



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
May 9, 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, May 9, 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: Curtis Whitehead
- B. Opening Comments (Invocation): Curtis Whitehead

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. Consider a proposed General Plan Amendment for property located at approximately 2875 Pioneer Parkway (Parcel #SC-SB-103-F-1, described as 12.22 acres). The applicant, Mark Weston, is proposing a General Plan Amendment from Open Space, OS to Low-Density Residential, LDR on 6.74 acres to allow for single-family homes on 10,000 square foot or larger lots. The subject property is currently zoned R-1-10 single-family residential. The remaining 5.48 acres will stay in the Open Space, OS land use designation.
2. Consider a proposed General Plan Amendment to amend the Transportation Master Plan for property located at the southeast corner of Santa Clara Drive and Gates Lane (Parcel #SC-6-2-16-435, described as 2.97 acres). The applicant, Neil Walter is proposing to disconnect the required public road for the proposed Clara Crossing Subdivision from Bonneli Trail (existing public street to the east) as indicated on the Transportation Master Plan. The applicant has informed the City that this road will not connect to Bonneli Trail or Chapel Street in the future.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council for a proposed General Plan Amendment for property located at approximately 2875 Pioneer Parkway (Parcel #SC-SB-103-F-1, described as 12.22 acres). The applicant, Mark Weston, is proposing a General Plan Amendment from Open Space, OS to Low-Density Residential, LDR on 6.74 acres to allow for single-family homes on 10,000 square foot or larger lots. The subject property is currently zoned R-1-10 single-family residential. The remaining 5.48 acres will stay in the Open Space, OS land use designation.
2. Recommendation to the City Council for a proposed General Plan Amendment to amend the Transportation Master Plan for property located at the southeast corner of Santa Clara Drive and Gates Lane (Parcel #SC-6-2-16-435, described as 2.97 acres). The applicant, Neil Walter is proposing to disconnect the required public road for the proposed Clara Crossing Subdivision from Bonneli Trail (existing public street to the east) as indicated on the Transportation Master Plan. The applicant has informed the City that this road will not connect to Bonneli Trail or Chapel Street in the future.

6. Discussion Items

- A. None

7. Approval of Minutes

- A. Request Approval of Regular Meeting minutes: April 25, 2024

8. 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 2nd day of May 2024.

Jim McNulty, Planning Manager



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

Staff Report

General Plan Amendment Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: May 9, 2024

Current Zone: R-1-10 Single-Family

General Plan Designation: Open Space, OS

Property Location: Approximately 2875 Pioneer Parkway (Parcel #SC-SB-103-F-1, 12.22 acres)

Request: General Plan Amendment

Applicant Name: Mark Weston

Staff Planner: Jim McNulty

Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicant, **Mark Weston**, is requesting a **General Plan Amendment** for property located at approximately 2875 Pioneer Parkway (Parcel #SC-SB-103-F-1, 12.22 acres). Mr. Weston is proposing a General Plan Amendment from Open Space, OS to Low-Density Residential, LDR on 6.74 acres of property to allow for single-family homes on 10,000 square foot or larger lots. The remaining 5.48 acres of property will stay in the Open Space, OS land use designation. The subject property is currently zoned R-1-10 single-family residential.

The applicant has submitted a Concept Plan (attached) that includes ten (10) single-family lots on the property where the LDR is proposed (6.74 acres), with the remaining area in the OS (5.48 acres) designation. The Concept Plan includes a design for a single-family R-1-10 subdivision (8-lots) on the south side of Pioneer Parkway, with two (2) lots on the north side of Pioneer Parkway.

The proposed General Plan Amendment from OS to the LDR designation allows for a range of 2 – 4 dwelling units/acre according to the General Plan. The Concept Plan includes a total of ten (10) single-family lots which equates to a density of 1.49 units/acre. The Concept Plan takes the sensitive nature of the property into consideration.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. The subject property was also posted as per State Code. No responses have been received by city staff as of the writing of this report.

GENERAL PLAN CONSIDERATION

The Santa Clara City General Plan indicates an Open Space, OS Land Use for the subject property. The description for the OS Land Use states the following:

“Includes permanent, natural open space, as well as limited passive recreation such as golf courses and trails. The Open Space designation is applied to most sensitive lands”.

Section 9.3 of the General Plan includes the “Preservation of Sensitive Lands and Habitats” and states the following:

“Natural features, such as the floodplains and dry washes, are important to the drainage and protection of health and property. These features are both opportunities and constraints, they can easily be compromised by typical development practices, but if avoided and protected, they can reduce the cost of infrastructure and contribute to Santa Clara’s distinctive character and appeal”.

Policy 9.5: In support of Section 9.3 above, states that new development will avoid or mitigate impacts on sensitive lands.

Section 9.3.4 of the General Plan includes language regarding “Dry Washes” as follows:

“Dry washes run through the City in a northwest-to-southeast direction. Although dry most of the time, these drainage ways are important for conveying the large amounts of water that result from the sudden intense storms characteristic of our local desert conditions. They also provide valuable wildlife habitat and are often attractive for hiking”.

Policy 9.8: In support of Section 9.3.4 above, states that dry washes are to be protected in a natural state for floodways, wildlife habitat, and passive recreation (hiking trails).

Section 9.3.5 of the General Plan includes language regarding “Expansive Clay Soils” as follows:

“While there are a variety of soil conditions in Santa Clara, there is a layer of expansive clay that extends through much of the City. It is particularly prominent in the Heights and South Hills subareas. When these clays are subject to water, through rainfall and irrigation, they expand dramatically. The resulting force can lift foundations and roadbeds. Evidence of expansive soils can be seen near the edge of the bluff on the south side of Santa Clara Heights, near the steep slopes below the bluff”.

Policy 9.9: In support of Section 9.3.5 above, indicates that the City requires careful engineering, design, and mitigation in areas of expansive clay soils. In these areas, clustered and attached dwelling units will also be encouraged in order to reduce the per-dwelling-unit cost of mitigation.

Sensitive Land Objectives are provided in the General Plan as follows:

1. Preserve natural and cultural settings to preserve the unique identity and to attract visitors.
2. Preserve and enhance our Pioneer and Native American Heritage.
3. Maintain open space in lava, hillside, and floodplain areas.
4. Preserve the Santa Clara River for the enjoyment of current and future generations.
5. Protect investments by avoiding development on expansive soils.
6. Protect future homeowners by avoiding or adequately mitigating development on expansive soils.

IDENTIFIED ITEMS OF CONCERN

City staff and legal counsel have discussed the proposed application to allow for a LDR designation on a portion of the subject property. As a result, we've identified the following concerns:

1. Section 9.3 of the General Plan indicates that natural features, such as floodplains and dry washes, are important to the drainage and protection of health and property. Both can be comprised by typical development practices. **The applicant will be required to comply with City staff, geotechnical reports, environmental permitting, and engineering requirements to subdivide and develop the property.**
2. Section 9.3.4 of the General Plan indicates that dry washes run through the city in a northwest-to-southeast direction, and that these drainage ways are important for conveying large amounts of water that result from sudden intense storms characteristic of our local desert conditions. **The applicant will be required to comply with City staff, geotechnical reports, environmental permitting, and engineering requirements to subdivide and develop the property.**
3. Section 9.3.5 of the General Plan discusses expansive clay soils and indicates that there is a layer of expansive clay that extends through much of the City. This is prominent in the Heights and South Hills subareas. **The applicant will be required to comply with City staff, geotechnical reports, environmental permitting, and engineering requirements to subdivide and develop the property.**

STATE CODE CONSIDERATIONS

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

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission review the submitted General Plan Amendment to determine if the application is complete. If the application is determined to be complete, City staff would recommend that the Planning Commission forward a recommendation to the City Council for their review and consideration of the General Plan Amendment application subject to the following findings:

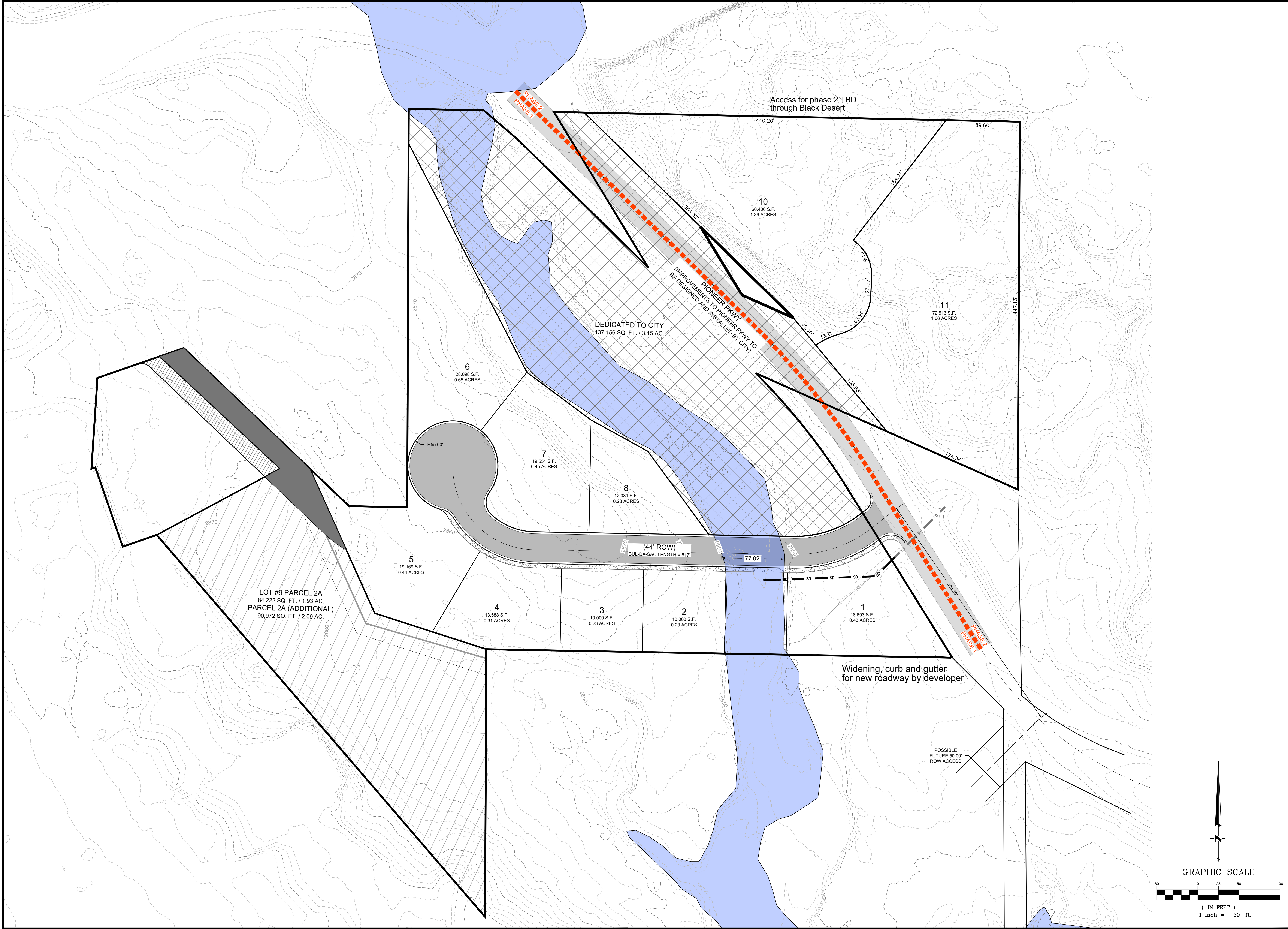
1. That the proposed General Plan Amendment complies with Section 9.3 of the General Plan (Preservation of Sensitive Lands and Habitats), and Policy 9.5 which supports this section.
2. That the proposed General Plan Amendment complies with Section 9.3.4 of the General Plan (Dry Washes), and Policy 9.8 which supports this section.
3. That the proposed General Plan Amendment complies with Section 9.3.5 of the General Plan (Expansive Clay Soils), and Policy 9.9 which supports this section.
4. That the proposed General Plan Amendment complies with the Sensitive Land Objectives in Section 9 of the General Plan.

And with the following conditions:

1. That the applicant be required to comply with City staff, geotechnical reports, environmental permitting, and engineering requirements.

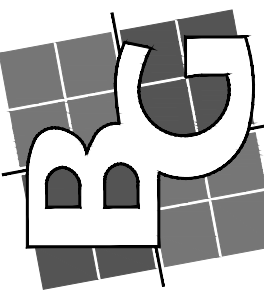
Request: General Plan Amendment

2. That the applicant be required to dedicate property to the City along the south side of Pioneer Parkway and within Taucahn Wash to preserve and protect it as open space.
3. That the applicant be required to proceed with the subdivision review process as required by city code.



X:\231000-231999\231015 - Mark Weston Subdivision\Drawings\Concept\231015 - Mark Weston Concept V5.dwg

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors



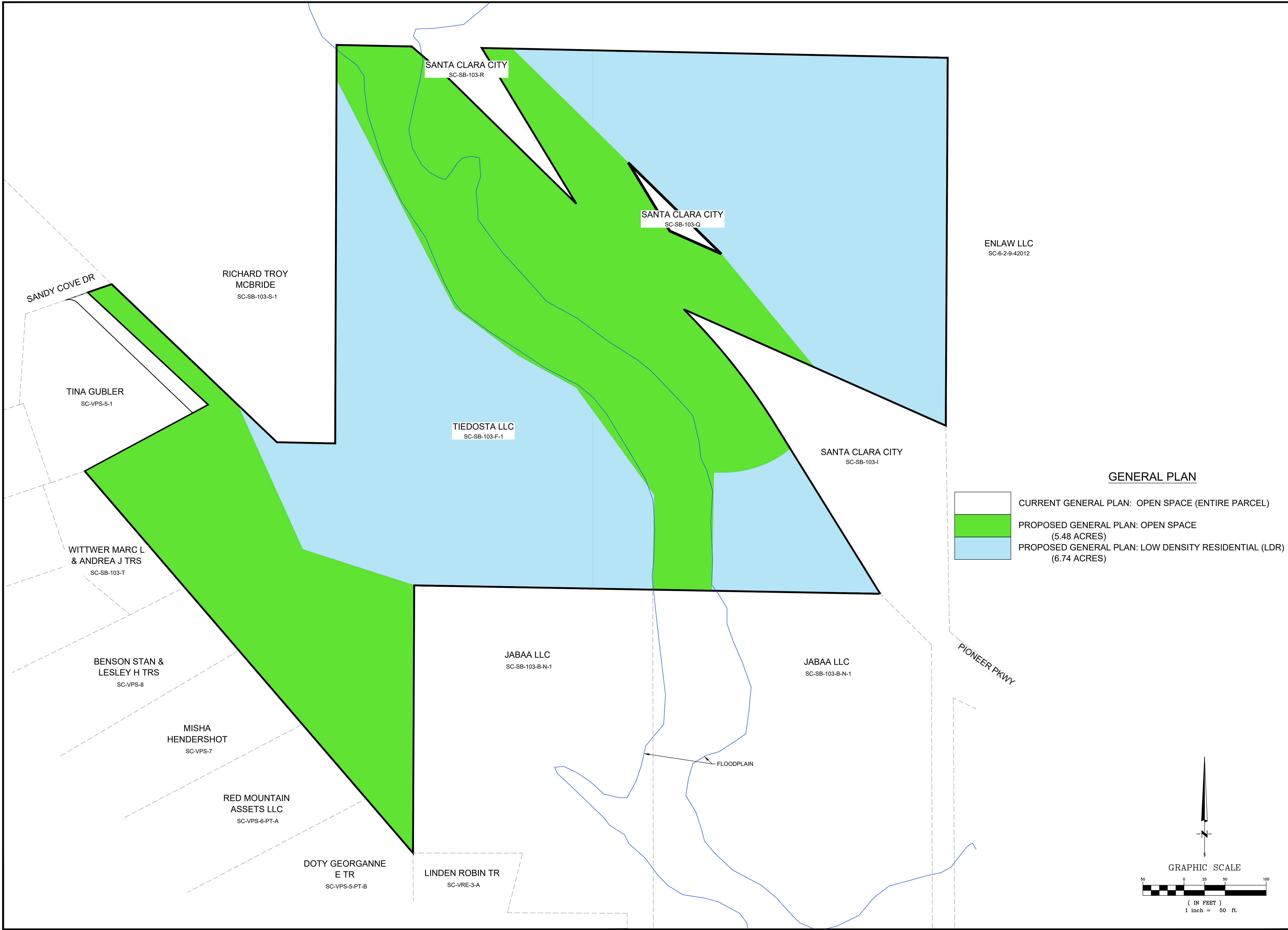
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: FEB 2024
DRAWN: CEW
APPROVED: WFM
SCALE: 1" = 50'
JOB NO. 231015

MARK WESTON CONCEPT
HOME STORAGE
SANTA CLARA, UTAH

SHEET 1 OF 1 SHEETS

FILE: 231015 V5



BUSH & GUDGELL, INC.			
Engineers - Planners - Surveyors			
205 East Tabernade Suite #4			
St. George, Utah 84770			
Phone (435) 673-2337 / Fax (435) 673-3161			
www.bushandgudgell.com			
DATE: APRIL 2024	DRAWN: CBW	APPROVED: MTM	SCALE: 1" = 50'
JOB NO. 231015			
GENERAL PLAN AMENDMENT			
MARK WESTON SC-SB-103-F-1			
SANTA CLARA, UTAH			
SHEET 1 OF 1 SHEETS			
FILE: 231015			

GENERAL PLAN AMENDMENT APPLICATION

Date Submitted/Completed: _____ Fees (Office Use): _____ Receipt Number (Office Use): _____

PROPERTY OWNER CONTACT INFORMATION*

Name(s): Tiedosta LLC

Phone: 435-229-2088 Email Address: mark@rinconbuilders.com

Mailing Address: 2142 Red Mesa Circle City: Santa Clara State: uT ZIP: 84765

*If applicable, please attach an additional sheet containing the information requested above for each additional property owner.

AUTHORIZED REPRESENTATIVE CONTACT INFORMATION (IF APPLICABLE)*

Name(s): _____

Phone: _____ Email Address: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

*If applicable, please attach an additional sheet containing the information requested above for each additional representative.

PROPERTY INFORMATION*

Full Address: _____ Parcel ID: SC- SC-SB-103-F-1

*additional information requested on next page

ADDITIONAL INFORMATION*

What is the present zoning on the property?: R-1-10

What is the current General Plan designation of the property/area?: Open Space

What is your proposed General Plan designation of the property/area?: Low density residential

What is the purpose for amending the General Plan? (Please describe the proposal.): _____

2.09 Acres with the barn and corall to be excised and remain as is.

The remaining 10.43 Acres to be subdivided for residential building lots.

How will the proposed project affect adjoining properties?: _____

Black Desert and Santa Clara City properties to the North and East will be unaffected

The remaining 9 residential lots adjacent to the property will be able to see the project.

Total acreage of the proposed General Plan change? 10.43

Does the property contain any floodplains, wetlands, and/or any slopes at or above 20%?: Yes

If so, please describe: Tuacahn wash runs through the property.

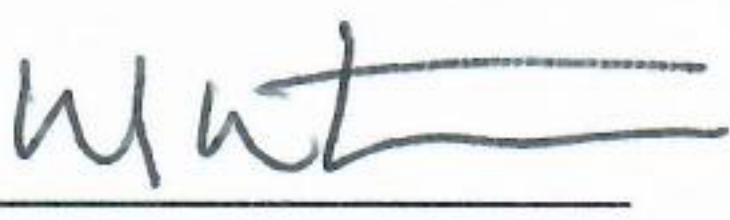
Will any major planned roads be affected by this proposed change?: Yes

If so, please list: Pioneer Parkway

*Attach more sheets if necessary.

PROPERTY OWNER AFFIDAVIT

I (We), Tiedossta LLC, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached documents, and other exhibits are in all respect true and correct to the best of my (our) knowledge.

Mark Weston 
Property Owner

Property Owner

Subscribed and sworn to me this 13th day of MARCH, 2023.

Notary

AUTHORIZED REPRESENTATIVE AFFIDAVIT

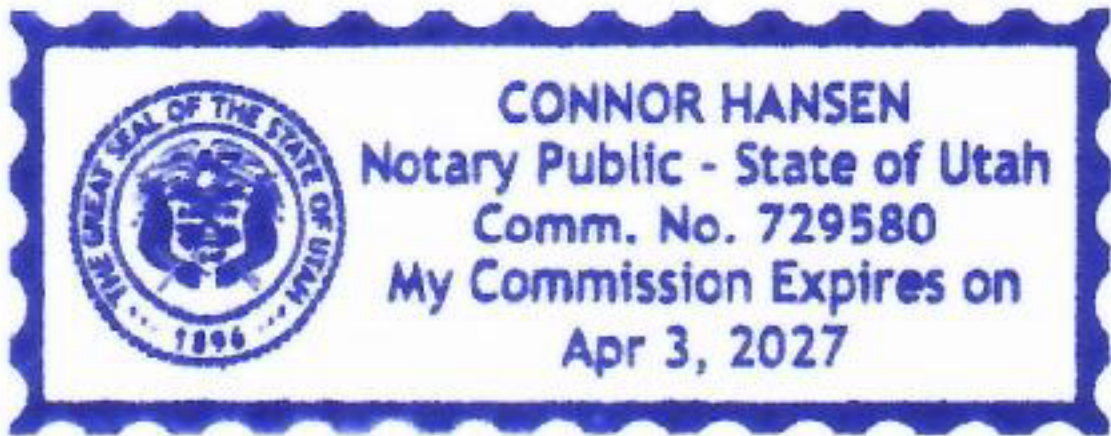
I (We), _____, the owner(s) of the property described in the attached application, do authorize as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body regarding the attached application and the act in all respects as my (our) agent in matters pertaining to the attached application.

Property Owner

Property Owner

Dated this 13th day of March, 2023, personally appeared before me, Mark Weston, the signer(s) of the Authorized Representative Affidavit who duly acknowledged to me that the executed the same.


Notary





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

Staff Report

General Plan Amendment Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: May 9, 2024

Current Zone: RA and R-1-10 Single-Family Residential

General Plan Designation: Mixed Use Residential, MUR and Neighborhood Center, NC

Property Location: Southeast corner of Santa Clara Drive and Gates Lane (Parcel #SC-6-2-16-435)

Property Size: 2.97 Acres

Request: General Plan Amendment to amend the Transportation Master Plan

Applicant Name: Neil Walter

Staff Planner: Jim McNulty

Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicant, **Neil Walter**, is requesting a **General Plan Amendment** for property located at the southeast corner of Santa Clara Drive and Gates Lane (Parcel #SC-6-2-16-435, described as 2.97 acres). The applicant is proposing a General Plan Amendment to amend the Transportation Master Plan for the subject property.

Mr. Walter is proposing to disconnect the required public road for the proposed Clara Crossing Subdivision from Bonneli Trail (existing public street to the east) as indicated on the Transportation Master Plan Map (attached). The applicant has informed the City that this public road will not connect to Bonneli Trail, Quail Street, or Chapel Street in the future.

Future access to the property will be provided via Santa Clara Drive to Gates Lane to the future required public road for the Clara Crossing Subdivision. A copy of the Clara Crossing preliminary subdivision plat has been attached. The preliminary subdivision plat was approved by the Planning Commission on March 14, 2024.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. The subject property was also posted as per State Code. No responses have been received by city staff as of the writing of this report.

GENERAL PLAN CONSIDERATION

The Santa Clara City General Plan includes Section 8 entitled “Infrastructure for a Livable, Sustainable Community”.

Section 8.1, Balanced Transportation System states the following:

“An efficient transportation system is one that provides multiple interconnected travel options, including automobiles, bicycles, pedestrians, and transit. It builds community-friendly streets, including arterials and collectors, which provide safe and convenient walking and bicycling routes”.

Section 8.1.1, Santa Clara Street Classification states the following:

“In general, the street system in Santa Clara is a modified, interconnected grid. In some locations, steep terrain prevents connectivity but there are a limited number of dead-end local streets (cul-de-sacs)”.

The Santa Clara street system is made up of four street types based on function and capacity. The four street types include:

- Arterial
- Major Collector
- Collector
- Local

The proposed **public street for the Clara Crossing Subdivision is classified as a “Local Street”**. Quail Street, Chapel Street, and Old Farm Road are examples of a local street in the vicinity. These streets provide access to neighborhoods and low traffic demand land uses (single-family homes). A typical right-of-way is 50’ to 60’ in width including sidewalks for pedestrian movement. Streets should be designed as bike routes where bikes and other vehicles share the road.

Policy 8.3 in support of Section 8 states the following:

“In general, terrain permitting, future development shall provide an interconnected grid of streets that also connect to adjacent development. Long dead-end streets and restricted-entry neighborhoods should not be permitted. All streets shall include safe, usable sidewalks, and are encouraged to include bike paths or lanes where appropriate”.

Policy 8.4 in support of Section 8 states the following:

“Extend or preserve connections from Chapel Street, Quail Street, Old Farm Road and Gates Lane into the South Hills”.

IDENTIFIED ITEMS OF CONCERN

City staff and legal counsel have discussed the proposed application which includes a dead-end street design without future connections to Bonelli Trail, Quail Street, or Chapel Street. As a result, we’ve identified the following concerns:

Request: General Plan Amendment

1. **Section 8.1 of the General Plan** indicates that an efficient transportation system provides multiple interconnected travel options, including automobiles, bicycles, pedestrians, and transit, and builds community-friendly streets which provide safe and convenient walking and bicycling routes.
2. **Section 8.1.1 of the General Plan** indicates that the street system in Santa Clara is a modified, interconnected grid. In some locations, steep terrain prevents connectivity but there are a limited number of dead-end local streets (cul-de-sacs).
3. **Policy 8.3 of the General Plan** states that long dead-end streets and restricted-entry neighborhoods should not be permitted. All streets shall include safe, usable sidewalks, and are encouraged to include bike paths or lanes where appropriate.
4. **Policy 8.4 of the General Plan** states that connections from Chapel Street, Old Farm Road and Gates Lane into the South Hills need to be extended or preserved.

STATE CODE CONSIDERATIONS

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

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission review the submitted General Plan Amendment to determine if the application is complete. If the application is determined to be complete, City staff would recommend that the Planning Commission forward a recommendation to the City Council for their review and consideration of the General Plan Amendment application subject to the following findings:

1. That the proposed General Plan Amendment does not comply with Section 8.1, Balanced Transportation System of the General Plan.
2. That the proposed General Plan Amendment does not comply with Section 8.1.1, Santa Clara Street Classification of the General Plan.
3. That the proposed General Plan Amendment does not comply with Policy 8.3 of the General Plan.
4. That the proposed General Plan Amendment does not comply with Policy 8.4 of the General Plan.



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

LEGEND

— Street Centerlines

□ Parcels

0 0.05 0.1 0.2 Miles



Municipalities

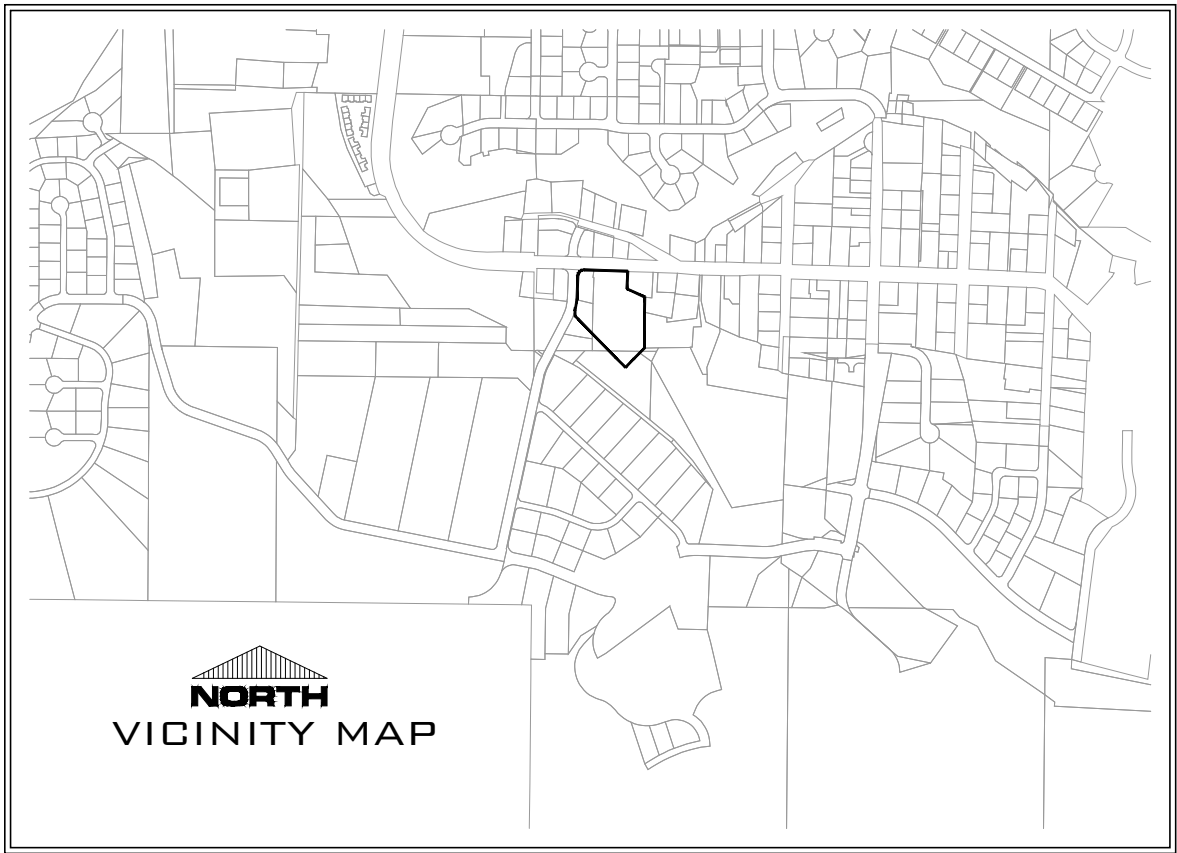


Streets South of Santa Clara Drive

Spatial Reference:	NAD 1983 State Plane Utah South FIPS 4303 (US Feet)
Scale:	1 inch equals 0.08 miles
Date:	April 30, 2024

CLARA CROSSING SUBDIVISION

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



*DETENTION/RETENTION TO BE
PROVIDED ON INDIVIDUAL LOTS

*NO BASEMENTS LOTS 1-3

*NO LONG-TERM PARKING WITHIN
TEMPORARY TURN AROUND

SITE DEVELOPMENT DATA

PARCEL NUMBER: SC-6-2-16-435,
SC-203-B, SC-6-2-16-345
SITE ADDRESS: N/A
ACRES: 2.98
NUMBER OF LOTS: 5
DENSITY: 1.68 UNITS PER ACRE
ZONING: RA/R-1-10
GENERAL PLAN: MUR
SETBACKS: 25' FRONT
8' - 12' SIDES
10' REAR

PROJECT OWNER/DEVELOPER

GRANITE PEAKS INVESTMENTS LLC CONTACT: NEIL WALTER
243 E ST GEORGE BLVD STE 200 (435) 628-1604
ST. GEORGE, UT 84710

PROJECT ENGINEER

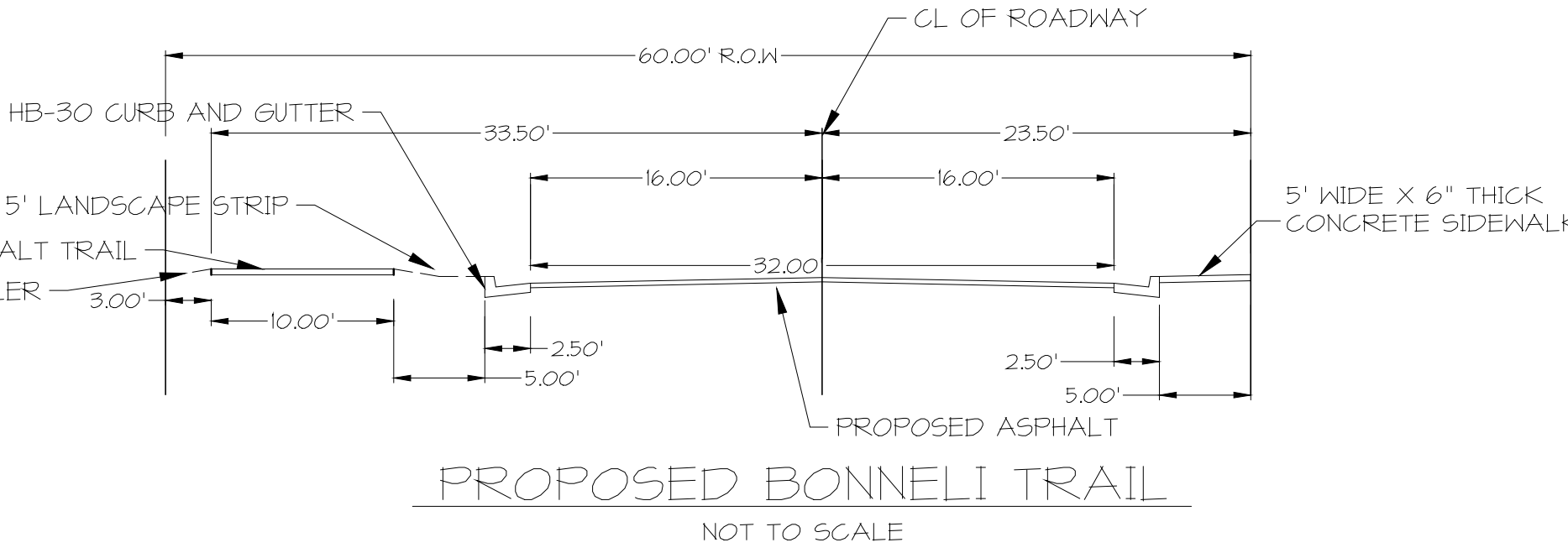
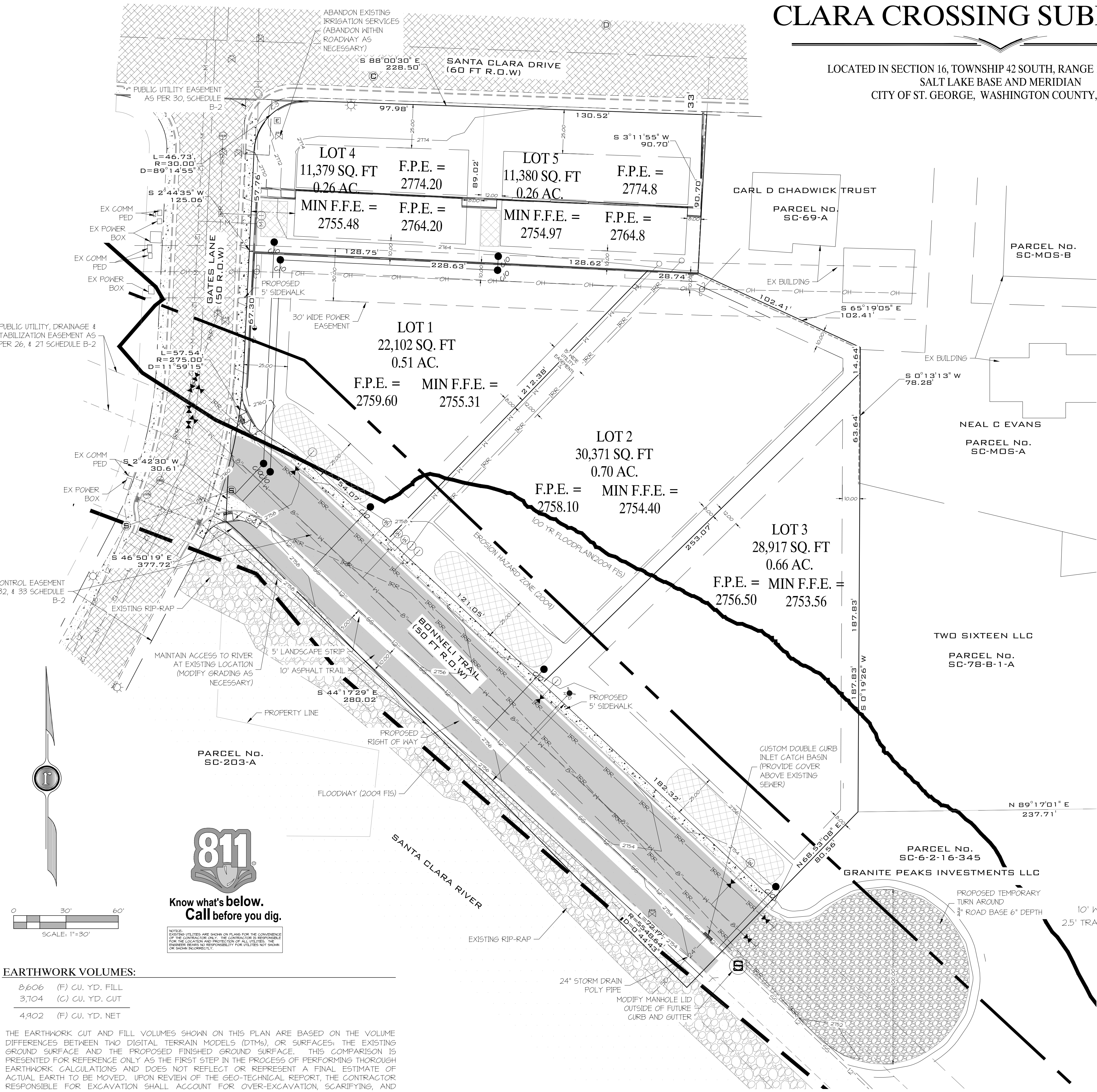
ROSENBERG ASSOCIATES CONTACT: JARED BATES, PE
352 EAST RIVERSIDE DRIVE, SUITE A2 (435) 673-8586
ST. GEORGE, UT 84710

LEGEND

	EXISTING ASPHALT
	PROPOSED ASPHALT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING CONT-MJR
	PROPOSED CONT-MJR
	EXISTING CONT-MNR
	PROPOSED CONT-MNR
	EXISTING CONCRETE RETAINING WALL
	PROPOSED CONCRETE RETAINING WALL
	PROPOSED ON-SITE RETENTION (LID)

UTILITY LEGEND

	EXISTING WATER LINE		EXISTING WATER METER
	PROPOSED WATER LINE		EXISTING FIRE HYDRANT
	EXISTING SEWER LINE		EXISTING WATER VALVE
	PROPOSED SEWER LINE		PROPOSED WATER 3/4" METER
	EXISTING STORM DRAIN LINE		PROPOSED IRRIGATION METER
	EXISTING IRRIGATION LINE		EXISTING SEWER MANHOLE
			PROPOSED SEWER MANHOLE
			EXISTING CURB LATERAL
			EXISTING CURB INLET
			EXISTING POWER POLE
			EXISTING ELECTRICAL BOX
			EXISTING PHONE PEDESTAL
			EXISTING IRRIGATION MANHOLE
			EXISTING IRRIGATION VALVE
			EXISTING GAS VALVE



EARTHWORK VOLUMES:

8,606 (F) CU. YD. FILL
3,704 (C) CU. YD. CUT
4,902 (F) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTMs), OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED FINISHED GROUND SURFACE. THIS COMPARISON IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED. UPON REVIEW OF THE GEO-TECHNICAL REPORT, THE CONTRACTOR RESPONSIBLE FOR EXCAVATION SHALL ACCOUNT FOR OVER-EXCAVATION, SCARIFYING, AND ADJUSTMENT FOR ALL IMPROVEMENTS NOT ACCOUNTED FOR IN THE FINISHED GROUND SURFACE, INCLUDING LANDSCAPING, BULKING AND/OR SHRINKAGE OF MATERIAL, IMPORT OF BEDDING MATERIAL AND OTHER MATERIALS, EXCAVATION AND COMPACTION OF UTILITY TRENCHES, AND OTHER FACTORS TO MAKE A FINAL DETERMINATION OF THE TOTAL EARTHWORK REQUIRED FOR THE PROJECT. IN SOME CASES, ADDITIONAL CONSULTATIONS WITH THE GEO-TECHNICAL ENGINEER AND CIVIL ENGINEER MAY BE REQUIRED.

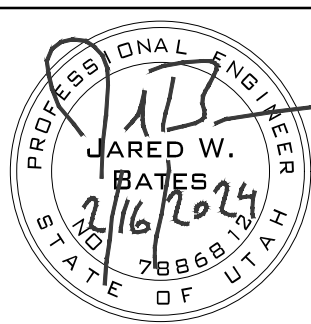
ALL ELEVATIONS ARE BASED ON THE NAVD 88 VERTICAL DATUM

DATE:	2/1/24
JOB NO.:	#8214-22-020
DESIGNED BY:	ETV
CHECKED BY:	JWB
DWG:	PRELIMINARY PLAT
DATE:	
REVISIONS:	

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84710
Ph (435) 673-8586; Fx (435) 673-8397
www.rachiv.com

PRELIMINARY PLAT
FOR
CLARA CROSSING SUBDIVISION
SANTA CLARA
UT



Santa Clara City
2603 Santa Clara Dr.
Santa Clara, UT 84738
(435) 656-4690



Fee: \$500.00 + acreage fees.

GENERAL PLAN AMENDMENT

Zone change requests which are not consistent with the General Plan of Santa Clara must submit this application to the Planning Division.

A TRC meeting (typically held each Thursday morning at 8:30 AM) is required prior to the application submittal; please call (435) 656-4690 Ext. 2 to make an appointment.

Date of TRC meeting: _____ Time: _____ Staff member assigned to process application: _____

APPLICATION SUBMITTAL CHECKLIST

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application doesn't guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

1. **Submit one (1) original copy of a completed application** for staff and Technical Review Committee (TRC) review. An **additional 11 copies will need to be submitted**, which have incorporated staff recommended changes, for Planning Commission review.
2. **Exact legal description prepared** and stamped by a licensed surveyor and a survey map of the property ownership plat. If there are multiple property owners, all must submit one legal description. If there are multiple properties, all must be combined into one legal description, unless these properties are not contiguous, in which case a separate application and legal description must be submitted for each property. For requests for multiple General Plan amendments, a separate application and legal description must be submitted for each amendment required.
3. **Additional sheets, if necessary** with multiple owners' and/or applicants' information.
4. **Copy of deed restrictions**, if necessary.
5. **Fees of \$500, plus an acreage fee** as follows;
 - less than one acre: no charge.
 - 1 – 100 acres: \$50 per acre
 - 101 – 500 acres: \$25 per acre
 - >500 acres: \$10 per acre
6. **Some zoning classifications require additional items to be submitted** along with this application for a General Plan amendment. Please **refer to the table on the next sheet** for additional items potentially required by the amendment being requested.
7. **Development agreement**, unless not required by staff.

Updated 6/21/2018

ADDITIONAL ITEMS TO BE SUBMITTED

Classification	Additional Items
Open Space Zone (OS)	None
Residential Agriculture Zone (RA)	None
Single-Family Residential Zone (R-1)	None
Commercial Zone	Site Plan if seeking approval at the same time the zoning map amendment is considered. The Site Plan must comply with the requirements outlined in Chapter 17.66 of the Santa Clara Municipal Code.
Planned Development Districts (PD)	Project Plan --See Chapter 17.68 of the Santa Clara Municipal Code for specific requirements. PD Project Checklist --provided by staff. Phase Plan if seeking phase plan approval at same time as the Project Plan approval—See Chapter 17.68 of the Santa Clara Municipal Code as well as the City's subdivision requirements found in Title 16 of the Santa Clara Municipal Code for specific requirements.
Historic District/Mixed Use Zone	Site Plan —See Chapter 17.74 of the Santa Clara Municipal code for specific requirements.
Historic District Overlay Zone	None

APPROVAL CRITERIA AND PROCESS

With regards to General Plan Amendments, the Planning Commission is the Land Use Authority to hear and act on applications to amend the General Plan, as stated in Santa Clara City Ordinances (**17.16.020, B, 2**).

Criteria for Utah Municipal General Plans can be found in **Utah Code, Title 10, Chapter 9a, Part 4 (10-9a-4)**

The process for a General Plan Amendment is as follows:

1. General Plan Amendment approval will be subject to **deliberation and recommendations** by TRC and Planning Commission.
2. After this, a **public hearing** will take place following a decision by the Planning Commission.
3. **After a public hearing, the Planning Commission may modify** the proposed amendment again based on feedback and input.
4. Planning Commission will then **make a recommendation** to City Council.
5. **City Council may make further revisions** to the amendment that it considers appropriate or necessary.
6. City Council may then **adopt or reject** the amendment.
7. If the amendment is **rejected**, **City Council may provide suggestions** to the Planning Commission for its reconsideration.
8. If the amendment is **approved**, City Council will adopt (as part of the amendment) a **land use element, a transportation and traffic circulation element**, and, if applicable, **an adjustment to the city's plan to meet estimated needs for moderate income housing**.

This is an abridged version of the process required in Utah Code for General Plan and General Plan Amendment adoption (**10-9a-404**). See Utah Code online at <https://le.utah.gov/xcode/code.html>.

FOR YOUR INFORMATION

This application can be filled out online at: <https://sccity.org/building-planning-zoning/>. Links to the Santa Clara City Zoning Ordinances and other helpful information can also be found at this web link.

Updated 6/21/2018

GENERAL PLAN AMENDMENT APPLICATION

Date Submitted/Completed: 4/12/2024 Fees (Office Use): _____ Receipt Number (Office Use): _____

PROPERTY OWNER CONTACT INFORMATION*

Name(s): Neil & Michelle Walter, Granite Peaks Investments, LLC

Phone: 435-229-1205 Email Address: nwalter@naiexcel.com

Mailing Address: 243 E St George Blvd. City: St. George State: UT ZIP: 84770

*If applicable, please attach an additional sheet containing the information requested above for each additional property owner.

AUTHORIZED REPRESENTATIVE CONTACT INFORMATION (IF APPLICABLE)*

Name(s): _____

Phone: _____ Email Address: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

*If applicable, please attach an additional sheet containing the information requested above for each additional representative.

PROPERTY INFORMATION*

Full Address: Corner of Gates Lane & Santa Clara Dr Parcel ID: SC- 6-2-16-435

*additional information requested on next page

ADDITIONAL INFORMATION*

What is the present zoning on the property?: RA

What is the current General Plan designation of the property/area?: Low density residential

What is your proposed General Plan designation of the property/area?: No change

What is the purpose for amending the General Plan? (Please describe the proposal.): _____

The road master plan shows the proposed road for the Clara Crossing
subdivision named Bonneli Trail. This road will not connect to
the actual Bonneli Trail further to the East. The road will not go
through to Chapel St. I would like to name the road in front of
the lots "Clara Crossing."

How will the proposed project affect adjoining properties?: No existing addresses or
neighboring parcels will be impacted.

Total acreage of the proposed General Plan change? Road name only.

Does the property contain any floodplains, wetlands, and/or any slopes at or above 20%?: N/A

If so, please describe: _____

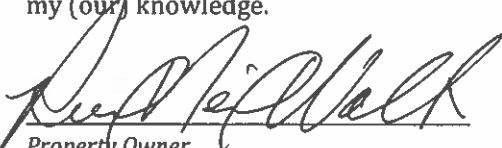
Will any major planned roads be affected by this proposed change?: Yes

If so, please list: See above.

*Attach more sheets if necessary.

PROPERTY OWNER AFFIDAVIT

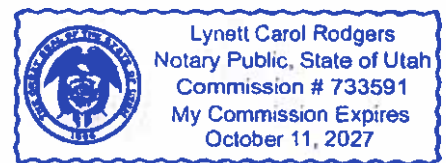
I (We), R. Neil Walter, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached documents, and other exhibits are in all respect true and correct to the best of my (our) knowledge.


Property Owner

Property Owner

Subscribed and sworn to me this 12 day of April, 2024


Notary



AUTHORIZED REPRESENTATIVE AFFIDAVIT

I (We), _____, the owner(s) of the property described in the attached application, do authorize as my (our) representative(s),

_____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body regarding the attached application and the act in all respects as my (our) agent in matters pertaining to the attached application.

Property Owner

Property Owner

Dated this ____ day of _____, 20____, personally appeared before me, _____, the signer(s) of the Authorized Representative Affidavit who duly acknowledged to me that the executed the same.

Notary



**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, April 25, 2024**

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

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

1. Call to Order.

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

2. Opening Ceremony.

A. Pledge of Allegiance: Kristen Walton.

B. Opening Comments (Invocation): Kristen Walton.

3. Working Agenda.

A. Public Hearing.

i. 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.

Planning and Economic Development Manager, Jim McNulty presented the Staff Report and stated that in November 2023, a moratorium was put in place by the City Council allowing for a period of 180 days to rewrite and adopt the updated Historic District Design Guidelines. A total of 12 Historic District Committee (“HDC”) meetings have been held through April 16, 2024. 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 along with the results of the Historic District Survey from January 2024. On April 11, 2024, the Draft Historic District Design Guidelines were presented to the Planning Commission for review so that each Commission Member could ask questions and make comments. Staff and the HDC Members presented the draft document to the City Council on April 17, 2024, as well as to the Heritage Commission on April 18, 2024. Mr. McNulty reported that both the City Council and the Heritage Commission

support approval of the updated Historic District Guidelines. The City Council and the Heritage Commission thanked the HDC for their effort and work on the updated document.

Mr. McNulty reported that the Utah State Code does not have specific requirements for Historic District Design Guidelines; however, local governments may use their 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. 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.

Mr. McNulty presented and reviewed the Santa Clara Historic District Overlay Map. He explained that the proposed Historic District Design Guidelines only apply to areas within the map limits. Those who own or buy property to develop in the Historic District would have to meet these design standards. The R-1-10 Historic District and Historic District Mixed Use are the two zones in the Historic District. R-1-10 consists of single-family homes. Running a business out of one of the homes would necessitate it be rezoned to Historic District Mixed Use.

Staff recommended the Planning Commission hold a public hearing and allow for public input and consider forwarding a recommendation for approval of the Historic District Design Guidelines to the City Council.

Chair Blake opened the public hearing.

Sherri Anderson gave her address as 2318 Vineyard Drive in Santa Clara. She likes the updated guidelines and feels they are long overdue. She expressed hope that the Historic Design Committee, Planning Commission, and City Council can all work together to get the guidelines approved. She noted that years ago, she was part of a group that tried to update the guidelines but they were met with resistance from Historic District residents. She hoped that all current residents of the Historic District have received the updated guidelines and understand them. She thanked the committee for their efforts.

Kim Campbell reported that he provided architectural input for the guidelines. He expressed appreciation for the historic fabric of Santa Clara in contrast to many other cities and towns where historic buildings have been demolished. He also stated that his support for updating the guidelines now rather than waiting until the buildings have changed so much that they have no historical significance.

There were no further public comments. Chair Blake closed the public hearing.

Mr. McNulty thanked Ms. Anderson for her comments. He emphasized that all plans go through a three-step process involving the Heritage Commission, the Planning Commission, and the City Council. He also noted that the same transcribing service does the meeting minutes for the Heritage Commission, the Planning Commission, and the City Council, so no details are lost. Mr. McNulty could discuss with the Mayor and City Council the possibility of providing copies of the Design Guidelines to all residents of the Historic District. He noted, however, that the

document has been posted on the City's website, the State website, and social media (Instagram and Facebook).

Mr. McNulty also appreciated working with Mr. Campbell, the Historic Preservation Architect. Mr. Campbell has a vision and is wonderful to work with. Mr. McNulty has discussed with the City Manager having Mr. Campbell serve as a Design Consultant to the Heritage Commission on more complicated projects.

Chair Blake stated that the input and comments provided at the Planning Commission Meeting two weeks ago have been addressed in this revision. Mr. McNulty confirmed that he had a separate meeting with Historic District Committee Chair, Mimi McKenna, and Executive Assistant, Kristelle Hendrickson to review all of the comments and update the document. He noted that Commissioner Roberts brought up definitions but City Attorney, Matt Ence advised them to add the definitions to City Code rather than into the Design Guidelines.

Commissioner Hunter expressed enthusiasm and gratitude for all of the work the HDC has put into the design guidelines. She stated that the guidelines are very well done and very clear.

Chair Blake appreciated how this document expands on existing historic district guidelines and covers more types of buildings than were covered previously.

Mr. McNulty reported that a second public hearing with the City Council will be held on May 8, 2024.

4. General Business.

A. Recommendation to City Council.

i. Recommendation to the City Council for a Proposed Update to the Santa Clara Historic District Design Guidelines.

Commissioner Whitehead moved to recommend FORWARDING the proposed update to the Santa Clara Historic District Design Guidelines to the City Council. Commissioner Weston seconded the motion. The motion passed with the unanimous consent of the Commission

B. Planning Commission Approval.

i. Temporary Use Extension: Black Desert Temporary Maintenance Facility. Patrick Manning, Applicant.

Mr. McNulty reported that the applicant, Patrick Manning, is requesting a Temporary Use Extension for the Black Desert Community. The request includes allowing a Maintenance Facility consisting of two trailers and one metal shed structure for an additional six months. Mr. McNulty explained that work is being done on an extension of Red Mountain Drive, which will provide access to the course and to South Village at Black Desert, the new subdivision that was recently

approved. Much work is being done and road paving will commence soon in anticipation of a Professional Golfers Association (“PGA”) golf tournament in October 2024 and a Ladies Professional Golfers Association (“LPGA”) event in May 2025.

Mr. McNulty reported that Section 17.24.100 of City Code allows for temporary buildings and includes the following:

“A building non-conforming 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 explained that 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.

Staff recommended approval. He explained that this would be the first extension, and if is granted, the applicant could ask for two more extensions. City Code allows for up to 2.5 years for such a facility and the applicant will be at Year 1 on 5/18/2024. Mr. McNulty noted that the Applicant, Patrick Manning’s legal counsel, Koko Head, was present and can answer questions.

(Please note that unbeknownst to the Planning Commission, Mr. Head's microphone was not working during the meeting, so much of what he said was missed by this transcriber.)

Commissioner Whitehead asked about future plans for the area once the temporary facility is gone. Mr. Head stated that it could potentially become a natural area. Mr. McNulty added that it could be used for more parking for golf events.

Commissioner Weston asked for clarification regarding the timeline of the extension. Mr. McNulty stated that this would be their first extension of the temporary use, and it could be extended for 18 more months from 5/18/2024.

Commissioner Whitehead asked if there is any type of Conditional Use for an event the size of the PGA. Mr. McNulty explained that it is not a Conditional Use, but there is a Special Event Permit process. The Police and Fire Departments, Santa Clara, Ivins, the TRC groups, City management, the Mayor, and the event’s team are all working together to plan ahead. The Special Event requires approval by the City Manager, or the City Manager can pass it to the City Council. The Mayor has indicated that because of the size and scale of the event, it will be passed onto the City Council for approval. This will need to occur by the first week of July.

Commissioner Walton asked about the possibility of a tour of the site. Mr. McNulty agreed to speak with the Mayor and City Staff about having a discussion item with the Planning Commission regarding the Special Event as well as offer a joint tour of the site to the Planning Commission and the City Council.

Commissioner Weston asked Building Official, Cody Mitchell if the site requires Mr. Mitchell to perform an inspection. Mr. Mitchell confirmed that a Building Permit and inspections were required and the only utility is electricity. He stated that because concrete has been poured, it does not look temporary, but it is.

Commissioner Weston moved to APPROVE the Temporary Use Extension for Black Desert on the corner of Red Mountain and Pioneer Parkway as it is currently located, 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 (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.**

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

ii. Wall Signs for The Orange Peel, located in Country Lane Commons. Carter Smith, Applicant.

Mr. McNulty presented the Staff Report and stated that the applicant, Carter Smith from StarSign, is requesting Wall Sign Approval for the Country Lane Commons Project located at the northwest corner of Santa Clara Drive and Country Lane. 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 tenant spaces. Each tenant space will require wall sign approval. The Planning Commission approved a monument sign at this location on January 25, 2024.

Mr. McNulty reported that two wall signs are proposed for this tenant space. Chapter 17.44.090(C) of the City Code specifies 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 that 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 elevation sign proposed at 20 square feet. The wall signs include an aluminum backer with corporate branding and letters and white internally illuminated lighting. Mr. McNulty stated the proposed wall signs meet the standards as per Chapter 17.44 of the City Code and no issues have been identified. Therefore, staff recommended that the Planning Commission approve the

proposed wall signs for the Orange Peel located at the northwest corner of Santa Clara Drive and Country Lane.

Commissioner Whitehead moved to approve the Wall Signs for The Orange Peel, located in Country Lane Commons 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.**

Commissioner Roberts seconded the motion. The motion passed with the unanimous consent of the commission.

5. Discussion Items.

Commissioner Walton referenced Sherri Anderson's comment during the public hearing and asked about public hearing notices. She felt that the updated Historic District Design document and the public meeting were well-publicized. Mr. McNulty agreed that the document, as well as notice of the public hearing, was shared with the public through multiple channels (the City website, social media, etc.). He stated that a version of the document is available online and the final version will also be available online. The City could have a certain number of paper copies made of the final document once it is approved, but to distribute paper copies to every resident of the Historic District would be expensive. However, he could provide paper copies for Ms. Anderson to keep in the museum. He noted that adopting new Design Guidelines does not require a public hearing, but the City wanted to hold one anyway to make sure residents have the opportunity to comment.

Mr. Roberts expressed support for people having access to the new Design Guidelines online rather than printing them out. He added that any codes or guidelines are old as soon as they are printed and it is much quicker to make revisions online.

Commissioner Harris asked for clarification as to how this information would be provided to a purchaser or someone moving into the Historic District. Mr. McNulty stated that buyers must do their due diligence on the property they are buying. He added that with the Historic District, most of the developers and architects know there are more requirements and Mr. McNulty is available to talk with them about it.

6. **Approval of Minutes.**

A. **Request Approval of the Regular Meeting Minutes – April 11, 2024.**

Commissioner Walton moved to APPROVE the minutes of the April 11, 2024, Santa Clara Planning Commission Regular Meeting subject to the following changes:

- On page 5, paragraph 4, which starts “in response to a question from Commissioner Walton,” it was actually Commissioner Whitehead.
- On page 7, it says that Commissioner Blake asked about Greek revival structure, but it was actually Commissioner Roberts.
- On page 8, the 4th paragraph from the bottom, in the second sentence which says, “but a stop order was not issued at the time, and it cannot addressed retroactively,” the word “be” was left out before “addressed” -- it should be added.
- On page 9, in the top paragraph, it should say “every side is visible,” not “every site is visible.”
- On page 9, it says that Commissioner Harris asked if there is anything else the Committee can do to approve, but it was actually Mimi McKenna who asked.

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

7. **Adjournment**

The Planning Commission Meeting adjourned at 6:28 PM.

Jim McNulty
Planning Manager

Approved: _____