



**NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, MAY 27, 2026
TIME: 4:00 PM**

Public Notice is hereby given that the Santa Clara City Council will hold a Work Meeting in the Santa Clara City Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah on Wednesday, May 27, 2026, commencing at 4:00 PM. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>.

1. Call to Order:

2. Working Agenda:

A. General Business:

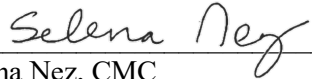
1. Discussion regarding Washington County Water Conservancy District regional water rate increase. Presented by Casey Stratton, Public Works Director.
2. Discussion regarding Traffic Study at Santa Clara Drive and Vernons Street. Presented by Brock Jacobsen, City Manager and Jerry Amundsen with Avenue Consultants.
3. Discussion regarding Commercial Zone, Chapter 17.66. Presented by Jim McNulty, Planning Director.

3. Staff Reports:

4. Adjournment:

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify the city no later than 24 hours in advance of the meeting by calling 435-673-6712. In accordance with State Statute and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 21st day of May 2026 at the Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at <http://santaclarautah.gov>.



Selena Nez, CMC
City Recorder

Mayor

Jarett Waite

City Manager

Brock Jacobsen



City Council

Christa Hinton
Dave Pond
Janene Burton
Mark Hendrickson
Justin Caplin

CITY COUNCIL

Meeting Date: May 27, 2026

Agenda Item: 1

Applicant: Santa Clara City

Requested by: Casey Stratton

Subject: WCWCD water increase discussion

Description:

Discussion to address WCWCD regional water rate increase of .11/1000g on regional water

Recommendation: Discussion

Attachments: N/A

Cost: N/A

Legal Approval: N/A

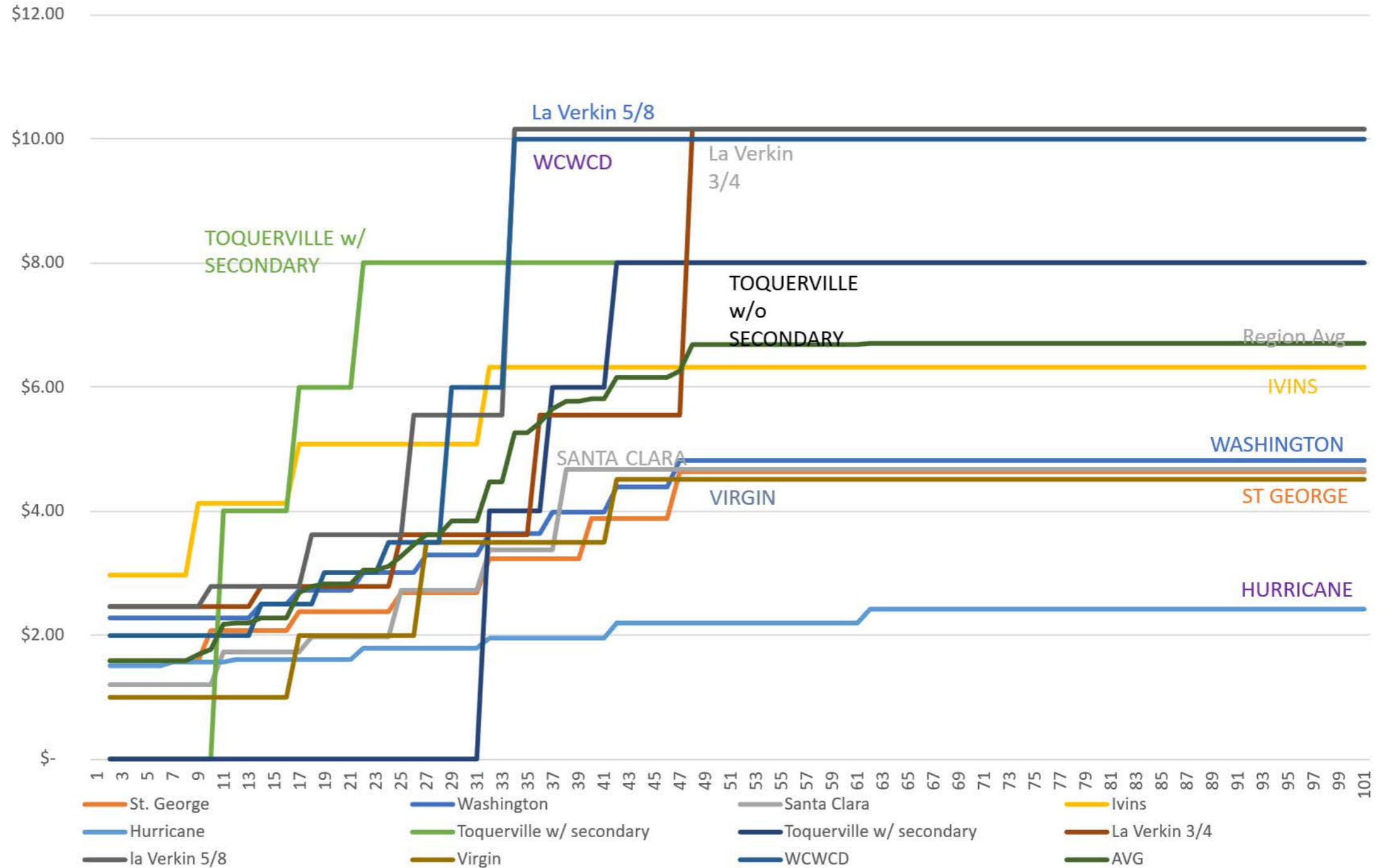
Finance Approval: N/A

Budget Approval: N/A

Tiered Water Rate Structures



Potable Rate Tiers 2025
Not including base fees or WCWCD charges



ALLONS

REGIONAL WATER USE 5 YEAR AVERAGE

YEAR	PERCENT	M/GALLONS
2021	19%	821,650
2022	11.80%	805,622
2023	11%	691,851
2024	15.30%	710,511
2025	13.60%	758,119

YEAR	STREET	DISTANCE	16" DUCTILE	16" VAVLE	12" C900	12" VALVE	8" C900	6" C900	8" VALVE	6" VALVE	HYDRANT	SERVICES	COLLARS	SQ.FT.	REMOVAL	ROAD BASE	ASPHALT	CONCRETE		TOTAL		
1991-94	SWISS DR.	3000			300,000	8-48,000		9000	48,000	30,000	6-30,000	55-110,000	6-30,000	15,350	19,187	33,925	32,235	19,187		702,347		
1992	RED ROCK RD.	398					23,880	1,500		1-3,000	1-5,000	4-8,000	1-500	1,912	2,390	4,225	4,015	336		52,766		
1985	D. DAWN	831					49,860	3,000	17,500	2-6,000	2-10,000	7-14,000	4-2,000	3,914	4,892	8,649	8,219	1,008		125,128		
1990	D.DAWN CR.	132					7,920	3,600		1-3,000	1-5,000	2-10,000	1-5,000	868	1,085	1,918	1,822	336		35,181		
1993	TRUMAN DR.	1,320					79,200	3,000	24,500	9,000	3-15,000	20-40,000	7-3,500	6,640	8,300	18,343	13,944	2,576		257,950		
1991	RIM CR.	290					17,400	2,400		1-3,000	1-5,000	5-10,000	1-5,000	1,945	2,431	4,279	4,084	672		49,766		
1991	SNOW CYN.	389					23,340	2,000		1-3,000	1-5,000	4-8,000	2-1,000	1,916	2,395	4,215	4,023	560		53,533		
1994	GUBLER DR.	2,775			104,000	6-36,000	121,080	10,000	18-63,000	5-15,000	5-25,000	31-62,000	13-6,500	13,510	16,888	29,722	28,371	4,032		521,593		
1994	RIM VIEW DR.	2,650					159,000	12,000	52,500	18,000	30,000	30-60,000	31-15,500	13,810	17,263	30,382	29,001	4,032		427,678		
1994	VALLEY V. CR.	190					11,400	2,000		1-3,000	1-5,000	1-2,000	1-500	970	1,212	2,134	2,037	224		29,507		
1993	RIM V. CR.	122					7,320	2,000		1-3,000	1-5,000	4-8,000	1-500	698	873	1,536	1,466	336		30,031		
1994	ALPINE DR.	825					49,500	4,000	4-14,000	2-6,000	2-10,000	14-28,000	3-1,500	4,320	5,400	9,504	9,072	1,792		138,768		
1995	DOVE DR.	432					25,920	2,000		1-3,000	1-5,000	5-10,000	1-500	2,138	2,673	4,704	4,490	672		58,957		
1995	DOVE CR.	80					4,800	2,000	3-10,500	1-3,000	1-5,000	4-8,000	2-1,000	680	850	1,496	1,428	560		33,634		
1994	SWISS CR.	215					12,900	2,000	1-3,500	1-3,000	1-5,000	7-14,000	1-500	1,370	1,713	3,014	2,877	896		49,400		
1987-94	RAINBOW RD.	3,512					210,720	16,000	37-129,500	8-24,000	8-40,000	58-116,000	20-10,000	18,228	22,785	40,101	38,278	7,392		654,776		
1995	CHALET DR.	1,900					11,400	8,000	9-31,500	4-12,000	4-20,000	25-50,000	6-3,000	7,600	9,500	16,720	15,960	3,248		181,328		
1995	CHALET CR.	285					17,100	2,000	1-3,500	1-3,000	1-5,000	6-12,000	2-1,000	1,132	1,415	2,490	2,377	784		50,666		
1992	DUTCHMAN DR.	1,645					98,700	8,000	5-17,500	4-12,000	4-20,000	23-46,000	4-2,000	6,580	8,225	14,476	13,818	3,024		243,743		
1992-93	CACTUS DR.	780					46,800	4,000	7-24,500	2-6,000	2-10,000	4-8,000	4-2,000	3,120	3,900	6,864	6,552	672		119,288		
1991-94	RED MTN. DR.	3,660					219,600	14,000	25-8,500	6-18,000	7-35,000	46-92,000	9-4,500	14,640	18,300	32,208	30,744	5,936		557,788		
1992	VIEW POINTE CR.	170					10,200	2,000		1-3,000	1-5,000	3-6,000	1-500	990	1,237	2,178	2,079	448		32,642		
1994	SANDY COVE DR.	282					19,920	2,000		1-3,000	1-5,000	2-4,000	1-500	1,388	1,735	3,054	2,915	336		39,460		
1993-95	WINDMILL DR.	4,290					257,400	14,000	21-73,500	7-21,000	7-35,000	67-134,000	19-9,500	21,630	27,038	47,586	45,423	8,288		672,735		
1993	WINDMILL CR.	200					12,000	2,000		1-3,000	1-5,000	4-8,000	1-500	1,160	1,450	2,552	2,436	560		37,498		
1994	DUTCH DR.	92					5,520	2,000		1-3,000	1-5,000	2-4,000	1-500	628	785	1,382	1,318	336		23,841		
1995	HOLLAND CR.	65					3,900	2,000		1-3,000	1-5,000	2-4,000	1-500	520	650	1,144	1,092	336		21,622		
1994	RED BUTTE DR.	1,800					108,000	8,000	6-21,000	4-12,000	4-20,000	22-44,000	6-3,000	8,940	11,175	19,668	18,774	2,912		268,529		
1994	SERENITY LN.	545					32,700	2,000	2-7,000	1-3,000	1-5,000	7-14,000	1-500	2,690	3,363	5,918	5,649	504		79,634		
1994	ADOBE DR.	760					45,600	4,000	4-14,000	2-6,000	2-10,000	9-11,000	3-1,500	3,810	4,763	8,382	8,001	1,232		114,478		
1997	ROBBIN CT.	762					45,720	4,000	3-10,500	2-6,000	2-10,000	19-38,000	3-1,500	4,318	5,398	9,500	9,068	2,352		142,038		
1991-94	SAGEBRUSH	4,586					275,160	20,000	22-110,000	10-30,000	10-50,000	57-114,000	13-6,500	22,794	28,493	50,147	47,867	7,504		739,671		
2006	RED MESA	387					23,220	2,000		1-3,000	1-5,000	9-18,000	1-500	2,158	2,698	4,748	4,532	1,120		64,818		
1994-99	JACOB DR.	1,900					114,000	8,000	13-45,500	4-12,000	4-20,000	30-60,000	8-40,000	9,740	12,175	21,428	20,454	3,808		321,365		
1997	BLAKE DR.	680					40,800	4,000	2-7,000	2-6,000	2-10,000	10-20,000	4-2,000	3,540	4,425	7,788	7,434	1,344		110,791		
1997	BLAIR CR.	260					15,600	2,000	1-3,500	1-3,000	1-5,000	6-12,000	1-500	1,500	1,501	3,300	3,150	784		50,335		
1997	MITCHELL DR.	1,236					74,160	6,000	10-35,000	3-9,000	3-15,000	19-38,000	8-4,000	6,374	7,968	14,023	13,385	2,464		219,000		
2001	PATRICIA DR.	635					38,100	2,000	4-14,000	1-3,000	1-5,000	6-12,000	2-1,000	3,000	3,750	6,600	6,300	560		92,310		
2001	JULIE DR.	980					58,800	4,000	2-7,000	2-6,000	2-10,000	17-34,000	2-1,000	5,090	6,360	11,200	10,690	4,032		153,085		
1999-2001	NICHOLAS DR.	1,281					76,860	6,000	14-49,000	3-9,000	3-15,000	15-30,000	9-4,500	6,354	7,943	13,979	13,343	2,016		227,641		
1999	JOSHUA CR.	370					22,200	2,000		1-3,000	1-5,000	9-18,000	1-500	2,090	2,613	4,598	4,389	1,120		63,420		
1999	BRYSON CR.	430					25,800	2,000		1-3,000	1-5,000	10-20,000	1-500	2,380	2,975	5,236	4,998	1,232		70,741		
	PIONEER PKWY.	3,353					201,000	14,000	9-31,500	7-21,000	7-35,000	10-40,000	16-8,000	15,032	18,790	33,070	31,567	1,904		435,831		
1998-2001	RACHEL DR.	6,149					144,540	26,000	16-56,000	13-39,000	13-65,000	65-325,000	14-7,000	29,926	37,408	65,837	63	8,736		1,712,968		
																					TOTAL	10,068,281

Mayor

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City Manager

Brock Jacobsen



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CITY COUNCIL

Meeting Date: May 27, 2026

Agenda Item: 2

Applicant: Santa Clara City

Requested by: N/A

Subject: Discussion regarding traffic study at Santa Clara Drive and Vernons Street

Description:

N/A

Recommendation: Discussion

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A



MEMORANDUM

To: City of Santa Clara
From: Bradford Brimley, PhD, PE, PTOE, RSP, Avenue Consultants
Date: April 16, 2026
Subject: Sight Distance Analysis: Santa Clara Drive at Vernons Street

The City of Santa Clara requested an analysis of sight distance at the intersection of Santa Clara Drive at Vernons Street. The concern is that the on-street parking for Frei’s Fruit Market on the southeast corner, combined with the curvature of Santa Clara Drive, impairs visibility for vehicles turning from Vernons Street or for backing out of the parking spaces. Avenue Consultants assessed available intersection sight distance (ISD) and stopping sight distance (SSD) based on design guidelines and criteria published by the American Association of State Highway and Transportation Officials (AASHTO) for vehicles turning from Vernons Street (ISD) or on the eastbound approach (SSD). The analysis identifies limitations in sight distances at this location. Frei’s Fruit Market has nine public parking spaces.

Intersection Sight Distance

When no vehicle is parked at Frei’s Fruit Market, visible sight lines from Vernons Street extend over 400 ft to the left and right of the intersection. However, vehicles parked within the on-street angle parking area can obstruct visibility for vehicles approaching within the range of 360-165 ft of the intersection. **Figure 1** summarizes the sight distance provided from a stopped position on Vernons Street. **Figures 2 and 3** show the perspective of a driver stopped on Vernons Street and looking left and right, respectively. Note that two out of nine parking stalls are occupied, partially blocking the view.

The speed limit on Santa Clara Drive is 30 mph. AASHTO design guidelines require 335 ft for intersection sight distance for turning left from a stop condition (looking right) and 290 ft for turning right (looking left). When there are no parked vehicles, or any present vehicles are parked in the farthest east stalls, there is adequate intersection sight distance for turning from Vernons Street.



Figure 1: Sight lines for intersection sight distance



Figure 2: View from Vernons Street directed to the left (west) along Santa Clara Drive



Figure 3: View from Vernons Street directed to the right (east) along Santa Clara Drive

Stopping Sight Distance

Stopping sight distance was also evaluated for eastbound vehicles that may need to stop as vehicles back out of the on-street parking along Santa Clara Drive outside of the Frei's Fruit Market. With curvature of Santa Clara Drive, a vehicle backing out of the farthest east parking stall will be obscured if other vehicles occupy the remaining parking spots. The sight distance measured for an eastbound approaching vehicle is approximately 300 ft. **Figure 4** displays the sight distance provided for eastbound vehicles. AASHTO design guidelines require 200 ft for stopping sight distance on a 30-mph road. For additional perspective of the vehicle backing out, **Figures 5** and **6** show the view from within a parked vehicle (third stall) and closer to the corner.



Figure 4: Stopping sight distance



Figure 5: View to the west from vehicle parked in third stall along Santa Clara Drive



Figure 6: View to the west from on-street parking

Other Site Observations

While Avenue Consultants was on site, a delivery truck arrived at Frei's Fruit Market. The truck first made a westbound left from Santa Clara Drive onto Vernons Street (southbound) and made a Uturn to return north and parked on Vernons Street at Frei's Fruit Market. Although traffic volume on Vernons Street is low, the truck's presence while parked close to the intersection has the potential to further impact operations.

Summary and Conclusions

Intersection sight distance for vehicles turning from Vernons Street at Santa Clara Drive meets AASHTO requirements for a 30-mph road only if any parked vehicles occupy eastern parking spots among the nine available. Although some vehicles with a low profile may not impair visibility, or drivers on Vernons Street can inch forward slowly to see around parked vehicles, there is elevated potential for an adverse outcome. Larger vehicles (such as pickup trucks or box trucks) that are more difficult to see around increase the likelihood of error.

Similarly, drivers backing out of parking spaces on Santa Clara Drive may have limited visibility of approaching traffic, increasing the potential for conflicts. Eastbound vehicles have approximately 300 ft of sight distance to respond to vehicles backing out of the on-street parking (exceeding AASHTO stopping sight distance minimum of 200 ft for a 30-mph road), but there may be conflicts if a vehicle backs out while an eastbound vehicle approaches from less than 200 ft. The volume of eastbound traffic, together with the reduced availability of open gaps between platoons of vehicles, create limited opportunities for parked vehicles to safely back out of the angled stalls. This may create a situation where impatient drivers back out into small gaps, increasing the risk for crashes.

Delivery trucks parked on Vernons Street, though not frequent, add another potential disruption to intersection operations.

Recommendations

Although vehicle speeds on Santa Clara Drive are relatively low and turning volumes from Vernons Street are modest, these conditions do not eliminate risk. The combination of constrained visibility, parked vehicles, and concurrent maneuvers (e.g., a vehicle turning while another backs out with oncoming traffic) can create situations with higher potential for conflicts with little room for error. We recommend the City consider measures that eliminate the potential for these situations. Potential solutions that can be explored with further analysis include:

- Construct an alternative form of control at the intersection. Possible options are all-way stop, roundabout, or traffic signal. An all-way stop or traffic signal would help address issues from the obscured line of sight for left turns from Vernons Street and issues of parked vehicles backing into oncoming traffic. A roundabout would eliminate the same concerns by reducing conflict points, reducing vehicle speeds, and eliminating the need to view oncoming traffic to the right. More analysis into the appropriate form of control can be determined from an intersection control evaluation (ICE) study to evaluate safety and operations of the alternatives and an all-way stop study or traffic signal warrant study to determine whether conditions meet engineering standards for those forms of control.
- Install a traffic signal at an upstream intersection that creates gaps to enable parked vehicles to back out safely.
- Remove or relocate the on-street parking. Parallel parking, in place of angle parking, may improve sight distances for vehicles on Vernons Street and eliminate backing into oncoming traffic.

Mayor

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CITY COUNCIL

Meeting Date: May 27, 2026

Agenda Item: 3

Applicant: Santa Clara City

Requested by: jmcnulty@santaclarautah.gov

Subject: Chapter 17.66, Commercial Zone

Description:

City staff would like to discuss a proposed update to City Code, Chapter 17.66, Commercial Zone.

Recommendation: N/A

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A



TO: Santa Clara City Council
FROM: Jim McNulty, Planning Director
DATE: May 27, 2026
RE: City Code, Chapter 17.66 Update (**Discussion Item**)

City staff would like to discuss a proposed update to City Code, Chapter 17.66, Commercial Zone. A rewrite of this zoning district is needed to accommodate a broad range of retail, service, and office uses that serve the community and surrounding region. This includes updates to the following:

- 17.66.010: Purpose
- 17.66.020: Permitted Uses
- 17.66.030: Conditional Uses
- 17.66.040: Area, Width and Yard Regulations
- 17.66.050: Height Regulations
- 17.66.060: Site Design and Building Elevations Review
- 17.66.070: Modifying Regulations
- 17.66.080 Landscaping Regulations

A copy of the draft document has been included for review.

CHAPTER 17.66
COMMUNITY COMMERCIAL ZONE

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SECTION:SECTION :

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17.66.0120: Purpose

17.66.0230: Permitted Uses

17.66.030: Conditional Uses

17.66.040: Area, Width and Yard Regulations~~General Requirements~~

17.66.050: Height Regulations

17.66.060: Site Design and Building Elevation Review

17.66.0750: Modifying Regulations~~Special Provisions~~

17.66.080: Landscaping Regulations

17.66.0120: PURPOSE:

~~To provide appropriate locations for a broad range of retail, service, and office uses that serve the entire community and surrounding region. The objective of the city of Santa Clara in creating a commercial zone is to provide space within the city where many types of commercial goods and services may be provided. Because of the nature of this commercial zone many of the protective features normally afforded to adjacent properties, particularly residential areas, may not exist. Therefore, The community commercial zones should only be located in is allowed in areas where the relationship of the commercial area to surrounding developments is determinedjudged by the city to be as compatible. Site design requirements are intended to protect adjacent residential zones and promote orderly development, as may be possible to accomplish. Owners of commercial property should develop and maintain their property in a manner which will be as compatible to surrounding uses as possible. (Ord. 2004-03 § 2)~~

17.66.0230: PERMITTED USES:

The following ~~listed~~ uses may be allowed in new or existing structures, which have received site development plan approval by the city;are not intended to be all inclusive, but rather, indicative of uses permitted in this zone:

Accessory uses and buildings, customarily incidental and subordinate to an approved permitted use.

~~Amusement enterprises, including miniature golf and coin operated game machines.~~

Animal hospital for small animals, conducted entirely within an enclosed building.

Antique, import, or souvenir shop.

Assisted Living Facility.

Athletic and sporting goods store, excluding sale or repair of motor vehicles, ~~motor boats~~motorboats, or ~~off road~~off-road vehicles, or motorized vehicles in general.

Athletic clubs.

Automobile parts sales (new).

Automobile repair, completely enclosed by solid walls including vehicle storage.

Bakery ~~manufacture limited to foods retailed on premises.~~

Bank or financial institution.

Barber or beauty shop.

Bed and breakfast.

Bicycle sales and service.

Bookstore, retail.

Cafe.

Camera store.

Candy store, confectionery.

City facilities, including fire protection, power, police, public works, etc.

~~Child nursery.~~

Clinics, medical or dental.

Clothing and accessory store.

Coffee shop, drive-up.

Convenience ~~store~~markets, including sale of gasoline.

Convention center, meeting facility or similar use.

~~Delicatessen.~~

Department store.

Drugstore.

Electronic equipment sales.

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~~Exotic animals. No exotic animals may be kept in the C zone.~~

Florist shop.

Fruit and produce stand.

Furniture sales.

Gift store.

Government buildings or uses, ~~nonindustrial.~~

Grocery store.

Hardware store.

Health food store.

Hobby and craft store.

Home appliance sales, new.

Hospital or public health center.

~~Hotel.~~

Ice cream parlor.

Insurance agency.

Interior decorating and designing business.

Jewelry store sales and service.

Laundry or dry cleaners.

Legal office.

Library.

Locksmith.

Medical or dental office or clinic~~office.~~

Mobile food vendor.

Mortuary and/or funeral home.

~~Motel.~~

Museum or art gallery.

Music store.

Non-Depository Institution.

~~Nursery school.~~

Office supply, office machines sales.

Optometrist, optician, or ophthalmologist.

Paint or wallpaper store.

~~Pawnshop.~~

Pet and pet supply store.

Pharmacy/drugstore.

~~Physician or surgeon office and clinic.~~

Professional office.

Real estate agency.

~~Reception center.~~

Restaurant, ~~or~~ drive-upin.

Restaurant, sit down.

Retail sales and service.

Shoe store and repair.

Soda Shop, drive-up.

~~Theater.~~

Tire sales and service.

Travel agency.

~~Variety store.~~

17.66.030: CONDITIONAL USES:

The following uses are subject to the conditional use approval process outlined in Chapter 17 of city code:

Accessory uses and buildings, customarily incidental and subordinate to an approved conditional use.

Amusement enterprises, including miniature golf, batting cages, go karts, laser tag, bowling, and coin operated game machines, or other related activities.

Carwash.

Charter or technical school.

Child daycare or preschool center which meets all state and local regulations.

Church, temples, and other places for religious worship.

Hospital or public health center.

Hotel/Motel.

Indoor gun range, axe throwing facility, or other related activities.

Pawnshop.

Public utility structures, including distribution lines, transformer stations, transmission towers, and other similar uses.

Reception center and/or wedding chapel.

Tattoo establishment.

Theater.

Other uses, not listed as permitted or conditional uses may be determined to be compatible and in harmony with the intent of this zone, may be reviewed by the planning commission and approved by the city council.

~~Other uses as may be determined to be in harmony with the character, intent and purpose of this zone may be approved by the planning commission. (Ord. 2007-01 § 1; Ord. 2004-03 § 2)~~

17.66.040: AREA, WIDTH AND YARD REGULATIONS~~GENERAL REQUIREMENTS:~~

- A. Minimum lot area: No minimum.
- B. Minimum zone area: No minimum.
- C. Minimum yard setbacks, unless otherwise approved by the planning commission:
 1. Front: ~~Twenty five~~Twenty-five feet (25') (see ~~also~~ subsection C5 of this section).
 2. Side facing street: ~~Twenty five~~Twenty-five feet (25') (see ~~also~~ subsection C5 of this section).
 3. Interior side: Ten feet (10').
 4. Rear: Ten feet (10').

5. The planning commission may reduce the front and side facing street ~~setback~~ setbacks to promote a more walkable, outdoor urban ~~type~~ environment. The reduced front and/or side facing street setback area may be used for a combination of walkways, landscaping, and outdoor seating, but not parking.

17.66.050: HEIGHT REGULATIONS:

~~D.— Building height: No building or structure shall be erected to a height greater than thirty five feet (35') unless otherwise specifically approved to a greater height by the city council after planning commission review.~~ planning commission.

17.66.060: SITE DESIGN AND BUILDING ELEVATION REVIEW:

~~All site design and building elevation elements are subject to review and approval by the planning commission.~~ E.— Site plan and building elevations approval:

A.— 1. An engineered site plan along with building elevations shall be submitted, drawn to scale, and of sufficient size and detail to show building appearance and location, required yard setbacks, ingress and egress drives, pedestrian access, parking areas, landscaped areas, building and parking lot lighting, dumpster enclosure location, and such other improvements as may be required, relating to specific use proposed.

B.— 2. The site plan shall show utility locations, including water, power, telephone, cable TV, fiber, natural gas, sewer, fire hydrants, street improvements, and such other public improvements as may be required.

C.— The building elevations plan shall be submitted, drawn to scale, and of sufficient size and detail to show building appearance. A building materials board and/or large material samples including colors for all sides of a proposed building is required, and describe the exterior building materials and colors, including roof materials and exterior appearance for all sides of a proposed building. Additionally, a project narrative is required.

D.— 3. The planning commission shall review and approve all plans prior to the issuance of any building permit for site improvement, or construction permit for utility systems and building construction. (Ord. 2020-13 § 1; Ord. 2017-05; Ord. 2004-03 § 2)

17.66.0750: MODIFYING REGULATIONS/SPECIAL PROVISIONS:

A. All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six feet (6') in height and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall.

B. No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any commercial zone.

C. All solid waste storage facilities shall be located at the rear of the main building or ~~else~~ behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.

D. Where a commercial development adjoins any lot or parcel of ground in any residential zone, ~~or there shall be provided~~ along the adjoining property line, a decorative sight obscuring fence, or a ten foot (10') wide planting strip or any combination of fencing or landscaping, which, in the opinion of the planning commission, adequately protects the adjoining residential property is required. (Ord. 2004-03 § 2)

17.66.080: LANDSCAPING REGULATIONS

A. A minimum of ten percent (10%) of the lot area shall be improved and maintained with landscaping. At least half of the landscaped area shall be in the form of live trees, shrubs or ground cover. A ten foot (10') wide landscape strip within the private area of the lot shall be installed and maintained along all street frontages, except for pedestrian and vehicular access to a site. Landscaping shall be installed and maintained along all building walls that face street frontages and parking lots.

B. If a parking lot includes thirty (30) or more off-street parking spaces, at least five percent (5%) of the parking lot area shall contain interior parking lot landscaping.

C. Landscaping must comply with Chapter 17.92, Water Efficient Landscaping and Conservation Standards of city code.