

AGENDA
SANTA CLARA HERITAGE COMMISSION
THURSDAY, June 20, 2024
Time: 4:00 p.m.

Notice is hereby given that the Santa Clara Heritage Commission will hold a meeting on the 20th day of June, in the Santa Clara Town Hall Conference room at 2603 Santa Clara Drive. The meeting will begin at 4:00 pm.

Call to Order:

Approval of Minutes for September 14, 2023.

Business:

1. Proposed Gates Home at 2773 Vineyard Drive. New Home Design Review. Applicant, Reggie Gates.
2. Proposed Santa Clara Clothing Store at 3063 Santa Clara Drive. Building Design Review. Applicants, Brian McMullin and Lynette Miller.
3. Proposed new building for Frei's Market Warehouse at 1401 Vernon's Street. Building Design Review. Applicants, Bryce Frei and Richard Kohler.
4. Discussion on updates to Chapter 17.74, Historic District/Mixed-Use Zone, and Chapter 17.76, Historic District Overlay Zone. Applicant, Santa Clara City.

Adjournment.

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

Members of the public may attend a meeting; however, comments are not allowed unless the Heritage Commission Chair allows it. Seating is limited.

Posted this 14th day of June 2024.

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, September 14, 2023**

Present:

Commission Members: Rob Lamoreaux, Chairman
Mandi Gubler
Mimi McKenna
Megan Smith
Pam Graf Gardner

City Council Representative: Leina Mathis

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

Others Present: Steven Beesley
Justin Anderson
Venda L. Kemple
Joe Robinson
Linzee Hickman
Sam Jeppson
Penny Barben
Clayton Leavitt

Chair Rob Lamoreaux called the meeting to order at approximately 4:00 p.m.

1. Approval of Minutes for August 17, 2023.

Mimi McKenna moved to APPROVE the Santa Clara City Heritage Commission Meeting Minutes for August 17, 2023. Pam Graf Gardner seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

2. Discussion and/or Approval for the Building Materials/Colors for the Mixed-Use Office-Residential Building at 3098 Santa Clara Drive, Located in the Historic District/Mixed-Use Zone. Applicant, Steven Beesley.

Planning and Economic Development Manager, Jim McNulty, reported that the applicant, Justin Anderson, and the applicant's representative were present. Steven Beesley was identified as the Project Architect. Mr. McNulty informed the Commission that the above item was approved by the City Council on July 26, 2023. There was a 3-to-2 vote in favor of allowing the application to move

forward. The Heritage Commission was only being asked to review the building materials and colors. A memo was submitted by Desert Edge Architecture as well as inspirational photos. The project materials board was presented to the Commission.

Mr. Beesley reported that the material inspiration board included images of different types of materials. The intention was for the development to tie in with some of the historic colors and material types. Photos with descriptions were included in the Meeting Materials Packet. He pointed out tan and red brick that tied into the adjacent building as well as buildings that were down the road from the subject property. The idea was to have white grout. Although there might be some concerns about white grout, there were several buildings in Santa Clara with white grout. That material and color are seen consistently throughout the City. There was also a desire to do something with the large format cultured stone. Some of the trails in the area were explored for inspiration and colors. It was noted that their limestone color tones are common.

The Architectural Site Plan was shared to illustrate where the different materials are proposed to be located. Mr. Beesley identified where the brick will be as well as the large format stone. At a previous meeting, it was requested that brick be provided at residential entrances, rather than the stone that was proposed previously. As a result, brick was proposed in those locations as well. There was discussion regarding the color of the grout. The Commissioners wanted to know if there would be the same color of grout on the large format stone as on the brick. Mr. Beesley stated that it would be a similar color or slightly darker. Mr. McNulty noted that similar grout colors in the area have been used. He asked if the grout colors in the area were a mixture of dark and white. Mr. Beesley referenced the material inspiration board photos. They illustrated the different variations in the area. The Merc across the street has lighter grout as did another building down the road and on the corner. The white grout seemed to be consistent throughout the community. Mr. McNulty noted that whoever was hired to do the grout would need to do an excellent job as there are examples in other cities where the grout was not done well. There were also instances in Park City and Summit County where grout needed to be redone because of poor workmanship.

Mandi Gubler shared information about The Merc and explained that a bone-colored grout was used. She did not assume that the grout in this instance would be that light. It would likely be similar to other examples included on the material inspiration board. She asked to review the rendering of the building. Commissioner Gubler preferred that there be more brick than large format stone. She thought the design would feel more historic that way. Other Commissioners expressed a desire to see the large format stone around the base instead of what was proposed because it is an architectural detail that would make the design look more historic. There was support for the white (bone color) grout because it was what some older buildings have.

Mr. Beesley was not certain that the design could be changed at the current time but there was a level of openness to different proposals. He was trying to envision what the design would look like if the brick and large format stone placement was inverted. He was not necessarily opposed to what the Heritage Commission was talking about, but it was difficult to give a concrete answer now. It was suggested that the center portion on the front be done in brick to the top (main building entry facing Santa Clara Drive). Commissioner Gubler liked the suggestion because it would make it look more historic. It was possible to take a new building and create nodes to historic designs and materials. There was discussion regarding floor-to-ceiling windows, which were considered historic elements.

Mr. Beesley expressed concern with having brick up the center. He explained that there was a design element from left to right that would be broken if that was done. There might be a white box on the left and the right instead of a design that flows from left to right. Mr. McNulty did not think the design would be too heavy with the brick in the center. There could be board and batten on either side as well as the stone. It would likely feel more like a brick building with architectural elements incorporated in it.

Commissioner Gubler thought the brick near the residential element would tie in well with what was suggested. A bit of variation with the elevation of the brick or something similar could make the design feel more historic overall. Those were simple elements that could be added. Mr. McNulty agreed that the small details that would make the design look and feel historic. Mr. Anderson (applicant) was not opposed to what was suggested by the Heritage Commission.

There was discussion regarding windows that come further down to the ground. Commissioner Gubler pointed out that if the windows do not go all the way to the ground, it could benefit the functionality of the space. For instance, it would be possible to have seating there. Mr. McNulty referenced the outdoor furniture and seating area. That needed to be considered. Commissioner Gubler did not have a problem with the windows going all the way to the ground but felt it would look more historic if those did not go all the way to the ground. It was noted that on the left side, two windows do not go all the way to the ground. It might look nice to balance that on the other side. Commissioner Gubler asked about the black trim shown in the center. It was clarified that it is decorative aluminum. She believed the building needed some sort of trim but wondered if aluminum was the best material for that. As for the white trim at the top, it was identified as stucco. It was noted that stucco could be used for the trim in the center as well for added consistency. Not all of the Commissioners were supportive of the stucco material being on the top or the middle. It was noted that there is white stucco at The Merc, so it could be done well.

There was additional discussion regarding the decorative aluminum. Commissioner Gubler thought the contrast, which was shown on the rendering, looked good. There was still support for the originally proposed aluminum. It was noted that stucco and aluminum are both decorative options but there was a question about other possible materials for the cornice at the top. Mr. Beesley reported that concrete is the most expensive option. Commissioner Gubler believed that stucco could look good. She did not necessarily think the material needed to be concrete. Mr. McNulty pointed out that the stucco material is fairly durable. Building Official, Cody Mitchell, explained that in the past it was conventional stucco but was more of a synthetic stucco now which is durable.

Chair Lamoreaux reiterated his support for carrying the brick up through the center section. The Commissioners stressed the importance of making sure the design looks as historic as possible. For instance, there could be a different material on the top of the middle section.

There was discussion regarding a possible rendering of what had been proposed. Mr. Anderson stated that additional renderings could be done. He expressed support for the brick up the center. There was a desire to make sure the building looks aesthetically pleasing and is as historic as possible. Mr. McNulty asked what had been proposed for the windows. It was noted that the proposed windows were intended to create a better work experience for the tenant. There was discussion about the height of the windows and the design around them. Although there was a desire to create something historic, not every historic design element was needed.

The Commission was reassured that updated renderings would be done in the near future; however, there was a desire for a vote to be taken on the item. A question was raised about the large format stone. Mr. Beesley clarified that there would be a natural variation on the stones. Mr. McNulty reported that the updated renderings could be forwarded to the Heritage Commission Members and approved by email. There would not necessarily need to be another meeting held on the matter. The Commission could agree to the materials during the current meeting. From there, the renderings would be completed and shared with the Commission. Mr. McNulty pointed out that the project was previously approved by the City Council and only the materials were being discussed. Commissioner Gubler was supportive of the materials that were proposed and was excited to see the updated renderings. She believed the design would be aesthetically pleasing and look historic.

Mandi Gubler moved to APPROVE the materials as presented with the brick continuing up in the center. An updated rendering could be approved by email vote. Megan Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

3. Continued Discussion: Historic District Images/Design Guidelines.

It was noted that several images were added by the Commissioners to the Google Drive folder. All of the images were reviewed and there was discussion about the designs. An image of a thrift store was reviewed. That image would be referred to as **Image #1** for the purposes of the discussion. Mimi McKenna did not like the rock shown at the bottom of the building but did like that there was a rock design. She also liked the detailing and the brick at the top because those details add more character. Commissioner Gubler noted that there is not a notable cornice at the top but there is a heavy one in the middle. She thought the building would look better if there was a cornice at the top as well as in the middle. There was support for the window designs.

Image #2 was shared. Commissioner McKenna liked the brick as it is classic. Mr. McNulty noted that there was a lot of brick in that example image. Commissioner McKenna liked that there were peaks and it looked like there were multiple businesses even though there was only one business there. It was an example of a larger building with visual variation. **Image #3** was shared, which was a picture of a fabric store. Commissioner Gubler thought the different elevations on the brick added interest. The black windows were referenced, which did not make the design modern but appeared updated. This likely had to do with the base on the bottom that created contrast. In addition, it was noted that the door was set back, which was a more historic design feature.

Image #4 was a black-and-white photograph. Commissioner Gubler referenced the dentil molding, transoms, and base. Chair Lamoreaux asked what period the building was from. It was estimated that the building was from the 1920s or 1930s. **Image #5** was shared. The image was found online but there was support for the tone of the colors and the wood. The upper windows were also mentioned, which added to the historic feel. The doors had a thick piece of wood at the bottom of the glass. **Image #6** was shared, which was a building from Provo. The cement at the top was praised as well as the windows at the bottom. Commissioner Gubler liked the arched windows and the keystone detail. There was discussion regarding the metal awnings. Some Commissioners believed that awnings add charm and character to a building. Mr. McNulty pointed out that fabric awnings show wear over time, which needs to be considered.

Image #7 was shared. It was on Center Street in Provo. While the Commissioners liked the design, it was concluded that it did not feel applicable to Santa Clara as it was a bit too formal. **Image #8**

was shared, which was a picture of a bank building. Support was expressed for the awnings, which added character. The base under the windows was mentioned. **Image #9** was from Logan. Commissioner Gubler thought that the top of the building was interesting and liked the doors. **Image #10** was shared, which was a studio. The floor-to-ceiling windows with the bulkhead at the bottom received praise. There was support for that kind of style with the development discussed earlier in the Heritage Commission Meeting. Mr. McNulty offered to send the image to Mr. Beesley for reference. **Images #11, #12, #13, and #14** were reviewed. The door was set back in some of the example images, specifically Image #14, which Commissioners liked.

Image #15 did not have a lot of support in terms of the design. However, there was a desire to review several different types of buildings to understand what there was support for in terms of design guidelines and design elements. **Image #16** had a lot of details around the windows. **Image #17** was reviewed next. Commissioner Gubler noted that the storefront section had painted wood and a very specific style of molding. There were similar images included as well with the same style. She believed historic two-story buildings should have a lower section with windows, transoms, and molding, while the rest of the building was brick with a cornice at the top. There was discussion regarding the molding design. It was believed that it was painted wood. While that might not be as practical as stucco or hardy board, it could be maintained.

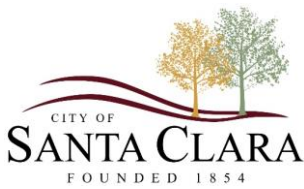
Mr. McNulty reported that the combined meeting that was originally scheduled with the City Council, Planning Commission, and Heritage Commission on October 4, 2023, was rescheduled for October 18, 2023. The meeting was to take place at 5:00 p.m. The Heritage Commission could continue the design guideline discussions prior to that meeting. He asked the Commissioners to further review the photos that had been shared on Google Drive.

4. Adjournment.

Pam Graf Gardner moved to ADJOURN. Mandi Gubler seconded the motion. The motion passed with the unanimous consent of the Commission.

The Heritage Commission Meeting adjourned at approximately 5:07 p.m.

Approved: _____
Sherry Laier, Clerk



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

Staff Report

Heritage Commission Summary and Recommendation

Public Body: Santa Clara City Heritage Commission

Meeting Date: June 20, 2024

Current Zone: R-1-10 Historic District Overlay

Property Address: 2773 Vineyard Drive

Applicant Name: Reggie Gates

Staff Planner: Jim McNulty

City Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicant, Reggie Gates, is proposing to build a single-family home in the R-1-10 Historic District Overlay. The subject property is approximately 0.39 acres (16,787 sq. ft.) in size and located at 2773 Vineyard Drive. The subject property was legally subdivided in 2021. The lot is currently unimproved; however, this section of Vineyard Drive (Phase #3) public improvements is scheduled for later this year. The public improvements will include curb, gutter, and sidewalk.

The **proposed single-family home** includes brick and rock masonry, stucco, wood trusses and awnings, window treatments, dormer window, metal, and a varied roof pitch (**see attached building plans**). This home was previously reviewed and approved by the Heritage Commission on August 12, 2021 (**see meeting minutes**). However, the applicant did not proceed with construction of the home. As a result, City staff and legal counsel have determined that the item must come back to Heritage Commission for review and approval.

SITE & VICINITY DESCRIPTION

The subject property is located at 2773 Vineyard Drive. The property has frontage along Vineyard Drive. The lot is currently unimproved; however, this section of Vineyard Drive (Phase #3) public improvements will begin later this year.

PROJECT REVIEW ITEMS

City staff has reviewed the Historic District Design Guidelines and determined that the following items need to be addressed:

1. **Part II, Section 4, Building Design/Architectural Character:** New and existing construction shall reinforce the architectural character of the area. Additionally, new and existing construction shall

Request: Gates Home

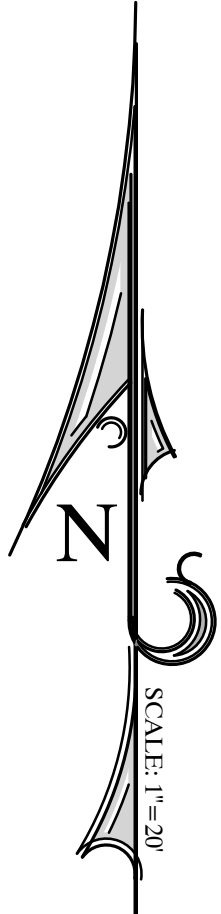
achieve compatible design through appropriate massing, form, scale, rhythm, orientation, materials, fenestration, and patterns. **It appears that the proposed single-family home building design/architectural character meets this requirement (see project description, 2nd paragraph).**

2. **Part II, Section 9 Building Materials:** 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. The front and right-side elevations include a large amount of brick and stone. The left side elevation includes some brick, or stone with stucco, with the rear elevation utilizing mostly stucco and wood columns. **It appears that the proposed building materials meet this requirement.**
3. **Part II, Section 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. Approval of color boards with large material samples shall be required in the Historic District. Previously, the applicant submitted a color rendering of the front elevation (August 12, 2021). This appears to be in line with this section of the guidelines. **However, City staff recommends that the applicant provide a color board with material samples for review and approval.**
4. **Part II, Section 12 Roof Design:** The roof form, its pitch, materials, and associated parapets are all character-defining features for a building. 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). **It appears that the proposed roof design and materials meet these requirements.**

CITY STAFF RECOMMENDATION

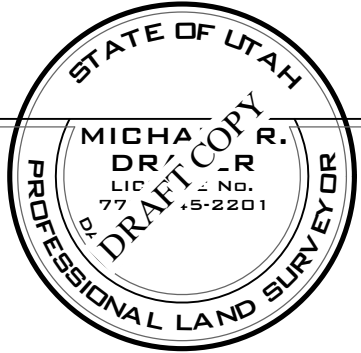
City staff recommends that the Heritage Commission consider approving the New Home Design for the proposed Gates Home to be located at 2773 Vineyard Drive subject to the following conditions:

1. That the applicant constructs the home according to the plans presented to the Heritage Commission.
2. That the Historic District Design Guidelines Part II, Sections 4, 9, 11, and 12 as summarized in the staff report be complied with.
3. That the applicant comes back to the Heritage Commission if changes to any items in Condition #2 are proposed.
4. That the applicant provides a color board with material samples for review and approval by the Heritage Commission prior to construction.
5. That the applicant proceeds with the Planning Commission for approval prior to building permit issuance.



SURVEYOR'S CERTIFICATE:

I, Michael R. Draper, Professional Land Surveyor Number 7706445-2201, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described herein in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat.



Date: _____

Michael R. Draper

License No. 7706445-2201

NARRATIVE:

This survey was conducted at the request of the client to locate and mark on the ground the corners of the subject parcel. The corners are marked with 5/8" X 3/4" rebar with plastic cap stamped "ROSENBERG ASSOCIATES" unless otherwise noted on this plat. The subject area of this survey is located entirely within Lot 4-Block 7, Plat "A" of the Official Survey of Kanab Townsite, Kane County Utah. While performing this survey, the acreage of Block 7 was found to be in excess of the record. A study of the Kane County Utah abstract record for Block 7 revealed that on December 11, 1926 a Maud M. Judd came into possession of all of Lot 4, Block 7 and subsequently proceeded to divide said Lot 4 for the first time on May 6, 1931. Although many of the parcel descriptions in this lot have been further divided and their descriptions re-written from multiple points of beginning it was determined that the parcel now possessed by Linda L. Osborn and the Southerly subject parcel (Parcel 1 - see parcel descriptions below) hold senior title according to their original record deed descriptions and were given full measure in this survey.

PARCEL DESCRIPTIONS:

Instrument No. 00147959 Book: 385 Page: 117

Parcel 1:
BEGINNING at a point 99.0 feet South from the Northeast Corner of Lot 4, Block 7, Plat "A", of the Official Survey of Kanab Townsite, and running thence South 75.0 feet; thence West 190.0 feet; thence North 75.0 feet; thence East 190.0 feet to the point of beginning.

Parcel 2:
BEGINNING at the Northeast Corner of Lot 4, Block 7, Plat "A", of the Official Survey of Kanab Townsite, and running thence South 99.0 feet; thence West 110.0 feet; thence North 99.0 feet; thence East 110.0 feet to the point of beginning.

REFERENCE PLATS:

- Monument Control Map for the City of Kanab, Kane County, Utah prepared by Coon & King Engineers and dated August, 1959.
- Final Plat of Creekside Plateau Townhomes, located in Lot 1 & Lot 2 of Block 7, Plat A, Kanab City, Kane County, Utah. Recorded No. 83835.

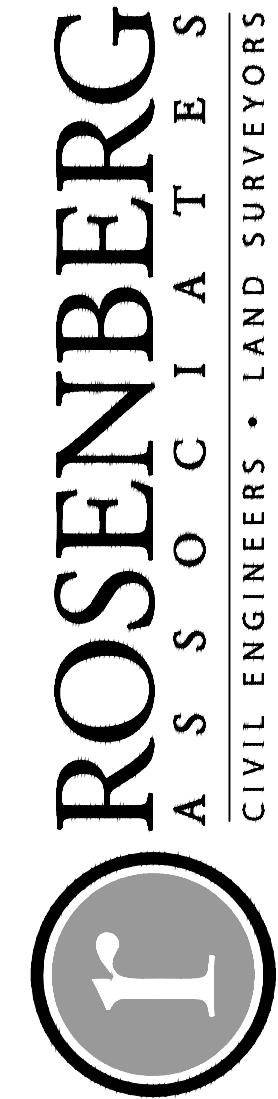
VERTICAL BENCHMARK:

The vertically controlling element for all elevations depicted in this survey is that National Geodetic Survey benchmark PID Designation: HO0076.

BEARING ROTATION NOTE:

Bearings depicted on this survey are state plane, N.A.D.83 Utah South Zone (4303). Distances have been modified to ground. Rotate bearings of record deed description clockwise 0°50'40" to match bearings depicted herein.

DATE:	06/03/2010
JOB NO.:	6737-10
DRAWN BY:	M.R.D.
DESIGNED BY:	M.R.D.
SCALE:	1"=20' (24"x36")
DWG:	ROS.DWG
DATE:	
REVISIONS:	



St. George Office:
352 East Riverside Drive, Suite A-2 St.
Georgie, Utah 84002
Ph: (435) 673-8886
Fx: (435) 673-8897
www.mcsil.net

RECORD OF SURVEY
PREPARED AT THE REQUEST OF
REGGIE GATES

LOCATED IN THE WEST QUARTER OF SECTION
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

GATES RESIDENCE
VINEYARD DRIVE LOT #17
SANTA CLARA, UTAH



SHEET INDEX

C-0	COVER SHEET
SD-1	SITE LAYOUT PLAN
A-1	MAIN FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	ROOF PLAN
A-5	SECTIONS AND DETAILS
S-1	ROOF FRAMING PLAN
S-2	SHEAR & FOUNDATION PLAN
S-3	STRUCTURAL DETAIL SHEET
E-1	MAIN FLOOR ELECTRICAL PLAN

SQUARE FOOTAGE TABLE

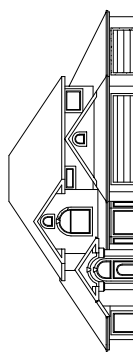
MAIN FLOOR:	
LIVABLE AREA	3,279 SQ. FT.
3-CAR GARAGE AREA	1,079 SQ. FT.
FRONT PORCH	288 SQ. FT.
REAR PATIO	297 SQ. FT.

JOB NO.
0190122

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435.229.2906



GATES RESIDENCE
VINEYARD DRIVE LOT #17
SANTA CLARA, UTAH

COVER SHEET

C-0

GATES RESIDENCE
VINEYARD DRIVE LOT #17
SANTA CLARA, UTAH

NOTES:

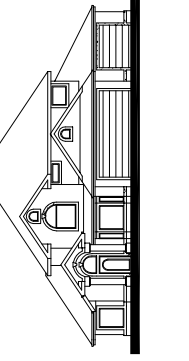
- 1 STIPPLED OR SHADED AREAS INDICATE CONCRETE WALKS AND DRIVES (MIN. 4" THK.) WITH RECOMMENDED FINISH.
- 2 VERIFY AND PROVIDE PROPER CURB CUTS AND GUTTER AS REQUIRED.
- 3 LANDSCAPE AREAS AS PER PLANTING SCHEDULE WHEN OR AS INDICATED BY DRAWINGS OR SPECIFICATIONS.
- 4 DASHED LINES INDICATE REQUIRED SETBACK FROM PROPERTY LINES.

JOB NO.
0190122

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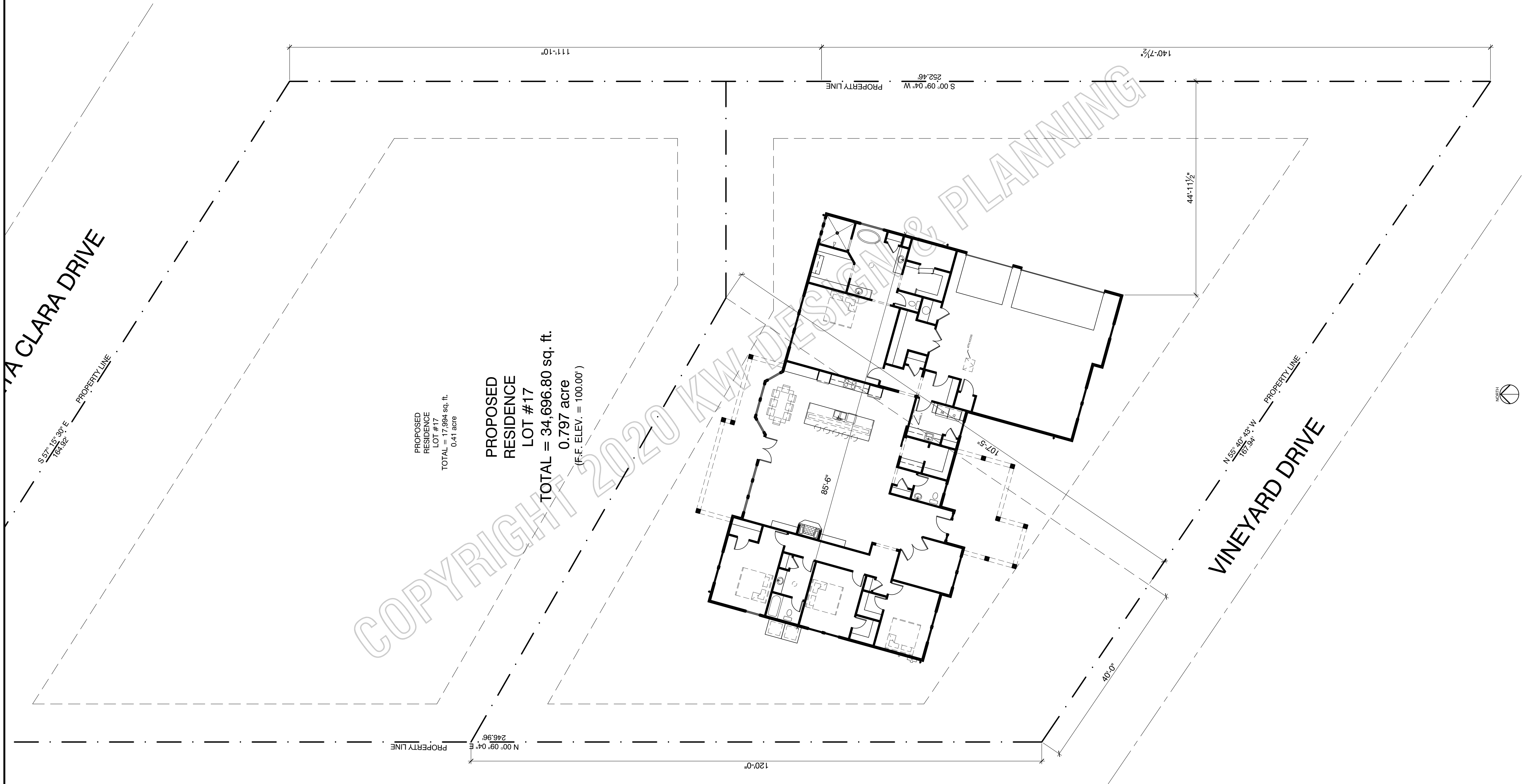
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GATES RESIDENCE
VINEYARD DRIVE LOT #17
SANTA CLARA, UTAH

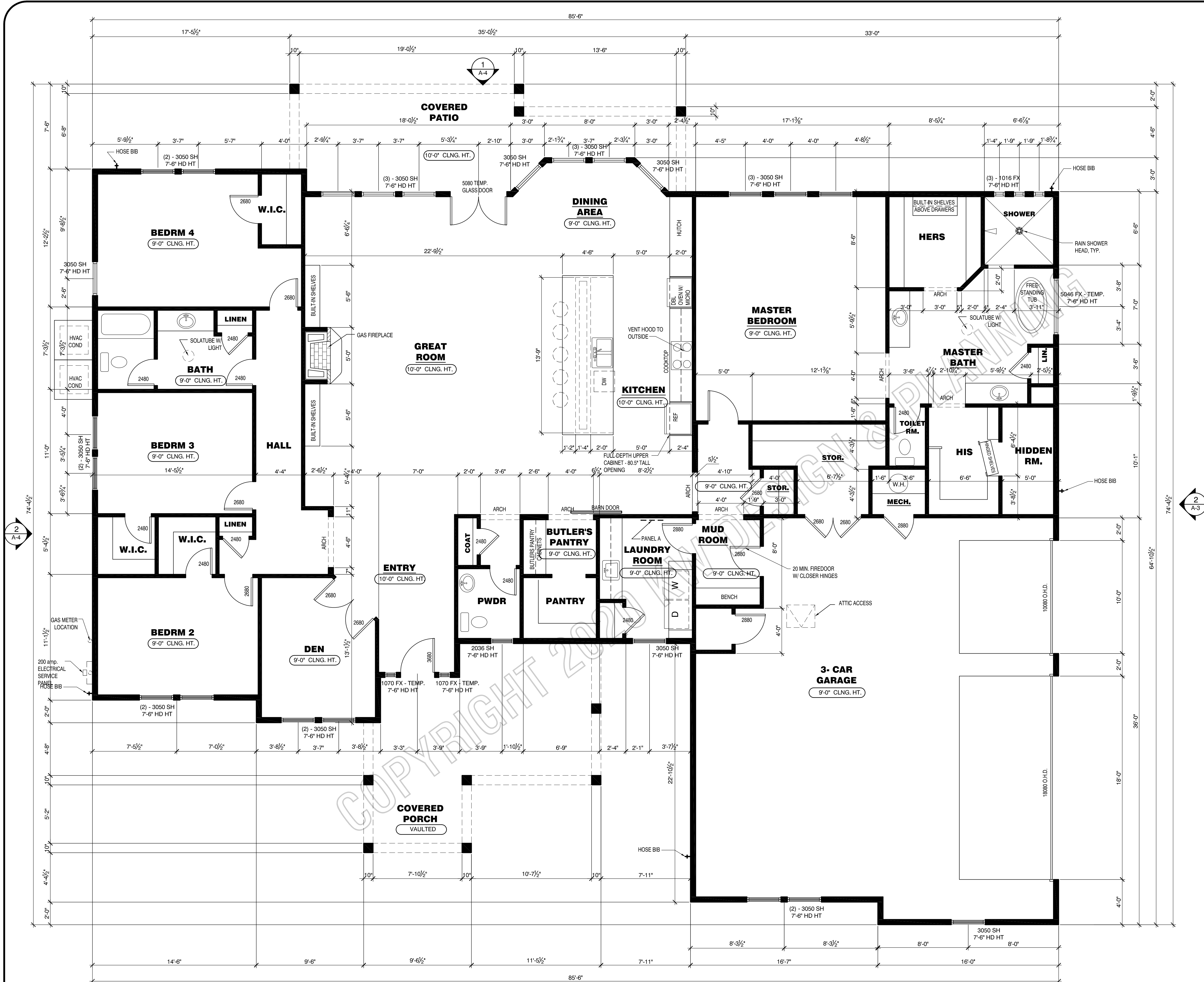
SITE LAYOUT PLAN

SD-1



1 SITE LAYOUT PLAN

SCALE: 1" = 10'-0"



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIVABLE = 3,279 SQ. FT.
GARAGE = 1,079 SQ. FT.

- GENERAL NOTES**
1. ALL EXTERIOR WALLS ARE TO BE FRAMED WITH 2x4 STUDS AT 16" O.C. WITH CONT. DBL. TOP PLATES AND CONT. ROWD. OR TREATED BOTTOM PLATES. - EXTERIOR PLYWOOD SHEATHING WITH FOAM INSUL-BOARD WITH 3 1/2" R-11 BATT INSULATION - STUCCO EXTERIOR FINISH (U.N.O.).
 2. ALL INTERIOR WALLS ARE TO BE FRAMED WITH 2x4 STUDS AT 16" O.C. WITH CONT. DBL. TOP PLATES AND CONT. ROWD. OR TREATED BOTTOM PLATES. SHEATHING AS REQUIRED BY SHEARWALL SCHEDULE - WITH 1/2" GYP. BD. FINISH ON EACH SIDE (U.N.O.).
 3. PLATES - CONT. DBL. TOP PLATES WITH MIN. 48" SPLICE OVERLAP AND CONT. REDWOOD OR TREATED BOTTOM PLATES. (2) 16d AT EA. 2x4 STUD - (3) 16d AT EA. 2x6 STUD.
 4. LOCATE HVAC MECH. UNIT IN ATTIC.
 5. PROVIDE THERMAL EXPANSION WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC RESTRAINTS.
 6. PROVIDE SEPARATION WALL AT GARAGE WITH 5/8" TYP. X GYP. BD. ON THE GARAGE SIDE. PROVIDE 5/8 TYP. X GYP. BD. AT GARAGE CEILING AND SUPPORTING MEMBERS
- NOTE**
- ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL & LOCAL CODES. CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS, SPECIFICATIONS & ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN &/ OR THESE DRAWINGS.

SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

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GATES RESIDENCE
VINEYARD DRIVE LOT #17
SANTA CLARA, UTAH

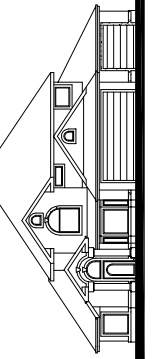
FLOOR PLAN

A-1

REVISIONS

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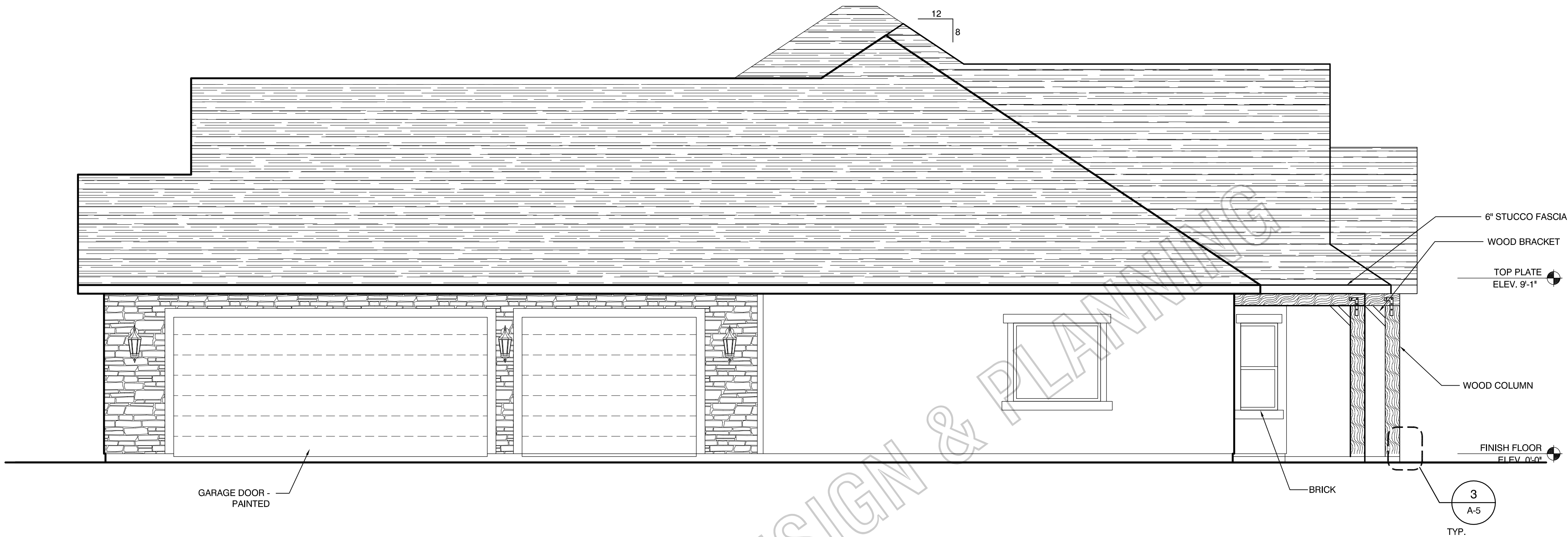
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& PLANNING
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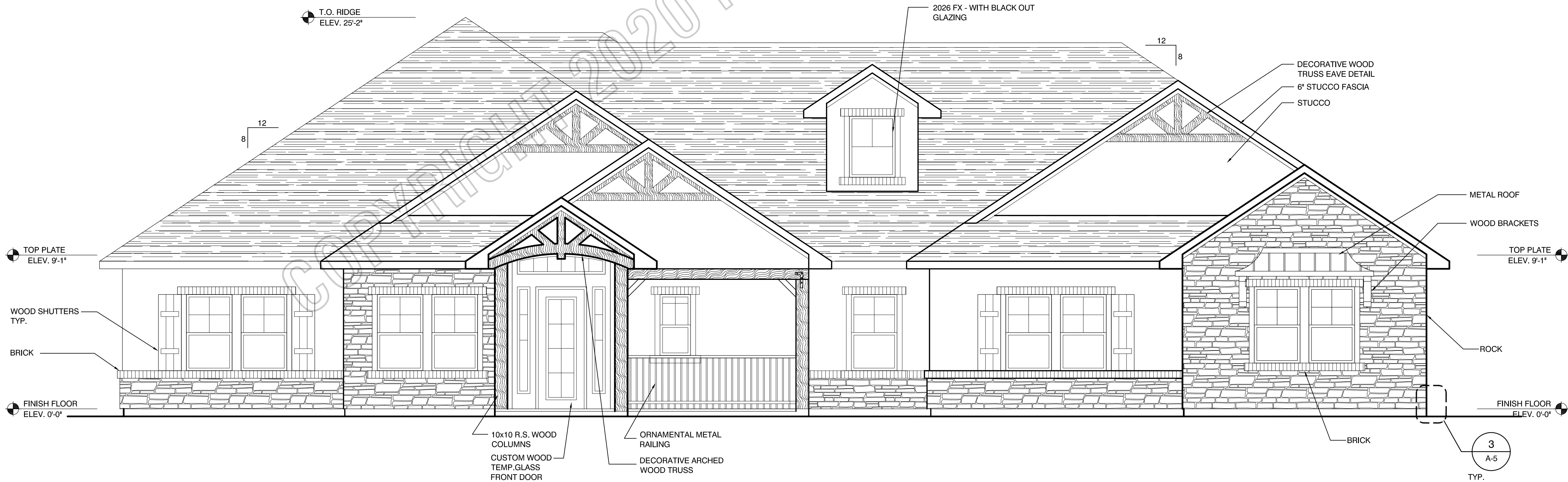
GATES RESIDENCE
SHADY LANE LOT #17
SANTA CLARA, UTAH

ELEVATIONS

A-2



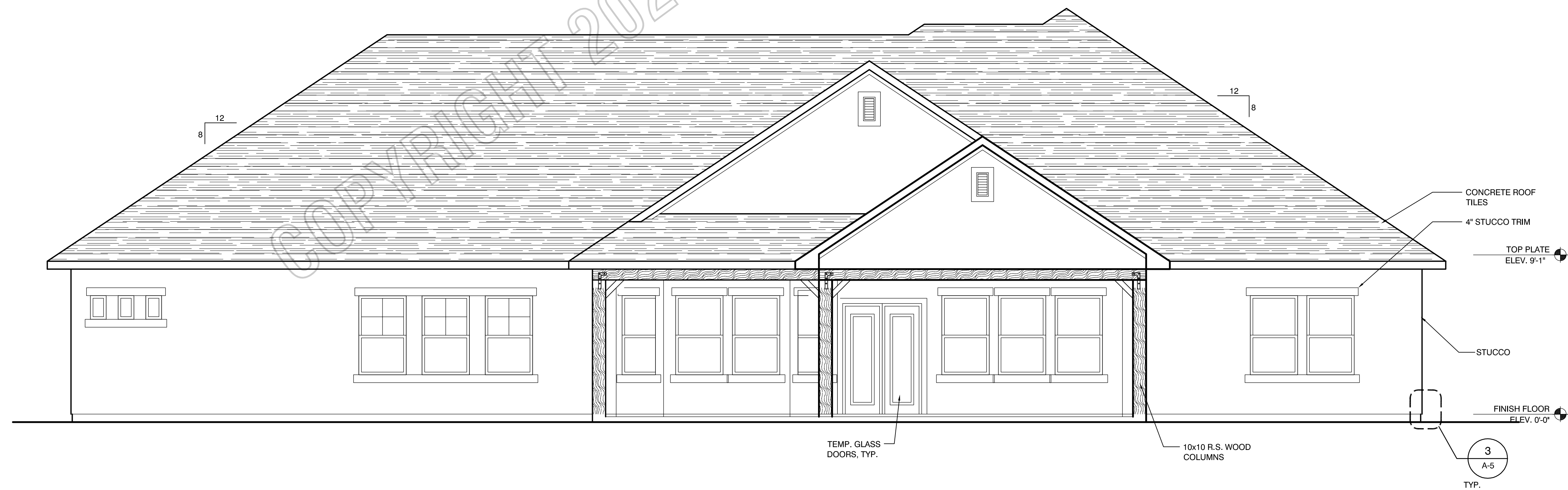
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

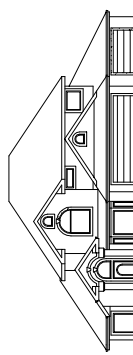
JOB NO.
0190122

KW DESIGN
& PLANNING
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REVISIONS

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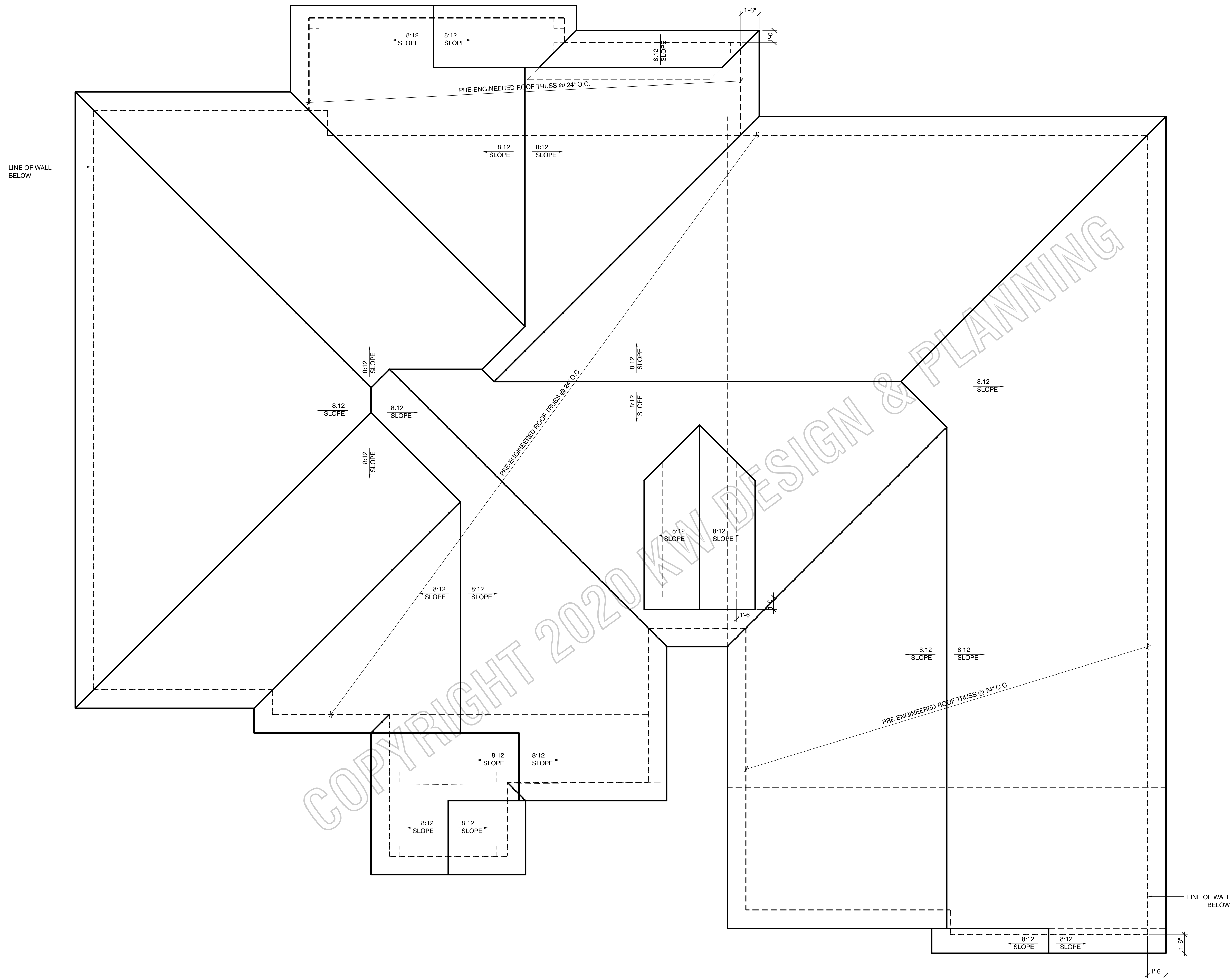
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435.229.2906



GATES RESIDENCE
SHADY LANE LOT #17
SANTA CLARA, UTAH

ELEVATIONS

A-3



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE PAINTED GALV. ROOF VENTS ON BACKSIDE OF ROOF AS NEEDED
2. ALL SADDLES AND CRICKETS SHALL BE COVERED WITH ROOF TILE TO MATCH ROOF.

VENT CALCS

ATTIC VENTILATION AREA:
 $4,963 \text{ S.F.} \times 144 / 300 = 2,382.24 \text{ SQ. INCHES OF VENTILATION.}$

1,191.12 SQ. IN. UPPER VENTS REQUIRED.
13 O'HAGEN VENTS @ 97.5 SQ. IN. OF VENTILATION EA. = 1,267.50 SQ. IN. - PROVIDED

1,191.12 SQ. IN. LOWER VENTS REQUIRED
13 O'HAGEN VENTS @ 97.50 SQ. IN. OF VENTILATION EA. = 1,267.50 SQ. IN. - PROVIDED

PROVIDE O'HAGEN OR EQUAL FLAT TILE ROOF VENTS TO MATCH ROOF TILE COLOR.

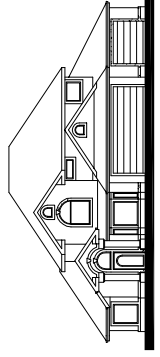
SEE STRUCTURAL DRAWINGS
FOR ADDITIONAL INFORMATION.

NOTE
ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH NATIONAL & LOCAL CODES. CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS, SPECIFICATIONS & ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY OMISSIONS OR ERRORS IN THE DESIGN &/ OR THESE DRAWINGS.

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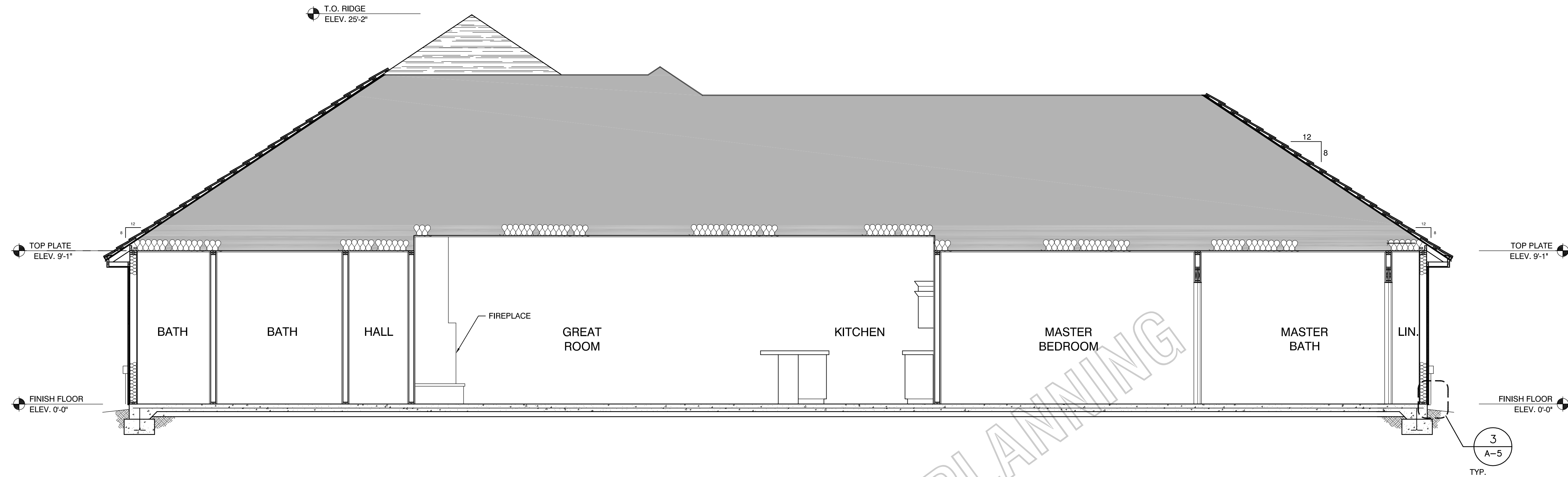


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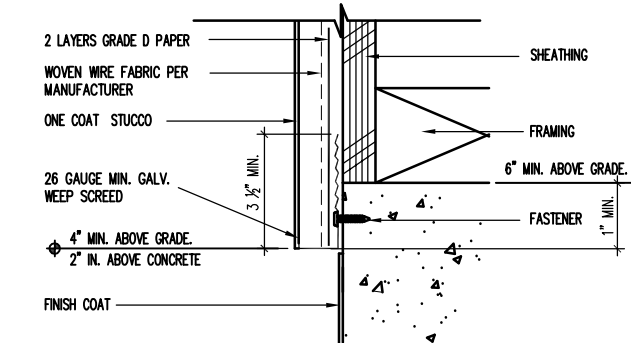
GATES RESIDENCE
VINEYARD DRIVE LOT #17
SANTA CLARA, UTAH

ROOF PLAN

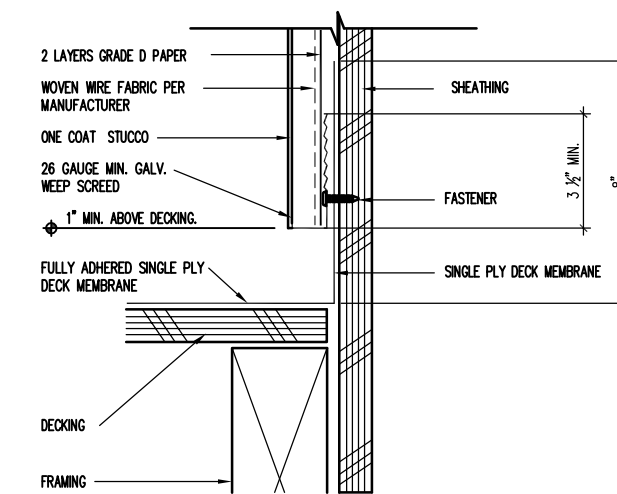
A-4



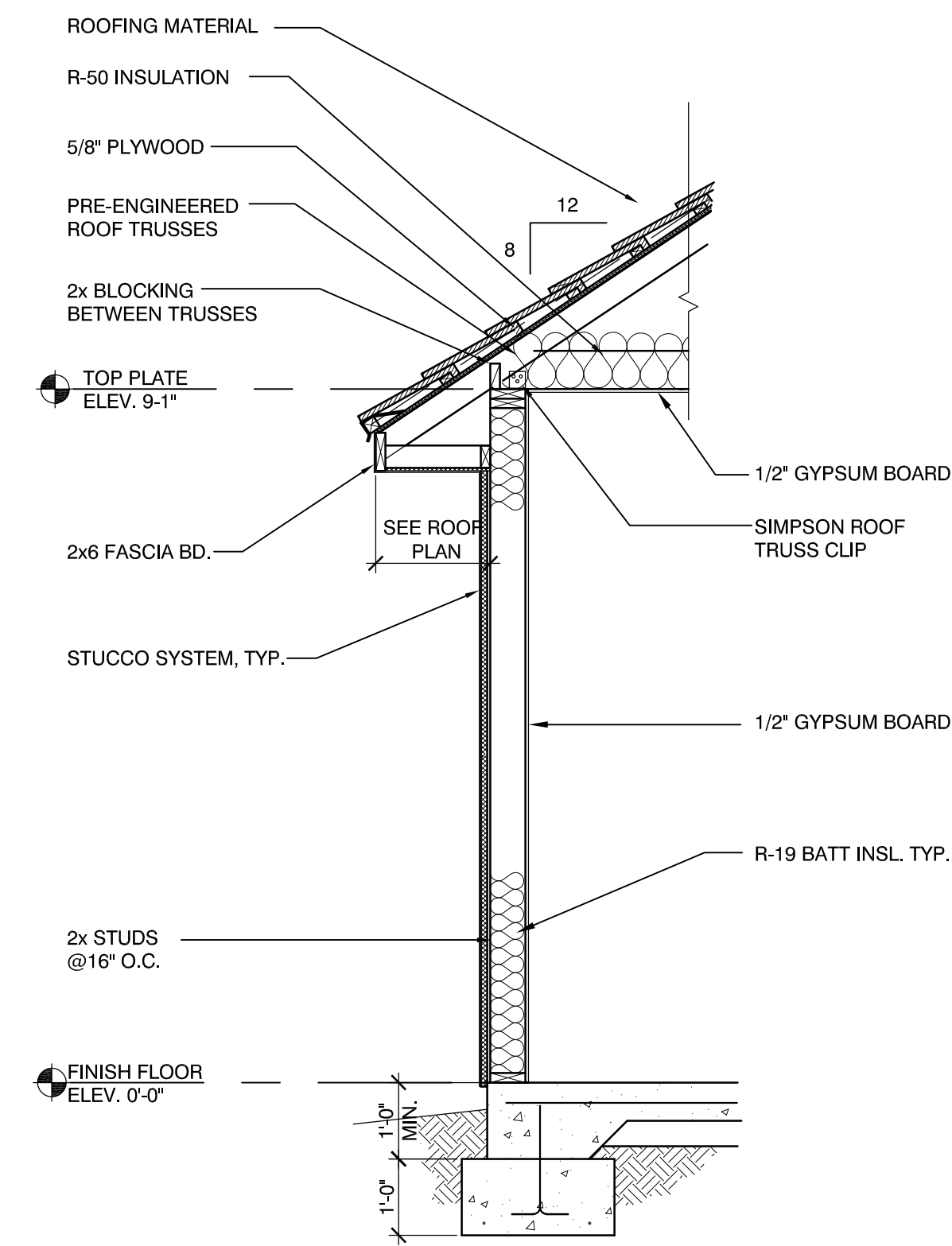
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 WEEP SCREED DETAIL
SCALE: 1" = 1'-0"



4 WEEP SCREED DETAIL
SCALE: 1" = 1'-0"



2 TYP. WALL SECTION
SCALE: 1/2" = 1'-0"

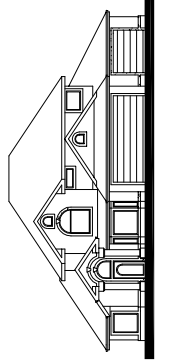
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0190122

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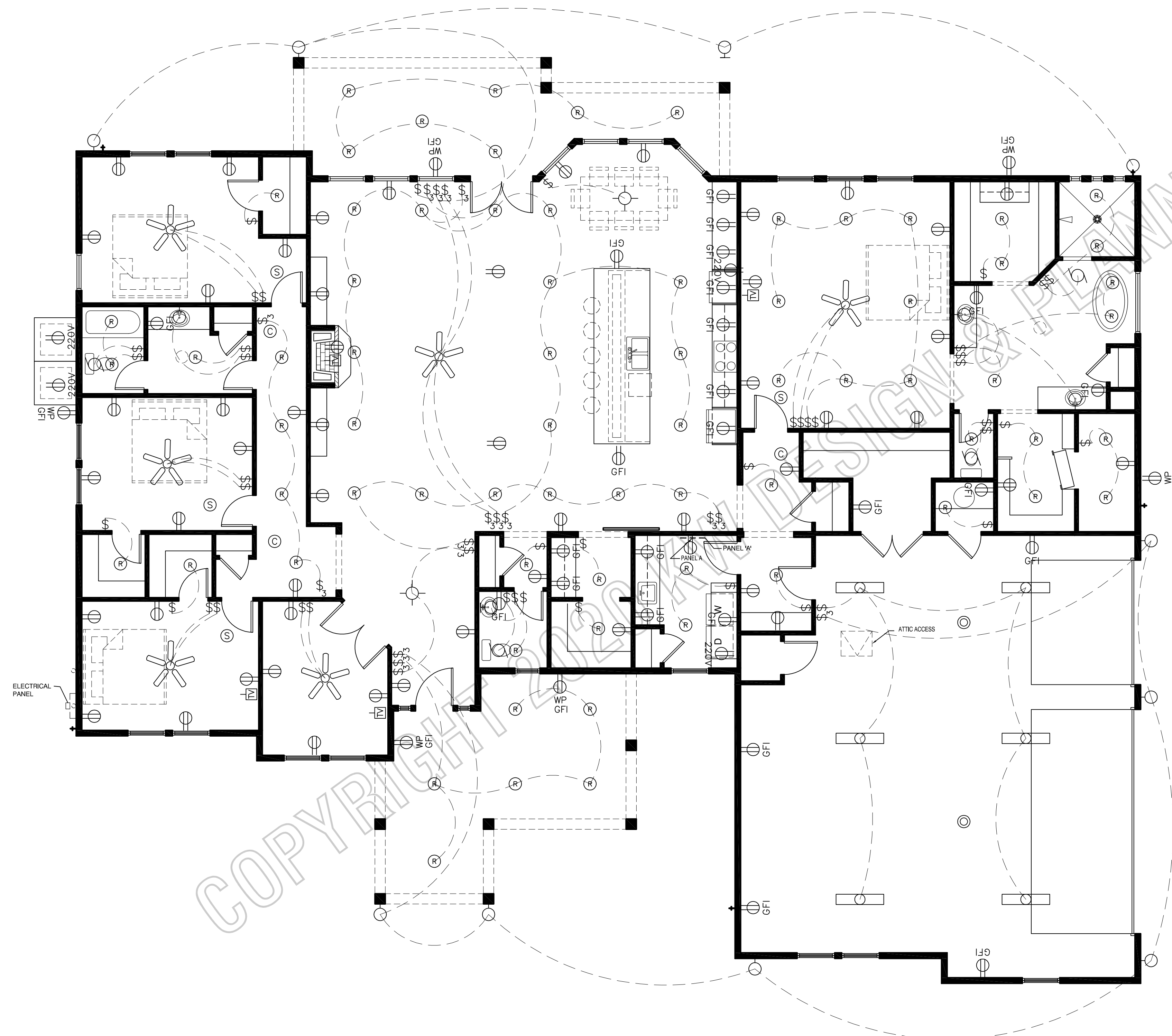
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GATES RESIDENCE
VINEYARD DRIVE LOT #17
SANTA CLARA, UTAH

SECTIONS AND
DETAILS

A-5



1 MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

	DUPLEX RECEPTICLE, HUBBELL 2132-1, OR EQUAL +15" U.N.O.
	DUPLEX RECEPTICAL, G.F.I., 15 AMP. +15" U.N.O.
	DUPLEX RECEPTICLE, 220V +15" U.N.O.
	WEATHER PROOF
	CEILING MOUNTED OUTLET FOR GARAGE DOOR
	SWITCH 3-WAY +48"
	SWITCH, 1P, 15 AMP. HUBBELL 1101-1, OR EQUAL: +48"
	TELEPHONE OUTLET, +15" U.N.O. 4/S BOX AND RING
	JUNCTION BOX, SIZE AS REEQUIRED
	COMPUTER OUTLET, +15" U.N.O. 4/S BOX AND RING
	THERMOSTAT +48" 4/S BOX AND RING
	TELEVISION CABLE OUTLET +15" U.N.O. 4/S BOX AND RING RUN RG59U COAX TOM T.V. BOX
	FA SMOKE DETECTOR
	CO/ SMOKE DETECTOR
	EXHAST FAN
	RECESSED LIGHT
	WALL MOUNTED LIGHT
	CEILING LIGHT, INCANDESCENT.
	FLOURESCENT LIGHT FIXTURE AS PER OWNER
	CEILING FAN
	WAC LIGHT
	TEIBER FANLIGHT - MODEL #V70LAIORB
	LIGHTING @ PLANT SHELF OR ABOVE CABINETS- PER OWNER
	TRACK LIGHTING
	EXTERIOR FLOOD LIGHTS

- GENERAL NOTES:
- 1.PROVIDE ARC FAULT CIRCUITS @ ALL BEDROOMS PER LOCAL CODES
 - 2.RECEPTACLE OUTLETS IN KITCHEN, FAMILY ROOMS, DINING ROOM,LIVING ROOM,PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, REC ROOM, OR SIMILAR ROOM OR AREA SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILINGS, SHALL BE INCLUDED IN THE 6-FOOT MEASUREMENT. (NEC ARTICLE 210.52(A))
 - 3.PROVIDE GFCI PROTECTED LIGHT FIXTURES WITHIN A ZONE 3 FEET HORZ. AND 8 FEET VERT. FROM TOP OF THE BATH TUB RIM
 - 4.PROVIDE LOW VOLTAGE ELECTRICAL WIRING ON KITCHEN AND MASTER BATH CABINETS
 - 5.PROVIDE OUTLETS IN SOFFIT AREA FOR HOLIDAY LIGHTING- VERIFY LOCATIONS PER OWNER.
 - 6.PROVIDE SURROUND SOUND WIRING - LOCATIONS PER OWNER
 - 7.PROVIDE PHOTO CELL W/ AUTOMATED ELECTRONIC CONTROL TIMER AT EXTERIOR LIGHTS ON FRONT COLUMNS AND GARAGE - STYLE AND MFGR PER OWNER
 - 8.PROVIDE LOW VOLTAGE ELECTRICAL PER LOW VOLTAGE PLAN BY OTHERS.

REVISIONS

**KW DESIGN
& PLANNING**
435.229.2906

GATES RESIDENCE
VINEYARD DRIVE LOT #17
SANTA CLARA, UTAH

MAIN FLOOR
ELECTRICAL PLAN

Heritage Commission report for 8/12/21

Agenda Item: Consider a request for approval of the exterior design of a new home at approximately 2789 Vineyard Drive, within the Santa Clara Historic District.

Applicant: Reggie Gates, property owner

Request: Per section 17.76.060:E of the City Zoning ordinance one of the duties of the Heritage Commission is to act as the Design Review committee for new construction, remodeling, or new signs within the Historic District. The applicant (Mr. Reggie Gates) is proposing a new single family home on a newly created lot which fronts Vineyard Drive. The Santa Clara Historic District Design Guidelines, approved by the City Council in June 2017 provide various examples of home designs present within the Historic District. The important thing is that new homes should be compatible with the design fabric that makes up the Historic District. It is not expected that new homes would look historic, but new homes should have design features typical of homes within the District. In other words, an ultra-modern home design (eg, flat roof, large mirrored windows, etc) would not be compatible in the Historic District. The proposed new home design submitted by Mr Gates, has many features consistent with the historic home design examples provided in the Design Guideline manual. For instance the home has a pitched roof, with decorative exposed framing, vertical window proportions consistent with the historic design examples, and exterior materials (stone and masonry) and colors (brown and tan) that are compatible with homes in the District and in line with the Historic District Design examples (see pages 9-18).

Staff Recommendation: The new home design is compatible with the design objectives set forth in the Historic District Design Guidelines, and therefore staff recommends approval of the homes exterior design.

SANTA CLARA CITY TECHNICAL REVIEW COMMITTEE

Thursday, July 8, 2021

Time: 8:30 a.m.

AGENDA

1. Minor site plan amendment for Heritage Point Townhomes – Austin Anderson, representing.
2. Continued discussion of lot split at 2789 Santa Clara Drive – Reggie Gates, applicant.
3. Misc. Items

Distribution List:

Rick Rosenberg, Mayor
Brock Jacobsen, City Manager
Scott Bannon, Assistant City Manager
Corey Bundy, Building Official
Gary Hall, Power Director
Dustin Mouritsen, Public Services Director
Kristelle Hill, Public Services Admin.
Brad Hays, Parks Director
Sherrelle Pontarelli, Parks Admin.
Randy Hancey, Fire Chief
Bob Flowers, Police Chief
Rich Rodgers, Police Captain
Nate Wallentine, City Engineer
Bob Nicholson, City Planner
Chris Shelley, City Recorder
Craig Hansen, Dominion Energy
Eric Ward, Pre-Construction Rep Dominion Energy
David Trauntvein, TDS

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, August 12, 2021**

Present:

Commission Members: Bob Lamoreaux-Chairman
Mandi Gubler
Megan Smith

Council Member: Leina Mathis

Staff: Bob Nicholson, City Planner
Sherry Laier, Clerk

Others Present: Hadli Gates

Chair Bob Lamoreaux called the meeting to order at approximately 4:07 p.m.

1. Approval of November 12, 2020, Meeting Minutes.

Megan Smith moved to approve the minutes of the November 12, 2020, Meeting. Mandi Gubler seconded the motion. The motion passed with the unanimous consent of the Board.

2. Consider a Request for Approval of the Exterior Design of a New Home at Approximately 2789 Vineyard Drive, within the Santa Clara Historic District. Applicant: Reggie Gates.

City Planner, Bob Nicholson, presented the staff report and stated that the Heritage Commission serves as the Design Review Board for new construction, including new homes. The idea behind the Historic District is that the homes do not have to necessarily look historic to be compatible. Examples of acceptable styles were provided. The proposed home includes various elements and is very compatible with the area.

The Board expressed support for the mixture of rock and other building materials as well as the overall design. The applicant, Hadli Gates, stated that they intend to begin construction in January 2022.

Mandi Gubler moved to approve the exterior design of a new home at approximately 2789 Vineyard Drive, within the Santa Clara Historic District. Megan Smith seconded the motion. The motion passed with the unanimous consent of the Board.

3. Miscellaneous Items.

Council Member Leina Mathis, reported that the term of Heritage Commission Member Don Graf, has expired and cannot be renewed because he has met the 10-year commitment. As a result, an additional member needs to be appointed. Council Member Mathis suggested that Megan Smith become a full member as she is the longest-serving alternate member. The term would run until April 2026.

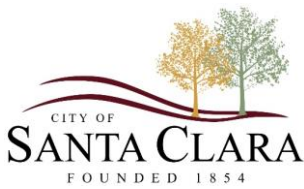
Council Member Mathis reported that Pam Graf's term has also expired. A determination would need to be made as to whether she would be willing to extend her term for five more years. If reappointed, there would be one additional alternate member to be appointed.

Council Member Mathis pointed out that in terms of voting unless an alternate is needed to constitute a quorum, they do not vote. The desire, however, was for Alternate Members to attend all meetings. Ultimately, there will be five Commission Members and two Alternates.

4. Adjournment.

The Heritage Commission Meeting adjourned at 4:27 p.m.

Approved: _____
Sherry Laier



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

Staff Report

Heritage Commission Summary and Recommendation

Public Body: Santa Clara City Heritage Commission

Meeting Date: June 20, 2024

Current Zone: R-1-10 Historic District Overlay

Property Address: 3063 Santa Clara Drive

Applicant Name: Brian McMullin

Staff Planner: Jim McNulty

City Staff Recommendation: Table the item

PROJECT DESCRIPTION

The applicant, Brian McMullin, is proposing to convert the existing single-family home located at 3063 Santa Clara Drive into a Children's Clothing Store. The subject property is approximately 0.23 acres (10,000 sq. ft.) in size and located at 3063 Santa Clara Drive. The home is approximately 1,750 square feet in size. The applicant intends to remodel the interior of the home to allow for the proposed commercial use of the property.

The subject property is **currently zoned R-1-10 Historic District Overlay**. The applicant will be required to submit a Rezoning application to the Historic District/Mixed Use Zone, as well as an Amended Site Plan application to proceed. This process will require a public hearing with the Planning Commission and approval of the City Council before proceeding. Heritage Commission review is the first step in the overall process for this item.

SITE & VICINITY DESCRIPTION

The subject property is located at 3063 Santa Clara Drive. The property has frontage along both Santa Clara Drive and Chapel Street (southwest corner). Existing single-family homes about the south and west property lines.

PROJECT REVIEW ITEMS

City staff has reviewed the Historic District Design Guidelines and determined that the following items need to be addressed:

1. **Part II, Section 2, Site Features:** Historical site features, as an integral part of the original development pattern, should be retained as part of the street scene. A new fence should be of similar character to those seen historically. The applicant is proposing a white wood picket fence along the frontage of both

Request: Children's Clothing Store

Santa Clara Drive and Chapel Street to match the existing fence at the Relief Society House across the street. This fencing will be required to not exceed 3' feet in height allowing for proper site visibility along a corner lot. **It appears that the proposed fencing blends in with existing fencing in the vicinity.**

2. **Part II, Section 3, Site Design & Orientation:** A traditional historic development pattern shall be recognized and maintained in new development. Placement of a building on a site should be compatible with existing buildings in the area. **The building design and exterior improvements are oriented to both Santa Clara Drive and Chapel Street. It appears to meet this requirement.**
3. **Part II, Section 4, Building Design/Architectural Character:** New and existing construction shall reinforce the architectural character of the area. Additionally, new and existing construction shall achieve compatible design through appropriate massing, form, scale, rhythm, orientation, materials, fenestration, and patterns. **The applicant intends to create a "Period Cottage" look as this building was originally constructed in 1930. It appears to meet this requirement.**
4. **Part II, Section 6, Awnings & Canopies:** Awnings and canopies are encouraged to shelter patrons as well as adding to the pedestrian streetscape. 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. **The Concept Renderings include an awning along the main entry to the building along both property frontages; however, no color or additional detail has been provided. More specific details need to be provided.**
5. **Part II, Section 8, Doors & Entrances:** The primary doorway or entrance to a building should be oriented to Santa Clara Drive. Doors and entrances shall be constructed to complement the architecture of the building. The store entry door and main window will face Santa Clara Drive to complement the building architecture. The proposed building entry door is located along the west side of the building with no entry facing Santa Clara Drive. **It appears that the proposed doors and entrances meet this requirement.**
6. **Part II, Section 9 Building Materials:** 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. **The proposed renovation and reuse of this building is exciting. However, more detailed information is needed. The applicant has indicated that new siding will be installed over the existing walls only. More detail is needed to meet this requirement.**
7. **Part II, Section 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. **Approval of color boards with large material samples shall be required in the Historic District. The applicant indicates that all colors will be consistent with what has been adopted by the Historic District Design Guidelines. More detail is needed for this item.**
8. **Part II, Section 12 Roof Design:** The roof form, its pitch, materials, and associated parapets are all character-defining features for a building. 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). **This application includes renovation of an existing home and removal of a carport. It appears that the roof will maintain a "Period Cottage" style, but more information is needed for this item. There is also a section of flat roof above the proposed awning covering the front porch.**

9. **Part II, Section 13, Lighting:** Lighting should be positioned in a manner that enhances visibility without detracting from a buildings' historic character. Lighting shall not visually dominate the site or intrude on adjacent property. All lighting should be shielded and directed downward. Fixture design shall complement the design of the building. **More detail is needed for this item to make sure proper lighting has been planned for. It appears that the lighting will include new building fixtures to light up the building, but parking lot lighting must also be addressed.**
10. **Part II, Section 16, Parking:** 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. The Concept Plan includes off-street parking with a private driveway to the rear and/or side of the building. **It appears that the proposed parking area meets this requirement.**
11. **Part II, Section 17, Mechanical Equipment:** Mechanical service equipment shall be designed and installed where it will not be readily seen from the public way. **The subject property is highly visible from the public way as it fronts along two public streets. More detail is needed for this item to make sure proper screening has been planned for.**

CITY STAFF RECOMMENDATION

City staff recommends that the Heritage Commission review the Building Design for the proposed Children's Clothing Store to be located at 3063 Santa Clara Drive and table the item allowing for the following information to be provided:

1. That the applicant addresses the Historic District Design Guidelines Part II, Section 6 (Awnings & Canopies), Section 9 (Building Materials), Section 11 (Building Colors), Section 12 (Roof Design), Section 13 (Lighting), and Section 17 (Mechanical Equipment) as summarized in the staff report.
2. That the applicant comes back to the Heritage Commission to review the items listed in the staff report (Project Review Items) and as per Item #1 above.
3. That the Heritage Commission decide if additional items need to be addressed by the applicant.



HERITAGE COMMISSION APPLICATION

AS PROVIDED BY SANTA CLARA, UTAH, ZONING ORDINANCE CHAPTER 17.76

The undersigned applicant(s) is/are the owner(s) of the following legally described property, or an authorized representative of owner(s): (Include Subdivision Name, Lot Number, and Street Address):

3063 Santa Clara Dr.
Santa Clara Drive Town & Field Sub Blk 16 (Sec) Lot 7
Home Closed Today Brian McMullin Rep.
6-7-2024

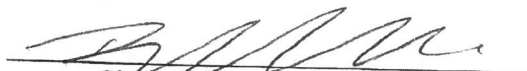
Attach a site plan/plot plan, drawn to scale, of the property with the following details:

1. Show existing building(s), and their location on the lot with dimensions to property lines and each other;
2. Show any proposed building(s), additions, and their location on the lot with dimensions to property lines and each other;
3. Show the location of any existing or proposed accessory buildings on the property;
4. Show parking lot layout and points of ingress/egress if applicable;
5. Include any other pertinent information (project narrative) as needed.

Attach building plans/architectural drawings to scale with the following details:

1. Proposed building elevations;
2. Proposed building materials and colors;
3. Other drawings (e.g., schematics, renderings, etc.);
4. Include any other pertinent information (design narrative) as needed.

The Heritage Commission acts as a Design Review Committee for new construction, remodeling, or new signs within the Santa Clara Historic District. Review your plans and be sure all details have been included before submitting your application. The Heritage Commission meets on the 3rd Thursday of the month as needed. Please submit your application a minimum of 10-days before the meeting date to allow for city staff review and comments.


Signature Applicant(s)/Rep

2415 Anasazi Trail St George
Address Applicant(s)/Rep

Brian McMullin
Printed Name of Applicant(s)/Rep

801-633-0992 Brian McMullin Legend
Phone Number/Email

BLOCK 16

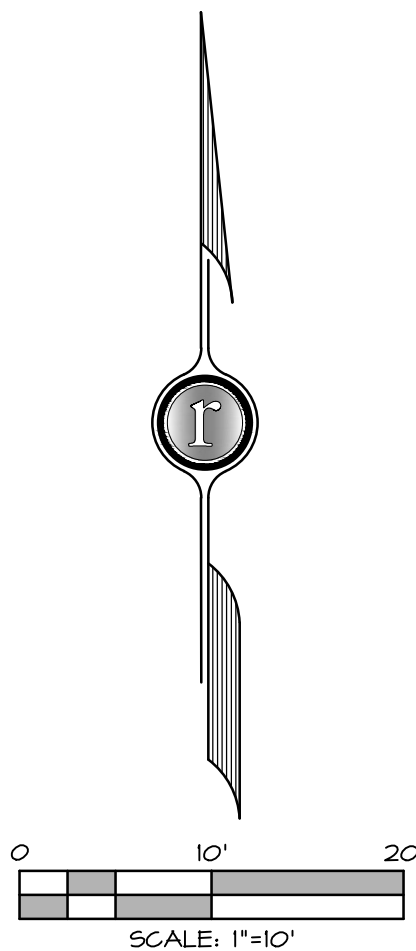
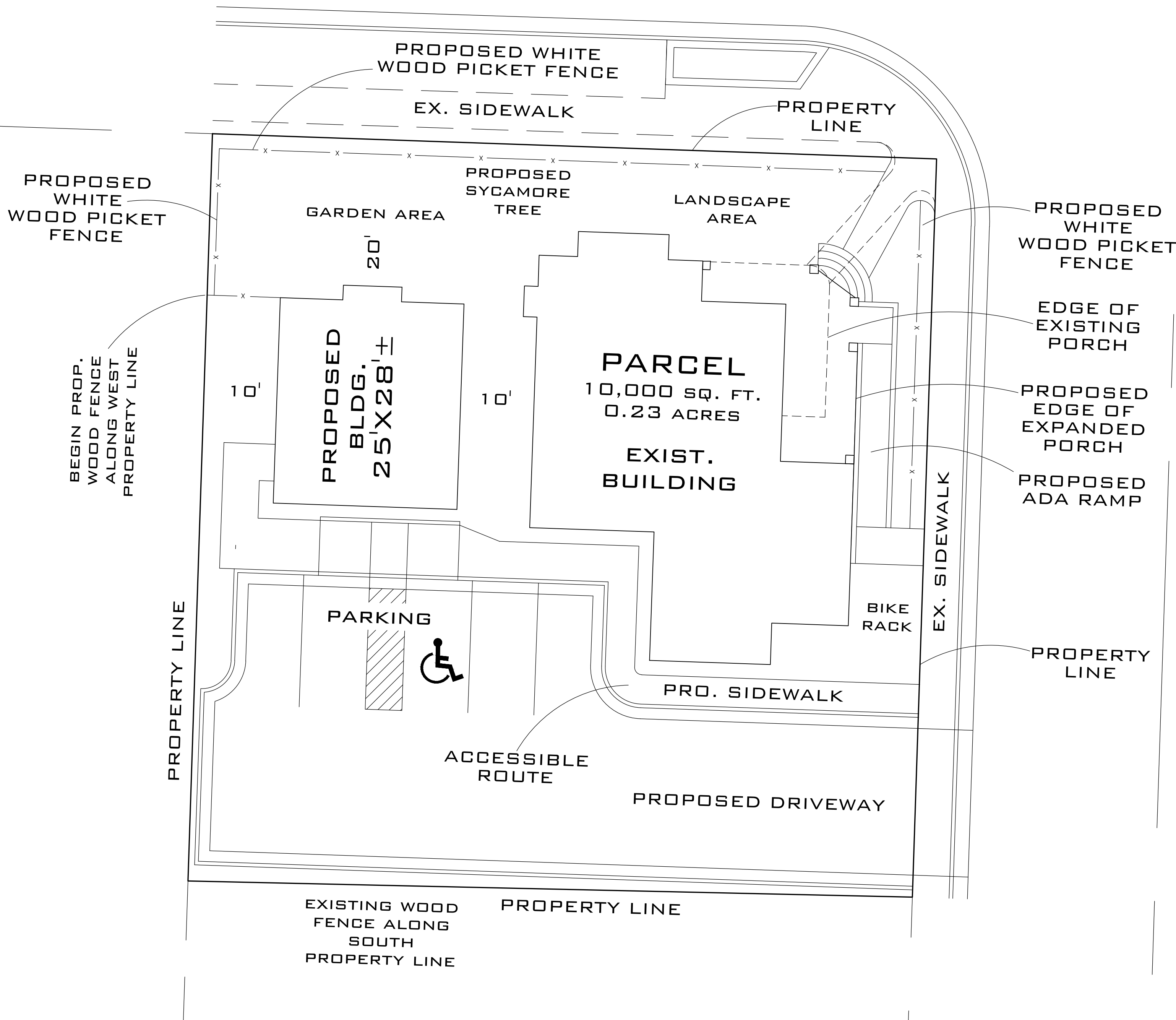
BLOCK 21

BLOCK 22

SANTA CLARA DRIVE

CENTER STREET (CHAPEL STREET)

BLOCK 15

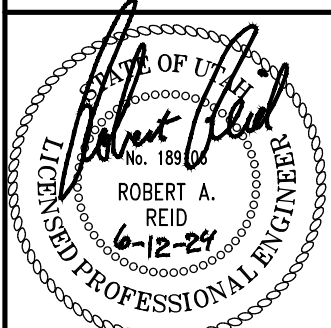


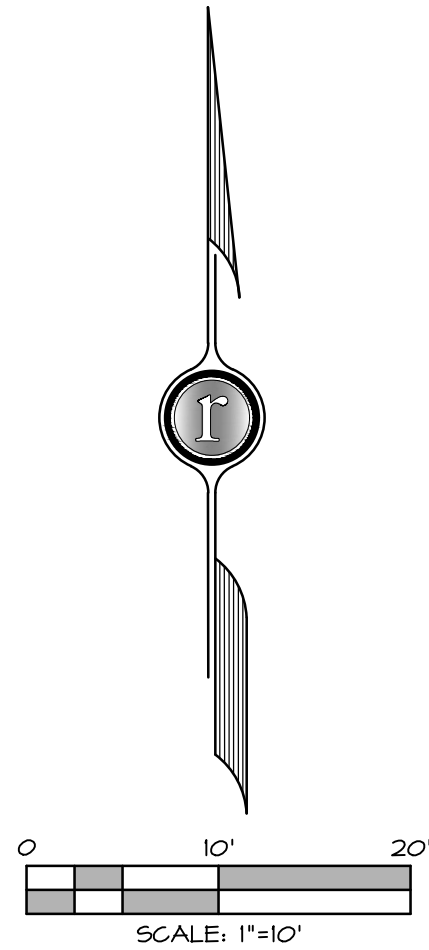
DATE:	06-12-24
JOB NO.:	14261
DESIGNED BY:	LMM
CHECKED BY:	RAR
DWG:	Conceptual Plan
DATE:	
REVISIONS:	

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

352 East Riverside Drive, Suite A-2
St. George, Utah 84770
Ph (435) 673-8886, Fs (435) 673-8397
www.rscivil.com

CONCEPTUAL SITE PLAN
FOR
BRIAN MCMULLIN
3063 SANTA CLARA DRIVE, SANTA CLARA, UTAH



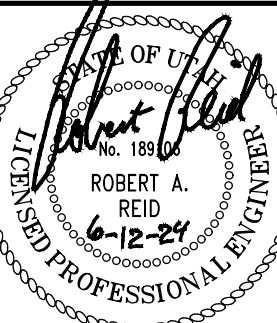


DATE:	06-12-24
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DATE:	
REVISIONS:	

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CONCEPTUAL SITE PLAN & IMAGE
FOR
BRIAN MCMULLIN
3063 SANTA CLARA DRIVE, SANTA CLARA, UTAH


ROBERT A. REID
6-12-24
PROFESSIONAL ENGINEER

SHEET
CSP-2
OF SHEETS

SANTA CLARA DRIVE

10408
2761.331

MON SC DRIVE

ARA

PROPOSED
WHITE
WOOD
PICKET
FENCE

BEGIN PICKET
FENCE
ALONG
WOOD FENCE
PROPER

PROPOSED
WOOD PICKET
FENCE

GARDEN AREA

PROPOSED
SYCAMORE
TREE

PAVE AREA

EXISTING BUILDING

NEW BUILDING

PROPOSED
WHITE
WOOD
PICKET
FENCE
EDGE
OF
EXISTING
PORCH
PROJ.
EDGE
OF
EXPAND.
PROJ.

CHapel STREET

PROPOSED
SIDEWALK

BIKE
RACK

SIDEWALK

PARKING

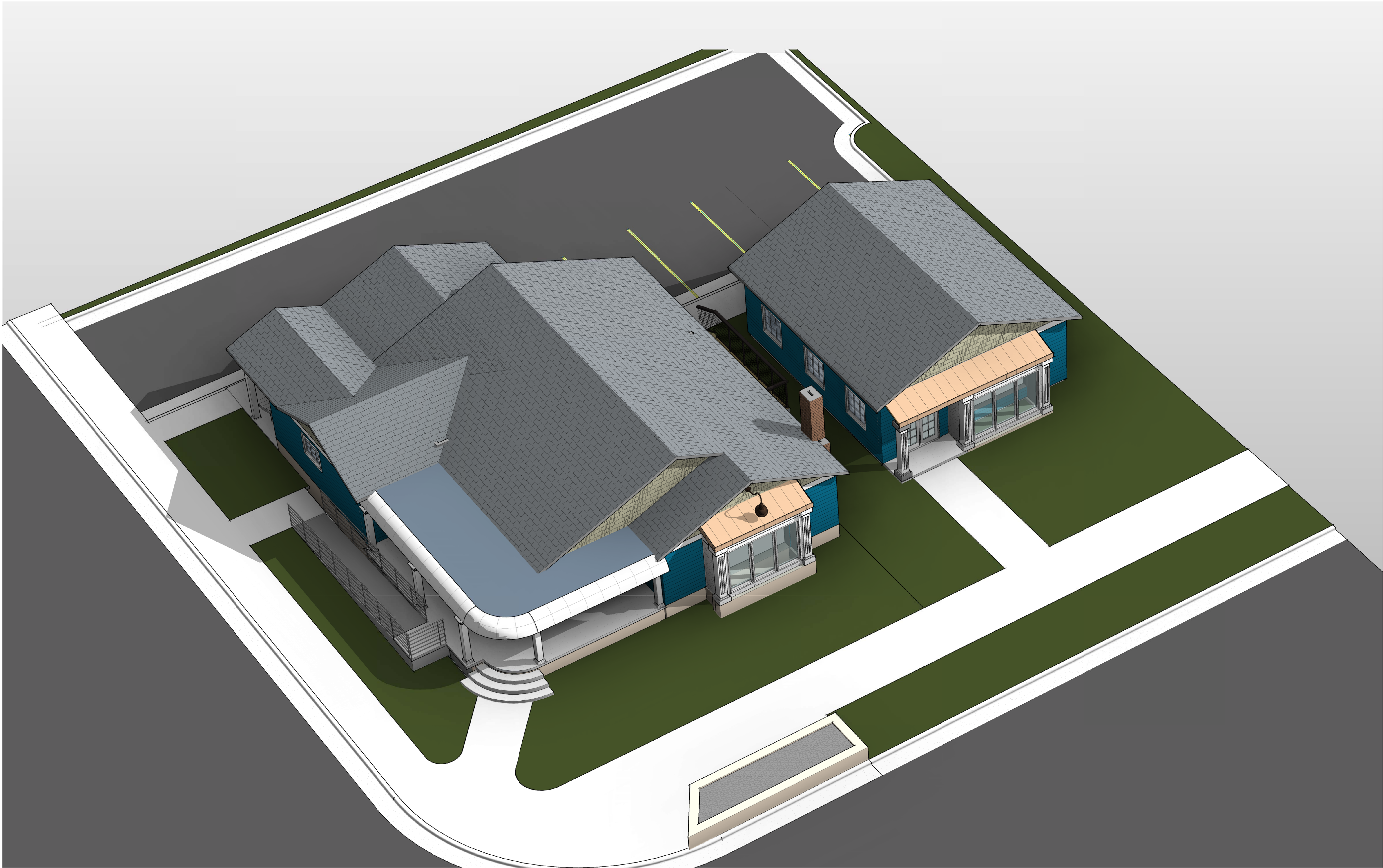


ACCESSIBLE ROUTE

PROPERTY

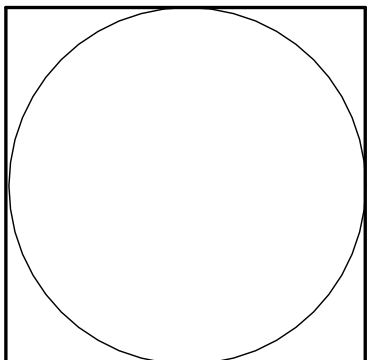
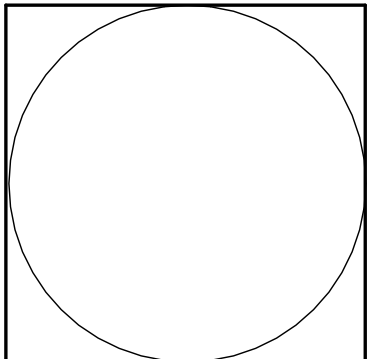
EXISTING
WOOD FENCE
ALONG SOUTH
PROPERTY LINE

STREET



Mendenhall
Architecture
& Design, LLC

4635 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UT
801.277.2835



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PERSONNEL ONLY IN
ACCORDANCE WITH THIS NOTICE.

project:
BUILDING
3063 SANTA CLARA DRIVE
SANTA CLARA, UT 84765

revisions:		
DATE	MARK	DESCRIPTION

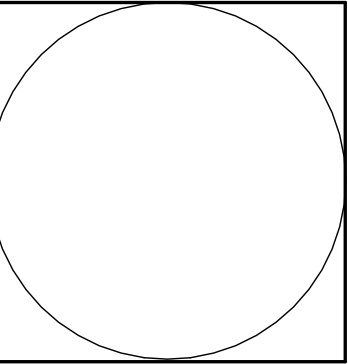
Project numberProject Number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

3D Site View
A.02

1 ISOMETRIC SITE



635 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UT
801.277.2935



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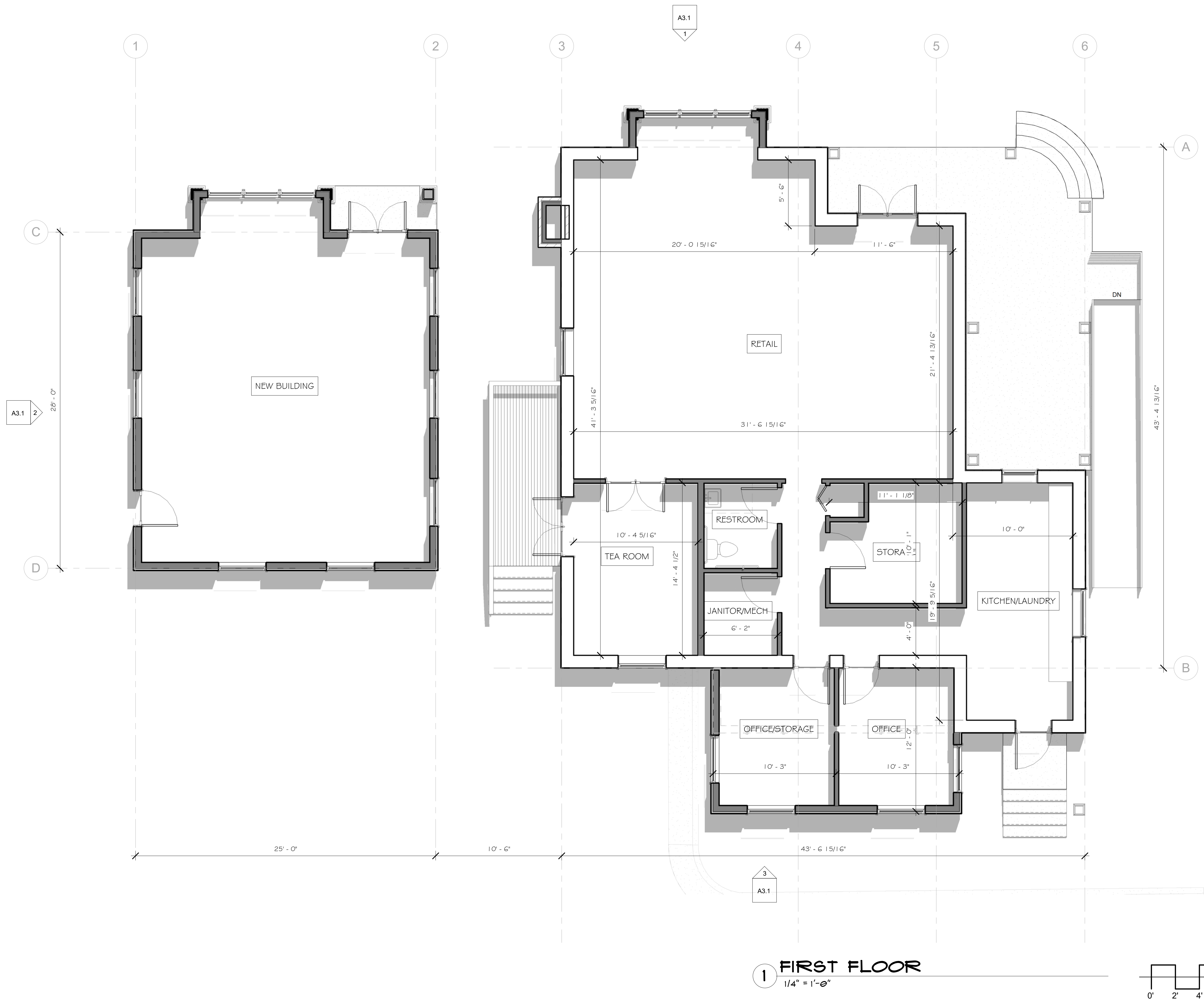
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3063 SANTA CLARA DRIVE
SANTA CLARA, UT 84765

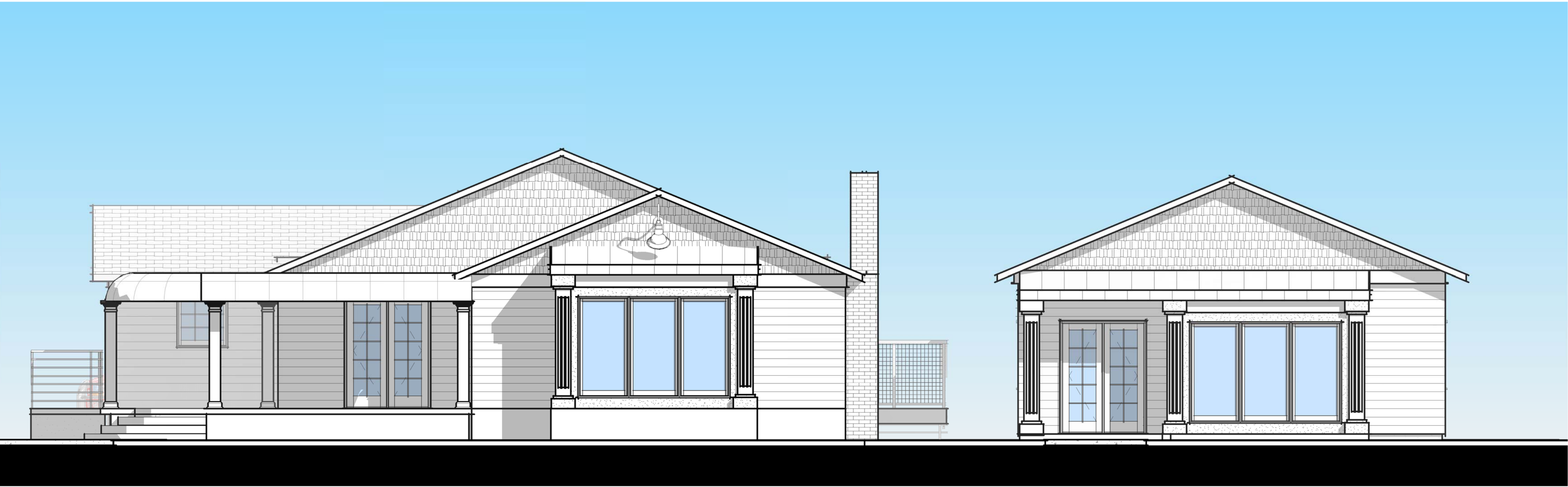
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Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

FLOOR PLAN - FIRST LEVEL

A2.0

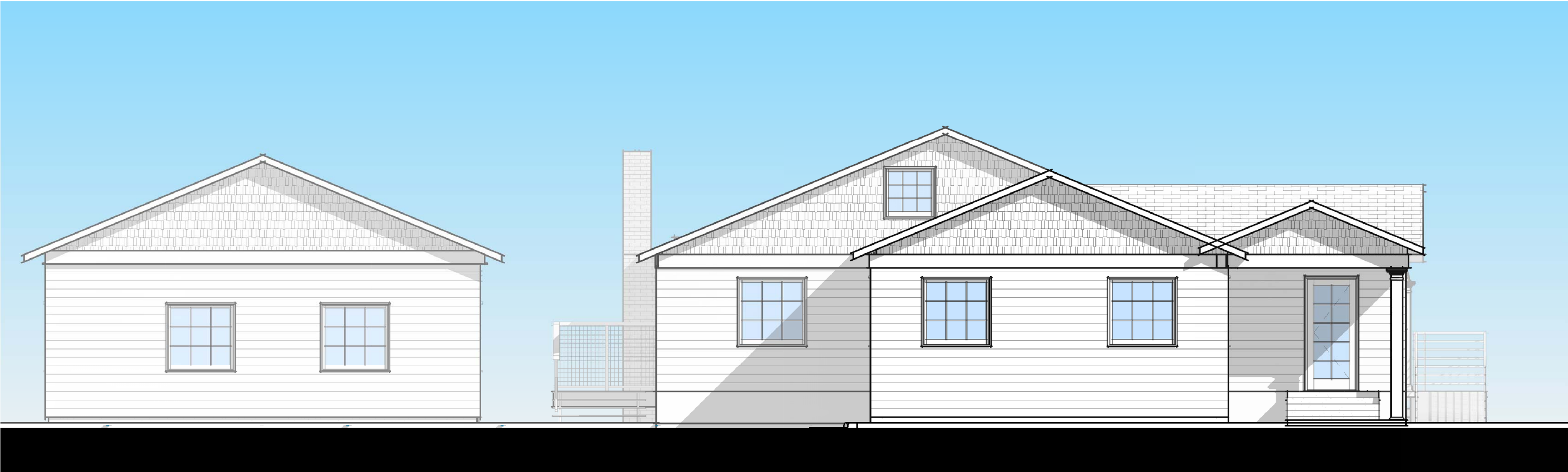




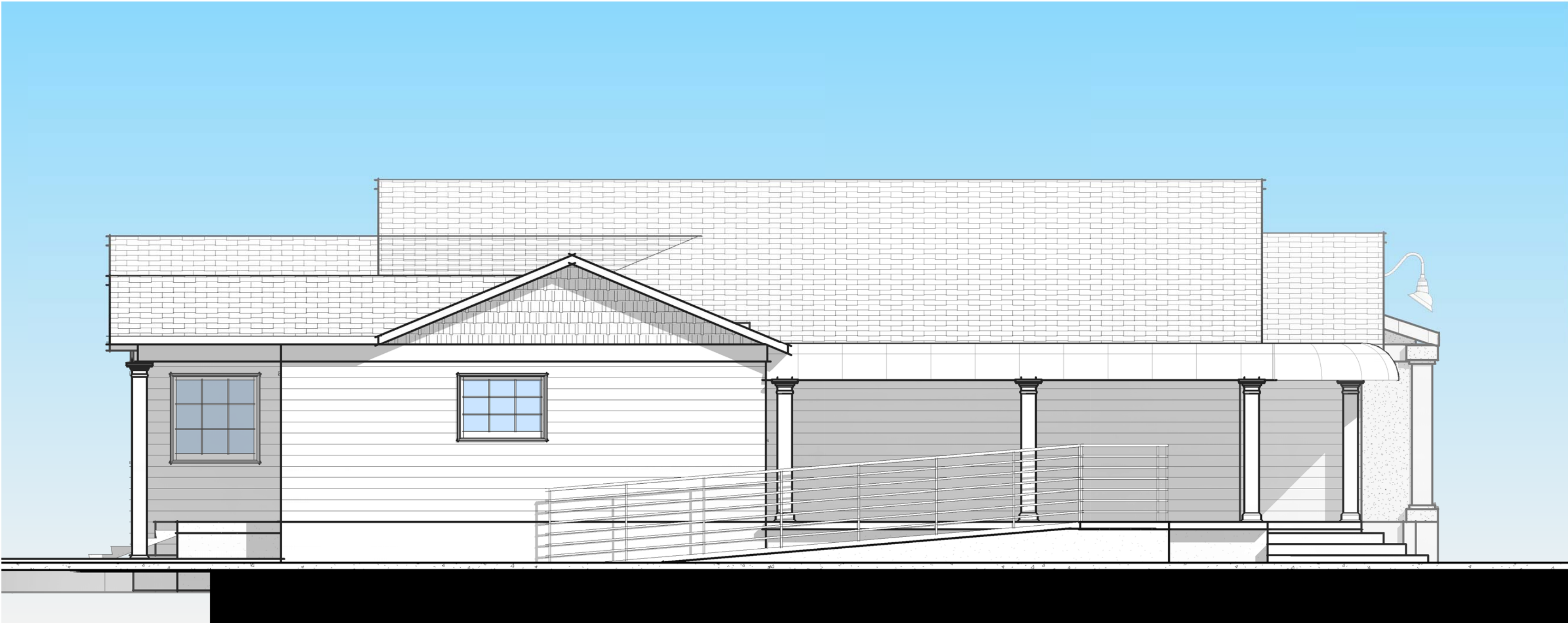
1 NORTH
1/4" = 1'-0"



2 WEST
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3 SOUTH
1/4" = 1'-0"



4 EAST
1/4" = 1'-0"

A3.1

ELEVATIONS

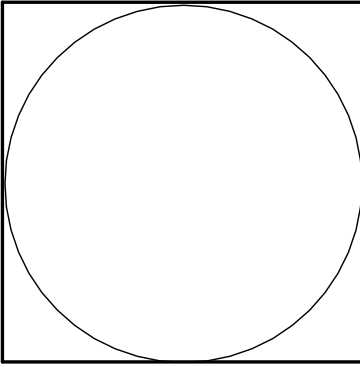
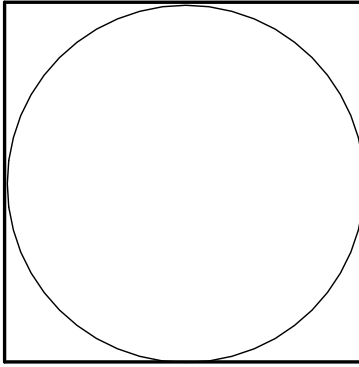
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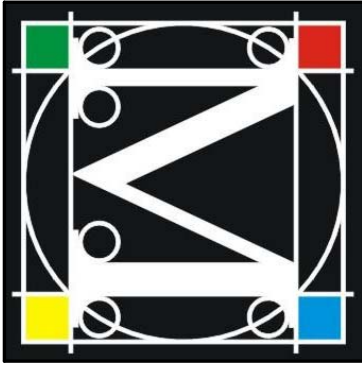
project:

BUILDING
3063 SANTA CLARA DRIVE
SANTA CLARA, UT 84765

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& DESIGN, LLC.

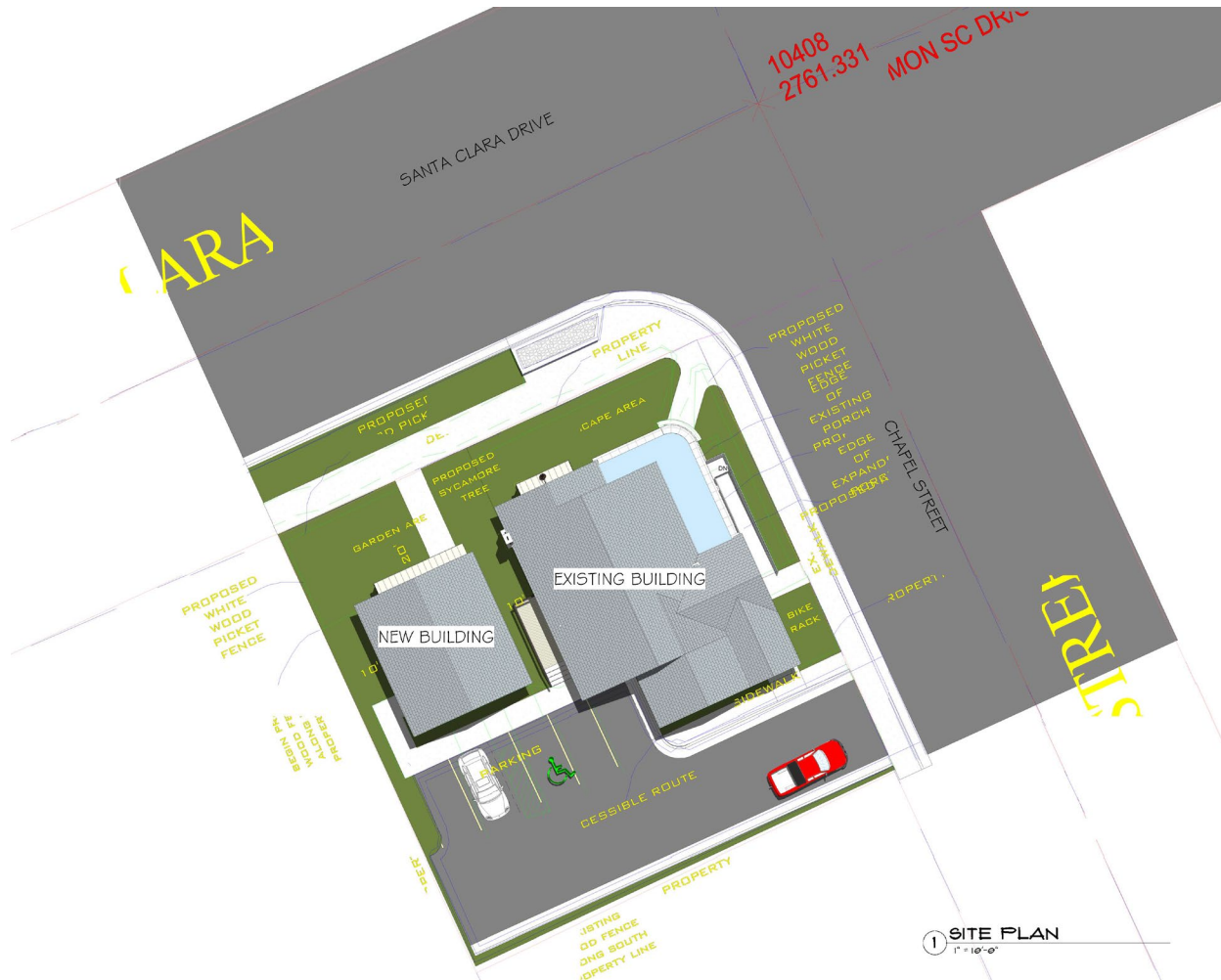


Mendenhall
Architecture
& Design, LLC
3063 SOUTH HIGHLAND DRIVE
SANTA CLARA, UT
801.277.2938



Heritage Commission Narrative

Santa Clara Clothing Store



3063 Santa Clara Drive
Santa Clara, Utah 84765

ROSENBERG  **ASSOCIATES**TM
CIVIL ENGINEERS LAND SURVEYORS

352 East Riverside Drive
St. George, Utah 84790
June 12, 2024

1 Introduction

Brian McMullin recently purchased the property at 3063 Santa Clara Drive which is on the corner of Santa Clara Drive and Chapel Street. Brian's wife Stephanie has written the following introduction of their vision for the property:

City of Santa Clara,

For the past two years my husband and I have been looking in Santa Clara for a location to house a children's clothing boutique. We wanted a quaint house on or very close to Santa Clara Drive. As a grandmother I want to purchase high quality children's clothing brands not made in China for my grandchildren. After our family trip to Europe, my daughter-in-law and I were determined to bring this type of boutique here to Santa Clara because of the city's charm, walkability and historic vibe.

We purchased the home located at 3063 Santa Clara Drive. This house, built in the early 1930's, will require a complete restoration. We plan to restore the house, keeping most of the original footprint, to a Craftsman style home that will house our boutique along with office and storage space for our business. Along with the store, we have planned an English style herb and flower garden along the front of the property, complete with a white picket fence. Along Chapel street we have planned a handicapped ramp, bike rack and an area for stroller parking, all to encourage a community gathering place.

Our store will sell clothing, shoes, books and small furnishings sourced from several countries. The interior will be completely updated to a fresh, modern style that complements the high end clothing and accessories we carry. The store will be complete with dressing room and a handicapped accessible restroom. New electrical and HVAC, as well as windows and doors will round out the remodel. The exterior will be board and batten siding in the Craftsman style. A fresh orange and white stripped awning will accent the welcoming entrance complete with porch seating and plantings.

We've included an office and storage space as well as small kitchen. The office is intended for our husbands' use during the busy season when we need extra help.

The ADU planned on the property will be a nightly rental. This 1 bedroom and 1 bath unit, complete with sitting area and kitchen, will help supplement our income. This unit will be built in the future, with city approval.

Thank you for your time and consideration.

Stephanie Webb and Lindsay McMullin

2 Site Rendering

2.0 General Site Rendering



June 12, 2024

Jim McNulty
Planning & Economic Development Manager
Santa Clara City

Subject: Heritage Commission Review – Conceptual Site Plan
Brian McMullin - Developer
3063 Santa Clara Drive, Santa Clara, Utah

Historic District Design Guidelines requirements comments

1. Please have your architect address Part II (Sections 1 through 18, Page #19) within the guidelines. Some items may not apply while others will apply.
2. Item #2, Site Features, states that a new fence should be similar in character to those seen historically. Historic wrought iron or cast-iron fences provide visual interest and contribute to the unique character of the street scene.
Along Santa Clara Drive and Chapel Street we propose a white wood picket fence matching the existing fence at the Relief Society House.
3. Item #3, Site Design & Orientation, states that placement of a building on a site should be compatible with existing buildings in the area.
Buildings are designed to complement existing buildings in the area.
4. Item #4, Building Design/Architectural Character, states that new and existing construction shall reinforce the architectural character of the area.
Our intention is to create a Period Cottage look.
5. Item #8, Doors and Entrances, states that doors and entrances shall be constructed to complement the architecture of the building.
The store entry door and main window will face Santa Clara Drive to complement the building architecture. The existing fireplace will stay in place. The proposed building entry door is located along the west side of the building with no entry facing Santa Clara Drive. Refer to the Conceptual Site Plan.
6. Item #9, Building Materials, states that materials shall convey texture, scale, finish, and color like those used traditionally. There are also requirements for building materials/percentages.
With the dilapidated condition of the exterior walls of the store, we will install new siding over the existing walls.
7. Item #11, Building Colors, requires approval of color boards with large material samples in the Historic District.
We plan to use all colors consistent with what has been adopted by the Historical District Design Guidelines.

8. Item #16, Parking, states that parking should be located to the side of behind a building, where its visual impact will be minimized.

Parking stalls to be located to the side and or behind buildings.

9. Item #17, Mechanical Equipment, states that mechanical equipment shall be designed and installed where it will not be readily seen from the public way.

Mechanical Equipment will be located at the back of buildings.

We appreciate being able to work with you on this project. If you have any additional questions, or desire additional information, please contact this office.

Sincerely,



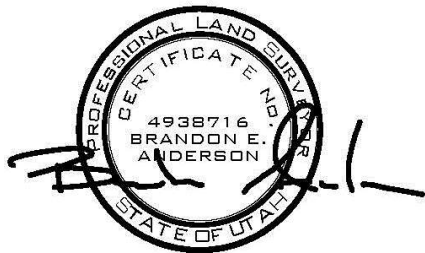
Lynnette Miller
Project Manager
Rosenberg Associates

Exhibit "A"

A Portion of Lot 7, Block 16, Santa Clara Town & Field Survey, more particularly described as follows:

Beginning at the Northeast Corner of said Lot 7, Block 16, and running; thence South 0°35'35 West 100.64 feet; thence West 98.77 feet; thence North 0°35'35 East 101.87 feet; thence South 89°17'25 East 98.77 feet to the Point of Beginning.

Containing 10,000 sq. ft., 0.23 acres



May 1, 2024



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

Staff Report

Heritage Commission Summary and Recommendation

Public Body: Santa Clara City Heritage Commission

Meeting Date: June 20, 2024

Current Zone: Historic District/Mixed Use

Property Address: 1401 Vernon's Street

Applicant Name: Bryce Frei

Staff Planner: Jim McNulty

City Staff Recommendation: Table the item

PROJECT DESCRIPTION

The applicant, Bryce Frei, is proposing to build a fruit stand which will include retail sales adjacent to the existing Frei's Market Warehouse building. The proposed fruit stand would be 24' x 32' in dimension, which equals 768 sq. ft, and 15' – 2" in height (**see Concept Plan**). The subject property is approximately 0.33 acres (14,375 sq. ft.) in size and located at 1401 Vernon's Street.

The subject property is in **the Historic District/Mixed Use Zone**. The proposed retail use is a permitted use within the zone. The applicant will be required to go through an Amended Site Plan review process to proceed. This process will require a public meeting with the Planning Commission and approval of the City Council. The Heritage Commission review is the first step in the process for this item.

SITE & VICINITY DESCRIPTION

The subject property is located at 1401 Vernon's Street. The property has frontage along Vernon's Street. Existing single-family homes abut the north and south property lines, with Frei's Market to the east and across the street.

PROJECT REVIEW ITEMS

City staff has reviewed the Historic District Design Guidelines and determined that the following items need to be addressed:

1. **Part II, Section 3, Site Design & Orientation:** A traditional historic development pattern shall be recognized and maintained in new development. Placement of a building on a site should be compatible with existing buildings in the area. **The applicant has met with City staff multiple times to discuss this project. City staff asked the applicant to consider moving the proposed fruit stand**

building next to Vernon's Street to allow for better visibility and pedestrian access. The applicant considered this request but decided to leave the proposed building in its current location. The Heritage Commission will need to determine if the building placement is acceptable.

2. **Part II, Section 4, Building Design/Architectural Character:** New and existing construction shall reinforce the architectural character of the area. Additionally, new and existing construction shall achieve compatible design through appropriate massing, form, scale, rhythm, orientation, materials, fenestration, and patterns. **The applicant intends to build a fruit stand on the property. The proposed building appears to fit in with other retail buildings (Frei's Market) in the immediate vicinity. The Heritage Commission will need to determine if the building design is acceptable.**
3. **Part II, Section 6, Awnings & Canopies:** Awnings and canopies are encouraged to shelter patrons as well as adding to the pedestrian streetscape. 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. **The applicant has indicated that a canopy is planned for the east side of the fruit stand building, but no information has been provided for review. More specific details need to be provided.**
4. **Part II, Section 8, Doors & Entrances:** The primary doorway or entrance to a building should be oriented to Santa Clara Drive. Doors and entrances shall be constructed to complement the architecture of the building. The proposed fruit stand building includes barn doors to create an open-air environment. **The building elevations include barn doors along the south and east elevations; however, the rendering submitted includes barn door on the north, east, and south building elevations which is more inviting to the public. The applicant needs to provide consistent drawings to meet this requirement.**
5. **Part II, Section 9 Building Materials:** 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. **The applicant has indicated that fruit stand building materials would match that of the existing Market Warehouse building. This includes a masonry unit (smooth or split face block, and a standing seam metal roof. However, wood barn doors with metal hardware and a track is also included. More detail is needed to meet this requirement.**
6. **Part II, Section 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. **Approval of color boards with large material samples shall be required in the Historic District. The applicant indicates that the building colors will match the existing Market Warehouse building. A color board with large material samples is required. More detail is needed for this item.**
7. **Part II, Section 12 Roof Design:** The roof form, its pitch, materials, and associated parapets are all character-defining features for a building. 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). **This application includes a green standing seam metal roof to match the existing Market Warehouse building. The Heritage Commission will need to determine if this proposal is acceptable.**
8. **Part II, Section 13, Lighting:** Lighting should be positioned in a manner that enhances visibility without detracting from a buildings' historic character. Lighting shall not visually dominate the site or intrude on adjacent property. All lighting should be shielded and directed downward. Fixture design shall complement the design of the building. **More detail is needed for this item to make sure proper lighting has been planned for. The applicant has indicated that lighting will be placed on the fruit**

Request: Frei's Fruit Stand

stand building and parking area for safety purposes; however, no additional information has been provided.

9. **Part II, Section 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 (Building Colors). **The applicant has indicated that signage will be placed along the east elevation of the proposed fruit stand building, but no details have been provided for review. More detail is needed as per the adopted sign ordinance.**
10. **Part II, Section 16, Parking:** 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. The Concept Plan includes off-street parking in front of the existing Market Warehouse building and the proposed fruit stand building. This is an existing situation with building improvements already on the property. **It appears that some flexibility in this requirement is needed in this situation.**
11. **Part II, Section 17, Mechanical Equipment:** Mechanical service equipment shall be designed and installed where it will not be readily seen from the public way. **The subject property is highly visible from the public way as it fronts Vernon's Street but may also be visible from Santa Clara Drive. The applicant has indicated that a portable evaporative cooling unit will be placed inside the building and not visible from outside the building. This appears to meet the requirement.**

CITY STAFF RECOMMENDATION

City staff recommends that the Heritage Commission review the Building Design for the proposed Frei's Fruit Stand to be located at 1401 Vernon's Street and table the item allowing for the following information to be provided:

1. That the applicant addresses the Historic District Design Guidelines Part II, Section 6 (Awnings & Canopies), Section 8 (Doors & Entrances), Section 9 (Building Materials), Section 11 (Building Colors), Section 13 (Lighting), and Section 14 (Signage) as summarized in the staff report.
2. That the applicant comes back to the Heritage Commission to review the items listed in the staff report (Project Review Items) and as per Item #1 above.
3. That the Heritage Commission decide if additional items need to be addressed by the applicant.



HERITAGE COMMISSION APPLICATION

AS PROVIDED BY SANTA CLARA, UTAH, ZONING ORDINANCE CHAPTERS 17.74 AND 17.76

The undersigned applicant(s) is/are the owner(s) of the following legally described property, or an authorized representative of owner(s): (Include Subdivision Name, Lot/Parcel Number, and Street Address):

Bryce Frei New Fruit Stand 1401 Vernon Street

Attach a site plan/plot plan, drawn to scale, of the property with the following details:

1. Show existing building(s), and their location on the lot with dimensions to property lines and each other;
2. Show any proposed building(s), additions, and their location on the lot with dimensions to property lines and each other;
3. Show the location of any existing or proposed accessory buildings on the property;
4. Show parking lot layout and points of ingress/egress if applicable;
5. Include any other pertinent information (project narrative) as needed.

Attach building plans/architectural drawings to scale after reviewing the **2024 Historic District Design Guidelines** document with the following details:

1. Proposed building elevations;
2. Proposed building materials and colors;
3. Other drawings (e.g., schematics, renderings, etc.);
4. Include additional information as per the **2024 Historic District Design Guidelines**.

The Heritage Commission acts as a Design Review Committee for new construction, remodeling, or new signs within the Santa Clara Historic District. Review your plans and be sure all details have been included before submitting your application. The Heritage Commission meets on the 3rd Thursday of the month as needed. Please submit your application a minimum of 10 days before the meeting date to allow for city staff review.

Signature Applicant(s)/Rep

Richard Kohler, Architect

Printed Name of Applicant(s)/Rep

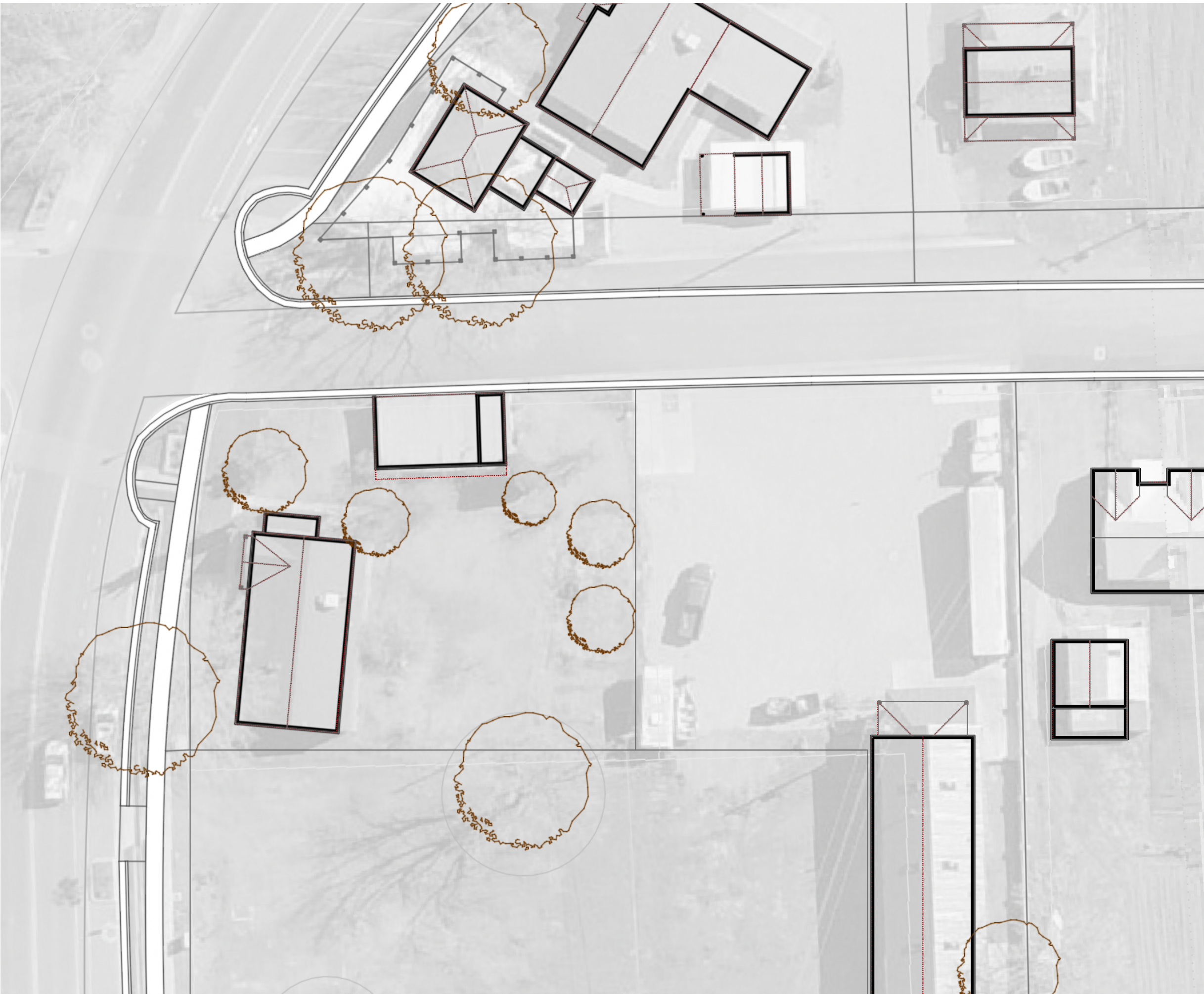
**1020 W Bloomington Dr. S,
Saint George 84790**

Address Applicant(s)/Rep

**(702) 445-3650
rrkarchitect@gmail.com**

Phone Number/Email

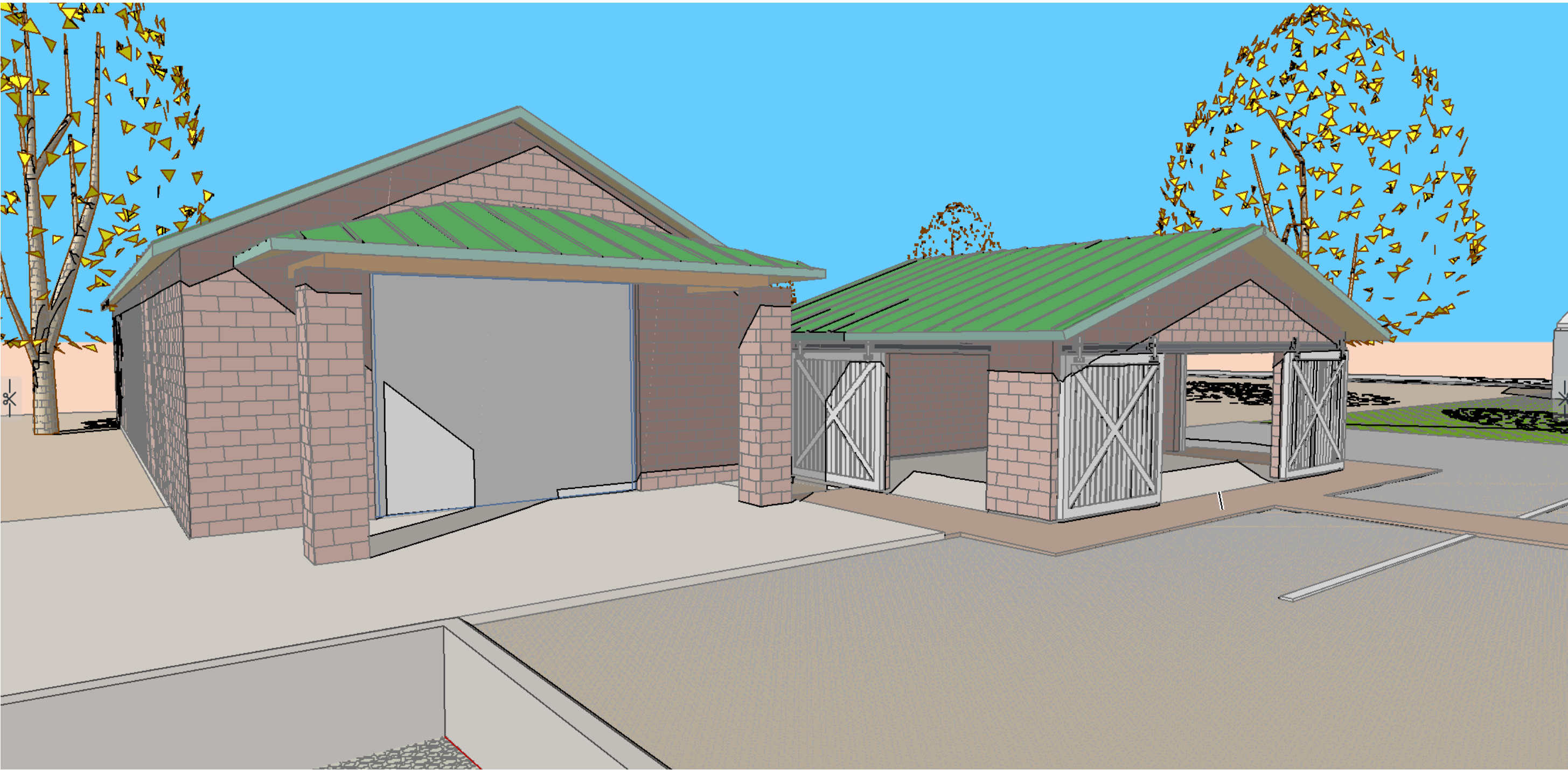
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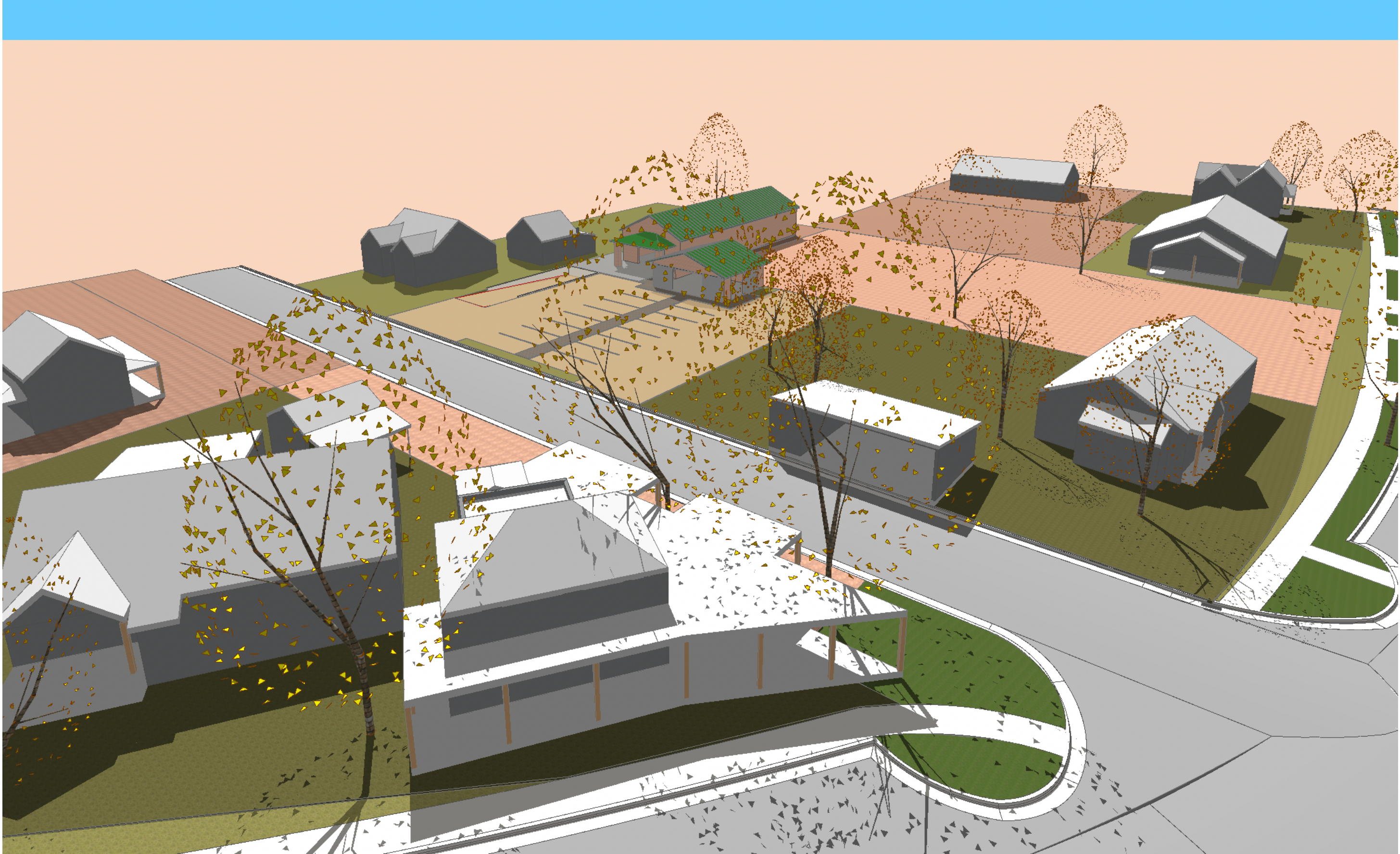
existing site



site proposed 2



fruit shed and warehouse



frei fruit birdseye

Project Notes:

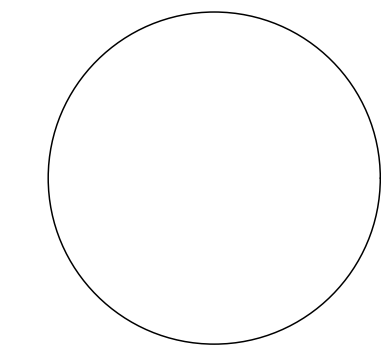
The purpose of this project is to add a fruit display stand adjacent to the existing warehouse building. The new stand will use the restrooms in the existing building. The block masonry of the new stand to match existing warehouse. Barn doors will be open during operating hours.

The existing semi-truck loading dock and ramp to remain. Parking area to be existing gravel.

Bryce Frei

Date 05/17/24
Project Number 24002
Context and
Program

A-1

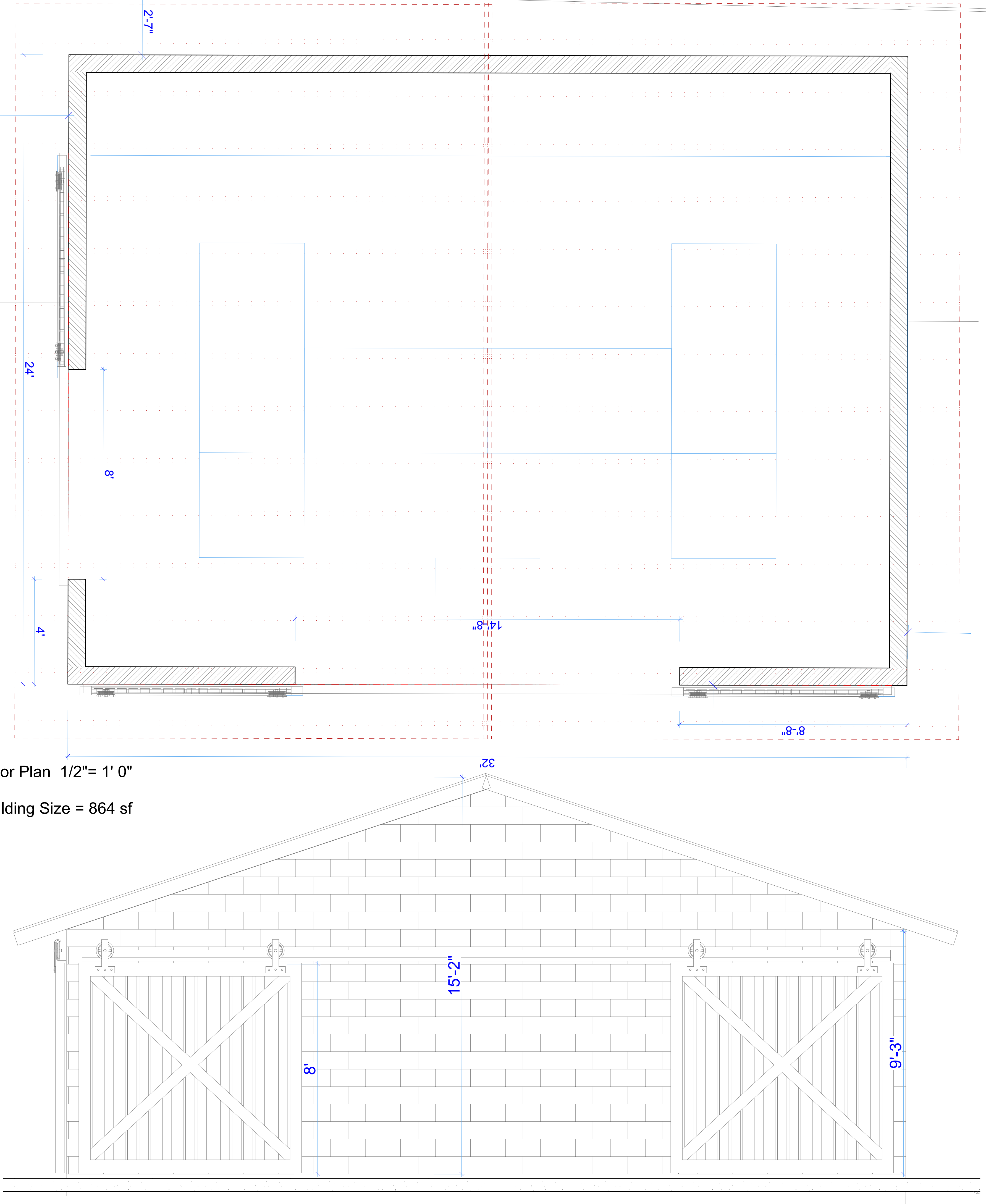


Kohler
Architecture
Las Vegas, Park City, St. George
702.445.3650 435.901.9655

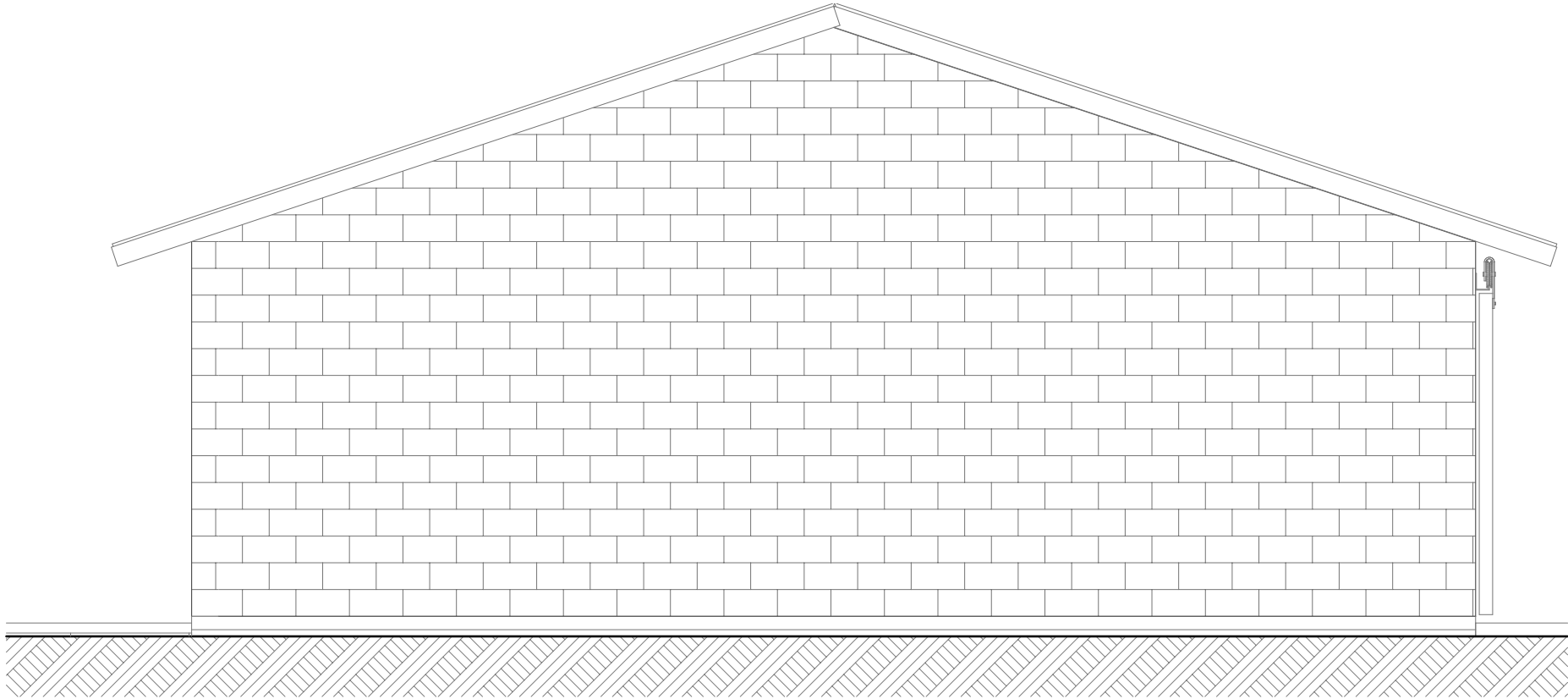
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Floor Plan 1/2"= 1' 0"

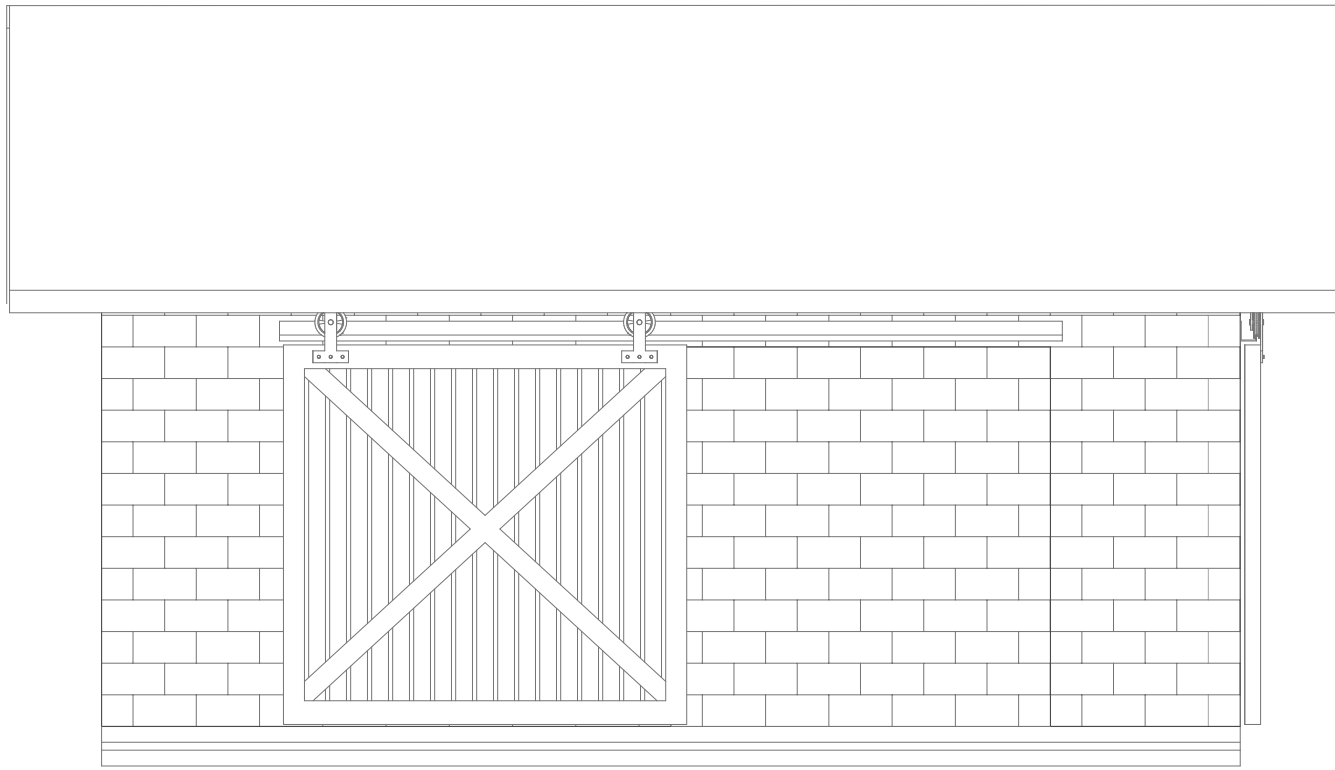
Building Size = 864 sf



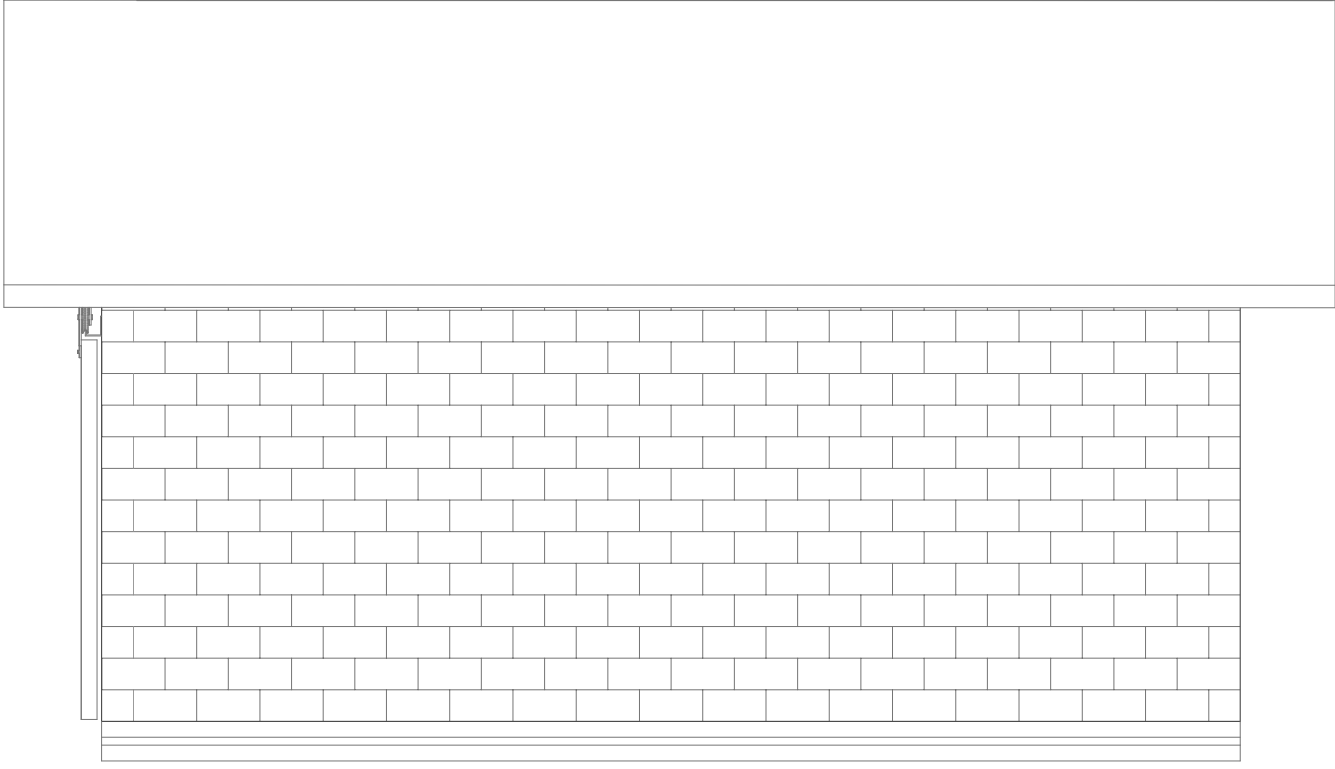
Elevations at 1/4" = 1' 0" scale



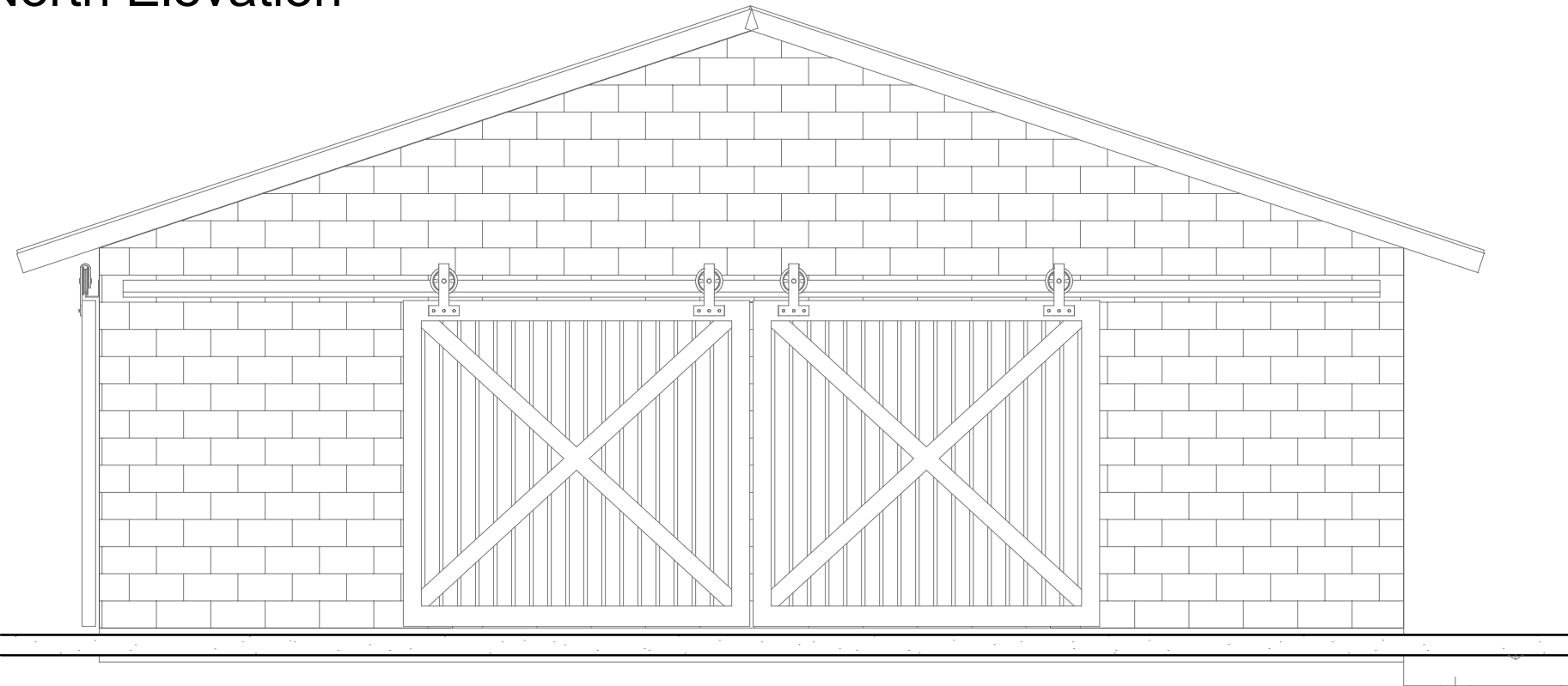
West Elevation



South Elevation



North Elevation



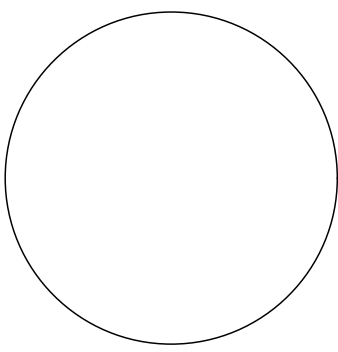
East Elevation

Masonry Notes

Masonry units to be 8 x 8 x 16 in color to match existing warehouse. Where units must be cut, do not place any unit smaller than 8 inches in length.

Roofing Notes

Match color and profile to existing warehouse roofing.





frei warehouse

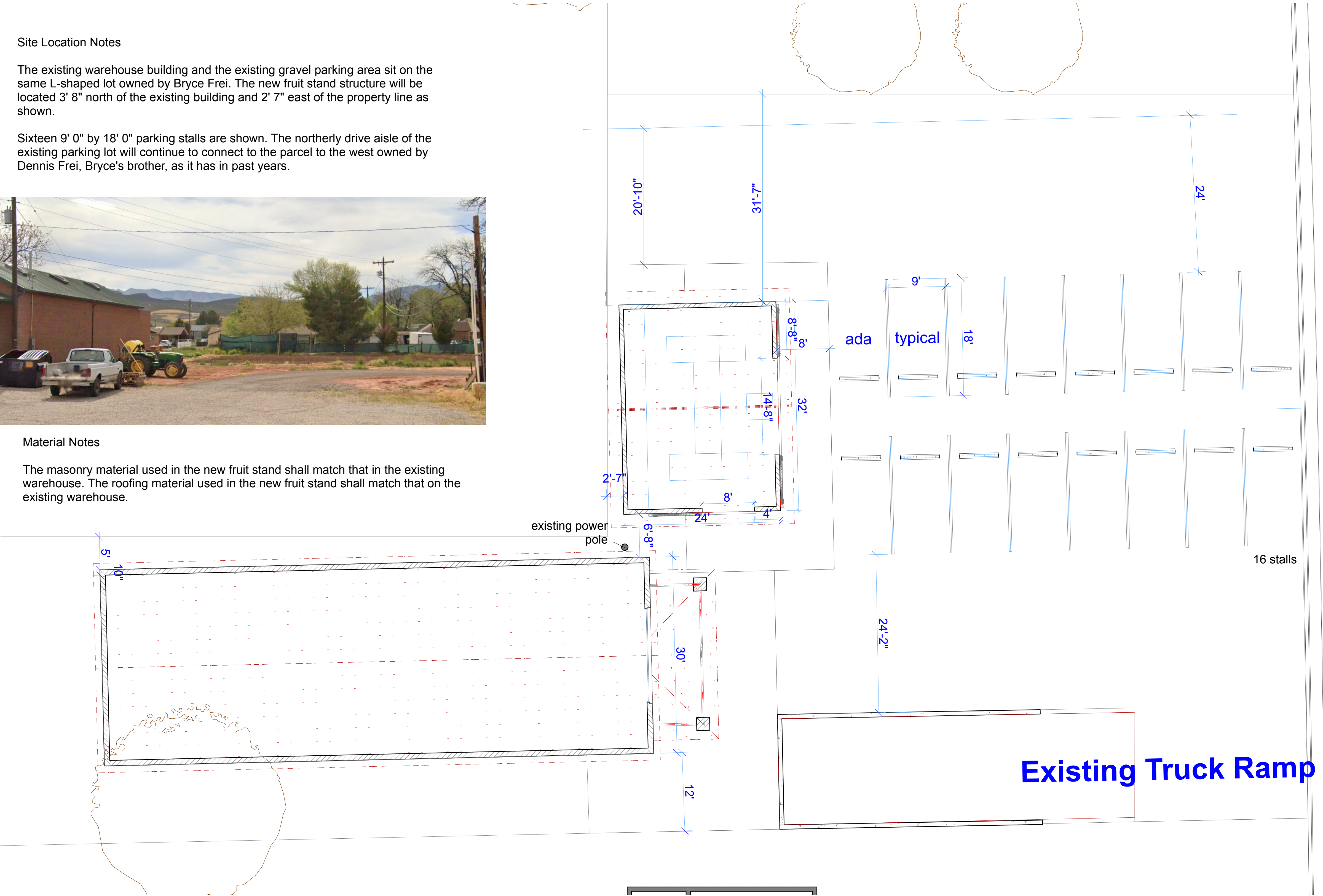
Site Location Notes

The existing warehouse building and the existing gravel parking area sit on the same L-shaped lot owned by Bryce Frei. The new fruit stand structure will be located 3' 8" north of the existing building and 2' 7" east of the property line as shown.

Sixteen 9' 0" by 18' 0" parking stalls are shown. The northerly drive aisle of the existing parking lot will continue to connect to the parcel to the west owned by Dennis Frei, Bryce's brother, as it has in past years.

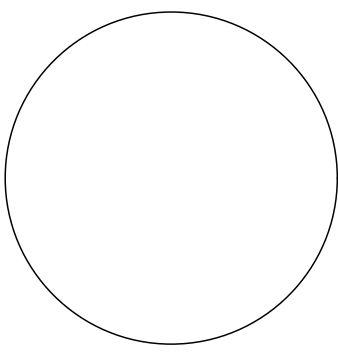
Material Notes

The masonry material used in the new fruit stand shall match that in the existing warehouse. The roofing material used in the new fruit stand shall match that on the existing warehouse.



1 Building Location Site Plan
A-3 SCALE: 1/8" = 1'-0"

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Hi Mikayla:

It was good to meet with you and Bryce this morning at the TRC meeting. I wanted to follow-up with you on some items in my notes from today as follows:

1. Swamp cooler location for the proposed building.~~to be determined~~
2. Building size (24' x 36' = 864 sq. ft.) include on Site Plan.~~see A-3~~
3. Location of new ADA parking space (include on Site Plan).~~see A-3~~
4. Providing a fully dimensioned Site Plan with more detail. ~~see A-3~~
5. Parking spaces (angled parking with tire stops or typical with tire stops). ~~see A-3~~
6. Width of drive aisles (include on Site Plan). ~~see A-3~~
- ~~7. Building location up next to Vernon's Street (include on Site Plan).--~~
- ~~8. Power line relocation not needed if building location is revised (as per today's discussion).~~

Historic District Design Guidelines requirements:

1. Please have your architect address Part II (Sections 1 through 18, Page #19) within the guidelines. Some items may not apply while others will apply.
2. Item #3, Site Design & Orientation, states that placement of a building on a site should be compatible with existing buildings in the area. ~~see A-3~~
3. Item #8, Doors and Entrances, states that doors and entrances shall be constructed to complement the architecture of the building. ~~see A-1~~
4. Item #9, Building Materials, states that materials shall convey texture, scale, finish, and color like those used traditionally. There are also requirements for building materials. ~~see A-1~~
5. Item #11, Building Colors, requires approval of color boards with large material samples in the historic District. ~~see A-3~~
6. Item #16, Parking, states that parking should be located to the side of behind a building, where its visual impact will be minimized.~~see note A-4~~
7. Item #17, Mechanical Equipment, states that mechanical equipment shall be designed and installed where it will not be readily seen from the public way.
~~to be determined~~

This is not an extensive list of all items; however, I wanted to provide you with some items I reviewed after the meeting that appear to be applicable for your project. As discussed today, we would like to meet with you again next week (TRC meeting). Please review and provide responses/revisions by next Tuesday, June 11th at noon. Thanks!

Jim McNulty



Plan of General Area

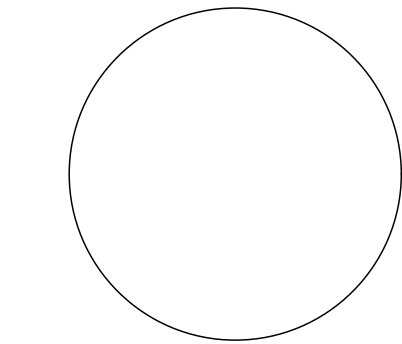
Parking Notes:

The parking lot should remain where it presently exists. The parking stalls should remain available for use by the existing Frei's Fruit Market on the corner of Vernon and Santa Clara Drive.

New Building Location Notes:

The Bryce Frei's new fruit stand needs to be located adjacent to the existing fruit warehouse building. Restroom facilities are presently located at the rear of the warehouse. Moving the new stand close to Vernon Street would require additional otherwise unnecessary staffing.

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TO: Santa Clara Heritage Commission
FROM: Jim McNulty, Planning Manager
DATE: June 20, 2024
RE: Chapter 17.74, Historic District/Mixed Use Zone, and Chapter 17.76,
Historic District Overlay Zone **(Discussion Item)**

City staff and legal counsel have been working on updates to Chapter 17.74, Historic District/Mixed Use Zone, and Chapter 17.76, Historic District Overlay Zone. These updates are necessary as the City recently adopted the updated Historic District Design Guidelines on May 8, 2024, as a companion document to the city code. Now we need to move forward with updating the city code language in the above-mentioned chapters to better align with the adopted Historic District Design Guidelines.

Working copies of both Chapter 17.74 and Chapter 17.76 have been attached for review and discussion. Please come to the meeting with your comments and/or questions regarding the draft language.

CHAPTER 17.74
HISTORIC DISTRICT/MIXED USE ZONE

SECTION:

- 17.74.010: Purpose
- 17.74.020: Fees And Permits
- 17.74.030: Permitted Uses
- 17.74.035: Conditional Uses
- 17.74.040: ~~Development Standards~~~~dimensional Requirements~~
- 17.74.050: Modifying Regulations
- 17.74.060: Supplementary And Qualifying Regulations
- 17.74.070: Walls, Fences ~~And~~~~and~~ Hedges
- 17.74.080: Access And Loading
- 17.74.090: Parking Areas
- 17.74.100: Signs
- 17.74.110: Natural Hazards
- 17.74.120: ~~Property Rezoning~~~~Zone Change Procedure~~
- 17.74.130: Site Plan Review
- 17.74.140: Plan Approval

17.74.010: PURPOSE:

The purpose of the Historic District/Mixed Use Zone is:

~~A. —A.~~ Santa Clara has a strong historical background. There is a special character about the early pioneer homes that were constructed along, and near Santa Clara Drive that the city wants to maintain and preserve. Many of these early pioneer homes are already listed on the State and national list of historic places. The city has previously created a Historic District ~~from east to west~~ along Santa Clara Drive. Development that takes place in ~~the Historic District is zone~~ will be subject to architectural design review ~~standards~~ and careful site plan review by the Heritage Commission, ~~the~~ Planning Commission, and ~~the~~ City Council.

B. Santa Clara City has adopted Historic District Design Guidelines that are intended to be a companion document to Chapters 17.74 and 17.76 of city code. The design

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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 Districts 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.

CB. To encourage the continued use, maintenance and special character of homes and businesses in the Historic District ~~of the City~~, this chapter contains provisions allowing for the mixed use of land for residential, and commercial uses, ~~and certain types of research and development uses not found elsewhere in the zoning ordinance.~~ The intent of these provisions is to encourage flexibility and creativity in the design and development of comprehensively planned mixed use of property that would not be possible under conventional zoning districts ~~and planned development zones~~. Some of the specific purposes of this zone are to:

1. Encourage residential uses in conjunction with commercial and other compatible activities to create an active street life, enhance the vitality of businesses, reduce vehicular traffic, and maintain the special character of the Historic ~~District; District~~.
2. Encourage orderly, planned development of mixed-use developments in the Historic District by providing procedures for plan review and approval, ~~and where appropriate, approve higher density residential uses integrated into the overall mixed use development;~~
3. Assure compatibility of proposed land uses with surrounding historic uses by incorporating development standards designed specifically for the Historic District. higher standards of development than could be accomplished under conventional zoning, and to provide flexibility from standard zoning requirements that may not be applicable in a mixed use area;
4. Strengthen the City's economic base and to provide linkages between employment opportunities and ~~housing; housing~~.
5. Encourage open space to function for the general benefit of the ~~City; City~~.
6. Encourage and provide for non-vehicular circulation linking developed areas, open spaces and public ~~facilities; facilities~~.
7. Promote the reuse of existing historic structures for the purpose of stabilizing and improving property values.
8. Foster civic pride in the beauty, history, and accomplishments of the past.
9. Protect and enhance the City's attractions for tourists and visitors.
10. Strengthen and help diversify the economic well-being of the City and promote the use of historical-cultural landmarks for education, pleasure, and the welfare of the community. (Ord. 2022-22: Ord. 2017-14: Ord. 2004-01 § 2)

17.74.020: FEES AND PERMITS:

The requirements of chapter 17.04 of this title regarding such things as fees, enforcement, permits, violation, and all other similar items, including penalties, shall apply to this chapter. (Ord. 2022-22: Ord. 2004-01 § 2)

17.74.030: PERMITTED USES:

Subject to the requirements imposed in this chapter, ~~or as may be recommended by the Heritage Commission and Planning Commission and approved by the City Council,~~ permitted uses within this zone may include:

~~Commercial businesses as listed in section 17.66.030 of this title, except for the following uses which are not permitted: automobile parts sales; department store; exotic animals; pawn shop; tire sales and service.~~

Commercial Uses:

Animal Hospital for small animals conducted within an enclosed building.

Antique, import, or souvenir shop.

Athletic and sporting goods store.

Bakery manufacture limited to foods retailed on the premises.

Barber or beauty shop.

Bed & Breakfast.

Bicycle sales and service.

Bookstore, retail.

Camera and small electronic sales.

Candy store, confectionary.

Clinics, medical or dental.

Coffee shop, drive-through

Florist shop.

Gift store.

Government buildings or uses, non-industrial.

Grocery store, neighborhood market.

Hardware store.

Health food store.

Hobby and craft store.

Ice Cream parlor.

Insurance agency.

Interior decorating and design.

Jewelry store sales and service.

Laundry or dry cleaners.

Legal office.

Library.

Medical office.

Mortuary.

Museum.

Music Store.

Nursery school.

Open space and recreation facilities.

Optometrist, optician, or ophthalmologist.

Outdoor dining area.

Pet and pet supply store.

Pharmacy/drugstore.

Physician or surgeon office and clinic.

Professional office.

Real estate agency.

Restaurant, sit down.

Shoe store and repair.

Theater.

Travel agency.

Variety store.

~~Open space and recreation facilities approved by the Planning Commission, upon recommendation from the Heritage Commission.~~

Residential Uses:

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Accessory buildings on lots where a main building exists, or for which a building permit has been issued.

Conversion between single-family residential and commercial use.

Home gardens and fruit trees, keeping of household pets, etc.

Internal Accessory Dwelling Unit, IADU as per Chapter 17.22 of city code.

Single-family residential dwellings.

~~Multi~~Two-family dwellings, such as a duplex, twin home, or townhome, but only in the following circumstances:

- A. When attached to a commercial building (vertical or horizontal), or part of a commercial, mixed-use development; or
- B. When constructed to the rear of an existing single-family dwelling; or
- C. When constructed on a vacant parcel which does not have frontage on Santa Clara Drive.

Single-family residential dwellings.

~~Other uses determined by the Planning Commission, with input from the Heritage Commission, as being in harmony with the intent and purpose of the zone. (Ord. 2022-22; Ord. 2017-14)~~

17.74.035: CONDITIONAL USES:

Subject to the requirements imposed in this chapter, or as may be recommended by the Heritage Commission and approved by the Planning Commission, conditional uses within this zone may include:~~Subject to the conditions listed herein:~~

Accessory Dwelling Unit, ADU as per Chapter 17.22 of city code.

Childcare ~~or~~ nursery ~~ies~~ school, as defined in the Zoning Ordinance.

Commercial Warehouse constructed on a vacant parcel that does not have frontage on Santa Clara Drive.

Convenience store, including gasoline sales.

~~Office and professional space meeting the requirements of the Commercial Zone and the Zoning Ordinance as may be applicable.~~

~~Public and quasi-public buildings and facilities meeting all requirements of the Residential Zone and this chapter.~~

~~Restaurant, drive-through.~~

~~Research and technology offices as approved by the Planning Commission and meeting all requirements of this chapter.~~

~~Short-term rental properties, which shall be subject to the applicable requirements of this chapter along with the following specific requirements:~~

~~A. Each short-term residential rental property shall have one parking space for each very bedroom, with a minimum of two (2) parking spaces.~~

~~B. The owner, or the property manager, of a short-term residential property shall obtain a yearly residential business license as required by the City of Santa Clara.~~

~~C. All conditional uses shall meet the requirements of the Landscape Ordinance of the City.~~

~~CD. Short-term~~ Short-term residential properties shall meet all other standard requirements of the zone.

~~DE. There shall be no violations of laws, ordinances, or regulations of this Code, with any violation being grounds for termination/revocation of the conditional use permit.~~

~~Other uses determined by the Planning Commission, with input from the Heritage Commission, as being in harmony with the intent and purpose of the zone. (Ord. 2022-22; Ord. 2017-14)~~

~~Very "clean" (no emissions) industry development having strong historic residential architectural appearance, with input from the Heritage Commission, and approved by the Planning Commission, and meeting all requirements of this chapter. (Ord. 2022-22; Ord. 2017-14; Ord. 2013-16)~~

17.74.040: ~~DIMENSIONAL REQUIREMENTS:~~ DEVELOPMENT STANDARDS:

A. Primary Building Height: Primary building height shall be the average height of adjacent units on the same block unless a greater height is approved by the Planning Commission, upon recommendation from the Heritage Commission, as being necessary for proper compatibility of various elements of the overall development plan, and to ensure that any infill and replacement dwellings are compatible with the dimensions of the adjacent dwellings. ~~In no event shall the maximum height of any building exceed thirty feet (30').~~ Accessory buildings shall not exceed two (2) stories ~~in height~~, up to twenty-five feet (25') in height, ~~unless a taller building is approved by the City Council after considering the recommendations from the Heritage Commission and Planning Commission and based on~~

~~the compatibility of the architectural design with the other buildings in the Historic District.~~

~~B. B. Minimum Lot Size: Six thousand (6,000) square feet for a single-family dwelling unit, and eight thousand (8,000) square feet for a multi-two-family dwelling unit. For projects without individual lots but rather building pads and common areas, t~~

C. Density: The maximum residential density shall not exceed eight (8) dwelling units per acre whether single-family or multi-two-family residential units. This also applies to projects without individual lots but rather building pads and common area.

D. Front Yard Setbacks: Front yard setbacks shall be twenty feet (20') from the property line unless the dwellings (buildings) on adjacent lots are less than twenty feet (20'), in which case the building may be located at the average of the buildings on each side of the subject parcel. The setback of any building adjacent to the "Mmercantile" building (3097 Santa Clara Drive) shall be determined through discussion with, and approval of, the Planning Commission, but shall not be less than twelve feet (12') from the front property line.

E. Corner Side Yards: Side yards on a corner lot having street frontage on two (2) or more sides shall be the same as that required for the front yard, or the average of adjacent units or the block, or as may be approved by the Planning Commission.

F. Interior Lot Line Side Yards: Side yards on the interior lot line shall be a minimum of ~~fiveten~~ feet (510') to property line, with a minimum of ten feet (10') between structures on adjacent parcels, unless otherwise approved by the Planning Commission. A zero lot line may be considered by the Planning Commission depending upon the location of buildings on adjacent lots. In the case of a zero lot line, the opposite side yard shall not be less than twelve feet (12').

G. Rear Yards: Rear yards shall be a minimum of ten feet (10') unless otherwise approved by the Planning Commission.

H. Multiple Building Setbacks on The Same Lot: Setbacks between multiple detached buildings on the same lot shall be a minimum of ten feet (10').

I. Floor Area: In new developments the minimum floor area shall be a minimum of seven hundred (700) square feet living space per unit unless otherwise recommended by the Planning Commission and approved by the City Council, plus required parkingparking, and landscaped areas.

J. Minimum Lot Frontage: Fifty feet (50') for a 6,000 square foot lot, and Sseventy feet (70') for an 8,000 square foot lot, unless approved as a flag lot, or as may be otherwise approved by the Planning Commission.

K. Maximum Size of Accessory Buildings: The maximum ground floor area of any accessory building shall not exceed one thousand (1,000) square feet, unless a larger building is approved by the City Council after considering the recommendations of the

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Heritage Commission and Planning Commission. (Ord. 2022-22: Ord. 2019-01: Ord. 2017-14)

17.74.050: MODIFYING REGULATIONS:

A. It is the intent of the city to encourage creative design. Existing historical dwellings and buildings may be preserved and enhanced with commercial, residential, or mixed uses.

B. Open spaces and outdoor living areas are encouraged. Lack of such areas may be the basis for denial of a zone change request. ~~Walls and fences between properties are discouraged. Their proposed use may also be a reason for denial of a request.~~ Circulation between developments in the Historic District is encouraged. Visitors to the area should be encouraged to visit, park, walk between developments, and enjoy the time spent in a quiet and relaxing atmosphere. Public access to open space areas will also be considered in approving the Development Plan.

C. Cooperation between property owners on adjacent properties will be strongly encouraged and carefully reviewed in the plan approval process.

D. In any zone in which residential dwellings or dwelling units are permitted, portable or mobile recreational units such as campers, travel trailers, fifth wheel trailers, tent trailers, tents or any other type of recreational, mobile or portable housing unit ("recreational housing unit") are not permitted for housing use, except that such a unit may be used to house guests of the primary dwelling for up to eight (8) days in any calendar month without being in violation of this title subject to the following conditions:

1. No recreational housing unit may be located on any street or other part of a public right-of-way, except for temporary loading and unloading of such unit but not to exceed forty-eight (48) hours.

2. A recreational housing unit may be in the side or rear yard of the permanent residential dwelling.

3. The use of such recreational housing unit shall not cause unusual noise, require additional automobile parking, or other problems to adjacent neighbors.

4. No recreational housing unit shall be permitted on any property that does not contain a dwelling or dwelling unit located on the property.

5. Where an unusual health related hardship exists for an extended family member of the principal dwelling unit, the Planning Manager ~~or designee~~ may grant a time extension beyond the eight (8) daytime limit for occupancy of the recreational housing unit. However, any time extension beyond sixty (60) days shall require the approval of the City Council. (Ord. 2022-22: Ord. 2015-05: Ord. 2004-01 § 2)

17.74.060: SUPPLEMENTARY AND QUALIFYING REGULATIONS:

The requirements of chapter 17.20, "Supplementary and Qualifying Regulations", of this title, regarding such things as lot ownership and standards, utility requirements, dumping or disposal, moving of dwellings, shall apply to the extent applicable to this chapter. (Ord. 2022-22: Ord. 2004-01 § 2)

17.74.070: WALLS, FENCES AND HEDGES:

Any wall, fence, or hedge proposed to be located on any parcel of land ~~as a part of this zone~~ shall be specifically approved by the Planning Commission. Walls, fences, and hedges separating adjoining properties ~~shall be sensitively designed as per the Historic District Design Guidelines, and restricting pedestrian or vehicular circulation are strongly discouraged.~~ All applicable requirements of ~~Chapter~~ 17.28, "Walls, Fences and Hedges", of this title, shall apply unless modified by the Planning Commission. (Ord. 2022-22: Ord. 2004-01 § 2)

17.74.080: ACCESS AND LOADING:

Access to parcels of property shall be reviewed and approved by the Planning Commission. Requirements of chapter 17.36, "Motor Vehicle Access and Loading", of this title, shall be used as a guideline but may be modified ~~upon approval of the City engineer and the Planning Commission~~ to fit individual situations as part of the site plan review. Some access drives may be approved as being temporary until such time as additional properties in an area are changed to this zone.

All other requirements of chapter 17.36, "Motor Vehicle Access and Loading", of this title, will be reviewed as part of the site plan review and exceptions to the requirements may be made as indicated above to the extent that such exceptions will enhance the overall development of the property and will not compromise the health, safety, and welfare of the public ~~in so doing~~. (Ord. 2022-22: Ord. 2004-01 § 2)

17.74.090: PARKING AREAS:

All parking areas shall be approved by the Planning Commission as to ~~number~~ the number of spaces required and the location of off-street parking in relation to the balance of the development. The guideline for parking shall be one (1) space for every two hundred fifty (250) square feet of commercial floor area and two (2) spaces, one (1) of which shall be covered, for each residential dwelling.

~~A. —A.~~ The Planning Commission may use the additional requirements of ~~Chapter~~ 17.32, "Off Street Parking Requirements", of this title, but shall determine the number of spaces required based upon the plan submitted, and the type of use proposed. Shared parking between adjacent parcels is encouraged. and excessive parking shall

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be avoided. Parking should preferably be located to the side or behind a building, where its visual impact will be minimized.~~in the side or rear lot areas.~~

B. 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.

CB. All access drives shall be approved as part of the site plan approval. Reduced widths of driveways will be considered on an individual site plan basis. Curb cuts, driveways, and off-street parking shall be carefully designed to protect the historic character of the district.

DC. All ~~driveway~~driveways and parking areas, unless determined to be temporary in nature, shall be surrounded by a concrete curb or other appropriate material as approved with the Site Plan by the Planning Commission. Surface of parking areas may be as approved by the Planning Commission. (Ord. 2022-22: Ord. 2017-14: Ord. 2004-01 § 2)

17.74.100: SIGNS:

The requirements of chapter 17.44, "Signs", of this title, will be followed in allowing signs within the zone, unless otherwise approved by the Planning Commission in harmony with the intent and purpose of this zone. (Ord. 2022-22: Ord. 2004-01 § 2)

17.74.110: NATURAL HAZARDS:

The requirements of chapter 17.48, "Construction Subject to Natural Hazards", of this title, relative to hazards related to site development, will be reviewed by the Planning Commission as may be applicable to the development plan submitted. (Ord. 2022-22: Ord. 2004-01 § 2)

17.74.120: PROPERTY REZONING~~ZONE CHANGE PROCEDURE~~:

An application to rezone property to the Historic District/Mixed Use (HD/MU) Zone shall be made in the same manner as a zone change to any other zone in the City. An application shall be filled out in the City office requesting the zone change. After paying all fees, and submitting all information required by this chapter, or by other chapters of the zoning ordinance where applicable, the zone change will be processed by the city.

Where zoning requests are tied to a parcel of property upon which is located an existing dwelling unit, all requests shall be considered based on creatively maintaining, enhancing~~and enhancing and~~ preserving the historical character of the original dwelling as a part of the approved zone change. (Ord. 2022-22: Ord. 2017-14)

17.74.130: SITE PLAN REVIEW:

The Site Plan Review process includes review and recommendations by the Heritage Commission, TRC, Planning Commission and approval by the City Council. The following elements shall be addressed as a part of the site plan review. Other elements that may be required by Heritage Commission, TRC, the the Planning Commission, and City Council shall also be included. The site plan shall be drawn to a reasonable scale by an engineer, land surveyor, architect, or a landscape architect, or a combination thereof.

A. Existing Conditions:

1. The boundary line of the property including dimensions of property lines. An electronic copy shall be submitted showing the property survey so that it can be integrated into the City system;system.
2. The location and names of existing adjacent streets;streets.
3. Topography at two feet (2') intervals unless waived by City staff;staff.
4. The acreage or square footage of the proposed site;site.
5. The location of all existing structures and the square footage of each;each.
6. A sketch of the floor plan of all existing buildings including the location of all entrances and exits;exits.
7. The location of any existing parking or paved areas;areas.
8. The location of accessory buildings, sidewalks, large trees, or other site features planned to be retained as part of the new development;development.
9. New buildings will require a soils (geotechnical) report to be submitted. A soils report is not required for existing buildings;buildings.
10. If stormwater runoff is handled on site, a document showing how the drainage will be handled, stamped by an engineer, must be submitted. Credit may be given for on-site retention;retention.
11. Any other features required to be identified by the TRC and/or the Planning Commission.

B. Proposed Development Requirements: The proposed development shall show and include the following information:

1. Common facilities such as recreation, sitting, walking, or other such uses;uses.
2. Site amenities such as patios, pools, fountains, play areas, etc.;etc.
3. Location of all proposed new buildings including:
 - a. Heights;Heights.

b. Number of residential dwelling units or commercial ~~units;units.~~

c. Proposed use of each ~~area;area.~~

d. Floor plan sketch of proposed residential areas; and

e. Entrances and exits.

4. Location and type of open space all of which shall show how it is to be developed and used. It may be left as undeveloped property. Plan shall pay special attention to soils conditions and the relationship of development to the toe of the hill if it is adjacent to, or includes any property on, the ~~hillside;hillside.~~

5. Location of driveways and parking ~~areas;areas.~~

6. The percentage of land to be used for various ~~purposes;purposes.~~

7. A generalized landscape plan of the entire ~~parcel;parcel.~~

8. Utility services. The location of all utility services, including fire hydrants shall be indicated on the development plan or a separate ~~sheet;sheet.~~

9. Lighting proposal for businesses, residential areas, parking, and driveway locations. All parking areas shall be lighted during hours of darkness using light fixtures that control the spread of light (~~shielded and directed downward~~) upward or outward so that lights will not create a nuisance to other ~~uses;uses.~~

10. Refuse storage ~~areas;areas.~~

11. Locations and plans for all proposed ~~signs;signs.~~

12. Elevation drawings of all proposed ~~buildings;buildings.~~

13. Other items that may be required by the Planning Commission as a part of the site plan review.

C. Architectural Standards: See ~~also~~ "Historic District Design Guidelines".

1. The architectural character of all existing buildings, including accessory ~~buildingsbuildings.~~ shall not be changed until reviewed and approved as a part of the site plan review and approval of the City.

2. The architectural character of new construction on the site shall harmonize with the existing structure unless otherwise approved by the City as a part of the site plan approved by the City.

3. Developers are encouraged to review early pioneer architecture along Santa Clara Drive, and in adjacent cities such as St. George and Washington, to develop an architectural character that is compatible with the early pioneer development of the area.

4. No residential dwelling shall have less than seven hundred (700) square feet of ~~main floor~~ living area unless specifically approved by the Planning Commission and City Council as a part of a mixed-use dwelling already existing on the property.

5. The proposed architectural character of all new development and any changes to the existing structures shall be reviewed by the Heritage Commission and Planning Commission. Drawings and elevations are useful in showing how structures are to be designed and constructed.

6. Santa Clara has adopted a "streetscape" plan for the development of Santa Clara Drive right-of-way. For all properties having frontage along this street, the development plan shall include all recommendations of the streetscape plan as it relates to the proposed development. It is important that continuity be created between properties in the Historic District.

D. Impact: The impact on surrounding neighborhood uses shall be considered as a part of the development plan. The developer may submit estimates as to the impact of the project on the following elements, or the Planning Commission may examine these types of issues based upon their knowledge and understanding of the City. Staff opinions may also be considered by the ~~Planning~~ Commission.

1. Any significant impact on ~~traffic~~;traffic.
2. The impact on utility ~~systems~~;systems.
3. Any anticipated noise ~~levels~~;levels.
4. Stormwater runoff from the ~~property~~;property.
5. Visual and aesthetic ~~qualities~~;qualities.

6. Other considerations, such as hours of operation, that may be raised by the Planning Commission during plan review. (Ord. 2022-22: Ord. 2017-14: Ord. 2004-01 § 2)

17.74.140: PLAN APPROVAL:

The City Council is empowered, upon recommendation of the Heritage Commission, ~~TRC~~, and the Planning Commission, to approve developments if they find them to be capable of accomplishing the identified purposes of, and in compliance with, the requirements of this zone.

After review of the proposed site plan and following receipt of any recommendations of the Heritage Commission ~~and TRC and the City staff~~, the Planning Commission may recommend the site plan as submitted, or as may be amended because of site plan review, to the City Council for final review and approval. Following action by the City Council, the applicant may request permits for the development to be issued by the Building Department. Upon City Council approval, the development project shall be diligently pursued to final completion.

On the date the site plan and zoning are approved by the City Council, all conditions and requirements attached to that approval are binding on the property unless an amendment is approved. All subsequent development and use of the property shall be in accordance with the approved plan. If ~~a~~land subdivision was a part of the application, the effect of approval will also result in an approved preliminary plat. The requirements for final subdivision approval and recording shall be met by complying with all requirements of the City subdivision ordinance prior to any development taking place on the property.

~~The intent of this form of zoning is to provide an alternative procedure for specific development proposals and, as such, it is intended that all property under control of the developer or owner, be zoned to allow the complete project to develop and to permit approval of plans using flexible requirements that may be different from all other zones in the City. If development does not move forward in a timely manner, the City staff will report their findings to the Planning Commission in which case the Planning Commission may recommend to the City Council that remedial action be taken which may include the removal of the Historic District/Mixed Use Zoning for the property.~~

The rezoning of property, along with the approval of a site-specific development plan for the property so zoned, shall run with the land. Any subsequent owner will be bound by the same plans and requirements as originally approved unless the specific plans are subsequently amended by the Planning Commission and City Council. (Ord. 2022-22: Ord. 2017-14: Ord. 2004-01 § 2)

CHAPTER 17.76
HISTORIC DISTRICT OVERLAY ZONE

SECTION:

- 17.76.010: Purpose
- 17.76.020: Definitions
- 17.76.030: Overlay Zone ~~a~~And Boundaries
- 17.76.040: Boundaries
- 17.76.050: Heritage Commission
- 17.76.060: Heritage Commission Duties
- 17.76.070: Review ~~a~~And Permit Procedure
- 17.76.080: Demolition ~~o~~f Significant Historic Buildings ~~w~~Within ~~t~~The Historic District ~~w~~Which ~~a~~Are ~~n~~Not Designated Landmark Sites
- 17.76.090: Administration

17.76.010: PURPOSE:

The city of Santa Clara recognizes the historical heritage of the Santa Clara community as a valued and important asset. (Ord. 2022-23 § 1: Ord. 97-06 § 18-1)

17.76.020: DEFINITIONS:

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The following terms shall have the meanings set out below for the purposes of this chapter:

- | | |
|---------------------------|--|
| CITY COUNCIL: | The C city C ouncil of the city of Santa Clara. |
| HERITAGE COMMISSION: | The H eritage C ommission of the city of Santa Clara. |
| EXTERIOR DESIGN PROPOSAL: | A. Any rehabilitation, reconstruction, <u>painting of a building's exterior, re-roofing, or eaddition an addition</u> to the exterior of a significant historic building.
B. Any demolition or relocation of a significant historic building.
C. Any new construction within the H historic D istrict except for minor additions to non-historic buildings; or
D. Any sign proposed to be placed or modified within the H historic D istrict. |
| HISTORIC DISTRICT: | The lands within the city's H historic D istrict overlay zone. |

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LANDMARK SITE: A building, site, or structure designated as a landmark site by the City Council after recommendation by the Heritage Commission.

MINOR ADDITION, No: An addition to a non-historic building of six hundred (600) square feet or less.

NON-HISTORIC BUILDING: A building within the Historic District that is not a "significant historic building" as defined in this section.

PLANNING COMMISSION: The Planning and zoning Commission of the city of Santa Clara.

SIGNIFICANT HISTORIC BUILDING: A building, site or structure that is:

A. A designated landmark site.

B. A building within the Historic District built as a residence during the prior to 19th late 19th century to mid-20th century (see Historic District Design Guidelines)³⁵; or

C. Within the Historic District determined by the Heritage Commission to be historically important due to its age or architecture. (Ord. 2022-23 § 1: Ord. 2009-17 § 1: Ord. 97-06 § 18-6)

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17.76.030: OVERLAY ZONE AND BOUNDARIES:

The Santa Clara Historic District zone is established which shall be an overlay zone over the existing districts shown on the official Santa Clara City Zoning Map. In cases of conflict between this chapter and other provisions of this title, this chapter shall apply. (Ord. 2022-23 § 1: Ord. 97-06 § 18-2)

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17.76.040: BOUNDARIES:

The boundaries of the Santa Clara Historic District overlay zone are set forth as those areas indicated on the Zoning Map included as a part of this chapter. (Ord. 2022-23 § 1: Ord. 97-06 § 18-3)

17.76.050: HERITAGE COMMISSION:

The city of Santa Clara hereby establishes a Heritage Commission with the following provisions:

~~A.~~ ~~A.~~ The ~~H~~eritage ~~C~~ommission shall consist of five (5) members appointed by the mayor with the advice and consent of the ~~C~~ity ~~C~~ouncil for a five (5) year term, except that in making the initial appointment, the mayor and council shall appoint two (2) members for a term of three (3) years; and three (3) members for a term of five (5) years. Members shall not serve more than two (2) consecutive five (5) year terms. Each member shall have demonstrated interest, competence, or knowledge in historic preservation. An architect with expertise in historic preservation may be involved in the process on a case-by-case basis as determined by City staff. Additionally, the Planning Manager or designee shall be responsible for providing staff support to the Heritage Commission.

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~~B.~~ The City Council may appoint from time to time one of its members to serve as a non-voting liaison to the Heritage Commission.

B. The ~~H~~eritage ~~C~~ommission shall meet at least four (4) times each year except that the ~~H~~eritage ~~C~~ommission may assemble as required to fulfill the duties of the ~~H~~eritage ~~C~~ommission and conduct meetings in accordance with the open public meeting laws of Utah. Upon appointment of the initial ~~H~~eritage ~~C~~ommission by mayor and ~~C~~ity ~~C~~ouncil, the ~~H~~eritage ~~C~~ommission shall meet and elect one of its members as chairperson. The ~~H~~eritage ~~C~~ommission shall then provide for the rules and procedures for the holding of regular and special meetings of the ~~H~~eritage ~~C~~ommission as deemed advisable and necessary.

C. The ~~H~~eritage ~~C~~ommission shall elect a chair and vice-chair from among its members yearly. The election of the chair and vice-chair will occur during the first regularly scheduled ~~H~~eritage ~~C~~ommission meeting each year.

D. Vacancies shall be filled for the unexpired term of any member whose term is vacant. Any member may be removed for cause by the appointing authority.

E. The members of the ~~H~~eritage ~~C~~ommission shall serve without compensation; however, they shall be entitled to be reimbursed for any actual expenses by them in the performance of their duties. (Ord. 2022-23 § 1: Ord. 2009-17 § 1: Ord. 2009-13 § 1: Ord. 2000-03 § 1: Ord. 97-06 § 18-4)

17.76.060: HERITAGE COMMISSION DUTIES:

The ~~H~~eritage ~~C~~ommission shall have the following duties:

A. Survey ~~a~~And Inventory Community Historic Resources: The ~~H~~eritage ~~C~~ommission shall conduct, or cause to be conducted, a survey of the historic, architectural, and archaeological resources within the city. The survey shall be compatible with the Utah Inventory of Historic Archaeological Sites. Survey and inventory documents shall be maintained and shall be open to the public. The survey shall be updated every ten (10) years.

B. Review Proposed Nominations to ~~t~~The National Register of Historic Places: The ~~H~~eritage ~~C~~ommission shall review and comment to the state historic preservation officer on all proposed national registry nominations for properties within the city's boundaries. When the ~~H~~eritage ~~C~~ommission considers a national register nomination which is normally evaluated by professionals in a specific discipline and that discipline is not represented on the ~~H~~eritage ~~C~~ommission, the ~~H~~eritage ~~C~~ommission shall seek expertise in that area before commenting on the nomination.

C. Provide Advice and Information: The ~~H~~eritage ~~C~~ommission shall:

1. Act in an advisory role to other officials and departments of government regarding the identification and protection of local historic and archaeological resources; and
2. Work toward the continuing education of citizens regarding historic preservation and community history.

D. Enforcement ~~o~~f State Historic Preservation Laws: The ~~H~~eritage ~~C~~ommission shall support the enforcement of all state laws relating to historic preservation. These include but are not limited to: Utah Code Annotated 17A-3-1301, the ~~H~~istoric ~~D~~istrict antiquities, and Utah Code Annotated 9-8-4-4 regarding the notification of the state historic preservation officer of any known proposed action that will destroy, or affect, a site, building, or object, owned by the state of Utah and included on, or eligible for, the state of national registers.

E. Act ~~a~~s Design Review Committee: Act as the ~~H~~istoric ~~D~~istrict ~~D~~esign ~~R~~eview ~~C~~ommittee with respect to new construction (excluding minor additions), exterior design proposals, demolition, or relocation, of a significant historic building, or any construction or modification of a sign within the ~~H~~istoric ~~D~~istrict. (Ord. 2022-23 § 1: Ord. 2009-17 § 1: Ord. 2000-03 § 1: Ord. 97-06 § 18-5)

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17.76.070: REVIEW AND PERMIT PROCEDURE:

A. Upon submission to the ~~P~~lanning ~~C~~ommission of a ~~C~~oncept~~s~~ket~~e~~ch ~~P~~lan for development located within the ~~H~~istoric ~~D~~istrict, the ~~P~~lanning ~~C~~ommission or designee shall inform the developer and/or owner of the ~~H~~eritage ~~C~~ommission's required submittals and review procedures. The ~~H~~eritage ~~C~~ommission shall review all development proposals submitted to the ~~P~~lanning ~~C~~ommission within the ~~H~~istoric ~~D~~istrict and report to the ~~P~~lanning ~~C~~ommission on the proposals.

B. When a request for a building permit is made to the city based upon an exterior design proposal, the heritage commission shall review, at a minimum, the exterior design of buildings, architectural treatment, landscaping, design of signs and other items related to design objectives, to determine whether proposed construction substantially complies with ~~H~~istoric ~~D~~istrict ~~D~~esign ~~G~~uidelines~~s~~tandards and make a report to the ~~P~~lanning ~~C~~ommission prior to the issuance of a building permit.

C. All exterior design proposals shall be subject to Planning Commission approval after recommendation from the Heritage Commission. No building permit shall be issued in the Historic District without this approval.

D. The Heritage Commission and City staff shall exercise continuing review of a project as it progresses from conceptual stage through construction and completion to ensure compliance with Historic District Design Guidelinesstandards and Planning Commission approvals.

E. After the denial of a permit by the Planning Commission, an applicant may request an exemption as provided in subsection F of this section or may appeal to the City Council for approval. On appeal to the City Council, its decision shall be final.

F. A property owner may be exempted from the restrictions imposed by this chapter on significant historic buildings by applying for an exemption. The application shall state the reasons why: 1) the building is no longer suitable for present purposes; and 2) why the applicant cannot earn a reasonable return from use or rental of the building if altered, reconstructed, or demolished within the limitations and guidelines adopted under this chapter. Determination of whether a building is appropriate for exclusion from the application of this chapter shall be made by the Planning Commission upon recommendation by the Heritage Commission. If an applicant desires to appeal the denial of an exemption or the Heritage Commission desires to appeal the granting of an exemption, the applicant or Heritage Commission may request consideration by the City Council, and its decision, after a public hearing, shall be final. (Ord. 2022-23 § 1: Ord. 97-06 § 18-7)

17.76.080: DEMOLITION OF SIGNIFICANT HISTORIC BUILDINGS WITHIN THE HISTORIC DISTRICT WHICH ARE NOT DESIGNATED LANDMARK SITES:

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A. When an application is made for a demolition permit affecting a significant historic building which is not a designated landmark site, the Heritage Commission and Planning Commission shall:

1. Review the condition of the building to determine the impact of the demolition ~~to on~~ the neighborhood and the technical feasibility for preserving the structure.

~~2. Inform the property owner of economic incentives available to rehabilitate historic resources.~~

~~3. Encourage the property owner not to demolish the building until an attempt can be made to locate suitable tenants to make the building economically viable or find a purchaser who is willing to acquire and rehabilitate the structure.~~

24. If new construction is proposed for the site, it should be reviewed in conjunction with review of the demolition permit application.~~Review proposed new construction within the neighborhood.~~

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35. The application shall also describe the reason for the demolition and any development proposed for the demolition site including renderings of the proposed new construction.

B. Demolition permits for significant historic buildings not designated a landmark site, shall not be ~~recommended~~approved by the ~~Heritage Commission and approved by the~~ ~~P~~lanning ~~C~~ommission until ~~both the C~~ommission ~~s~~ have had a reasonable time, not to exceed ninety (90) days ~~from receipt of completed application~~, to review the proposed new construction, and make recommendations regarding compliance with the ~~H~~istoric ~~D~~istrict ~~D~~esign ~~Guidelines~~standards. Granting of the permit shall be determined after review ~~by the Heritage Commission~~of prior to ~~Planning C~~ommission recommendations. (Ord. 2022-23 § 1: Ord. 97-06 § 18-8)

17.76.090: ADMINISTRATION:

A. The ~~P~~lanning ~~C~~ommission may, upon written recommendation of the ~~H~~eritage ~~C~~ommission, recommend to the ~~C~~ity ~~C~~ouncil, rules, regulations, and guidelines to implement and administer the purposes and intent of this chapter.

B. Until at least three (3) members of the ~~H~~eritage ~~C~~ommission are appointed, the ~~P~~lanning ~~C~~ommission shall serve as the ~~H~~eritage ~~C~~ommission. (Ord. 2022-23 § 1: Ord. 97-06 § 18-9)