

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, August 22, 2024**

Present: Logan Blake, Chair
Shelly Harris
Koni Hunter
Kristen Walton (via Zoom)
Curtis Whitehead

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

Absent: Mark Weston

Other: Daniel Thurgood, Verizon
Troy Benson, Verizon (via Zoom)

1. Call to Order.

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

2. Opening Ceremony.

A. Pledge of Allegiance: Curtis Whitehead.

3. Conflicts and Disclosures.

i. None

4. Working Agenda.

A. Public Hearing.

i. None.

5. **General Business.**

A. **Planning Commission Approval.**

- i. **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.**

Planning and Economic Development Manager, Jim McNulty presented the Staff Report and stated that the applicant, Troy Benson, representing Verizon Wireless, is requesting Temporary Use Approval in the Black Desert Resort for a monopole up to 100 feet in height, with associated equipment such as equipment cabinets, diesel generator, and fencing. Mr. McNulty stated that the City recently approved a code amendment which includes Section 17.42.020(I) 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.”

Mr. McNulty noted that approval of the Temporary Use would allow for cell service during the upcoming PGA tour event, taking place October 7, 2024, to October 13, 2024, and next spring’s LPGA event, taking place from approximately April 28, 2025, to May 4, 2025. Mr. Benson indicated that Verizon Wireless intends to build two permanent facilities in the area -- one in Santa Clara and one in Ivins City -- allowing for improved service.

Mr. McNulty reported that City staff recommends the Planning Commission approve the proposed Temporary Use allowing for a Temporary Facility with a 100-foot monopole and associated equipment, subject to five conditions.

Commissioner Whitehead asked about the radius of the proposed cellphone tower. Verizon representative, Daniel Thurgood, stated that the purpose of this site is to be a capacity site to handle all the traffic on the golf course during the tournament. He explained that due to its location, the radius should be southwest to Harmons, north to the resort, and hopefully to the homes across the street from the Parkway.

Chair Blake asked about the timeline, and whether Mr. Thurgood anticipated it would take the full 2.5 years. Mr. Thurgood did not think it would be that long. He stated that Verizon’s goal is to get the two permanent sites constructed. The site at City Park is scheduled for a 2025 buildout and should move relatively quickly because the majority of the infrastructure is already in place. The

other site would potentially be located at the resort as a rooftop installation. Mr. Thurgood noted that the temporary facility would be used all year long, not solely during the PGA events.

Mr. McNulty reported that the City would be working with Verizon to get the permanent sites installed. The City would like to see the temporary site down in 12 months. Mr. Thurgood confirmed that Verizon is in agreement with that timeline and is working toward building those permanent facilities.

Commissioner Whitehead moved that the Planning Commission APPROVE the temporary facility for the Verizon monopole tower on the Black Desert Resort, 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.**

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

6. Discussion Items.

A. Planned Development, PD Zone Process.

Mr. McNulty said that due to questions at the Planning Commission meeting two weeks earlier about the Planned Development process and the PD Zone process, he wanted to clarify the process based on the City's Development Code 17.68.030: Planned Development Process. He noted that Item A under 17.68.030 of City Development Code states the following:

“A. A request for a PDR, PDC, PDO, or PDI zoning designation must include the following:

- 1. All submittals required under Chapter 17.18 for a zoning amendment;**
- 2. A project plan that meets the requirements of subsection C below; and**
- 3. A detailed landscape plan that shows landscaped areas, any areas to be preserved in their natural state, and any common open space areas.”**

Mr. McNulty reported that item #1 means that the City must handle this similarly to a rezoning, or a zoning amendment, though with some differences. It becomes a specific plan for that site and runs with that property. Mr. McNulty provided examples of Austin Anderson doing the PDC zone amendment for the dialysis center, which is now under construction, and more recently the PDC zone amendment and site plan review for the man caves project. Going through the zone amendment process is required, and that requires a public hearing. The City must send out a public hearing notice to all property owners within 300 feet of any part of the property. That can always be expanded to notify property owners within, for example, 500 feet, if the project may cause controversy. The benefit is that neighbors are notified of a potential project so that they become aware of what is being proposed.

Mr. McNulty stated that there are parts of the Code that need to be updated. For instance, in the last year, the subdivision ordinance was updated, and the Code discusses the City Council allowing for exceptions. But the City Council does not actually review preliminary plats any longer so that language needs to be updated. Legal counsel would say that the subdivision ordinance trumps what it says in the planned development ordinance, but it should still be corrected to make it clear and consistent.

Mr. McNulty added that there is currently an RFP out for the General Plan, which has generated much interest, and several consultants will be submitting proposals prior to next week's deadline. The consultant will be chosen one to two weeks after that deadline. Mr. McNulty said that through the General Plan update process, it may be decided that some of the City's zoning ordinances need to be updated, or that some new zones are needed.

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7. Approval of Minutes.

A. Request Approval of the Regular Meeting Minutes – August 8, 2024.

Commissioner Harris moved to APPROVE the minutes of the August 8, 2024, Santa Clara Planning Commission Regular Meeting, subject to the revisions listed below. Commissioner Hunter seconded the motion. The motion passed with the unanimous consent of the Commission. The revisions are as follows:

Page 4, third paragraph: “Commissioner Hunter stated that she drives by daily” should be corrected to say, “Commissioner Harris stated that she drives by daily.”

Page 6, first paragraph: “Parking” should be corrected to “parking access.”

Page 9 says “Commissioner Harris moved to APPROVE the Conditional Use Permit for Lot 2,” and it says Commissioner Harris also seconded that same motion. It should be corrected to say, “Commissioner Whitehead moved to APPROVE the Conditional Use Permit for Lot 2,” and Commissioner Harris seconded the motion.

8. Adjournment

The Planning Commission Meeting adjourned at 5:57 PM.

Jim McNulty

Jim McNulty
Planning Manager

Approved: September 12, 2024