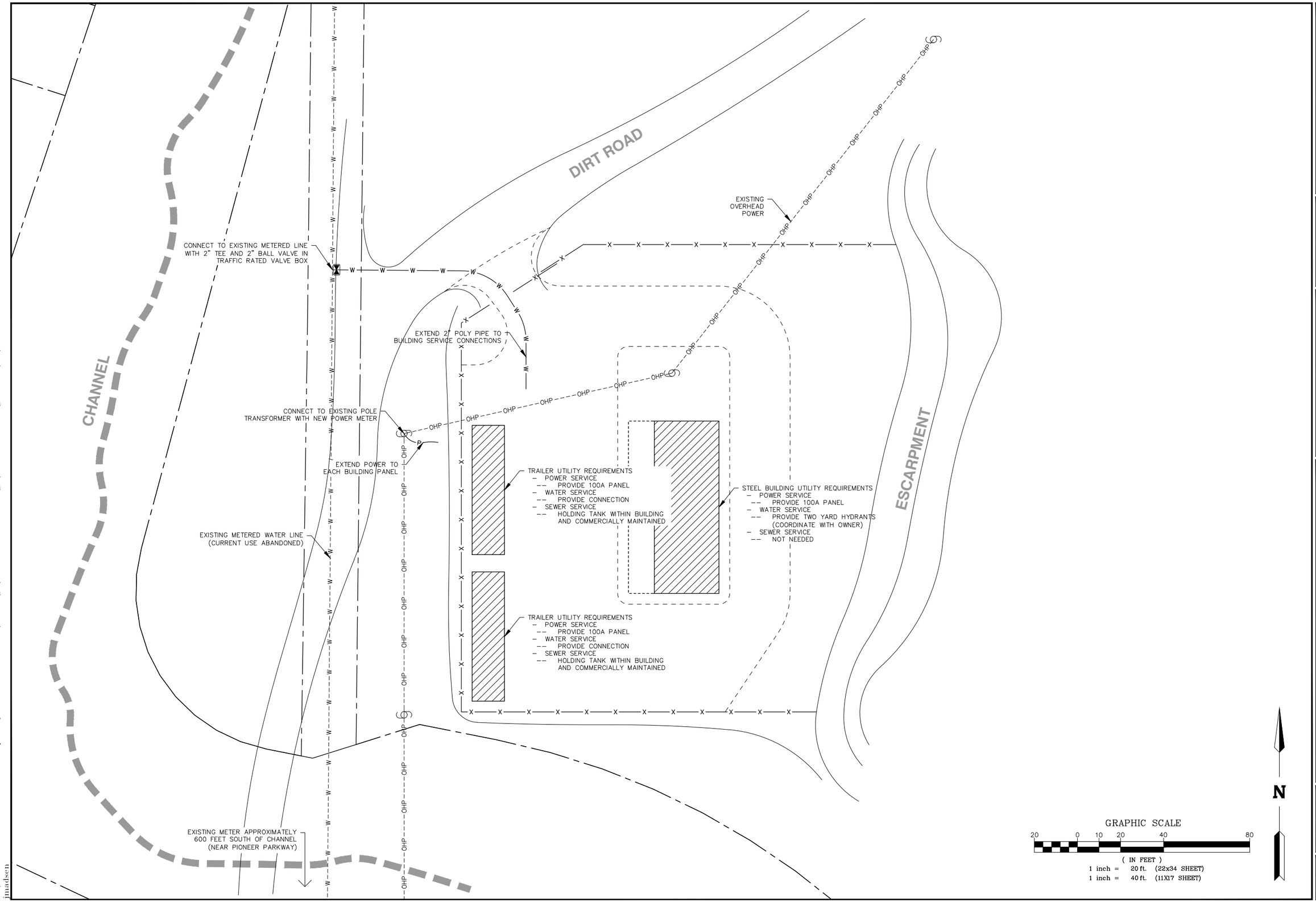
jmalsen



NO.	DATE	BY	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: UTILITY PLAN

PROJECT: TEMPORARY GOLF MAINTENANCE FACILITIES
BLACK DESERT RESORT

PROJECT #	1649-09
NAME	JTM
DATE	MARCH 14, 2022
SCALE	AS NOTED
SHEET	3 of 3
FILE	1649-09 MST.dwg

P:\1649-09 Black Desert Golf Temporary Maintenance Area\Drawings\Construction Drawings\1649-09 MST.dwg, util, 3/21/2022 3:05:11 PM, jmadsen

This includes the two (2) areas adjacent to the proposed bakery building shown on the plan.

6. **That parking light lighting shall be limited to light standards with a maximum height of 16 feet as per City code requirements. That all outdoor lighting use indirect, hooded light sources, and be shielded and directed downward to avoid light spill.**

7. **That a minimum of 39 parking spaces be provided for the site as per City Code requirements. That all parking spaces be painted to allow for visibility and verification of the required 39 spaces.**

8. **That the dumpster enclosure for this site is required to comply with City Code.**

9. **That all project signage is required to comply with the Sign Code. That City staff review each sign for code compliance prior to approval and building permit issuance.**

10. **That the applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District ("WCWCD") prior to obtaining a Building Permit.**

11. **That the applicant submit a dust control plan for the site prior to obtaining a building permit.**

12. **That the applicant is required to obtain a building permit before site construction begins.**

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

ii. <u>Temporary Use Approval for property located at Pioneer Parkway and future Red Mountain Drive (north of Tuacahn Wash). Patrick Manning, applicant.</u>

Mr. McNulty reported that the applicant, Patrick Manning, is requesting a Temporary Use Approval for the Black Desert Community to allow a Maintenance Facility consisting of two trailers and one metal shed structure. Additionally, Section 17.24.100 of City Code allows for temporary buildings and includes the following:

> 'A building nonconforming as to type or location may be approved by the Planning Commission for use as a temporary residence, sales office, or commercial or industrial building, during the construction of permanent facilities. Such temporary approval shall not be made for a period exceeding one year. Exceptions may be granted for cause, by the Planning Commission for an additional six (6) month period, up to a maximum of eighteen (18) months, or three (3) such extensions.

Temporary buildings shall be connected to all public utilities and shall meet all setback requirements unless otherwise approved by the Planning Commission.'

Mr. McNulty reported that Mr. Manning's representatives have been working with City staff on a process allowing for approval of this use. City legal counsel has gone through the proposed Temporary Maintenance Facility Agreement and found it acceptable. It was decided that a new agreement specific to the proposed temporary use would be more appropriate than amending the original Master Development Agreement. Mr. McNulty noted that the City Council will be the body to review and approve the Agreement.

Mr. McNulty reported that City staff and legal counsel discussed this issue during multiple weekly TRC meetings, and it was determined that the applicant could proceed with the proposed application. Mr. McNulty stated that this facility would be there for at least a year, with the option for three six (6) month extensions of up to 18 months. Therefore, it could potentially be there for two and a half years, but the applicant does not think it will be there quite that long. Mr. McNulty stated that planning staff recommends the Planning Commission approve the proposed Temporary Use allowing for a Maintenance Facility, subject to the conditions set forth in the staff report.

A question was raised as to whether it would interfere with the bike path. Mr. McNulty stated that the facility would be above the bike path, so it should not interfere.

Acting Chair Whitehead commented that he was originally worried that the facility would stick out and not look good; however, he noted that there is a four or five-foot wall of a dirt berm that can hardly be seen from the road, so the facility will be quite hidden up in that canyon.

Mr. McNulty noted that the applicant is aware they will have to hook up to all utilities – power, sewer, and water, for a temporary use. He explained that eventually when this is no longer a temporary maintenance area, it will be part of a residential subdivision.

The applicant, Patrick Manning's representative, Sean Skanchy, participated via Zoom. Mr. Skanchy stated that they anticipate that this facility will be in place for a short term, about one year until the permanent maintenance facilities are ready. The facility will be secure and enclosed by a screen fence. He added that they will be happy to work with the City on the color and design of the fence.

Commissioner Blake moved to approve the temporary use allowing for a Maintenance Facility subject to the following conditions:

1. **That the Maintenance Facility be installed on the Property for no longer than 12 months, with up to three extensions of up to six months.**

2. **That the Maintenance Facility be installed at the location designated on the site plan.**

3. **That the Maintenance Facility be used for maintenance offices, with a shed that will store equipment.**

4. **That the Maintenance Facility consist of up to two trailers and one metal shed structure. That a building permit for the structures be obtained by the applicant.**

5. **That the Maintenance Facility be screened by a chain link metal fence with screening/privacy fabric wrap.**

6. **That power and water be connected at the meter nearest to the Maintenance Facility. That this be inspected by the City prior to any building utilization.**

7. **That the sewer for the Maintenance Facility be connected to the nearest accessible sewer utility. That this be inspected by the City prior to any building utilization.**

8. **That a dust control plan be provided. That the developer place #2 crushed stone (aggregate) from Pioneer Parkway to the entrance of the Maintenance Facility.**

9. **That this approval be subject to City Council approval of the proposed Temporary Maintenance Facility Agreement as outlined in the staff report for this Black Desert temporary Maintenance Facility.**

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

6. Discussion Items.

A. Introduction to and Discussion of New Verizon Wireless Application for Wireless Communication Facility Located off Malaga Drive. Presented by City Attorney.

City Attorney, Matt Ence explained that this is not an action item for tonight, but rather an introduction to an application for a Conditional Use Permit that will soon come before the Planning Commission. Mr. Ence stated that the Verizon facility is an existing facility that was previously approved by the City, and a Conditional Use Permit was issued in 2018. A lawsuit was filed by a couple of St. George residents to challenge the Conditional Use Permit because they did not want to see the facility from their properties in the Sunnybrook area. However, the court in that litigation never stayed the permit, so Verizon built the facility south of Malaga Drive at the western end of Malaga. Since then, the federal judge ruled that the City's original approval of the Conditional Use Permit was not adequate and ordered the original permit to be voided, which the Planning Commission did at its last meeting.

The judge also ruled that Verizon can reapply for a Conditional Use Permit for the same facility. Notice would go out to neighboring property owners who will likely have questions about why it is being considered. Mr. Ence explained that Verizon is not asking for an additional facility or an

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

Staff Report

Wall Sign Approval
Summary and Recommendation

Public Body: Santa Clara Planning Commission
Meeting Date: April 25, 2024
Current Zone: Planned Development Commercial, PDC
General Plan Designation: Main Street Commercial
Property Location: Northwest corner of Santa Clara Drive and Country Lane
Request: Approval of Wall Signs for The Orange Peel
Applicant Name: Carter Smith (StarSign)
Staff Planner: Jim McNulty
City Staff Recommendation: Approve with conditions.
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, ***Carter Smith (StarSign),*** is requesting Wall Sign Approval for the Country Lane Commons Project located at the northwest corner of Santa Clara Drive and Country Lane. 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. The Orange Peel business is in the Country Lane Commons building which includes three (3) tenant spaces. Each tenant space will require wall sign approval. The Planning Commission approved a monument sign at this location on January 25, 2024.

Two (2) wall signs are proposed for this tenant space. Chapter 17.44.090(C) of the city code indicates that wall signs may not exceed 10% of the total square footage of the wall on which it is placed. The applicant has provided calculations which indicate that 10% would allow for a wall sign of up to 44 square feet on both the east and west building elevations for this tenant space. The ***east building elevation wall sign is proposed at 12.5 square feet***, with the ***west building elevations sign proposed at 20 square feet.*** The wall signs include an aluminum backer with corporate branding and letters, and white internally illuminated lighting. The proposed wall signs meet the standards as per Chapter 17.44 of the city code.

ISSUES OF CONCERN/PROPOSED MITIGATION

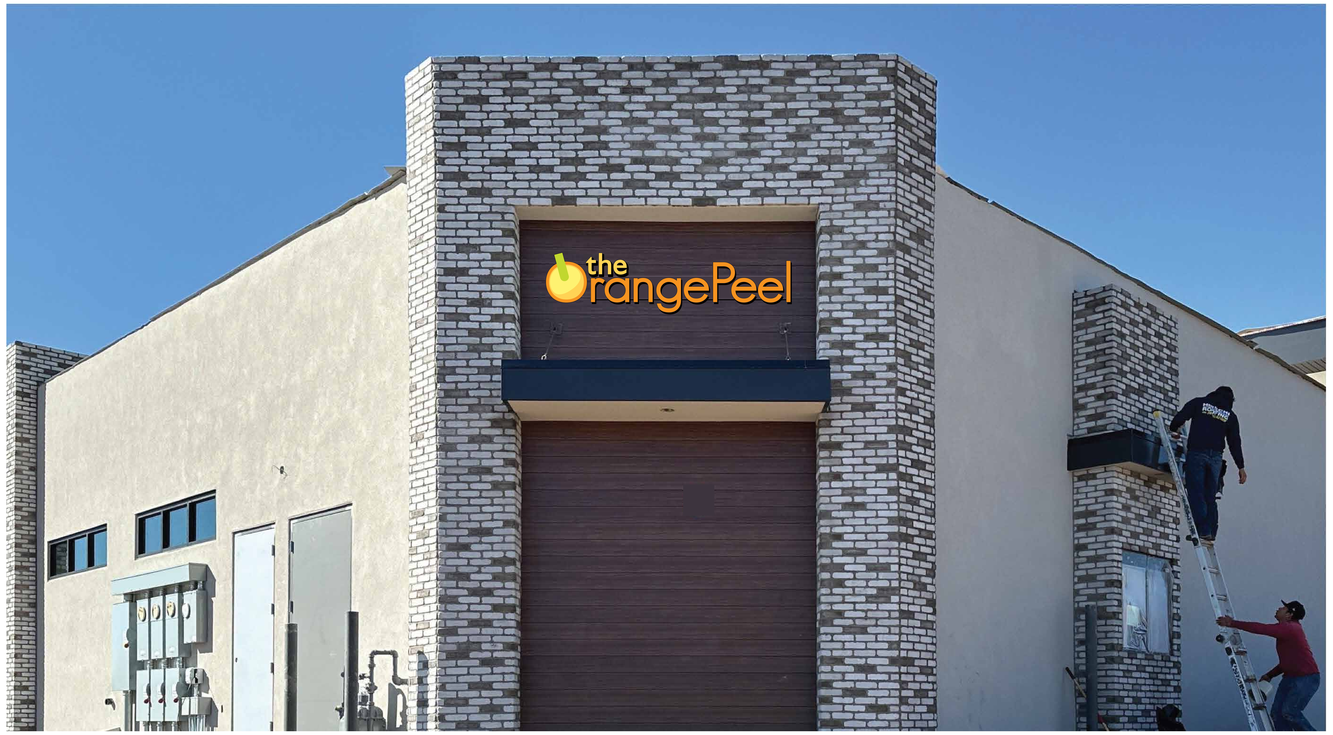
No items of concern have been identified for this application.

Request: Wall Sign Approval

CITY STAFF RECOMMENDATION

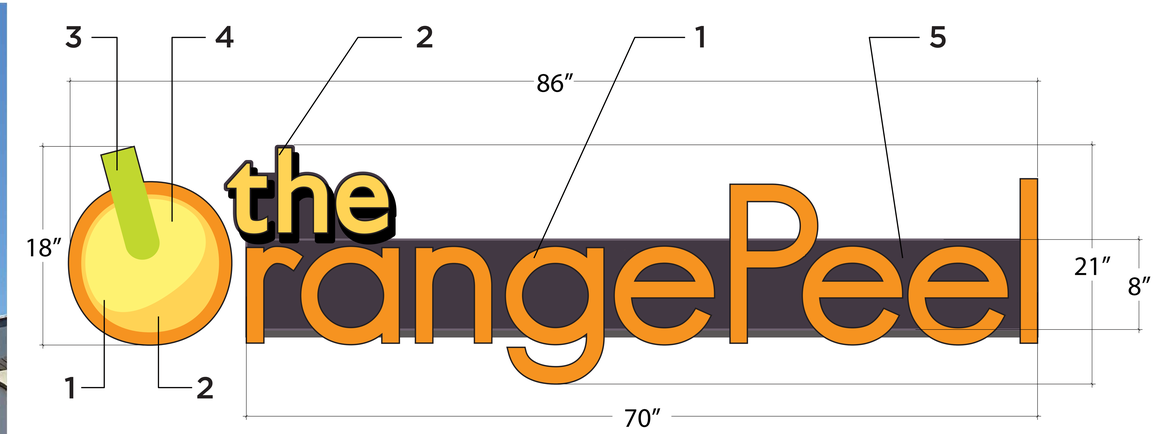
City Staff recommends that the Planning Commission approve the proposed Wall Signs for the Orange Peel located at northwest corner of Santa Clara Drive and Country Lane, subject to the following conditions:

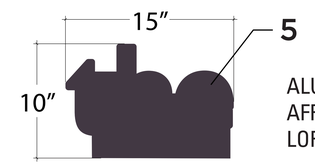
1. That the east building elevation wall sign be allowed at 12.5 square feet with an aluminum backer, corporate branding and letters and white internal illumination.
2. That the west building elevation wall sign be allowed at 20 square feet with an aluminum backer, corporate branding and letters and white internal illumination.
3. That a building permit be applied for and obtained prior to placement of the wall signs on the building.



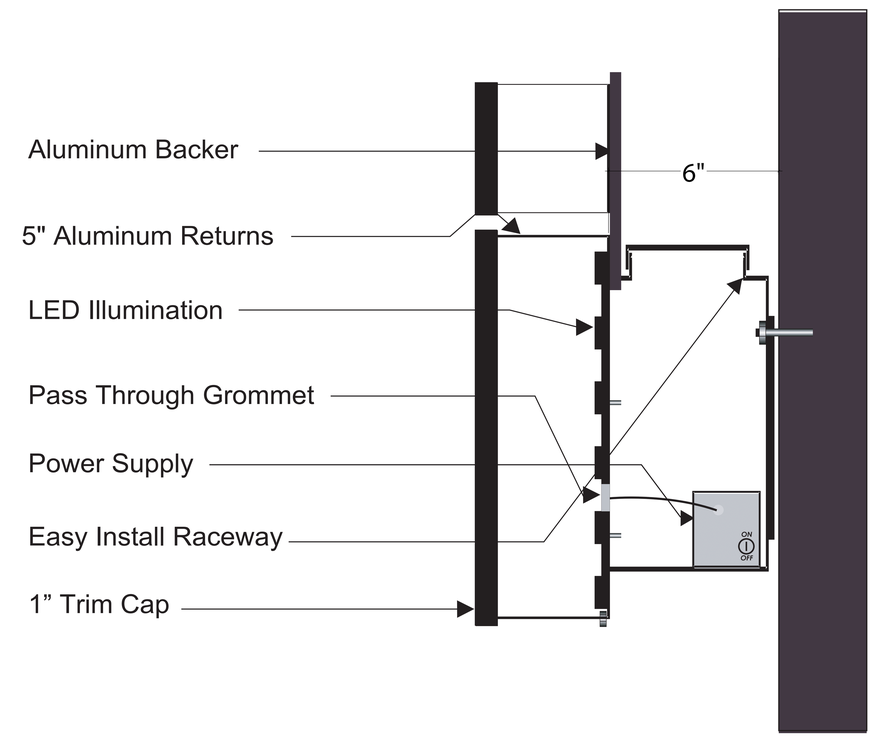
NORTH EAST ELEVATION

1:10 SCALE





ALUMINUM BACKER TO BE
AFFIXED TO BACK OF CHANNEL LETTERS WITH
LORDS ADHESIVE



FACE COLORS

1	3M TRANSLUCENT TANGERINE 230-84	2	3M TRANSLUCENT YELLOW 230-015
3	3M TRANSLUCENT APPLE GREEN 230-106	4	3M TRANSLUCENT LEMON YELLOW 230-115

RACEWAY COLOR

5 *SW9100 UMBER RUST

***COLOR ESTIMATION TO BE FINALIZED**

TRIM & RETURN COLORS

BLACK

StarSign
1060 East Tabernacle
St. George, UT 84770
435.628.7806
www.starsignonline.com

CLIENT NAME | Orange Peel - Country Lanes

ADDRESS |

CITY/STATE/ZIP CODE | Washington UT

SALES REPRESENTATIVE | Carter | carter@starsignonline.com

PROJECT MANAGER | Carter | carter@starsignonline.com

DESIGNER | Justin

SHEET DESCRIPTION

North East Elevation Detailed Drawing

SHEET

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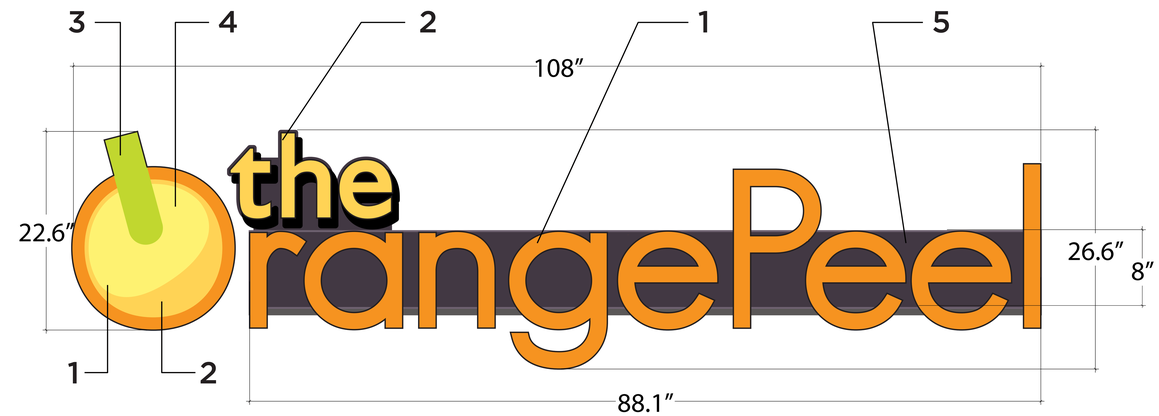
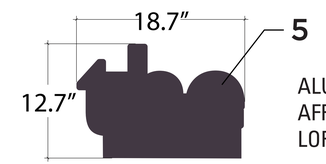
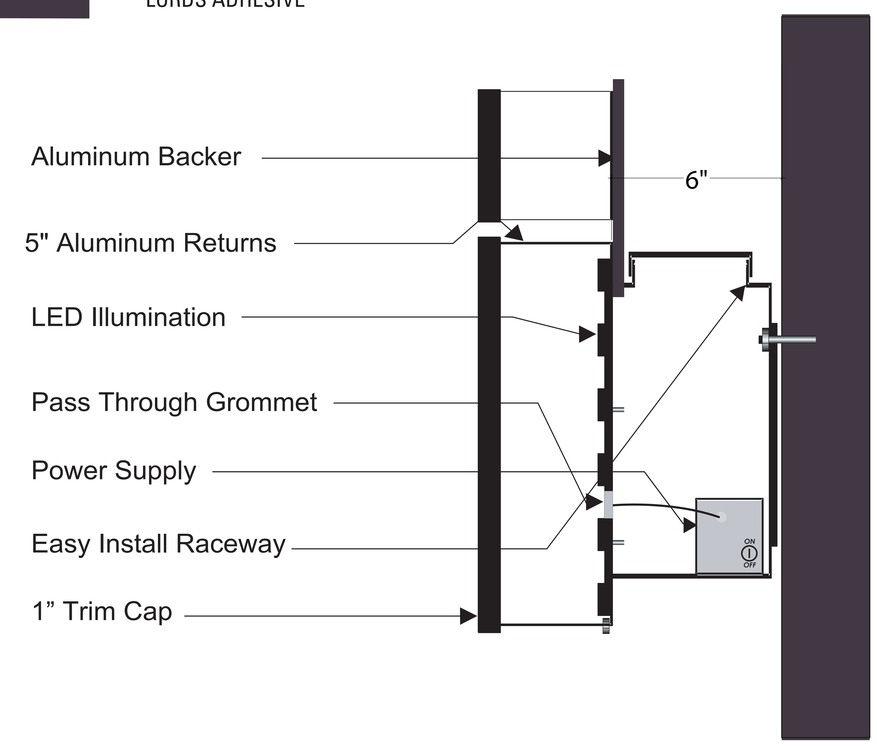




ALUMINUM BACKER TO BE
AFFIXED TO BACK OF RACEWAY WITH
LORDS ADHESIVE

WEST ELEVATION

1:10 SCALE



FACE COLORS

1	3M TRANSLUCENT TANGERINE 230-84	2	3M TRANSLUCENT YELLOW 230-015
3	3M TRANSLUCENT APPLE GREEN 230-106	4	3M TRANSLUCENT LEMON YELLOW 230-115

RACEWAY COLOR

5 *SW9100 UMBER RUST

***COLOR ESTIMATION TO BE FINALIZED**

TRIM & RETURN COLORS

BLACK

StarSign

1060 East Tabernacle
St. George, UT 84770
435.628.7806
www.starsignonline.com

CLIENT NAME | Orange Peel - Country Lanes

ADDRESS |

CITY/STATE/ZIP CODE | Washington UT

SALES REPRESENTATIVE | Carter | carter@starsignonline.com

PROJECT MANAGER | Carter | carter@starsignonline.com

DESIGNER | Justin

SHEET DESCRIPTION
West Elevation Detailed Drawing

SHEET

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MAX ELEVATION: 1,620.3 FT²

TENANT ELEVATION: 440 FT ² SIGNAGE: 20 FT²

WEST ELEVATION 1:10 SCALE

StarSign
1060 East Tabernacle
St. George, UT 84770
435.628.7806
www.starsignonline.com

CLIENT NAME | Orange Peel - Country Lanes

ADDRESS |

CITY/STATE/ZIP CODE | Washington UT

SALES REPRESENTATIVE | Carter | carter@starsignonline.com

PROJECT MANAGER | Carter | carter@starsignonline.com

DESIGNER | Justin

SHEET DESCRIPTION
Elevations

SHEET

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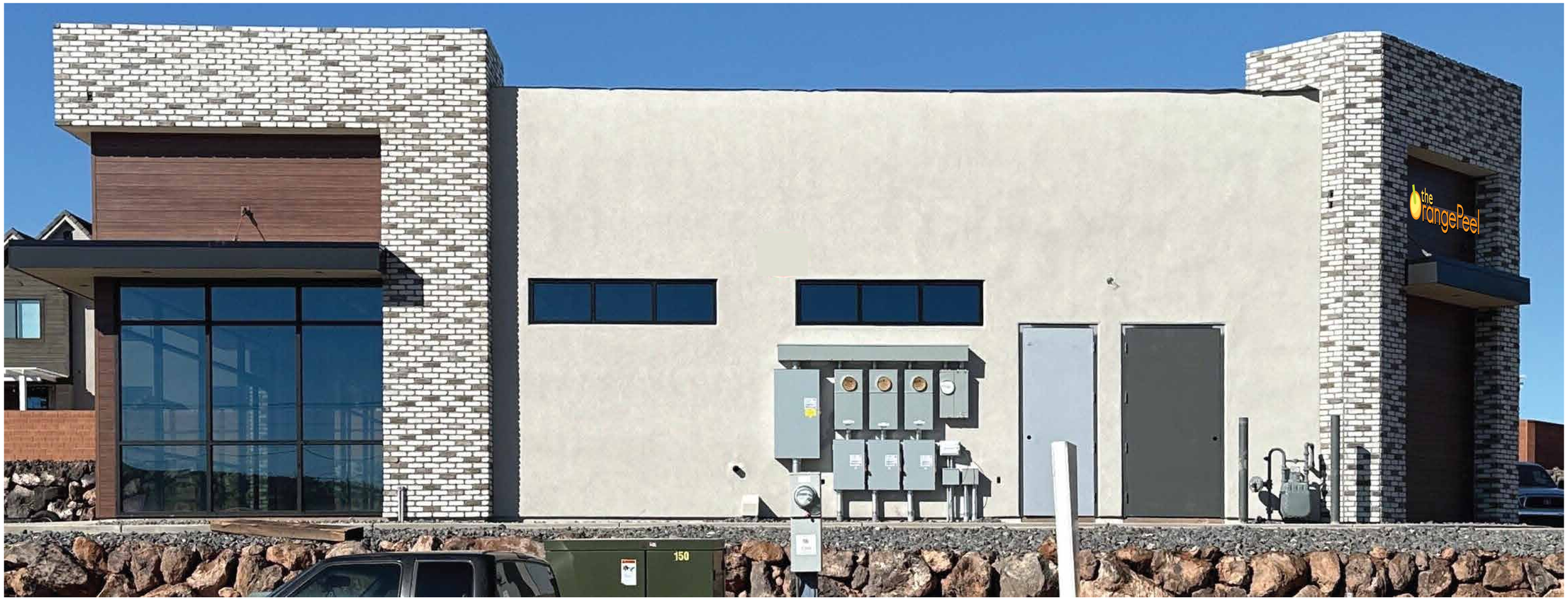
MAX ELEVATION: 1,250.5 FT²

TENANT ELEVATION: 440 FT ² SIGNAGE: 12.5 FT²



EAST ELEVATION

1:10 SCALE

StarSign

1060 East Tabernacle
St. George, UT 84770
435.628.7806
www.starsignonline.com

CLIENT NAME | Orange Peel - Country Lanes

ADDRESS |

CITY/STATE/ZIP CODE | Washington UT

SALES REPRESENTATIVE | Carter | carter@starsignonline.com

PROJECT MANAGER | Carter | carter@starsignonline.com

DESIGNER | Justin

SHEET DESCRIPTION

Elevations

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SHEET

SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, April 11, 2024

Present: Logan Blake, Chair
Shelly Harris
Koni Hunter
Kayde Roberts
Kristen Walton
Curtis Whitehead

Staff: Jim McNulty, Planning and Economic Development Manager
Cody Mitchell, Building Official
Selena Nez, Deputy City Recorder
Kristelle Hendrickson, Executive Assistant

Absent: Mark Weston

1. Call to Order.

Chair Logan Blake called the meeting to order at 5:30 PM.

2. Opening Ceremony.

A. Pledge of Allegiance: Koni Hunter.

B. Opening Comments (Invocation): Koni Hunter.

3. Conflicts and Disclosures.

4. Working Agenda.

A. Public Hearing.

i. None.

5. General Business.

A. Recommendation to City Council.

i. Recommendation to the City Council for a proposed Partial Plat Amendment and Extension of the Arlo J. and Ramona Hafen Subdivision, Lots 1, 2, and 3. The applicant, Jeff Webb, is proposing to increase the size of Lot 1 as well as adding two (2) additional building lots into the subdivision.

DRAFT

Planning and Economic Development Director, Jim McNulty, presented the Staff Report and stated that the applicant, Jeff Webb, is requesting to extend and amend the Arlo J. and Ramona Hafen Subdivision. All property for Lots 1, 2, and 3 is owned by the Webb family. The existing Lot 1 is 10,000 square feet in size. It is a flag lot because it contains a stem that provides access from Chapel Street. The access is not 25 feet wide as required by current Code. It is approximately 14 to 15 feet wide. The plat was recorded approximately 29 years ago, in 1995.

Proposed Lot 2 (currently Parcel# SC-81-B) is 0.50 acre. Proposed Lot 3 (currently Parcel# SC-136-A) is 0.23 acres. Lot 1 would increase to 0.33 acres, or 14,266 square feet. Most of the increase is to accommodate the required access (25' driveway) and utility easements for this property and future Lot 2. A zoning boundary divides this subdivision plat, so the subdivision is in two different zoning districts. Lot 1 and the proposed Lot 3 are in the R-1-10 zone, which requires a minimum 0.23-acre (10,000 square foot) lot. Proposed Lot 2 is in the RA zone, which requires a minimum 0.50-acre lot (21,780 square feet). At 21,800 square feet, proposed Lot 2 exceeds that requirement. Lots 1 and 3 will be required to meet the area, width, and yard regulations as per Section 17.64.050 of City Ordinance. Proposed Lot 2 will be required to meet the area, width, and yard requirements per Section 17.60.050.

Jeff Webb represents the family. His parents own both Lot 1 and the remainder of the property proposed for subdivision into Lots 2 and 3. A family member intends to build on Lot 2 now, with Lot 3 to be determined. The proposed extension and partial plat amendment will allow for the proposed changes to be shown on a recorded subdivision plat.

The property is located off of Chapel Street. Ramona Hafen currently lives on the adjacent property, which is owned by the City. When Ms. Hafen no longer lives at the property, the home will be removed and Chapel Street will be extended, as has been indicated on the Streets Master Plan for several years. That eventual change is indicated on the proposed subdivision plat.

Because of the unusual nature of the proposed plat being both an extension and an amendment, Mr. McNulty emphasized the following two points:

1. **Flag Lot**: Lot 1 is a flag lot with an existing home. Lot 2 will eventually have public frontage along Chapel Street; however, a temporary access easement for Lot 2 will be required from the 25-foot private driveway at this time. Currently, Ramona Hafen lives in the home in front of Lot 2; however, the property is owned by the City. The City will improve Chapel Street and remove this home in the future.

2. **Street improvements:** The applicant will be required to put in curb, gutter, and sidewalk along the frontage of Lot 3, and the additional 25 feet of frontage for Lot 1 (flag lot). The City will put in the remainder of the public improvements for Lot 2 in the future. Once improved, Lot 2 will have public frontage on Chapel Street.

All Utah State Code 10-9a-207 requirements have been met. Notices were sent to property owners within the subdivision. In this case, there is only one other owner, the Hafen family. The property was also posted for a public meeting prior to the public Planning Commission Meeting.

Staff recommended that the Planning Commission consider recommending approval of the extension and partial plat amendment for Lots 1, 2 and 3 of the Arlo J. and Ramona Hafen subdivision to the City Council, subject to the conditions outlined in the Staff Report. The applicant's representative, Ryan Scholls, was present to answer questions about the drawings as submitted.

Chair Blake commented that the proposed plat will help clean up the area. Mr. McNulty responded that the proposal will create two new, well-maintained homes in the area.

Commissioner Hunter moved to recommend that the City Council APPROVE a proposed Partial Plat Amendment and Extension of the Arlo J. and Ramona Hafen Subdivision, Lots 1, 2, and 3, subject to the following conditions:

1. **That the applicant be required to comply with the recommendations from all City reviewing departments.**

2. **That Lots 1 and 3 meet the area, width, and yard regulations as per Section 17.64.050 of city ordinance. That Lot 2 meet the area, width, and yard regulation as per Section 17.60.050 of city ordinance.**

3. **That the applicant be required to install a 25' private asphalt driveway (staff portion of Lot 1, flag lot). That the private driveway includes a temporary access easement for Lot 2 until Chapel Street is improved, and public utility easements for Lots 1 and 2.**

4. **That the applicant be required to put in curb, gutter, and sidewalk along the frontage of Lot 3 and the additional 25' of frontage for Lot 1 (flag lot).**

5. **That the Owner's Dedication & Acknowledgement be signed prior to final plat recordation.**

6. **That the applicant be required to record the amended subdivision plat and provide an electronic copy to city staff.**

Commissioner Harris seconded the motion. Vote on motion: Chair Blake-Yes; Commissioner Harris-Yes; Commissioner Hunter-Yes; Commissioner Roberts-Yes; Commissioner Walton-Yes; Commissioner Whitehead-Yes. The motion passed unanimously.

Mr. McNulty added that the Planning Commission's recommendation will be presented to the City Council in two weeks. State Code requires City Council approval for amended plats.

DRAFT

6. Discussion Items.

A. Historic District Design Guidelines (Draft Document).

Members of the Historic District Committee present at the Planning Commission Meeting included Committee Chair, Mimi McKenna; Planning and Economic Development Director, Jim McNulty; Planning Commission representative, Shelley Harris; Building Official, Cody Mitchell; and Executive Assistant, Kristelle Hendrickson. Mr. McNulty commended Ms. Hendrickson on her efforts in creating the presentation, including adding pictures and diagrams, in InDesign. He believes it is a clean first final draft.

Mr. McNulty gave an overview of work on the Guidelines to date. The Historic District Committee was appointed by Mayor Rosenberg several months ago and the Committee has held many meetings since that time. They met bi-weekly at first but recently have been holding weekly meetings. The State allows a maximum 180-day moratorium on building, which expires on May 10, 2024.

The Mayor and City Council have committed to the following timeline:

- Planning Commission discussion – April 11;
- City Council discussion – April 17;
- Planning Commission Public Hearing – April 25; and
- City Council Public Hearing – May 8.

Mr. McNulty requested that the Commissioners comment on the draft Guidelines.

Chair Blake asked if a color matrix would be included in Section 11, Building Colors. Mr. McNulty responded that it was not included in this draft but the color matrix will be Exhibit A. Exhibit B will provide six to 12 addresses for each of the four home types referenced in Part 1. Exhibit C will include photos of homes and businesses in the Historic District that are not shown elsewhere in the draft document. The color matrix will not be brand specific. It will offer a broad range of color choices, excluding very bright or fluorescent colors. In response to a question, Ms. McKenna mentioned that a use of variety of colors is historically appropriate for a Victorian home, for example, but not a Greek Revival home.

Chair Blake suggested replacing "should" with "shall" in the second bullet point under Section 16, Parking, which currently reads, "Shared parking between adjacent properties is encouraged, and excessive parking should be avoided." Mr. McNulty indicated that City Attorney, Matt Ence, has provided legal guidance on where to use "should" versus "shall", but he believes that specific change is appropriate.

Mr. McNulty read from page 143 in a book (Utah Land Use Institute) he received in training that stated, "Local governments may use their extended discretion to enact ordinances that recognize and preserve the aesthetic values of districts that have a common cultural value and/or individual landmarks that have significance of their own. Historic attributes of communities may be elements in the General Plan." Santa Clara's General Plan talks about its Historic District. The book

DRAFT

continues, “To be legal and enforceable, the regulations must simply be created in an ordinance that debatably advances some good purpose and then is administered fairly and evenly.”" The Committee's intent is to create a set of Design Guidelines that is consistent and transparent. Currently, the Building Department receives feedback from property owners that the Design Guidelines don’t cover commercial buildings, are overbroad, or are subject to interpretation.

The final Guidelines will be adopted by City ordinance. Mr. Ence was working to update the development standards in City Code to match the new Historic District Design Guidelines. That should be in place 30 to 60 days after the guidelines are adopted..

Mr. McNulty has been involved with creating design guidelines for two other communities, Sandy City and Saratoga Springs, and they were also somewhat subjective. He gave some background, indicating that there was a push in 2007 or 2008 for every city to have commercial or industrial design guidelines. Developers complained that city codes were too vague and requested specific design standards. The Historic District Design Committee spent one month identifying the 18 categories included in the proposed guidelines. They cover topics like site design, colors, building materials, site layout, size, scale, and mass. Architect Kim Cambell, a Historic Preservation Specialist in Architecture, is on the Committee and was very helpful in identifying these categories.

In response to a question from Commissioner Walton regarding potential challenges to guidelines that include the word “should”, Mr. McNulty stated that the process would first involve one or several meetings with the Heritage Committee. Next the plan would go before the Planning Commission, and then the City Council. The Historic District Design Committee reviewed guidelines from other cities, and some only required review by the Planning Commission. Santa Clara will require this three-layer process in order to protect its historic Santa Clara Drive area.

Ms. McKenna stated that if a plan is submitted for review and the Heritage Commission votes that it doesn't meet the guidelines, the property owner will need to redesign the site and resubmit the plan for approval. She reiterated that they are guidelines, not municipal Code. Mr. Ence has been advising the Committee on what is enforceable so it will be easier to enforce the Guidelines when challenged, but they do not go into specific detail. The Committee has worked to find a balance between what private property owners want to do with their property and maintaining the City's Historic District. It is not an easy balance, but she hopes that the new Guidelines will make it easier.

When a builder expresses interest in a property in the Historic District, the Planning Department will provide them with the Guidelines so they can be taken into consideration when creating the site plans. Once the plans are approved by the Heritage Commission, they will be brought to the Planning Commission for approval, and finally the City Council.

Regarding Section 9, Building Materials, Commissioner Walton asked about the requirement that 30 percent to 60 percent of exterior vertical wall surfaces include masonry. Ms. McKenna stated that the intent of that guidelines is to prevent the use of only inexpensive, lower quality materials such as an all-stucco building. The use of “should” in that Guideline allows for some interpretation of the percentages. Mr. McNulty added that Mr. Campbell advised the use of a range. The Saint

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George Tabernacle is an example of a building that falls outside the stated range, but is historically appropriate. Some homes in the Historic District are also 90% to 100% masonry. Another example is the Swoon home that was converted to commercial use. Mr. McNulty expects several homes on Santa Clara Drive to be converted to small businesses in the future.

Ms. McKenna gave an example of a builder requesting approval to build a reproduction of all all-adobe plaster home. The Heritage Commission would not reject that design because it is historically appropriate and matches existing buildings. The Historic District has a variety of designs and building materials, from all-plaster homes from the 1860s to ranch-styles homes.

Commission Hunter thanked the Committee for their efforts. She believes the Guidelines provide a clear indication of the City's design expectations. She appreciates how applicants are encouraged to do their homework on the history of their property, and believes “shall” and “should” are used appropriately throughout the document. She found the images included in the Guidelines to be very helpful. People who might not have the same background, passion, or love for the community as those on the Committee can learn a lot about the community by reading the Guidelines. Ms. McKenna responded that the Committee wants builders to care about the Historic District.

Commissioner Roberts suggested defining the term "remodel" in either the final Guidelines or City Code. Mr. McNulty noted that the previous Design Guidelines were dated. Moving forward, if someone does a remodel or addition, they will need to meet the same requirements as someone building a new structure. They must review the Guidelines, understand what's required, and then present a plan.

Mr. Mitchell agreed that the Guidelines are the same in both situations. If a building’s interior is being remodeled but not its exterior, that would not trigger the Guidelines.

Commissioner Roberts further suggested a definitions page would be helpful to narrow down terms that could be misinterpreted. He gave the scenario of a builder wanting to remodel a house in the style of a Craftsman bungalow, but Greek Revival would be a more appropriate style for the structure. He asked if they would be allowed to change the façade in that manner. Ms. McKenna responded that the remodel would be denied. She mentioned the Dharma Wheels Cyclery as an example of this type of renovation. It has a stucco façade and columns on the front porch. The building is a Craftsman bungalow, but it is no longer recognizable as one. If that building is in the Historic District and renovated in the future, it should be restored to a Craftsman bungalow.

Commissioner Roberts mentioned that in his work with the State, documents often have language about what projects will and will not include. As an example, a modern house with a scissor roof would be out of place in the Historic District. He asked about including a list of styles you cannot build. Mr. McNulty responded that that level of detail would be included in the City Code.

In response to a question about how the Guidelines address things like roof lines, Mr. McNulty stated that the Guidelines cover building mass, scale, roofs, design, architectural materials, et cetera. The goal of the Guidelines isn’t to tell property owners no. It is to work with them on redesigning and resubmitting if necessary until they have a plan that is acceptable to the City.

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Chair Blake added that the benefit of this applying to the Historic District is that there are examples of what has historically been built in Santa Clara and other communities during the specified time period.

Commissioner Roberts asked if applicants would need to reference existing homes as examples in their plans. He has seen guidelines for other cities that required applicants to declare which part of their historic district the plan is matching. Mr. McNulty responded that the referential time period is late-19th century to mid-20th century, between 1870 and 1960. There's no requirement to match an existing structure. The design just needs to match the look and feel of other structures in the Historic District. Ms. McKenna added that if a builder wants to build a modern structure in the Historic District, they don't understand the purpose of a Historic District and it wouldn't be approved. The Santa Clara Historic District is small. If they want to build that type of structure, they have the option to build it in another area.

Commissioner Roberts expressed concern that some people will push and become combative about obtaining approval. Mr. McNulty responded that those situations are just part of the process.

Commissioner Blake asked if a Greek Revival structure that is dissimilar from ones referenced in the Guidelines would be approved based only on being Greek Revival. Mr. McNulty stated that there are many possible variations for particular styles, and that is why all applications will be considered by the Heritage Commission, Planning Commission, and City Council.

Ms. McKenna stated that the Mayor specifically requested that the Committee rewrite the Historic District Design Guidelines, not the City Code. If the Planning Commission believes City Code needs to be rewritten, that's a different process. Mr. McNulty reiterated that the city attorney is working on code changes to match the design guidelines. Regarding Commissioner Roberts' suggestion, he believes that it's possible to add a definitions page, but they will need to consult with the City's legal counsel to determine what specific terms should be defined.

Commissioner Blake asked for clarification on whether a historic home would have to be restored or if it could be expanded like the Levitt home on Quail Street. Mr. McNulty confirmed that, as long as it meets the Guidelines, an expansion would be allowed. Ms. McKenna added that if someone wanted to add on to their home, they would go through the same process as someone building a new home. If they wanted to renovate and expand a small Greek Revival home in a Craftsman style that was historically appropriate, that would probably be allowed.

Mr. McNulty added that eventually some homes will need to be demolished. At that stage, they would go through the process with the Heritage Commission to obtain a Demolition Permit, and then they would go through the approval process to rebuild.

Commissioner Hunter asked for clarification on the Historic District boundaries. Mr. McNulty responded that they would bring a map to the next meeting. Chair Blake added that the City's website has an overlay map available that shows the district boundaries. There was then a discussion on the location of current and past boundaries.

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Commissioner Whitehead stated that he liked how open-ended the Guidelines are, and that they place responsibility for approval on the Heritage Commission rather than being Code-driven. Ms. McKenna added that the Planning Commission is also part of the process. She believes time needs to be taken with each application to ensure that the structure is appropriate for the Historic District.

Commissioner Whitehead mentioned that at times during his tenure on the Planning Commission, he hasn't understood the thought process behind some Heritage Commission decisions. He suggested that Planning Commission members be invited to Heritage Commission meetings or perhaps hold joint meetings. Ms. McKenna replied that until last year, issues that came before the Heritage Commission were relatively minor. When the two large buildings were presented last year, the Heritage Commission was unprepared and had not been adequately trained on how to handle the process. Guidelines weren't available on certain topics. Moving forward, that should change.

Regarding Commissioner Whitehead's suggestion, Mr. McNulty stated that a Council liaison attends all Heritage Commission meetings. He will speak with the City Manager and Mayor regarding appointing a Planning Commission liaison. Commissioner Harris is currently on the Historic District Committee.

Commissioner Whitehead asked about the guideline regarding elements specifically along Santa Clara Drive. He asked if commercial structures that may not meet that requirement or on other streets are addressed in the Guidelines. He gave the example of the storage unit at Frei's Fruit Market. Mr. McNulty responded that anything within the Historic District boundaries, including outbuildings, would be subject to the review process.

Chair Blake commented that he doesn't believe outbuildings should be under the same scrutiny as storefronts along Santa Clara Drive. They should still look like historic outbuildings, but not necessarily like storefronts. Ms. McKenna responded that existing structures can't be retroactively addressed. As an example, she mentioned the Sam Edwards building. The applicant disregarded the Heritage Commission's ruling, but a Stop Work Order was not issued at the time, and it cannot addressed retroactively. Moving forward, if an outbuilding is visible from the street, it will be required to meet the Guidelines and look historically appropriate.

Regarding street frontage and visibility requirements, Ms. McKenna stated that the majority of the existing structures in the Historic District are private residences, and the City does not want to tell a homeowner that they cannot have, for example, a chain-link dog run in their backyard. They are walking the line between private property rights and what's best for the community.

In reference to Section 2, Site Features, bullet three, if a property owner erects a chain link fence in a rear yard that isn't visible, that's acceptable. If they erect a fence along the road frontage, it needs to be historically appropriate.

Commissioner Harris mentioned that the Historic Design Committee had several discussions about visibility from the street. It is addressed in multiple sections. However, if it isn't clear, the Committee members present agreed that that should be readdressed. Ms. McKenna added that

Mr. Campbell told the Committee that every site is visible, and he is of the opinion that the Guidelines need to be very strict. Mr. McNulty added that the Guidelines include a section on frontage. In the case of a corner lot, you could have frontage on both Santa Clara Drive and a side street. In this example, you could see the front, right and left sides from the street. The only area that might not be visible is the back, but outbuildings are considered visible if they can be seen from the street.

Mr. McNulty commented that he would like to see outbuildings built to resemble granaries like those still present in the area.

Commissioner Harris offered her gratitude for her fellow Committee members' efforts. Regarding Part 2 of the Design Guidelines, she commented that the only photographs included are of commercial buildings and asked if that was the Committee's intention. Ms. McKenna responded that there are photos of some homes that were converted to commercial, for example, Uncle and Aunties. The residential part of the Historic District will eventually become commercial. Combining both residential and commercial Guidelines in one document was difficult. Mr. McNulty added that the Historic District Committee will discuss adding more photographs at its next meeting. The Committee previously concluded that not every section needs pictures.

Commissioner Harris added that more photos would be very helpful for people who refer to the Guidelines for inspiration on how to incorporate the look of existing structures into their new building. Mr. McNulty suggested including the historic Miner home that was rebuilt behind Frei's Market and will be a museum and yogurt shop. Rylu's Bistro, another converted home, has been will also be included in the final draft.

Commissioner Harris asked if there was anything else the Committee can do to improve the Design Guidelines prior to the public hearing. Mr. McNulty replied that the Committee will go through the Planning Commission's comments at the next meeting and incorporate Commissioners' suggestions if possible. If Commissioners have additional comments, they should email Ms. McKenna or Mr. McNulty. The Historic District Committee meets on April 16th. They will then incorporate any changes into the Guidelines and distribute the final packet.

7. Approval of Minutes.

Commissioner Harris noted minor correction to Page 2, second sentence from the bottom. It reads, "Mr. Raines explained that Mr. Ence originally wanted to build the detached garage with a three-foot setback, but the ordinance does not allow it.

A. Request Approval of the Regular Meeting Minutes – March 28, 2024.

Commissioner Harris moved to approve the minutes of the March 284, 2024, Santa Clara Planning Commission Regular Meeting with changes. Commissioner Whitehead seconded the motion. The motion passed with the unanimous consent of the Commission.

The next Planning Commission was scheduled for April 25. The first item on the agenda will be the Public Hearing for the Design Guidelines. Members of the public will likely attend. Notice

will be posted on the State and City websites and social media as well as in public places as required by State Code. Residents will attend the Public Hearing, and they will also attend the City Council Public Hearing on May 8th. Each resident will have three minutes to comment.

After discussion, it was decided that the draft Design Guidelines will be made available on the city website at the same time the packet is provided to the Planning Commission.

8. Adjournment

The Planning Commission Meeting adjourned at 6:43 PM.

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Jim McNulty
Planning Manager

Approved: _____

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