



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
August 22, 2024 @ 5:30 PM

2603 Santa Clara Drive
Santa Clara, Utah 84765

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

Public Notice is hereby given that the Planning Commission of the City of Santa Clara, Washington County, Utah, will hold a Planning Commission Meeting in the City Council Chambers, 2603 Santa Clara Drive, Santa Clara, Utah, on Thursday, August 22, 2024, commencing at 5:30 PM. The meeting will be broadcasted on our City website at <https://santaclarautah.gov>.

The agenda for the meeting is as follows:

1. Call to Order

2. Opening Ceremony

A. Pledge of Allegiance: Curtis Whitehead

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. None

5. General Business

A. Planning Commission Approval

1. Temporary Use Approval for a temporary facility with a monopole, equipment cabinets, diesel generator, and security fencing in the Black Desert Resort. The property is located off Red Mountain Drive, east of the temporary nursery and adjacent to the golf course. Troy Benson, representing Verizon Wireless, applicant.

6. Discussion Items

A. Planned Development, PD Zone Process

7. Approval of Minutes

A. Request Approval of Regular Meeting minutes: August 8, 2024

8. Adjournment

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

Posted this 15th day of August 2024.

Jim McNulty, Planning Manager



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

Staff Report

Temporary Use Approval Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: August 22, 2024

Current Zone: Planned Development Residential, PDR

Property Location: Off Red Mountain Drive (east of nursery, adjacent to rock pile area)

Request: Temporary Use Permit (Black Desert Resort)

Applicant Name: Troy Benson, Verizon Wireless

Staff Planner: Jim McNulty

Planning Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Troy Benson, representing Verizon Wireless**, is requesting Temporary Use Approval for a temporary facility with a monopole in the Black Desert Resort. This request includes allowing for a temporary facility with a monopole up to one hundred feet (100') in height, with associated equipment (e.g., equipment cabinets, diesel generator, and fencing). A **project narrative** submitted by the applicant has been attached. The City recently approved a code amendment which includes Section 17.42.020(l) allowing for a temporary facility as follows:

"A temporary facility with a monopole up to one hundred feet (100') in height, installed on a 2' tall prefabricated structural steel frame foundation with concrete ballast blocks, equipment cabinets and a diesel generator, or similar technology. In no case shall the above-mentioned facility and associated equipment be located within three hundred feet (300') of a residential property that includes any dwelling unit(s). Also, such facilities must be approved as a Temporary Use under Chapter 17.24.100 to qualify for an exemption under this section of city code."

A **Location Map** has been attached showing the proposed temporary facility location. Additionally, a **Site Elevation** has been submitted showing the proposed monopole and associated equipment. Approval of the Temporary Use will allow for cell service during the upcoming PGA tour event (October 7, 2024, to October 13, 2024), and next springs LPGA event (approximately April 28, 2025, to May 4, 2025). The applicant has indicated that Verizon Wireless intends to build two (2) permanent facilities in the area (one in Santa Clara and one in Ivins City) allowing for improved service.

ISSUES OF CONCERN/PROPOSED MITIGATION

Any items of concern will be mitigated by the applicant as per the conditions of approval. City staff and legal counsel have discussed this issue during multiple meetings with the Black Desert Group and Verizon Wireless.

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission approve the proposed Temporary Use allowing for a Temporary Facility with a 100' monopole and associated equipment subject to the following conditions:

1. That the Temporary Facility be installed on the property for no longer than 12 months, with up to three (3) extensions of up to six (6) months.
2. That the Temporary Facility be installed at the location designated on the Site Plan.
3. That the Temporary Facility include a 100' monopole, equipment cabinets, diesel generator and security fencing.
4. That a building permit for the temporary structures be obtained by the applicant.
5. That the Temporary Facility be removed from the site after the Temporary Use has expired.



UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: TROY B

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

PARCEL INFO:
NUMBER - SC-6-2-9-440
OWNER - ENLAW LLC
CONTACT: JOHN COOLBAUGH @ 203.343.2808

SITE ADDRESS:
BLACK DESERT RESORT
SANTA CLARA, UTAH 84738

LATITUDE AND LONGITUDE:
N 37°09'11.66", W 113°39'04.34"

ZONING JURISDICTION:
SANTA CLARA CITY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT A LITE SITE WITH A 98' TALL MONOPOLE UPON A 20' X 20' X 2' TALL STRUCTURAL STEEL BASE WITH (2) EQUIPMENT CABINETS AND GENERATOR LOCATED UPON

TYPE OF CONSTRUCTION:
LITE SITE WITH EQUIPMENT CABINETS AND GENERATOR (NO GROUND DISTURBANCE)

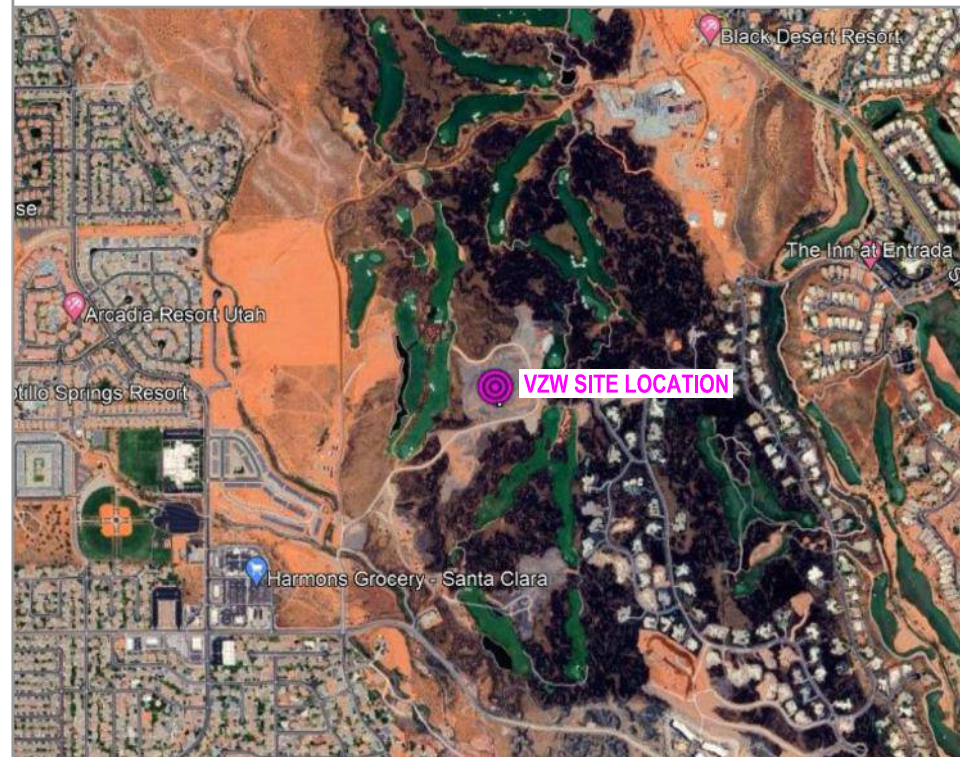
HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS
REQUIREMENTS DO NOT APPLY

POWER COMPANY:
SANTA CLARA CITY POWER (PROVIDED AND INSTALLED BY LL)

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101
CONTACT: TROY BENSON
PHONE: 801-608-7042

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 SOUTH FOR 281 MILES TO ST GEORGE EXIT #8 FOR ST GEORGE BLVD. TURN RIGHT AND GO WEST FOR 0.13 MILES TO 1000 EAST STREET. TURN RIGHT AND GO NORTH FOR 0.16 MILES TO RED HILLS PARKWAY. TURN RIGHT AND GO NORTH/WEST ON RED HILLS PARKWAY (WHICH TURNS INTO SNOW CANYON PARKWAY ONCE YOU CROSS S.R. 18) FOR 4.78 MILES TO 2000 NORTH STREET (PIONEER PARKWAY). TURN LEFT AND GO WEST FOR 2 MILES TO RED MOUNTAIN DRIVE. TURN RIGHT AND GO NORTH FOR 0.2 MILES, TAKE SLIGHT RIGHT AFTER FENCED AREA ON THE RIGHT AND CONTINUE FOLLOWING THIS DIRT ROAD TO THE SITE LOCATION WHICH IS LOCATED ON TOP OF THE ROCK HILL.

UTAH CODE COMPLIANCE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF INTERNATIONAL BUILDING CODE (2021 IBC) AND NATIONAL ELECTRIC CODE (2020 NEC), ALONG WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND MUNICIPAL BUILDING CODES, ORDINANCES, RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION OF THIS PROJECT, SHALL APPLY THROUGHOUT. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

DRAWING INDEX

[illegible]

UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG



0	08.14.2024	PROPOSAL DWGS
REV	DATE	DESCRIPTION

UT4 - BLACKROCK TEMP
SEC 9, T42S, R16W
BLACK DESERT RESORT
SANTA CLARA, UTAH 84738
-- TEMPORARY SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER

T100

EXISTING WATER
VZW RRH
EXISTING STORM DRAIN
VZW HYBRID/OP
EXISTING SEWER
VZW ANTENNAS
EXISTING TELCO/FIBER
VZW FIBER INSTALL
EXISTING POWER
VZW POWER INSTALL
EXISTING FENCING
VZW UTILITY EASEMENT
EXISTING RIGHT-OF-WAY LINE
VZW ACCESS/UTILITY EASEMENT
EXISTING PARCEL LINE
VZW LEASE AREA

KEYED NOTES

- 1 VZW WILL INSTALL A 20' X 20' PRE-FABRICATED STRUCTURAL STEEL FRAME FOUNDATION (CDMI LS20) WITH CONCRETE BALLAST BLOCKS PLACED WITHIN AND UPON (SEE TOWER DRAWINGS FOR WEIGHT REQUIRED), THE STRUCTURAL STEEL FRAME FOUNDATION IS 2'-0" TALL.
- 2 VZW WILL INSTALL AN 98'-0" TALL MONOPOLE UPON THE STRUCTURAL STEEL FRAME FOUNDATION TO BRING THE OVERALL HEIGHT TO 100'-0" ABOVE GROUND LEVEL.
- 3 VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-6"t) UPON A 3-BAY PLINTH (12" CABINET SPACING), THE CABINETS AND PLINTH ARE TO BE SECURED TO THE CONCRETE BALLAST BLOCKS PER VZW, SEE C300/2 NOTE #3, WITH A PERFECT VISION PV-W C0812-B 8' X 12' 4-POST WEATHER CANOPY OVER THEIR EQUIPMENT CABINETS WHICH IS TO BE ANCHORED TO THE CONCRETE BALLAST BLOCKS USING (4) 5/8" A307 MINIMUM THREADED ROD ANCHORS PER SUPPORT POST, 6" EMBEDMENT (MIN), SET WITH HILTI HIT-HY 200 EPOXY, PER ACI 318-14 SECTION 17.1.2, ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF INSTALLATION.
- 4 VZW SD030 30KW EXTERNAL DIESEL GENERATOR (7'-3"t) WITH A LEVEL 2 SOUND ENCLOSURE TO BE INSTALLED UPON THE TOWER BALLAST BLOCKS AND ANCHORED TO THEM USING A MINIMUM OF (4) 1/2" RED HEAD TRUBOLT WEDGE ANCHORS, 3-3/8" EFFECTIVE EMBEDMENT, IN MANUFACTURER PROVIDED HOLE LOCATIONS. THE GENERATOR WILL NEED TO BE CENTERED ON THE BALLAST BLOCK SHOWN. THE VZW CONTRACTOR WILL NEED TO RUN A 3/4" AND 2" CONDUIT FROM THE ILC CABINET TO THE GENERATOR FOR ALARMS AND POWER, SEE E201/1.
- 5 VZW WILL INSTALL (2) 8' TALL ANTENNAS PER SECTOR ALONG WITH (1) 2'-8" TALL ANTENNA (AIR6419) PER SECTOR (9 TOTAL ANTENNAS) UPON THE ANTENNA MOUNTS AT A 96' CENTERLINE. THE 8' TALL ANTENNAS WILL BE INSTALLED SIDE-BY-SIDE, AND ALL ANTENNAS WILL BE ALIGNED TO 30°-150°-270°, REFER TO THE RFDS FOR DOWNTILTS AND ADDITIONAL INFORMATION. THE CONTRACTOR WILL NEED TO INSTALL THE FOLLOWING ANTENNA MOUNTS FROM SITEPRO; (1) LWRM TRI-SECTOR RING MOUNT WITH (3) SV197-18 1'-6" LONG SUPPORT ARMS, (3) SP216-12-NS SECTOR FRAMES CUT DOWN TO 4'-0" LONG, AND (6) SP219-96 8'-0" TALL ANTENNA MOUNTING PIPES WITH SADDLE BRACKETS SPACED AT 3'-0" O.C. WITH (6) SETS OF SITEPRO RRUDSM DUAL SWIVEL MOUNTS FOR MOUNTING THE RRH'S TO THE BACK SIDE OF THE ANTENNA MOUNTING PIPES. THE CONTRACTOR WILL ALSO BE REQUIRED TO INSTALL (6) RRH'S, (3) RAYCAP RVZDC-6627-PF-48 12-POSITION OVP BOXES ABOVE THE ANTENNA MOUNTS, AND (3) RUNS OF 6x12 LOW INDUCTANCE HYBRIFLEX CABLE FROM THE OVP BOXES AT THE EQUIPMENT TO THE OVP BOXES AT THE ANTENNAS.
- 6 VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

TOP OF LIGHTNING ROD AND OVERALL HEIGHT IS 106'-0"

TOP OF MONOPOLE AND ANTENNAS IS 100'-0" A.G.L.

CENTERLINE OF VZW ANTENNAS IS 96'-0" A.G.L.

TOP OF STRUCTURAL STEEL PLATFORM THAT THE TOWER SITS UPON = 2'-0" A.G.L.

GROUND ELEVATION AT THE CENTER OF THE TOWER LOCATION = 0'-0" A.G.L.

(E) DIRT ACCESS ROAD

(N) 35' X 35' COMPOUND TO BE PREPARED BY THE LL WITH POWER AND FIBER AVAILABLE INSIDE

(N) 6' TALL FENCING WITH BARBED WIRE AND (2) 6' WIDE ACCESS GATES TO BE INSTALLED BY THE LL

verizon

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: TROY B

0	08.14.2024	PROPOSAL DWGS
REV	DATE	DESCRIPTION

UT4 - BLACKROCK TEMP
SEC 9, T42S, R16W
BLACK DESERT RESORT
SANTA CLARA, UTAH 84738
-- TEMPORARY SITE --

SHEET TITLE
SITE ELEVATION

SHEET NUMBER

C200

**UT4 Black Rock PGA – Lite Site
Project Narrative**

Santa Clara City Planning,

Verizon Wireless is proposing to construct a wireless telecommunication facility near the golf course at Black Desert Resort, on parcel SC-6-2-9-440. The proposed facility will include a 20' x 20' pre-fabricated structural steel frame foundation, with concrete ballast blocks placed within and upon the 2' tall structural steel frame foundation. Verizon will install a 98' tall monopole upon the structural steel frame foundation to bring the overall height to 100' above ground level. (2) 7'-6" tall equipment cabinets and a 7'-3" tall diesel generator will also be placed on the concrete ballast blocks. The equipment cabinets will be covered by a metal canopy. (2) 8' tall antennas per sector, along with (1) 2'-8" tall antenna per sector (9 total antennas) will be attached to the tower at a 96' centerline. (6) remote radio heads and (3) overvoltage protection boxes will also be attached to the tower. A 6' tall lightning rod will be attached to the top of the tower. The dimensions of the site area will be 35' x 35' and the site will be surrounded by a 6' tall chain-link fence with barbed wire.

The lite site is needed to provide wireless service to the large crowd that is anticipated for the PGA golf tournament that will be held during October. After the golf tournament, Verizon is looking for the site to remain in place until they have a permanent site solution to provide service to the area.

If there are any questions regarding this project please don't hesitate to reach out to me.

Best,

Troy Benson

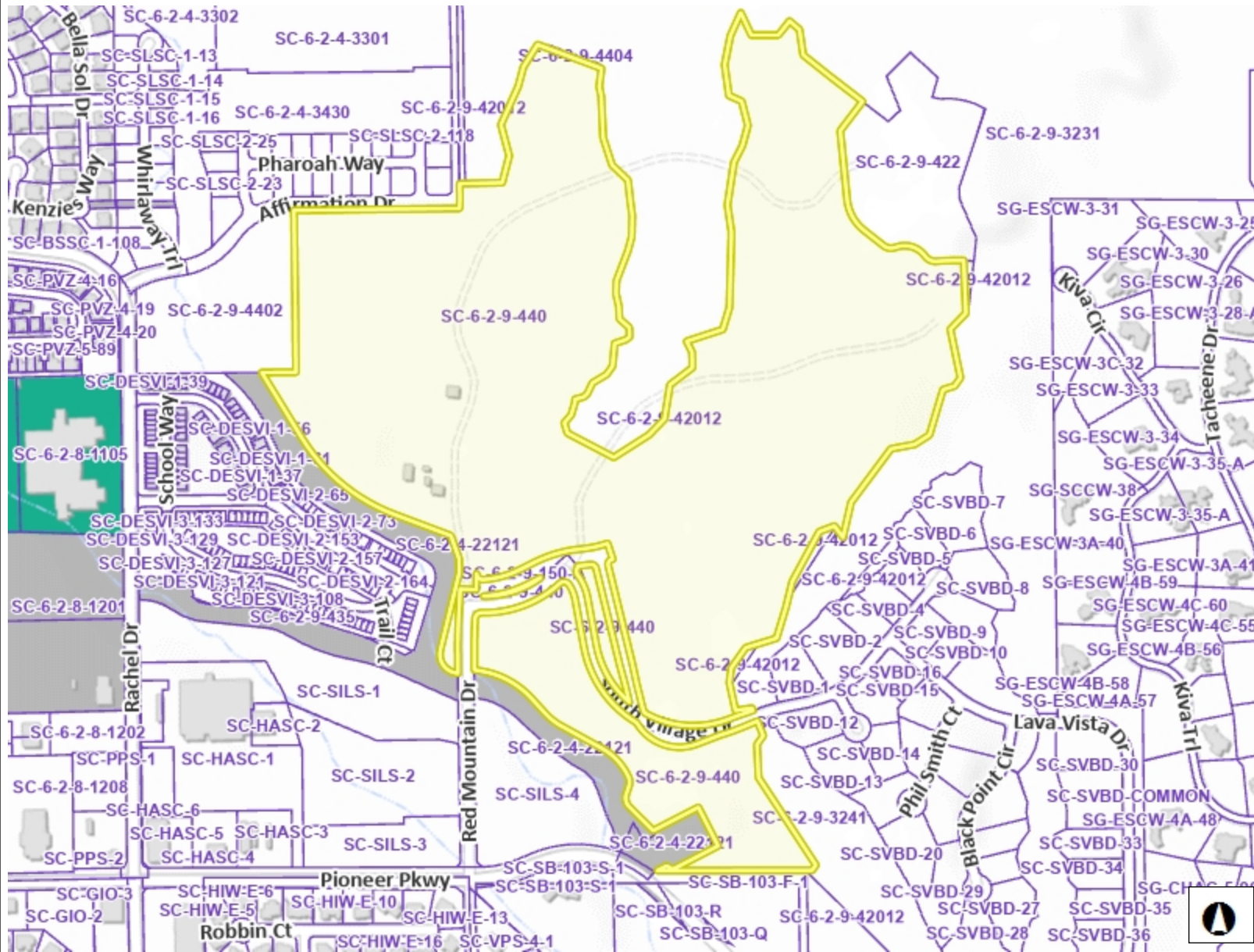
Technology Associates EC INC.

Project Manager | troy.benson@taec.net | 801-608-7042

136 South Main Street, Suite 400 | Salt Lake City | UT 84101



Black Desert Resort



Legend

- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

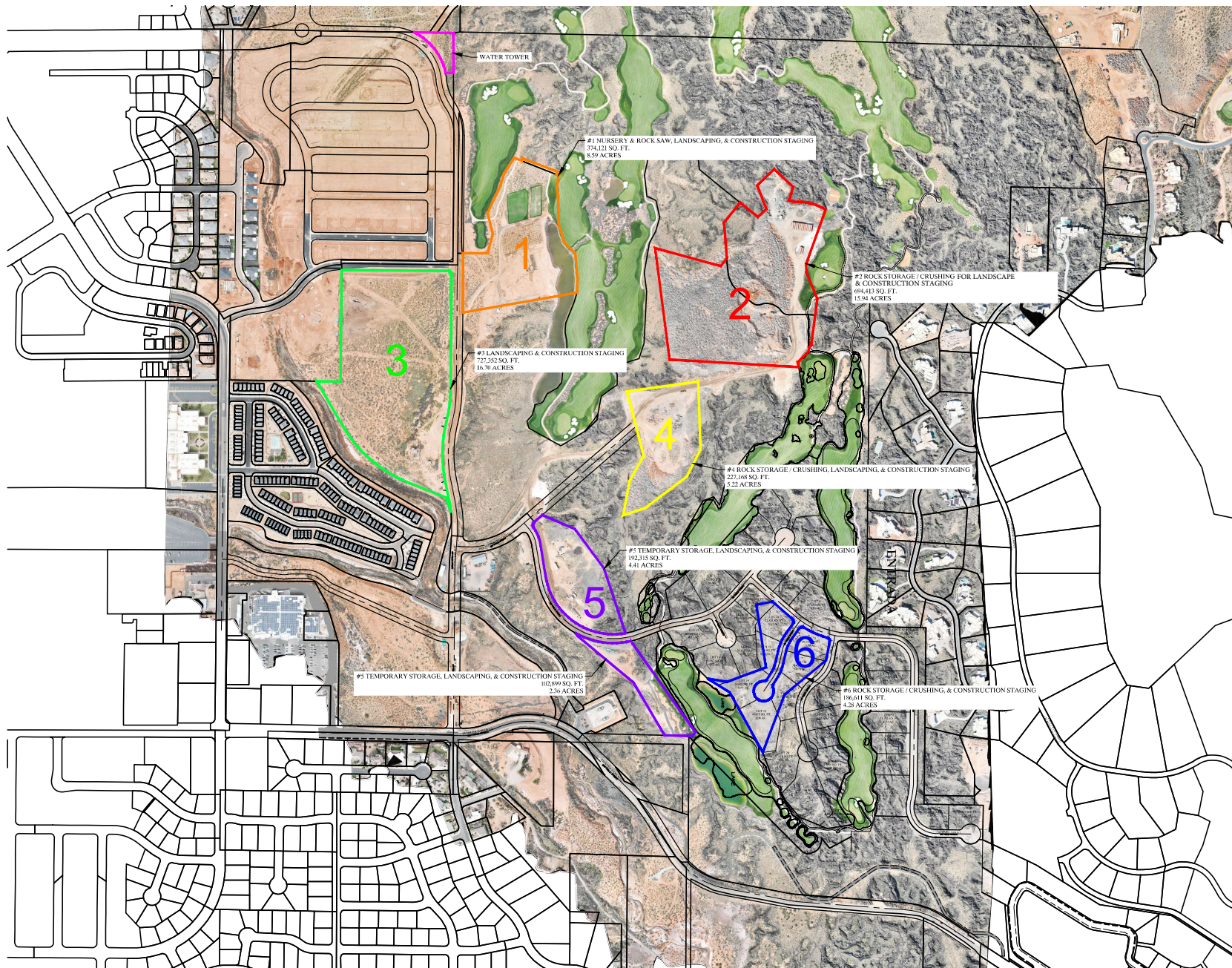
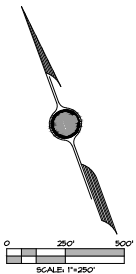
Notes

Parcel #SC-6-2-9-440

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



DATE	4/2/24
JOB NO.	4828-22-039
DESIGNED BY	JHE
CHECKED BY	JHE
DWG. AREA MAP	3/25/24
DATE	
BY	
DATE	
BY	

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

303 Sage Riverside Drive, Suite A-12
St. George, Utah 84790
Ph: (435) 674-4444 Fax: (435) 674-4447
www.rosengroup.com

AREA MAP
FOR
BLACK DESERT DEVELOPMENT
SANTA CLARA
UTAH

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, August 8, 2024**

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

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

Absent: Mark Weston

1. Call to Order.

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

2. Opening Ceremony.

A. Pledge of Allegiance: Koni Hunter.

3. Conflicts and Disclosures.

There were no conflicts or disclosures.

4. Working Agenda.

1. Public Hearing.

- i. Consider a Proposed PDC Zone Amendment, Site Plan, and Conditional Use Application for the Undeveloped Property located South of Lamv's Restaurant, and Southeast of the Dialysis Center (currently under construction), with Frontage off Lava Flow Drive. The Applicant, Austin Anderson, Proposes to Develop the Site to Include Twelve (12) Mancave Units (each approximately 1,000 square feet in size) for Individuals to Purchase and Store Vehicles, Motorcycles/ATVs, Boats, RVs, and other items. The Subject Property is 1.07 Acres in Size and Part of the Lofts Commercial Subdivision.'**

Planning and Economic Development Manager, Jim McNulty, presented the Staff Report and

noted that the parcel is currently in the Planned Development Commercial ("PDC") zone. Santa Clara Ordinance Chapter 17.68 requires a zoning amendment to the Planned Development Commercial ("PDC") Zone and approval of the site-specific plan. A public hearing is also required. The parcel is Lot 2 of the Lofts Commercial Subdivision and has frontage on Lava Flow Drive. Major cross streets are Warrior Way and Santa Clara Drive. There will be two points of ingress and egress from Lava Flow Drive. One is shared access with Lammy's and the dialysis center, and the second is primarily for this project. The private driveway will be 26 feet wide. There will be 12 mancave/hobby/self-storage units, each approximately 1,000 square feet. The front setback will be at least 20 feet and side yard setbacks will be 10 feet from the property line or between buildings, which is similar to the residential code. The rear yard setback is also 10 feet.

Regarding design and materials, they are proposing a medium brown or beige stucco, rustic red stone veneer, metal awnings and window treatments, cable supports, garage doors with windows, and dark gray concrete tile roofs. Because it is in the PD zone, the same materials are required on all four sides if they are visible from the road, so brick and stucco materials are required along Lava Flow Drive. They will also be required to extend the five-foot sidewalk and install a 10-foot planter strip. There will be a six-foot solid fence with three-foot wrought iron, which is the same fence that is installed across the street at Heritage Point Townhomes. The proposed building height is 25.5 feet, which is lower than the maximum residential height of 30 to 35 feet.

Regarding landscaping, there will be drought-tolerant trees and bushes, as well as fencing as required by Code. They will also be required to meet the Water Efficient Landscaping and Conservation Standards. Lighting will be wall packs on the building rather than light poles.

City Code requires two parking spaces per unit, one covered and one uncovered. The project proposes four spaces per unit, two uncovered in each driveway and two covered in each garage, as well as six guest parking spaces.

The applicant will need to apply for and obtain a will-serve letter from the Water Conservancy District. A dust control plan will also be required prior to obtaining a building permit.

The applicant was required to submit a Conditional Use Application in conjunction with the Zoning Amendment and Site Plan request. Mr. McNulty reviewed the relevant sections of City Code Chapter 17.40.055:

- D. Aesthetics: Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone.** Section 17.68.04C(5), Building Design, requires that all sides of a commercial building visible from any public street or adjacent residential zone shall include a combination of materials to match the front of a building. In this case, the applicant proposed a stucco facade with brick wainscot and metal awnings on visible sides of each building.
- F. Traffic: Traffic increases due to the conditional use shall not cause the street or nearby intersection to fall more than one grade from the existing level of service grade or fall below a level of service "C".** The applicant proposed two access points along

Lava Flow Drive. City Staff believed that the proposed use is much less impactful to daily traffic counts than some adjacent retail uses or single-family homes in the area.

G. Height:

- 1. A building's height and scale shall fit into the overall context of the surrounding area.** The proposed building height for each building is 25.5 feet, which is allowed in the PDC Zone. The maximum building height allowed in the PDC Zone is 35 feet.
- 2. Photo simulations may be required by City Staff or the Planning Commission showing all sides of the building and showing how the building fits into the surrounding area, including its relationship to nearby ridges, hills, and buildings.** The applicant submitted building elevations for all four sides of the building. The proposed building design and exterior materials will fit in nicely with the surrounding property uses.

The subject property is designated Main Street Commercial ("MSC") in the General Plan.

Per Utah Code Section 10-9a-205 requirements, the property was posted and notices were sent to all property owners within 300 feet of the subject property. One email response was received from a resident who had concerns about the look and use of the property. City Staff determined that all State Code requirements had been met and recommended that the Planning Commission consider forwarding a positive recommendation to the City Council for a PDC Zone Amendment and Site Plan review, subject to the conditions outlined in the Staff Report. Staff also recommended that the Planning Commission grant Conditional Use approval for the man cave/hobby/self-storage units subject to the conditions and findings outlined in the Staff Report.

The applicant, Austin Anderson, stated that the project was presented to the Technical Review Committee twice. It originally had a more industrial style, but Staff felt like the look needed to be softened. It was redesigned with the submitted elevations, which they believe is a better fit for the area. The building materials complement those of the neighboring dialysis centers and townhomes.

Commissioner Harris asked if the units would be individually platted for sale. Mr. Anderson confirmed that they would be sold individually and there would be an HOA for water and landscaping. City ordinance prohibits living in the units.

Chair Blake noted that the colors on the materials board differed from the renderings. Mr. McNulty stated that if the project is approved, the applicant will be required to submit a subdivision plat, at which point more specific conditions can be applied.

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

Commissioner Whitehead asked for confirmation on the distance between the access to this subdivision and the Split Rock access on Lava Flow Drive. Mr. McNulty stated that the subject property has two building lots with preliminary plat approval. The property across the street is

zoned R-1-10 (south side of Arrowhead Trail). The north side of Arrowhead Trail is zoned R-1-6. This property will be a transition between the industrial area and the dialysis center. There will be at least one driveway on Lot 7 (proposed R-1-6 subdivision) that is accessed via Lava Flow Drive, but he could not confirm the distance to the Split Rock access.

Mr. McNulty noted that the PDC zone amendment requires a public hearing for the property as well as a specific Site Plan. If the application is approved and the property owner later decides not to build the specifically approved Site Plan, a new plan will have to go back through the public hearing process. Chair Blake indicated that the email received in opposition to the proposed use was regarding aesthetics. He noted that the lots are double-fronting with room for vegetation, and it will eventually be somewhat blocked by trees.

Commissioner Hunter stated that she drives by daily, but on closer inspection she realized that it won't be as visible as she previously thought once the trees mature. Mr. McNulty indicated that Staff was concerned about the original design because it looked too industrial, but the new design is more transitional and will blend in with both the single-family home neighborhood and the dialysis center. The colors and materials match those of the Heritage Pointe Townhomes across the street. Mr. Anderson stated that the fence and plantings will also be similar. Mr. McNulty added that it will be nice to have the full five-foot sidewalk for walkability and pedestrian movement. The 10-foot landscaping strip will provide a buffer as well.

Commissioner Hunter stated that Santa Clara has limited commercial space, and she has spoken with residents who have indicated that they would prefer to see more restaurants. Mr. McNulty stated that Country Lane Commons, where the Orange Peel is located, is a 4,000-square-foot building. One space will be for office use, but the other space has been specifically designed to be a 1,500-square-foot restaurant. The developer cannot find a tenant for the space. Mr. McNulty further stated that he did not believe a restaurant or retail would do well on this site. He added that there is room near Harmon's for more retail and commercial, and Silverado hopes to sell that land to a commercial developer.

- ii. **Consider a Proposed Property Rezoning and Amended Site Plan for the property located at 3063 Santa Clara Drive (Parcel #SC-136-B, described as 0.23 acres). The Applicant, Brian McMullin, Proposes to Rezone the Property from the Historic District Overlay Zone to the Historic District Mixed Use, HD/MU Zone to Allow for a Commercial/Retail Use of the Property to Allow for a Children's Clothing Store.**

Mr. McNulty presented the Staff Report and indicated that the property is in the R-1-10 Historic District Overlay Zone, where other homes have been rezoned to Historic District Mixed Use to allow for commercial uses. The City Council adopted the updated Historic District Design Guidelines in May of 2024, and this is the first project that has gone through the review process since their adoption. The applicants appeared before the Heritage Commission on June 20, 2024, and July 18, 2024. On July 18, 2024, the Heritage Commission approved the building design.

The property is on the corner of Chapel Street and Santa Clara Drive. The existing home is circa 1930 and is approximately 1,750 square feet, and the applicant proposes approximately 1,200 square feet to be used for business purposes. The applicants intend to remodel both the interior and exterior of the home.

City Code Chapter 17.74, Historic District Mixed Use, requires review of the layout, building design, materials, landscaping, lighting, fencing, signage, parking, etc. City Staff identified the following items that needed to be addressed:

1. **Site Plan Layout:** Vehicle access to the site will be via a private drive off Chapel Street. There will be a total of five parking spaces. The footprint of the building will remain as-is. Landscaping will be redone along Santa Clara Drive and Chapel Street, and an ADA ramp will be installed along the east side of the building.

Mr. McNulty noted that the accessory dwelling unit (“ADU”) shown on the Site Plan was planned for a later date and was not part of the application. That structure will require a separate approval process involving the Heritage Commission, Planning Commission, and City Council. Mr. McNulty reviewed the proposed design and noted that the home was originally constructed as a Period Cottage. The applicant intends to embrace the Craftsman style to include horizontal Hardiboard siding, new Dutch-style doors, new windows and trim, pillars, and a covered canvas awning with company branding and colors. The Heritage Commission approved usage of the company-specific shade of orange on the striped canvas awning.

The Planning Commission reviewed the proposed materials and colors. Mr. McNulty noted that the entry doors would be the Dutch style with windows. The trim will be cream, and the Hardiboard panels will be grey. There will be pedestrian-level bollard lighting, as well as historically appropriate light fixtures on the building. There will be a white picket fence on a portion of the property that will match the fencing at the Relief Society building. The property will exceed the required four parking spaces by one space, for a total of five. The applicant is still working on project signage, which must be reviewed and approved by the Heritage Commission. Mechanical equipment, two trashcans, and recycling bin will be at the rear of the building and screened from view by a solid fence. They plan to install a Sycamore tree, which will be coordinated with the Parks Department.

Per Utah State Code Section 10-9a-205, the property was posted, and notices were sent to property owners within 300 feet of the subject property. One response was received indicating a concern about the proposed ADU or potential future short-term rental, which was not part of the application. The proposal meets General Plan requirements for Neighborhood Commercial Land Use. City Staff determined that all State Code requirements had been met and recommended that the Planning Commission forward a positive recommendation to the City Council subject to the findings and conditions outlined in the Staff Report.

Mr. McNulty noted that a similar application will be submitted for review within the next month or two, and several people have expressed interest in converting existing homes in the Historic District to small retail businesses.

Applicant, Brian McMullin, indicated that the picket fence will be wood, not vinyl. He stated that the Heritage Commission was very helpful in fine-tuning their vision for the structure. They changed the display window and retained other windows per the Heritage Commission's recommendations. Commissioner Harris asked if there is an existing structure that will be removed to make room for parking. Mr. McMullin confirmed that the current carport will be removed, as well as a small storage area. He stated that their intention is to be open for the holidays. They are considering adding an ADU at a later time, but they have no current plans to move forward with that structure.

Chair Blake opened the public hearing.

Robert Austin gave his address as 1430 Santa Clara View Drive and stated that he owns the properties to the south of the subject property. He was concerned about damage to the fence on his property from cars backing out of the parking spaces and asked if curb and gutter would be required along the fence line. Mr. McNulty indicated that curb and gutter will be installed in that area as shown on the Site Plan. Mr. Austin stated that he was excited about the business and believed it would be a great fit for the area.

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

Commissioner Hunter complimented the applicants on the design and stated that she believes it will be a beautiful addition to the Historic District.

iii. **Consider a Proposed Code Amendment to Section 17.42.020, Telecommunications Facilities Definitions. This Includes a New Definition for an Exempt Telecommunications Facility.**

Mr. McNulty presented the Staff Report and indicated that the amendment had been discussed between City staff, Mayor Rosenberg, and legal counsel. Adding a definition to Section 17.42.020 of the Telecommunications Facility Ordinance. The proposed amendment to Section 17.42.020 would allow Verizon Wireless or another cell provider to go through the Temporary Use Permit process as outlined in Chapter 17.24.100 to request a one-year approval for a temporary facility, with the ability to apply for up to three six-month extensions for a maximum of 18 additional months. The Temporary Use process includes review and approval by the Planning Commission.

The Black Desert Group asked the City to consider this request to allow for cell service during the upcoming PGA Tour event on October 7-13, 2024, and LPGA event on April 28-May 4, 2025, until permanent facilities are approved and constructed. They indicated that one permanent cell site will be built in Santa Clara and one in Ivins City to accommodate the Black Desert Resort.

Utah State Code Section 10-9a-205 includes requirements for Land Use Ordinance amendments. To amend an Ordinance, at least one public hearing is required, as well as a 10-day notice of the hearing. City Staff determined that all State Code requirements were met for this application.

The amendment would add the following to the definitions for a Telecommunication Facility:

- I. A temporary facility with a monopole up to 100 feet in height, installed on a two-foot-tall prefabricated structural steel frame foundation with concrete ballast blocks, equipment cabinets, and a diesel generator or similar technology. In no case shall the above-mentioned facility and associated equipment be located within 300 feet of a residential property that includes any dwelling units. Also, such facilities must be approved as a Temporary Use under Chapter 17.24.100 to qualify for an exemption under this section of the City Code.

Both the Black Desert Group and Verizon asked the City to add the above language to its Telecommunication Ordinance in order to provide service during PGA events. City staff recommended that the Planning Commission forward a recommendation of approval to the City Council. Commissioner Whitehead asked if a general location had been provided and if that location would need to come back before the Commission for the Conditional Use. Mr. McNulty stated that it will come back before the Commission for a Special Use Permit. The temporary facility would be located behind the Lava Rock Mountain.

City Attorney, Matt Ence, stated that it will come back for approval in the same way the temporary golf maintenance building was approved, under the Temporary Facility section of the City Ordinance. He indicated that it is being approached in this manner due to time constraints. The current process for a telecommunication facility takes approximately six months. Staff felt comfortable allowing the exception because it is isolated from residences, and the 300-foot limitation was added to ensure this.

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

In response to a question, Mr. McNulty confirmed the amendment is for the temporary facility. The future permanent facility in Santa Clara will likely be located in or near Gubler Park. Mr. Ence stated that the temporary facilities will be powered by diesel generators that will only run when necessary. Mr. McNulty added that the specifics will be reviewed when the Special Use Permit application is submitted.

5. General Business.

A. Recommendation to City Council.

- i. **Recommendation to the City Council for a Proposed PDC Zone Amendment and Site Plan for the Undeveloped Property located South of Lamy's Restaurant, and Southeast of the Dialysis Center (currently under construction), with Frontage off Lava Flow Drive. The Applicant, Austin Anderson, Proposes to Develop the Site to Include Twelve (12) Mancave Units (each approximately 1,000 square feet in size) for Individuals to Purchase and Store Vehicles, Motorcycles/ATVs, Boats, RVs, and Other Items. The Subject Property is 1.07 Acres in Size and Part of the Lofts Commercial Subdivision.**

Commissioner Whitehead moved to recommend that the City Council APPROVE the Proposed PDC Zone Amendment and Site Plan for Lot 2 of the Lofts Commercial Subdivision, subject to the following:

Conditions of Approval:

- 1. The applicant shall be required to comply with the recommendations from all City reviewing departments.**
- 2. The applicant shall be required to install site improvements which meet City standards.**
- 3. The project shall be built according to the approved Site Plan. This includes but is not limited to, all items listed in the Staff Report.**
- 4. The building design and materials shall include a medium brown/beige stucco color, a stone veneer (rustic red brick) facade, with metal awnings, window treatments (bronze), cable supports, garage doors, and a dark grey concrete tile roof. The building construction includes a stick frame with a wood truss ceiling. That the building height be allowed at 25 feet, 6 inches as per the plans. All mechanical equipment be located on the ground with appropriate screening if not located inside each unit.**
- 5. The final landscape and irrigation plans are required to comply with Ordinance 24-02 (Water Efficient Landscaping and Conservation Standards). That the street frontage along Lava Flow Drive be landscaped as per City Code requirements. That the total landscaped area be approved at approximately 34% of the site.**
- 6. All building lighting uses indirect, hooded light sources, and is shielded and directed downward to avoid light spill.**
- 7. 45 parking spaces (24 covered, 21 uncovered) shall be provided for the project. This includes two (2) covered parking spaces per unit, with one (1) uncovered space per unit, and nine (9) spaces within the interior of the project.**
- 8. Project fencing shall be allowed along Lava Flow Drive and around each unit/building for privacy. This includes a 6-foot fence that is half CMU and half wrought iron.**
- 9. Individual garbage/recycling services shall be allowed for this project. All containers associated with these services be stored indoors.**
- 10. Any future project signage shall be required to comply with the Sign Code and come back to the Planning Commission for approval as per the PDC Zone.**

11. The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District ("WCWCD") prior to obtaining a building permit.
12. The applicant shall submit a Dust Control Plan for the site prior to obtaining a building permit.

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

Commissioner Harris moved to APPROVE the Conditional Use Permit for Lot 2 of the Lofts Commercial Subdivision contingent on the City Council's approval of the proposed PDC Zone Amendment and Site Plan, and subject to the following:

Conditions of Approval:

1. That the applicant be required to comply with the Aesthetics, Traffic, and Height requirements identified in the staff report as per Chapter 17.40.055.
2. That the Conditional Use Permit be reviewed upon legitimate complaint.

Findings:

1. The use will not be detrimental to the health, safety, welfare, or aesthetics, or detrimental to property or improvements in the area.
2. The proposed use complies with the regulations of Chapter 17.40.055.
3. The proposed use is in harmony with the intent and purpose of the General Plan.

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

- ii. Recommendation to the City Council for a Proposed Property Rezoning and Amended Site Plan for the Property located at 3063 Santa Clara Drive (Parcel #SC-136-B, described as 0.23 acres). The Applicant, Brian McMullin, Proposes to Rezone the Property from the Historic District Overlay Zone to the Historic District Mixed Use, HD/MU Zone to Allow for a Commercial/Retail Use of the Property to Allow for a Children's Clothing Store.

Commissioner Whitehead moved to recommend that the City Council APPROVE the Proposed Property Rezoning and Amended Site Plan for the Property located at 3063 Santa Clara Drive (Parcel #SC-136-B), subject to the following:

Conditions of Approval:

- 1. The applicant shall be required to comply with the recommendations from all City reviewing departments.**
- 2. The applicant shall be required to install site improvements which meet City standards.**
- 3. The project shall be built according to the approved Site Plan. This includes but is not limited to, all items listed in the Staff Report.**
- 4. The “Craftsman Style” building design shall be allowed as approved by the Heritage Commission.**
- 5. The exterior revisions, building materials, and colors, as approved by the Heritage Commission, shall be allowed.**
- 6. A minimum of four parking spaces (including one required ADA space) be provided for the site as per Chapter 17.32 of the City Code and the Historic District Design Guidelines.**
- 7. The final landscape plan shall be required to comply with City Ordinance #24-02 (Water Efficient Landscaping & Conservation Standards). That a Sycamore Tree be required along the Santa Clara Drive property frontage as per the Landscape Plan. The applicant is required to coordinate Sycamore Tree placement with the City Parks Director as per the Historic District Design Guidelines.**
- 8. Outdoor lighting shall not visually dominate the site or intrude on adjacent property. All lighting shall be shielded and directed downward. The fixture design shall comply with the Historic District Design Guidelines and Heritage Commission approval.**
- 9. A 3-foot white picket fence shall be allowed along the west half of Santa Clara Drive as indicated on the Site Plan.**
- 10. All project signage complies with Chapter 17.45 of City Code. That the future signage be reviewed and approved by the Heritage Commission as per the Historic District Design Guidelines.**
- 11. The HVAC system and garbage collection shall be located behind the building adjacent to the parking lot. That this area be screened with a 4' wood fence.**
- 12. The applicant shall be required to work with the Building Official to be compliant with all Building Code requirements.**

Findings:

1. That the Rezoning is compliant with the Santa Clara City General Plan, Mixed-Use Land Uses (Neighborhood Center).
2. That other properties in the immediate vicinity (north and west) of the site are zoned Historic District Overlay/Mixed Use.

Commissioner Walton seconded the motion. The motion passed with the unanimous approval of the Commission.

- iii. **Recommendation to the City Council for a Proposed Code Amendment to Section 17.42.020, Telecommunications Facilities Definitions. This Includes a New Definition for an Exempt Telecommunication Facility.**

Commissioner Harris moved to recommend that the City Council APPROVE the Code Amendment to Section 17.42.020, Telecommunications Facilities Definitions. Commissioner Whitehead seconded the motion. The motion passed with the unanimous approval of the Commission.

6. Discussion Items.

Mr. McNulty noted that the next Planning Commission meeting would be held on August 22, 2024. There will be only one meeting in September (2nd Thursday of month). Mr. Ence stated that the Code Amendment would be presented to the City Council for approval the following week, so the Special Use Permit application for the cell site may be presented to the Commission at their next meeting, or meeting in September (2nd Thursday of month).

7. Approval of Minutes.

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

Commissioner Harris moved to approve the minutes of the July 11, 2024, Santa Clara Planning Commission Regular Meeting, as submitted. Commissioner Walton seconded the motion. The motion passed with the unanimous consent of the Commission.

8. Adjournment

The Planning Commission Meeting adjourned at 6:39 PM.

Jim McNulty
Planning Manager

Approved: _____

DRAFT