



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
June 11, 2026 @ 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, June 11, 2026, 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: Kristen Walton

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. Consideration and possible action on Chapters 17.12, Planning Commission, 17.20, Supplementary and Qualifying Regulations, 17.22, Accessory Dwelling Units, 17.63, R-1-6 Zone, 17.64, R-1-10 Zone, 17.65, R-1-10/Mixed Lot Size Zone, and 17.60, Residential Agriculture Zone. Santa Clara City, applicant.

2. Consideration and possible action on Chapter 17.66, Commercial Zone. Santa Clara City, applicant.

B. Public Meeting

1. See General Business Items.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council for consideration and possible action on Chapters 17.12, Planning Commission, 17.20, Supplementary and Qualifying Regulations, 17.22, Accessory Dwelling Units, 17.63, R-1-6 Zone, 17.64, R-1-10 Zone, 17.65, R-1-10/Mixed Lot Size Zone, and 17.60, Residential Agriculture Zone. Santa Clara City, applicant.

2. Recommendation to the City Council for consideration and possible action on Chapter 17.66, Commercial Zone. Santa Clara City, applicant.

B. Planning Commission Approval

1. Conditional Use Permit Approval for a proposed 80' monopole and a 20' x 32' enclosed equipment compound at Gubler Park. Verizon Wireless, applicant.

6. Discussion Items

- A. Rock Cut Slopes.

7. Approval of Minutes

- A. Approval of Meeting Minutes: May 28, 2026

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 4th day of June 2026.

Jim McNulty, Planning Director



TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: June 11, 2026
RE: City Code, Title 17 Updates (**Public Hearing**)

City staff are proposing updates to City Code, Title 17. This includes the following items: Chapter 17.12, Planning Commission, Chapter 17.20, Supplementary and Qualifying Regulations, Chapter 17.22, Accessory Dwelling Units, Chapter 17.63, R-1-6 Zone, Chapter 17.64, R-1-10 Zone, Chapter 17.65, R-1-10/Mixed Lot Size Zone, and Chapter 17.60, Residential Agriculture Zone. The proposed city code revisions include general clean-up and updates intended to comply with recent changes to the Land Use, Development, and Management Act LUDMA as per State Code. A copy of each draft document has been included for review.

This item was previously discussed with the Planning Commission on April 23, 2026, and May 28, 2026. City staff have updated the documents as per both discussions. Additionally, this item was discussed with the City Council on May 13, 2026. The City Council is in favor of moving forward with the proposed updates.

State Code Requirements:

Utah State Code, Section 10-20-502, includes requirements for land use ordinance amendments. To amend an ordinance, a City Planning Commission must hold at least one public hearing. Additionally, a public hearing to consider an ordinance amendment requires a 10-day notice which requires the date, time, and place of the public hearing. City staff have determined that all State Code requirements have been met with this application.

Recommendation:

City staff recommend that the Planning Commission hold a public hearing and forward a recommendation of approval for these code amendments (Chapters 17.12, Planning Commission, 17.20, Supplementary and Qualifying Regulations, 17.22, Accessory Dwelling units, 17.63, R-1-6 Zone, 17.64, R-1-10 Zone, 17.65 R-1-10/Mixed Lot Size Zone, and 17.60, Residential Agriculture Zone) to the City Council.

CHAPTER 17.12
PLANNING COMMISSION ¹

SECTION:

17.12.010: Creation ~~Of~~ Planning Commission; Terms; Numbers

17.12.020: Terms ~~Of~~ Office

17.12.030: Removal and Vacancy

17.12.040: Compensation

17.12.050: Officers

17.12.060: Rules ~~And~~ Procedures

17.12.070: Quorum ~~And~~ Vote

17.12.080: Employees; Expenditures

17.12.090: Powers ~~And~~ Duties

17.12.100: Entrance Upon Land

Notes

1. See also chapter 17.16 of this title.

17.12.010: CREATION OF PLANNING COMMISSION; TERMS; NUMBERS:

The Santa Clara Planning Commission shall consist of seven (7) members each to be appointed by the mayor with the advice and consent of the City Council. It is not the intent of this chapter that all the members come from the same field of expertise but shall reflect a variety of backgrounds. The members shall reside in Santa Clara City. (Ord. 2007-16 § 1: Ord. 2004-21 § 1: Ord. 2000-08 § 1: Ord. 99-29 § 1: Ord. 98-26 § 2: Ord. 97-06 § 2-1: Ord. 2022-06)

17.12.020: TERMS OF OFFICE:

The terms of office for the Planning Commission shall be for five (5) years and members shall not serve more than two (2) consecutive five (5) year terms. The terms of the members shall be staggered so that no more than two (2) terms shall expire at the same time. (Ord. 2009-13 § 1: Ord. 2022-06)

17.12.030: REMOVAL AND VACANCY:

Any member of the Planning Commission may be removed from office by the Mayor for any reason with the advice and consent of City Council. The City Council shall also have the right to remove any member of the Planning Commission for a failure to attend at least seventy-five percent (75%) of the Planning Commission's scheduled meetings during any twelve (12) month period. Vacancies of appointed members for purposes other than the expiration of a regular term shall be filled for the remainder of the unexpired term by appointment of the mayor with the consent of the City Council. (Ord. 2007-16 § 1: Ord. 97-06 § 2-3: Ord. 2022-06)

17.12.040: COMPENSATION:

The members of the Planning Commission shall serve with compensation in an amount set by the City Council for meetings attended. Additionally, the City Council will allow for reimbursement of the members for actual expenses incurred, upon presentation of proper receipts and vouchers. (Ord. 2007-16 § 1: Ord. 97-06 § 2-4: Ord. 2022-06)

17.12.050: OFFICERS:

The Planning Commission 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 Planning Commission meeting each year. (Ord. 2007-16 § 1: Ord. 2004-21 § 1: Ord. 2000-08 § 1: Ord. 99-29 § 1: Ord. 97-06 § 2-5: Ord. 2022-06)

17.12.060: RULES AND PROCEDURES:

The Planning Commission may adopt such rules and procedures as it may deem necessary for the proper conduct of its business. A record shall be kept of its ~~proceedings, proceedings~~; such ~~record records~~ shall be open to inspection by the public during regular office hours. (Ord. 2007-16 § 1: Ord. 97-06 § 2-6: Ord. 2022-06)

17.12.070: QUORUM AND VOTE:

A quorum shall consist of four (4) members of the Planning Commission, including the chair or vice-chair. If the chair or vice-chair is not present, a temporary chair shall serve. No evidence shall be presented unless a quorum is present. The concurring vote of ~~a majority~~ the majority of those present shall be required to carry and pass any motion. All members of the Planning Commission shall vote on all matters before the Planning Commission. (Ord. 2007-16 § 1: Ord. 2004-21 § 1: Ord. 2000-08 § 1: Ord. 99-29 § 1: Ord. 97-06 § 2-7: Ord. 2022-06)

17.12.080: EMPLOYEES; EXPENDITURES:

The Planning Commission may, upon approval of the City Council, employ staff, including consultants, and a secretary, and shall pay such expenses, as may be reasonable and necessary for the carrying out the duties defined in this title, that such expenditures may not exceed the amount appropriated for the operation of the Commission by the City Council. (Ord. 2007-16 § 1; Ord. 97-06 § 2-8; Ord. 2022-06)

17.12.090: POWERS AND DUTIES:

A. The Planning Commission shall act as the land use authority on the following land use applications and issues, except where an approval of the Santa Clara City Council is required by ordinance or state law:

- ~~1.~~ 1. Conditional Use Permits and such conditions as may be imposed on their approval under applicable law, except those specifically delegated to planning staff for approval.
2. Subdivision reviews for new subdivisions, phases of subdivisions, and amendments to existing subdivisions.
3. Site Plan reviews for non-residential projects.
4. Sign reviews as per Chapter 17.44 of city code.
- ~~5.~~ 2. Variances of any kind, except those specifically delegated to planning staff approval.
- ~~6.~~ 3. Interpretation of zoning maps and consideration of disputed questions of lot lines, district boundary lines, and similar questions as they arise in the administration of the land use ordinances, unless the same requires an action that requires final approval of the City Council.
7. 4. Issues or applications otherwise delegated to the planning staff, when the planning staff determines that a public hearing should be held to ensure that citizens can comment on the application.
- ~~8.~~ 5. Issues delegated to the Planning Commission by the City Council which do not otherwise require final approval of the City Council.

B. The Planning Commission shall act as a reviewing and recommending body to the Santa Clara City Council on the following land use applications and issues:

1. General Plan adoption or General Plan Amendments.
2. Adoption of land use regulations or amendments thereto (except for temporary land use regulations).

3. Zoning Map Amendments, i.e., amending the zoning designation of a parcel or parcels under applicable land use regulations, including adopting a project plan for a parcel or parcels previously designated for planned development.

~~4.—4.—~~ Subdivision Ordinance Amendments.

5. Annexation Policy Plan Amendments.

~~5.— Subdivision reviews for new subdivisions, phases of subdivisions, preliminary and final plat approval, and amendments to existing subdivisions.~~

~~6.~~ Determination regarding the existence, expansion, or modification of nonconforming uses.

7. Any other land use applications or issues which the Santa Clara City Council delegates to the Planning Commission for review, preparation, recommendation, or to receive public input at a public hearing, before a final decision is made by the City Council.

C. The Planning Commission is further empowered to hold all public hearings which may be required for any land use application under applicable local or state law, where such hearing is not required to be held by the City Council.

D. Except with respect to the land use applications and issues listed in subsection A of this section, the Planning Commission is a recommending body to the City Council. Final approval of all land use applications and issues except as listed in subsection A or otherwise delegated by ordinance to the planning staff is a City Council responsibility, and City Council approval is required before any such action becomes of record. (Ord. 2007-16 § 1: Ord. 2004-21 § 1: Ord. 97-06 § 2-9: Ord. 2022-06)

17.12.100: ENTRANCE UPON LAND:

The Planning Commission or its authorized agents may enter upon any land at reasonable times to make examinations and surveys which are reasonably required to fulfil its duties hereunder. (Ord. 2007-16 § 1: Ord. 97-06 § 2-10: Ord. 2022-06)

CHAPTER 17.20
SUPPLEMENTARY AND QUALIFYING REGULATIONS

SECTION:

17.20.010: Effect Of Chapter

17.20.020: Lots Of Record ~~In~~ Separate Ownership

17.20.030: Separately Owned Lots; Reduced Yards

17.20.040: Lot Standards

17.20.050: Every Dwelling ~~To~~ Be ~~On~~ A Lot; Exceptions

17.20.060: Yard Space ~~For~~ One Building Only

17.20.070: Sale ~~Or~~ Lease ~~Of~~ Required Space

17.20.080: Sale ~~Of~~ Lots Below Minimum Space Requirements

17.20.090: Yards ~~To~~ ~~Be~~ Unobstructed; Exceptions

17.20.100: Planned Developments

17.20.110: Double Frontage Lots

17.20.120: Area ~~Of~~ Accessory Buildings

17.20.130: Exceptions ~~To~~ Height Limitations

17.20.140: Minimum Height ~~Of~~ Main Dwelling

17.20.150: Accessory Buildings, Construction ~~And~~ Maximum Height

17.20.160: Utility Requirements

17.20.170: Streets, Curbs, Gutters, Sidewalks ~~And~~ Storm Drainage

17.20.180: Dumping ~~Or~~ Disposal

17.20.190: Moving ~~Of~~ Dwellings

17.20.200: Public Right ~~Of~~ Way

17.20.210: Timesharing (Rep. by Ord. 2004-39 § 1)

17.20.220: Exception ~~To~~ Lot Standards

17.20.230: Residential Facilities ~~For~~ Persons ~~With~~ A Disability

17.20.240: Residential Facilities ~~For~~ The Elderly

17.20.250: Limitations ~~On~~ Establishment

17.20.260: Short Term Residential Properties

17.20.270: Garage Setbacks

17.20.280: Non-Depository Institutions

17.20.290: Portable Or Mobile Recreational Units

17.20.010: EFFECT OF CHAPTER:

The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the zone regulations appearing elsewhere in this title. (Ord. 97-06 § 4-1)

17.20.020: LOTS OF RECORD IN SEPARATE OWNERSHIP:

Notwithstanding the requirements of this chapter, a conditional use permit may be issued by the city to allow for residential construction on a lot of less than the frontage, or area required by the zone in which it is located, subject to meeting the following conditions:

A. The lot or parcel shall have been identified on the records of the Washington County recorder as being a separate lot or parcel having its own legal description, tax number, and deed as of January 1, 1988, as shown on the records in the Santa Clara City office.

B. A plot plan shall be submitted to the planning commission showing how the home is proposed to be placed on the property and showing that it meets the following requirements:

1. All front, side and rear setbacks required for the zone in which the property is located;

2. That the size of the home meets the square footage requirement (1,250 square feet) as required by this title.

C. A conditional use permit shall first be approved by the planning commission.

D. A request for a conditional use permit shall be filed in the manner required by chapter 17.40 of this title. All conditions of this chapter, as applicable, shall be met. (Ord. 97-06 § 4-2)

17.20.030: SEPARATELY OWNED LOTS; REDUCED YARDS:

On any lot under separate ownership from adjacent lots as identified in subsection 17.20.020A of this chapter, and such lot having a smaller width than required for the zone in which it is located, the width of each of the side yards for a dwelling may be reduced to a width which is not less than the same percentage of the width of the lot as the required side yard would be of the required lot width, provided that on interior lots in no case shall be

less than five feet (5'), and for corner lots, the side yard on the street side shall be in no case less than fifteen feet (15'). (Ord. 97-06 § 4-3)

17.20.040: LOT STANDARDS:

Except as provided above, every lot, existing or intended to be created, shall have such area, width and depth as is required by this title for the district in which such lot is located and shall have its required frontage upon a dedicated or publicly approved street unless a private street or right of way has been approved by the planning commission. (Ord. 97-06 § 4-4)

17.20.050: EVERY DWELLING TO BE ON A LOT; EXCEPTIONS:

Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth, and frontage required by this title for the district in which the dwelling structure is located unless otherwise recommended by the planning commission, and approved by the city council. Group dwellings, cluster dwellings, condominiums, and townhouses, or other multistructure dwelling complexes under single ownership and management, which are permitted by this title may occupy one lot for each such multistructured complex. (Ord. 97-06 § 4-5)

17.20.060: YARD SPACE FOR ONE BUILDING ONLY:

No required yard or other open space around an existing building or which is hereinafter provided around any building for the purpose of complying with the provisions of this title, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established. (Ord. 97-06 § 4-6)

17.20.070: SALE OR LEASE OF REQUIRED SPACE:

No space needed to meet the width, yard, area, coverage, parking, or other requirements of this title for lot or building, may be sold or leased away from such lot or building. (Ord. 97-06 § 4-7)

17.20.080: SALE OF LOTS BELOW MINIMUM SPACE REQUIREMENTS:

No parcel of land which has less than the minimum width and area requirements for the district in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of building or development. (Ord. 97-06 § 4-8)

17.20.090: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

A. Porticoes extending from the dwelling over the main doorway and over a circular drive-through driveway, may be allowed to project to within fifteen feet (15') of the front or street side property line. Porticoes shall remain fully open on three (3) sides and not more than thirty feet (30') in width.

B. Awnings attached to and extending from the front of the dwelling may be allowed to project to within fifteen feet (15') of the front property line, subject to compliance with all of the following conditions:

1. The awning shall remain fully open on three (3) sides.
2. The materials and appearance of the awning are compatible with the dwelling in color and design, in the opinion of the community development director. (Ord. 2016-17)

17.20.100: PLANNED DEVELOPMENTS:

In planned developments a patio cover may be projected into the rear setback area subject to the following conditions:

- A. The patio cover shall not be enclosed on any side except the side attached to the dwelling.
- B. No more than one-third (1/3) of the rear yard area shall be covered.
- C. No cover shall be closer than three feet (3') to the property line. In common areas having limited common areas, the property line shall be considered to be the area assigned to the specific use of an individual property owner, and the outer limits of the area shall be considered to be lot lines of the property for the purposes of this section.
- D. Building permits are required for the installation of a permitted cover.
- E. Covers may be constructed of noncombustible materials only. (Ord. 2004-23 § 1: Ord. 97-06 § 4-10)

17.20.110: DOUBLE FRONTAGE LOTS:

Double frontage lots are lots which have the rear property line adjacent to a public street. Such lots shall meet the following requirements:

- A. A six foot (6') masonry wall shall be constructed along all rear lot lines unless otherwise approved by the planning commission. Accessory buildings no higher than fifteen feet (15') in height may be ten feet (10') from the rear property line, and storage sheds no higher than six feet (6') in height may be placed adjacent to the wall.

B. Where a six foot (6') masonry wall is not required along the rear property line, the minimum rear setback for all structures shall be twenty five feet (25') from the rear property line. (Ord. 2004-23 § 1: Ord. 97-06 § 4-11)

17.20.120: AREA OF ACCESSORY BUILDINGS:

No accessory building nor group of accessory buildings in any residential district shall cover more than twenty five percent (25%) of the lot area. No building permit is required for accessory buildings of less than ten by twelve feet (10 x 12') in size as per the international building code provided that such building will have no plumbing or electrical elements. (Ord. 2004-23 § 1: Ord. 97-06 § 4-12)

17.20.130: EXCEPTIONS TO HEIGHT LIMITATIONS:

Subject to approval of a conditional use permit by the planning commission, stairways, ventilating fans, or similar equipment required to operate, and towers, steeples, flagpoles, chimneys, wireless or television masts, theater lofts, or similar structures, may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space. (Ord. 97-06 § 4-13)

17.20.140: MINIMUM HEIGHT OF MAIN DWELLING:

No dwelling shall be erected to a height of less than one story above grade. (Ord. 97-06 § 4-14)

17.20.150: ACCESSORY BUILDINGS, CONSTRUCTION AND MAXIMUM HEIGHT:

Accessory buildings shall not be constructed upon a lot until a building permit has been issued for the principal building. No building which is accessory to a dwelling shall be erected to a height greater than one story, or twenty feet (20'). (Ord. 97-06 § 4-15)

17.20.160: UTILITY REQUIREMENTS:

In all areas of the city, connection shall be made to public water, electrical, and sewer facilities wherever available. All utilities shall be located underground unless specifically approved otherwise by the city. All construction shall comply with city and state building codes and standards. (Ord. 97-06 § 4-16)

17.20.170: STREETS, CURBS, GUTTERS, SIDEWALKS AND STORM DRAINAGE:

A. The installation of streets, curbs, gutters, sidewalks and storm drainage of a type approved by the city may be required on any existing street where such improvements are not already in existence or where such improvements are damaged or broken or are substantially substandard.

B. Installation may be required as a condition of obtaining a building permit for a new residential or other structure wherein a new upsized water and/or sewer and/or electrical service is required or when an existing structure's square footage is increased, and shall be completed as a part of the building contract prior to occupancy. All undedicated rights of way for required streets shall be dedicated as well, for any building permit.

C. The city, upon examination, may determine that it is not in the best interest of the city to install full improvements at the time of land development. In this event, the applicant shall be required, as a condition to receiving a building permit, to sign an improvement agreement, which shall be an agreement to post a cash bond for the estimated costs of the improvements, plus a factor of twenty five percent (25%). The funds shall be used to complete the improvements in the overall area when the city determines that it is prepared to complete the required improvements.

D. The exactment for city streets shall be one-half (1/2) of the engineer's estimated cost of a standard city street for the full frontage that the property has on the street, including frontage for corner lots.

E. The cost of curbs, gutters and sidewalks shall be for the engineer's estimated cost for the side of the street that fronts on the lot, including frontage for corner lots.

F. The cost of the storm sewer shall be the engineer's estimate of a standard street's storm sewer cost, also determined by front footage of the storm sewer system that is planned to be placed on the property, according to the city's storm sewer master plan. If there is no storm drain in the street where building is to occur (according to the storm sewer master plan), then no fee shall be exacted.

G. The improvement agreement shall be recorded against the property and shall constitute a covenant to run with the land. A sample of the improvement and cash bond agreement is attached to the ordinance codified herein, and is hereby incorporated by reference herein. The cash bond deposit shall be put at interest by the city to assist in defraying the cost of inflation. The amount of cash bond to be deposited shall be computed by the city engineer based on the engineer's estimate of the cost of installation under the standards stated above. Each applicant shall pay an engineer's review fee in connection with applying for the building permit, as the city council may establish by resolution, to cover the cost of the engineer's review.

H. Upon actual building of the improvements involved, the cash bond, including interest earned thereon, shall be applied to the cost, including the city's reasonably allocated engineering, legal and administrative costs. (Ord. 2007-19 § 1: Ord. 2004-08: Ord. 97-06 § 4-17)

17.20.180: DUMPING OR DISPOSAL:

The use of land for dumping or disposal of scrap materials, garbage, rubbish, or other refuse, or for ashes, or other industrial wastes, shall be prohibited in every district of this title.

No yard or other open space surrounding an existing building shall be used for the storage of junk, debris, abandoned or inoperable motor vehicles, or other unsightly material, judged by the city to create a public nuisance. (Ord. 97-06 § 4-18)

17.20.190: MOVING OF DWELLINGS:

Except for new construction, any dwelling proposed to be moved onto any parcel of land in the city of Santa Clara shall meet the following requirements:

A. All dwellings moved onto any lot must first obtain a conditional use permit as required by chapter 17.40 of this title.

B. Any dwelling proposed to be moved onto a site shall be less than ten (10) years of age at the time of moving unless otherwise approved by the planning commission and the city council.

C. Any dwelling proposed to be moved onto a site shall first be inspected by the building inspector to determine that it is in compliance with the current edition of the applicable building code, or that it is capable of being brought into compliance with said code. Inspection shall be made prior to planning commission review and a report of findings shall be submitted to the planning commission along with the application for a conditional use permit. (Ord. 97-06 § 4-19)

17.20.200: PUBLIC RIGHT OF WAY:

Development of any kind on or within a public right of way shall not be done without having received a permit from the city office, which approval may require planning commission and/or city council approval. (Ord. 97-06 § 4-20)

17.20.210: TIMESHARING:

(Rep. by Ord. 2004-39 § 1)

17.20.220: EXCEPTION TO LOT STANDARDS:

Notwithstanding the requirements of this chapter, the planning commission may consider the approval of flag lots to be developed either as a part of, or separate from a platted subdivision, subject to the following conditions:

A. In the opinion of the planning commission, the property cannot be subdivided with public streets and standard shaped lots, either at the present or in the foreseeable future.

B. The staff portion of the proposed lot(s) shall front on a dedicated and improved public street.

C. No building or construction, except for driveways, shall be allowed on the staff portion of the lot(s).

D. The front of the flag lot(s) shall be deemed to be the side nearest the dedicated public street upon which the staff portion fronts.

E. All lot size and setback requirements shall be the same as for the zone in which the lot is located. The staff portion of the lot(s) shall not be counted in calculating the size of the lot(s).

F. No more than two (2) flag lots may be served by any one staff portion of said lots.

G. The staff portion of the lot(s) shall be owned by the owner(s) of the flag lot(s). If two (2) lots are served, the staff portion shall be owned jointly by the owners of both lots that are being served.

H. No structure on the adjacent lots located in front of the flag lot(s) shall be closer to the staff portion of the flag lot(s) than eight feet (8'). A required twelve foot (12') side yard setback may be reduced to eight feet (8').

I. A solid fence or wall of six feet (6') in height may be required by the planning commission, between the flag lot and the rear property line of the lot in front of the flag lot.

J. The owner(s) of any lot(s) located in front of a proposed flag lot(s) shall be notified by the city of the date and time at which the flag lot request shall be considered by the planning commission.

K. Each flag lot shall be specifically approved by the planning commission.

L. If the flag lot roadways are not looped, then the provided dead end access roadway shall meet the requirements specified in subsection M of this section.

M. Approved turnarounds for dead end flag lot streets. (Ord. 2007-29 § 1: Ord. 2004-23 § 1: Ord. 97-06 § 4-22)

17.20.230: RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY:

The city building department shall grant a permit for the establishment of a residential facility for persons with a disability in any zone in which single-family dwellings are permitted if the applicant certifies that they meet the following requirements under subsections A through C of this section. The building department shall certify that the applicant meets the requirement in subsections D through F of this section.

A. The residence conforms to all applicable standards and requirements of the Utah state department of human services, and if applicable, the Utah state department of health.

B. No individual whose tenancy would constitute a direct threat to the health or safety of other individuals, or whose tenancy would result in substantial physical damage to the property of others, will be a resident.

C. If the residence is a substance abuse facility located within five hundred feet (500') of a school, the residence provides the following in accordance with rules established by the department of human services:

1. Twenty four (24) hour supervision of residents; and
2. Other twenty four (24) hour security measures.

D. The residence conforms to all state and local building, safety, health, and zoning requirements applicable to similar structures, including the number of unrelated persons allowed in a dwelling in the zone where the residence is located.

E. The residence is of a size, scale, and design such that it is in harmony with other residential uses in the vicinity.

F. The residence may not be located within one thousand feet (1,000') of any other residential facility for persons with a disability, or from a residential facility for elderly persons.

G. Staff will bring to the city council any requests for reasonable accommodations who shall give such consideration to requests under the standards of applicable state and federal law.

H. The right to continue the use under the building permit as a residential facility for persons with a disability shall be contingent upon maintaining the standards and requirements of this section.

I. In order to obtain a building permit the building department must certify the plans and specifications which shall include a rendering of the building with landscape that is compatible with the architectural style of the neighborhood.

J. Parking requirements are detailed in section 17.32.040 of this title.

K. The decision to approve a residential facility for the disabled must be based on legitimate land use criteria. (Ord. 2004-23 § 1)

17.20.240: RESIDENTIAL FACILITIES FOR THE ELDERLY:

Subject to granting of a conditional use permit a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character, and subject to the requirements of this chapter, the location of residential

facilities for elderly persons may be approved in areas zoned to permit single-family dwellings. (Ord. 2004-23 § 1)

17.20.250: LIMITATIONS ON ESTABLISHMENT:

- A. No person who is being treated for alcoholism or drug abuse may be placed in a residential facility for elderly persons.
- B. Placement in a residential facility for elderly persons shall be on a strictly voluntary basis and may not be a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
- C. No residential facility for elderly persons may be located within one thousand feet (1,000') of another such facility, or from a residential facility for the handicapped.
- D. The use granted and permitted in this chapter terminates if the structure is devoted to a use other than as a residential facility for elderly persons, or if the structure fails to comply with applicable health, safety, and building codes.
- E. The decision to approve a residential facility for the elderly must be based on legitimate land use criteria and may not be based on the age of the facility's residents.
- F. The requirements of this section that a residential facility for elderly persons obtain a conditional use permit or other permit do not apply if the facility meets the requirements of this chapter relative to the definition of a "family".
- G. In order to obtain a building permit the building department must certify the plans and specifications which shall include a rendering of the building with landscape that is compatible with the architectural style of the neighborhood.
- H. Parking requirements are detailed in section 17.32.040 of this title. (Ord. 2004-23 § 1)

17.20.260: SHORT TERM RESIDENTIAL PROPERTIES:

- A. Definitions: As used in this chapter,

SELF-CONTAINED: A project where no public streets provide access to individual units that are no part of the project.

SHORT TERM RESIDENTIAL PROPERTY: Property which is used by any person or entity for hostel, hotel, inn, lodging, motel, resort, or other transient lodging uses where the term of occupancy, possession, or tenancy of the property by the person is for twenty nine (29) consecutive calendar days or less, for direct or indirect remuneration. For this section, "remuneration" means compensation, money, rent, or other consideration including free gratis, given for occupancy, possession or use of real property.

B. Requirement: Short term residential properties are prohibited in all zones within the city of Santa Clara except where allowed by conditional use permit in the planned development residential district or historic district/mixed use zone. (Refer to each district or zone for specific conditions for use.) (Ord. 2015-03: Ord. 2013-16)

17.20.270: GARAGE SETBACKS:

Where a sidewalk and a driveway are located in the same setback of a dwelling, the garage setback shall be a minimum of twenty feet (20') from the back edge of the sidewalk to the garage. Where no sidewalk is located in the setback, or where a side entry garage has a minimum twenty foot (20') long driveway from the back edge of the sidewalk, the garage setback shall be the same as required for the dwelling unit. (Ord. 2017-07)

17.20.280: NON-DEPOSITORY INSTITUTIONS:

Non-Depository institutions are allowed as a permitted use within the Commercial, C Zone or the Planned Development Commercial, PDC Zone, subject to the following restrictions:

A. A non-depository institution shall not be located within one mile of any other non-depository institution within the City's geographical boundaries. The distance shall be measured from the exterior walls of the building in which the non-depository institution is located or proposed to be located and shall be measured as a straight- and direct-line distance from said point.

B. In addition to the geographical restriction under subsection 17.20.280(A) above, the total number of non-depository institutions located within the City's geographical boundaries shall not exceed one non-depository institution per seven thousand five hundred (7,500) residents of the City. A portion or fraction resulting from such calculation that does not equal a whole number shall not increase, through "rounding" or otherwise, the total number of non-depository institutions possible. For example, if the City's population was 14,999, then a maximum of one non-depository institution would be possible in the City, and a second non-depository institution would not be possible until the City's population was 15,000 or more. For purposes of such calculation, the City's population shall be determined by the numbers provided by the United States Census Bureau's most recent annual estimate.

C. All non-depository institutions are subject to applicable architectural design, aesthetic and other regulations of all applicable zones, and other requirements of City code. Additionally, all non-depository institutions are subject to the following supplemental regulations:

1. The color of the building housing the non-depository institution shall be restricted to earth tones or shall match the design theme of the development of which it is apart.

2. At least 25% of the first-floor façade that faces a public street, or sidewalk shall be windows or doors of clear or lightly tinted glass to allow views into and out of the building at eye level.

3. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.

4. The use of neon lighting or signage shall be prohibited on the building exterior.

5. All signage associated with any non-depository institution shall conform to the requirements of Chapter 17.44 of city code. (Ord. 2025-09 § 1)

17.20.290: PORTABLE OR MOBILE RECREATIONAL UNITS

In any zone in where 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 a violation of the land use ordinance subject to the following:

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 located 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 for 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 Director may grant a time extension beyond the eight (8) day time limit for occupancy of the recreational housing unit. However, any time extension beyond sixty (60) days shall require approval of the City Council. The Portable or Mobile Recreation Unit must meet Health and Safety requirements in city code.

CHAPTER 17.22
ACCESSORY DWELLING UNITS

SECTION:

17.22.010: Definitions

17.22.020: Internal Accessory Dwelling Units

17.22.030: Accessory Dwelling Units

17.22.010: DEFINITIONS:

For purposes of this chapter, the following words or phrases shall have the following meanings:

ACCESSORY DWELLING UNIT (ADU):	A separate dwelling unit located on a residentially zoned property, that is clearly incidental and accessory to the primary dwelling on the property. In addition to the standards described in this section, ADUs must meet the standards described in section 10- 21-3039a-530 of the Utah Code.
INTERNAL ACCESSORY DWELLING UNIT (IADU):	A separate dwelling unit located entirely within the footprint of an owner-occupied single-family detached dwelling on residentially zoned property, that is clearly incidental and accessory to the primary dwelling on the property. In addition to the standards described in this section, IADUs must meet the standards described in section 10- 21-3039a-530 of the Utah Code.
PRIMARY DWELLING:	A single-family detached dwelling that is occupied as the primary residence of the owner of record. (Ord. 2022-04 § 1: Ord. 2021-14 § 1)

17.22.020: INTERNAL ACCESSORY DWELLING UNITS:

A. Allowed Zones: An IADU is a permitted use in all residential zones, subject to the standards set forth in this section.

B. Standards: All IADUs must conform to the following standards:

1. The IADU must contain complete cooking and bathroom facilities that are separate from the facilities located in the primary dwelling.

a. The cooking facility in the IADU must contain:

- (1) A sink and water faucet,
 - (2) Capacity for food refrigeration, and
 - (3) A permanent, built-in stove top, range, or other similar device for cooking food.
- b. The bathroom facility in the IADU must contain:
- (1) A sink and water faucet,
 - (2) A toilet, and
 - (3) A shower or bathtub.
2. The owner of the property must occupy the primary dwelling on the property.
 3. One off-street parking space must be provided for the IADU, in addition to parking required for the primary dwelling on the property.
 4. IADUs must meet all applicable Health, Fire and Building Codes.
 5. The lot where the IADU is located must maintain the single-family appearance and character of the neighborhood. IADUs should be compatible in design and appearance with the primary dwelling on the property and shall not be located in detached structures connected by a breezeway.
 6. Only one IADU per property is permitted.
 7. The lot where the IADU is located must be at least ~~four~~six thousand (~~46,000~~) square feet in size. However, a single-family detached dwelling in a Planned Development Residential (PDR) Zone with a lot size of less than ~~four~~six thousand (~~46,000~~) square feet may be allowed if all other requirements of this section are met.
 8. The total number of residents that reside in an IADU may not exceed the number allowed for a single-family dwelling.
 9. If a garage or carport is converted to an IADU, the property owner must replace any parking spaces contained in the garage or carport which are required by code with an equal number of off-street parking spaces elsewhere on the property in a manner that complies with all land use standards.
 10. An IADU shall not be permitted within a mobile home.
 11. A property owner may not install power or culinary water utility meters that serve only the IADU. The IADU must be served by the same power and culinary water utility meters as the primary dwelling on the property.
 12. No IADU may be located in a primary dwelling served by a failing septic tank.
 13. The owner shall provide a separate address marking for emergency services and mailing services.

C. Rental Period: The IADU must be rented for periods of thirty (30) consecutive days or more.

D. Permit Required: Prior to renting or offering to rent an IADU, a property owner must obtain an Internal accessory dwelling unit permit from the city.

1. The IADU permit application is reviewed by city staff.

2. The IADU must be inspected by the city prior to issuance of any permit and may be inspected by the city up to one (1) time per calendar year. In the event that the IADU requires improvements be made in order to meet required standards, the property owner shall be required to obtain a building permit.

3. City staff shall issue the IADU permit, only after finding all of the standards in this section and all other applicable land use standards have been met and may revoke the IADU permit if an inspection finds that the IADU no longer meets applicable standards, after ninety (90) days written notice to the property owner and an opportunity to cure any deficiencies.

4. The ~~e~~City will provide an Affidavit of Understanding allowing the applicant to shall record ~~a notice~~notice of the permit with the Washington County Recorder, ~~as detailed in Utah Code Section 10-9a-530(6).~~

E. Business License: Renting of any IADU requires a business license. The business license must be maintained and renewed annually if the unit is rented.

F. In addition to other remedies available to the city, the city may hold a lien against a property that contains an ~~internal~~ IADU if the property owner violates any standards for operation of an ~~internal~~ IADU. The amount, notice, and procedure for the lien shall be in accordance with state law. (Ord. 2021-14, 10-27-2021)

17.22.030: ACCESSORY DWELLING UNITS:

A. ~~An ADU One Accessory Dwelling Unit (ADU) may be~~ is a permitted use in residential zones requiring a minimum lot size of 6,000 square feet, as a conditional use in a single-family residential zone subject to the following requirements:

1. Before an ADU occupancy permit is issued, the applicant must:

a. Submit a site plan, drawn to scale, that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, distances from buildings or additions to property lines, the location of parking stalls and utility meters.

b. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.

c. Pay the required application fee as determined by resolution of the City Council.

d. Obtain a building permit following approval of the ADU and subject to all the requirements listed herein.

e. An ADU is allowed over an attached garage or a detached garage, provided that the existing parking underneath the created additional living unit remains parking and is not converted to a living space.

f. An ADU may be in a front, side, or rear yard if it meets all primary dwelling setback requirements.

g. An ADU may not exceed ~~twenty feet (20')~~ in height limit requirements for an accessory structure established in each residential zone unless it is attached to the primary structure.

h. An ADU is allowed up to one thousand (1,000) square feet, or thirty percent (30%) of the footprint of the primary dwelling, excluding the garage, whichever is greater.

i. One additional off-street parking space must be provided for an ADU.

j. The primary dwelling and the ADU must be served by the same electric meter, water meter, and sewer connection. Additional impact fees, as established by the city may be assessed for the second dwelling unit.

k. The primary dwelling and the ADU must have the same address, except for a letter (A) designation, as may be approved by the city, to provide differentiation between the main dwelling and the ADU for mail or emergency response purposes.

l. The ADU may not be constructed until after the building permit is issued for the primary dwelling, and no certificate of occupancy may be issued for an ADU until after the certificate of occupancy is issued for the primary dwelling.

2. The property owner must occupy either the primary dwelling or the ADU.

3. The total number of residents that reside in an ADU may not exceed the number allowed for a single-family dwelling.

4. The lot where the ADU is located must maintain the single-family appearance and character of the neighborhood.

5. Only one (1) ADU or IADU per property is permitted.

6. Rental Period: The ADU must be rented for periods of thirty (30) consecutive days or more.

7. The City will provide an Affidavit of Understanding allowing the applicant to record a notice of the permit with the Washington County recorder, as detailed in Utah Code Section 10-9a-530(6).

8. Business License: Renting of any ADU requires a business license. The business license must be maintained and renewed annually if the unit is rented. (Ord. 2022-04 § 1)

CHAPTER 17.63
R-1-6 SINGLE-FAMILY RESIDENTIAL ZONE

SECTION:

17.63.010: Purpose

17.63.020: Permitted Uses

17.63.030: Conditional Uses

17.63.040: Height Regulations

17.63.050: Area, Width and Yard Regulations

17.63.060: Modifying Regulations

17.63.010: PURPOSE:

To provide appropriate locations where low to medium density residential neighborhoods may be established, maintained, and protected. The regulations also permit the establishment, with proper controls of uses such as churches, schools, libraries, parks, and permitted open spaces which serve the needs of families. The regulations are intended to prohibit those uses that would be harmful to a single-family residential neighborhood. (Ord. 2022-21, 9-28-2022)

17.63.020: PERMITTED USES:

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

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

Home gardens and fruit trees, keeping of household pets, etc., but not agricultural industry, or business, ~~or the keeping of domestic animals or fowl.~~

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

Single-family detached dwellings and manufactured homes as defined herein. (Ord. 2022-21, 9-28-2022)

17.63.030: CONDITIONAL USES:

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

Child nursery, as defined herein. The dwelling shall be the permanent residence of the operator. The land use authority will determine the maximum number of children to be allowed, and other requirements, depending upon specific conditions relating to the request.

Parking shall be as required by the land use authority. All other requirements of the zone shall be complied with.

Churches, schools, parks, and open space.

Home occupation, as defined herein, and approved by the land use authority staff, or as may be recommended to the land use authority.

Public buildings.

Public utilities and buildings.

Residential Facility for the Elderly. (Ord. 2022-21, 9-28-2022)

17.63.040: HEIGHT REGULATIONS:

No building shall be erected to a height greater than thirty feet (30'), and no accessory building shall be erected to a height greater than twenty feet (20'). An Accessory Dwelling Unit, ADU may not exceed a height of twenty feet (20'). (Ord. 2022-21, 9-28-2022)

17.63.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
R-1-6	6,000	50 feet	20 feet	6 - 8 feet	10 feet

The front yard setback is required to be twenty feet (20') from property line or back of sidewalk, whichever is closer to the structure. (Ord. 2022-21, 9-28-2022)

17.63.060: MODIFYING REGULATIONS:

A. Side yard setbacks on a "street side" (corner lot) shall be the same as for a front yard setback.

B. Accessory buildings located to the rear of a main dwelling, and at least ten feet (10') away from the main dwelling may be built five feet (5') from the property line provided that: 1) projection beyond exterior wall shall not exceed twelve inches (12") into the area where openings are prohibited, 2) stormwater runoff from the building shall not run onto

adjacent property, 3) all corner lots shall maintain required setbacks on street sides, and 4) construction shall comply with current International Residential Code (IRC) exterior wall and opening protection. No building, or swimming pool, shall be in any easement without city approval.

1. After first obtaining a building permit from the City Building Official, a carport or awning may be constructed in the required six-foot (6') side yard setback or ten-foot (10') rear yard area subject to the following conditions:

a. All three (3) sides of the carport/awning away from the dwelling shall be kept completely open. No storage areas shall be permitted in any part of the carport/awning.

b. The height of the carport/awning shall not exceed the height of the top plate of the walls of the first floor of the dwelling, or a maximum of ten feet (10') above the normal grade of the side yard setback.

c. A two-foot (2') setback shall be maintained from the side property line.

d. The roof shall be sloped away from the dwelling, and a rain gutter shall be installed along the roof edge on the side yard of the two-foot (2') setback to keep all roof runoff on the property of the owner of the carport/awning.

2. All construction materials shall be completely noncombustible and shall meet all applicable requirements of the international residential code.

a. Color of the construction material shall be of earth tones or harmonize with the colors of the dwelling unit.

b. The carport/awning shall always be well maintained and shall be repainted from time to time as necessary.

3. The side of the carport/awning nearest the front street shall be set back a minimum of ten feet (10') behind the front face of the dwelling unit.

a. An accessory structure building or ADU shall use finish materials colored to blend with the be required to utilize building materials and colors to blend in with the construction of the primary dwelling unit on the property. An accessory structure or ADU shall comply with the most recently adopted International Residential Code (IRC).

b. The lot width for cul-de-sac lots may be approved by the land use authority with less than fifty feet (50') of frontage; however, this requirement shall be ~~meetmet~~ at the twenty feet (20') front setback line.

c. Other conditions that may be required by the land use authority to protect the intent and purpose of the zone.

d. The minimum square footage of any main residence shall be one thousand two hundred (1,200) square feet of living space on the main floor of a single-story home. For a two-story home there shall be a minimum of eight hundred (800) square feet of living space on the main floor, and a minimum of seven hundred (700) square feet of living space

on the second floor. A split-level home shall have a minimum of one thousand (1,000) square feet on the main and upper floor ~~combined, but~~combined but not including the square footage of the lower level.

e. No trash, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, abandoned, inoperable, or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any residential zone. (Ord. 2022-21, 9-28-2022)

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CHAPTER 17.64
R-1-10 SINGLE-FAMILY RESIDENTIAL ZONE

SECTION:

17.64.010: Purpose

17.64.020: Permitted Uses

17.64.030: Conditional Uses

17.64.040: Height Regulations

17.64.050: Area, Width ~~And~~ Yard Regulations

17.64.060: Modifying Regulations

17.64.010: PURPOSE:

To provide appropriate locations where ~~low-density~~ residential neighborhoods may be established, maintained, and protected. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks, and playgrounds which serve the needs of families. The regulations are intended to prohibit those uses that would be harmful to a single-family residential neighborhood. (Ord. 97-06 § 15-1)

17.64.020: PERMITTED USES:

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

[Accessory Dwelling Unit, ADU as per Chapter 17.22 of city code.](#)

Home gardens and fruit trees, keeping of household pets, etc., but not agricultural industry, or business, ~~or the keeping of domestic animals or fowl.~~

[Internal Accessory Dwelling Unit, IADU as per Chapter 17.22 of city code.](#)

Single-family [detached](#) dwellings and manufactured homes as defined herein. (Ord. 2008-11 § 1; Ord. 2007-01 § 1; Ord. 97-06 § 15-2)

17.64.030: CONDITIONAL USES:

"Child nursery", as defined herein. The dwelling shall be the permanent residence of the operator. The land use authority will determine the maximum number of children to be

allowed, and other requirements, depending upon specific conditions relating to the request.

Parking shall be as required by the land use authority. All other requirements of the zone shall be complied with.

~~Churches, schools, parks, and open space.-~~

"Home occupation", as defined herein, and approved by the land use authority staff, or as may be recommended to the land use authority for hearing.

Keeping of livestock animals or fowl subject to the conditions found in the modifying regulations of this zone.

~~Park or playground.~~

~~Public buildings.~~

Public utilities ~~and buildings, including cable television.~~

~~Residential Facility for the Elderly.~~

School.

~~Second dwelling—subject to modifying regulations in section 17.64.060 of this chapter.~~

Other uses recommended by the land use authority as being in harmony with the intent of the zone and similar in nature to the above listed uses. (Ord. 2009-12 § 1: Ord. 2008-11 § 1: Ord. 97-06 § 15-3)

17.64.040: HEIGHT REGULATIONS:

No building, shall be erected to a height greater than ~~thirty five~~thirty-five feet (35'), and no ~~accessory building~~ Accessory Dwelling unit ADU shall be erected to a height greater than twenty feet (20'). ~~without a conditional use permit approved by the land use authority.~~ (Ord. 2008-11 § 1: Ord. 2004-35 § 1: Ord. 97-06 § 15-4)

17.64.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
R-1-10	10,000	80 feet	25 feet	8 - 12 feet	10 feet

Where a sidewalk and a driveway are located in the same setback of a dwelling, the garage setback shall be a minimum of twenty feet (20') from the back edge of the sidewalk to the

garage. Where no sidewalk is located in the setback, or where a side entry garage has a minimum twenty foot (20') long driveway from the back edge of the sidewalk, the garage setback shall be the same as required for the dwelling unit. (Ord. 2017-07: Ord. 97-06 § 15-5)

17.64.060: MODIFYING REGULATIONS:

- A. Side yard setbacks on a “street side” shall be the same as for a front yard setback.
- B. Accessory Structures (Non-habitable structures accessory to the primary residence)
 1. Accessory Structures shall only be authorized concurrently or following the establishment of the primary residence.
 2. An accessory garage may be attached to, or detached from, the primary building.
 - a. An accessory garage that is attached to a primary building shall meet all requirements for the location of the primary building.
 - b. All garages and other accessory buildings located within ten feet (10') of the primary building shall be considered attached and part of the primary building and the setback and height requirements applicable to the primary building shall apply.
 - c. An accessory garage that is detached from a primary building shall meet all requirements for the location of a detached accessory building, as provided.
 - d. The cumulative square footage of all accessory structures shall not be greater than twenty five percent (25%) of the rear yard area as measured from the rear wall line of the primary structure to the rear property line (pools excluded).
 3. All garages and other accessory buildings located ten feet (10') or more away from the primary residence may be constructed five feet (5') from the side and rear property lines provided that.
 - a. Setbacks may be allowed to be reduced with clearance from city utility departments.
 - b. Structures permitted to have reduced setbacks shall only utilize 40% of the rear property line width.
 - c. Maximum Height: twenty feet (20') for structures with flat roofs and twenty-five feet (25') for structures with pitched roofs.
 - d. Projection beyond exterior walls shall not exceed twelve inches (12") into the area where openings are prohibited.
 - e. Stormwater runoff from the building shall not run onto adjacent property.
Exception: Small accessory structures that are less than two hundred (200) square feet in area do not require a building permit unless; power, plumbing, or HVAC utilities are

intended to be installed. A small accessory structure may be located in the rear yard, three feet (3') from side and rear property lines so long as the structure does not exceed ten feet (10') maximum height.

4. Accessory structures located on corner lots shall meet the required corner side yard setback applicable to the zone.

5. Accessory structures shall use finish materials colored to blend with the primary structure.

6. Accessory structures shall comply with the most recently adopted International Residential Code (IRC).

7. No shipping container, cargo container, shipping crate, box trailer or similar movable pieces of equipment or object shall be used as an accessory structure.

8. No utility connections or meters, separate from the primary residence, shall be allowed for accessory structures.

9. No accessory structure shall be used as a permanent dwelling unit.

10. No accessory structure shall be located in any required front yard setback.

C. Carports:

1. A building permit shall be required to construct or install all carports. Installations shall comply with the requirements of this section and the adopted Building Code, as applicable.

2. Any enclosed carport (a carport enclosed on more than 2 sides, or 60% of wall areas, whichever is less) shall comply with the required setbacks applicable to the primary residence.

3. Carports constructed completely of noncombustible materials may be allowed in the side and rear yard area so long as no portion of the carport structure is closer than two feet (2') to any side or rear property line. Reduced setbacks shall only be allowed with clearance from city utility departments.

4. Maximum height of a noncombustible carport shall not exceed fifteen feet (15') or the height of the primary structure, whichever is less.

5. Carports constructed from any combustible materials may be allowed in the required rear yard area when located ten feet (10') or more away from the primary residence. No portion of any such carport shall be closer than five feet (5') to any side or rear property line and shall not exceed twenty feet (20') in height.

6. No stormwater runoff from any carport shall be allowed to run onto adjacent properties.

7. Construction material of carports and awnings shall be color tones designed to blend/harmonize with the primary structure.

8. Carports shall always be well maintained and kept in good repair.

D. Awnings and Patio Covers:

1. A building permit shall be required to construct all awnings and patio covers.
2. Any enclosed awning or patio cover (a structure enclosed on more than 2 sides) shall comply with the required setbacks applicable to the primary residence.
3. Awnings and patio covers constructed of noncombustible materials may be allowed in the side and rear yard area so long as no portion of the awning/patio cover structure is closer than two feet (2') to any side or rear property line. Reduced setbacks shall only be allowed with clearance from city utility departments.
4. Awnings and patio covers constructed of any combustible materials may be allowed in the side and rear yard area so long as no portion of the awning/patio cover structure is closer than five feet (5') to any side or rear property line.
5. No stormwater runoff from any awning or patio cover shall be allowed to run onto adjacent property.
6. Construction material of awnings and patio covers shall be color tones designed to blend/harmonize with the primary structure.
7. Awnings and patio covers shall always be well maintained and kept in good repair.
8. Awnings proposed in front yard areas shall comply with section 17.20.090 of this title.

E. Swimming Pools:

1. A building permit shall be required to construct all hot tubs, swimming pools and swimming pool accessory features.
2. Swimming pools must be constructed and protected in compliance with the adopted International Swimming Pool and Spa Code (ISPSC).
3. Swimming pools are allowed to be constructed within the prescribed setbacks and public utility easements with clearance from city utility departments.
 - a. Exception: Swimming pools proposed along the street facing front and side yards, and rear yards on double-fronted lots, shall not be constructed within public utility easements.
 - b. Swimming pools installed in street-facing yard areas will require a safety barrier compliant with the adopted International Swimming Pool and Spa Code (ISPSC).
4. Swimming pools may be constructed within three feet (3') of property lines as measured from property line to water's edge.
5. Pool equipment shall be placed in an area compliant with the Residential Electrical, Fuel and Gas Codes.

6. Privacy of neighboring properties shall be considered when installing accessory pool features such as slides, diving platforms, and faux rock. Pool amenities shall be placed at a height to distance ratio of 1:1 from property line until meeting the prescribed setback for the residential zone.

F. Domestic Livestock and Fowl:

1. On lots of less than two (2) acres in size, no large or medium sized animals shall be kept or maintained.

2. On lots of two (2) acres or more, domestic livestock shall be limited to one (1) domestic animal for each one-half acre.

3. On lots of less than two (2) acres, ten (10) hen chickens (no roosters) may be kept per ten thousand (10,000) square feet of lot area.

4. Residential lots may have one chicken run.

5. Chicken runs are limited to a maximum size of one hundred twenty (120) square feet and a maximum height of eight feet (8').

6. No chicken shall be allowed to roam outside the chicken run.

7. Household Pets: (See Title 6: Animals). (Ord. 2025-06 § 1: Ord. 2022-04 § 1: Ord. 2020-03 § 1: Ord. 2015-05: Ord. 2014-02: Ord. 2012-06: Ord. 2009-12 § 1: Ord. 2008-11 § 1: Ord. 2007-20 § 1: Ord. 2004-35 § 1: Ord. 99-23 § 1: Ord. 97-06 § 15-6)

CHAPTER 17.65
R-1-10/RA MIXED LOT SIZE RESIDENTIAL ZONE

SECTION:

17.65.010: Purpose

17.65.020: Permitted Uses

17.65.030: Conditional Uses

17.65.040: Height Regulations

17.65.050: Area, Width, ~~A~~and Yard Regulations

17.65.060: Modifying Regulations

17.65.010: PURPOSE:

To provide appropriate locations where low to medium density mixed lot residential neighborhoods may be established, maintained, and protected. Residential agriculture areas which preserve agricultural use of the land may also allow a variety of lot sizes. The regulations permit the establishment, with proper controls, of uses such as churches, schools, parks, and permitted open spaces which serve the needs of families. The regulations are intended to prohibit those uses that would be harmful to a single-family residential neighborhood. (Ord. 2012-11)

17.65.020: PERMITTED USES:

The uses permitted in the R-1-10 zone, except for small animals, on ten thousand (10,000) square foot lots in the mixed lot size zone.

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

[Accessory Dwelling Unit, ADU as per Chapter 17.22 of city code.](#)

Home gardens and fruit trees. ~~The~~ keeping of household pets [etc. are permitted](#), but not agricultural industry, [or commercial](#) business, or the keeping of domestic animals or fowl.

[Internal Accessory Dwelling units, IADU as per Chapter 17.22 of city code.](#)

Single-family [detached](#) dwellings and manufactured homes as defined herein. (Ord. 2012-11)

17.65.030: CONDITIONAL USES:

~~Child nursery, as defined herein. The dwelling shall be the permanent residence of the operator. The land use authority will determine the maximum number of children to be allowed, and other requirements, depending upon the specific conditions relating to the request. Parking shall be required by the land use authority. All other requirements of the zone shall be complied with.~~
~~A "child nursery", as defined herein. The dwelling shall be the permanent residence of the operator. The number of children shall not exceed the number five (5) allowed by the home occupation ordinance contained in this code. All other requirements of the home occupation ordinance (chapter 17.38 of this title) shall be complied with.~~

~~A residential facility for the elderly.~~

~~Accessory structures on lots where a main dwelling exists, or for which a building permit has been issued, but not including detached second dwellings unless permitted on ten thousand (10,000) square foot lots by the R-1-10 zone.~~

Churches, schools, parks, and open space.

Home occupation, as defined herein, and approved by the land use authority staff, or as may be recommended to the land use authority.

Public utilities and buildings.

Residential Facility for the Elderly.

~~All requirements for a single-family dwelling, i.e., setbacks, heights, parking requirements, street access locations, utilities, occupancy permits, signs, etc., shall be complied with as required for such uses by this chapter. (Ord. 2012-11)~~

17.65.040: HEIGHT REGULATIONS:

No main dwelling shall be erected to a height greater than ~~thirty five~~thirty-five feet (35'), and no ~~detached accessory building~~ Accessory Dwelling Unit ADU shall be erected to a height greater than twenty feet (20') ~~, without approval of the planning commission.~~ (Ord. 2012-11)

17.65.050: AREA, WIDTH, AND YARD REGULATIONS:

Mixed Lot Sizes	Width	Front	Side	Rear
10,000 square feet	80 feet	20 feet	8 - 12 feet	10 feet
9,000 square feet	75 feet	20 feet	8 - 10 feet	10 feet
8,000 square feet	70 feet	20 feet	8 - 10 feet	10 feet

7,000 square feet 60 feet 20 feet 6 - 10 feet 10 feet

Where a sidewalk and a driveway are located in the same setback of a dwelling, the garage setback shall be a minimum of twenty feet (20') from the back edge of the sidewalk to the garage. Where no sidewalk is located in the setback, or where a side entry garage has a minimum twenty foot (20') long driveway from the back edge of the sidewalk, the garage setback shall be the same as required for the dwelling unit. (Ord. 2017-07; Ord. 2012-11)

17.65.060: MODIFYING REGULATIONS:

A. For all lots in the mixed lot zone the side yard setbacks on a street side shall be the same as for a front yard setback unless the development has no dwellings fronting on any side yard in the entire phase of development, in which case the side yard may be reduced to fifteen feet (15').

B. The percentage of mixed lot sizes shall be:

40 percent that are 10,000 square feet,

20 percent that are 9,000 square feet,

20 percent that are 8,000 square feet, and

20 percent that are 7,000 square feet.

~~C. The number of lots allowed in the development will be determined by the gross area of the proposed phase or development, and subtracting fifteen percent (15%) of the gross area for streets and public rights of way. The net land area may be divided into mixed lot sizes as shown by the percentages in subsection B of this section.~~

~~D. Eight thousand (8,000) and nine thousand (9,000) square foot lots in the mixed lot development may include a casita or "mother-in-law" attached apartments if all requirements of this chapter, and the international residential building code, are complied with. Such units shall not be less than four hundred fifty (450) square feet in size or greater in size than eight hundred (800) square feet.~~

~~E. The additional units approved above for eight thousand (8,000) and nine thousand (9,000) square foot lots are not approved for public rental, and may only be occupied by persons related to those residing in the primary dwelling. No additional parking spaces will be required for such units.~~

C. An accessory structure or ADU shall use finish materials colored to blend with the primary structure. An accessory structure or ADU shall comply with the most recently adopted International Residential Code (IRC).

DF. In the residential agricultural zone, mixed lot developments may be approved. ~~However~~However, the number of parcels shall not exceed the density, or number of lots

allowed by the RA zone. All excess land must be maintained in some form of agricultural use, and may be maintained by the lot owners, leased to someone else, deeded to a conservation group, or to the city of Santa Clara at the city's option. The land may be requested to be placed in an agricultural protection zone as provided by the RA zoning district classification.

EG. The minimum square footage of any main dwelling on any lot shall be one thousand (1,000) square feet of living space on the main floor of a single-story home, or one thousand two hundred fifty (1,250) square feet of living space on the main floor of any dwelling on a ten thousand (10,000) square foot lot.

~~H. Parking shall be as required by chapter 17.32 of this title (off street parking standards), except that no additional parking shall be required on an eight thousand (8,000) or nine thousand (9,000) square foot lot for a casita or mother-in-law apartment in the R-1-10/RA mixed lot zone.~~

Ff. This zoning district allows for subdivision design flexibility. The following items are required: One purpose of the R-1-10/RA mixed lot size zone is to allow for all individual lots and homes having front yards fully completed at the time of occupancy.

1. Drawings showing the development layout, lot landscaping, and fencing and other items determined by the TRC are required as part of the subdivision review process, shall be submitted to the planning staff at the time of application for a building permit being requested by the developer or the owner. Developers are encouraged to arrange for completion of the required front yard landscaping as a part of the lot sales in the development.

~~2. In order to achieve a harmonious subdivision appearance and assure compliance, no certificate of occupancy shall be issued until a dwelling has been completely finished and includes all front yard landscaping, driveways, sidewalks, and fencing where necessary.~~

2. Parking shall comply with Chapter 17.32 of city code. One (1) additional off-street parking space is required on the property for an ADU or an IADU as per Chapter 17.22 of city code.

~~3. 3. The lot width for cul-de-sac lots may be approved by the land use authority with less than fifty feet (50') of frontage; however, this requirement shall be met at the twenty feet (20') front setback line. front yard of a cul-de-sac shall maintain a twenty foot (20') setback. However, this setback may be reduced to fifteen feet (15') upon the approval of the staff, or, if referred, by the planning commission.~~

4. Other conditions that may be required by the land use authority to protect the intent and purpose of the zone.

Gf. Private garages and accessory buildings located to the rear, and at least ten feet (10') away from the main dwelling may be built five feet (5') from the property line. All building code requirements shall be complied with. No detached garage shall be supplied with utilities except for electricity and water for a sink and/or toilet.

H. Maximum Height: twenty feet (20') for structures with flat roofs and twenty-five feet (25') for structures with pitched roofs.

I. All other modifying regulations of the R-1-10 residential zone shall apply to ten thousand (10,000) square foot lots in the R-1-10/RA mixed lot size zone.

J. In small projects not exceeding ten (10) units, the planning commission may ~~recommend, and the council may~~ approve any mixture of lot sizes that may or may not match the percentages of each lot size as found in subsection B of this section.

K. No lot may be less than seven thousand (7,000) square feet. The project must include more than one lot size, and the project must include two (2) or more lots that are ten thousand (10,000) square feet, or forty percent (40%) of lots if the total number is less than ten (10).

~~—N. 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 the land use ordinance 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 located 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 zoning administrator may grant a time extension beyond the eight (8) day time 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. 2015-05; Ord. 2013-06; Ord. 2012-11)~~

CHAPTER 17.60
RA RESIDENTIAL AGRICULTURE ZONE

SECTION:

17.60.010: Purpose

17.60.020: Permitted Uses

17.60.030: Conditional Uses

17.60.040: Height Regulations

17.60.050: Area, Width ~~And~~and Yard Regulations

17.60.060: Modifying Regulations

17.60.010: PURPOSE:

To promote and preserve, in appropriate areas, conditions favorable to large lot family living ~~and also~~and allowing the keeping of a limited number of animals and fowl. This zoning district is intended to be primarily residential in ~~character, but~~character but is intended to encourage the maintenance and continued use of agricultural land. (Ord. 2009-01 § 1)

17.60.020: PERMITTED USES:

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

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

~~Exotic animals. No exotic animals may be kept within the RA zone.~~

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

Large and small animals and fowl. The keeping of large (see definition of "livestock") and small animals and fowl as an accessory use to a single-family dwelling. The number and type of animals and fowl allowed shall be limited as follows:

A. For every twenty thousand (20,000) square feet of lot area, two (2) large animals; for lots over thirty thousand (30,000) square feet, three (3) large animals, up to a total of four (4) large animals for the first acre. For lots of two (2) or more acres, the requirement for one acre lots may be repeated. Medium sized animals may be allowed up to the total allowed by this ~~zone, or~~zone or may be interspersed with large animals up to the total number of large and medium animals combined.

B. For every twenty thousand (20,000) square feet of lot area, not more than twenty (20) small animals or fowl. For each additional ten thousand (10,000) square feet of lot area over twenty thousand (20,000) square feet, ten (10) additional small animals or fowl may be included, up to a maximum of forty (40) small animals or fowl. Small animals may include poultry, rabbits, and fowl of similar size, or other animals judged by the planning commission to be compatible with this category of small animals.

C. 4-H projects that include wiener pigs may be permitted on an annual basis subject to meeting specific conditions:

1. "Wiener pigs" shall be defined as pigs that will be one ~~year of age~~year old or less and do not weigh more than three hundred fifty (350) pounds at the end of the five (5) month period in which the wiener pig is kept.

2. A wiener pig shall be considered a medium animal.

3. All wiener pigs shall only be permitted on ~~one-acre~~one-acre parcels, or larger.

4. Setbacks for pens for wiener pigs shall be the same as required for other large or medium sized animals.

5. All pens shall be cleaned regularly, a minimum of three (3) times weekly.

6. No wiener pigs shall be allowed to run loose (not in a restricted environment, such as a pen) unless attended by the owner or keeper of the pig.

7. No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen.

D. All large animals shall be fenced and sheltered in a stable, barn, or covered outdoor shelter.

Raising of crops, horticulture, and gardening.

Single-family detached dwellings and manufactured homes as defined herein. (Ord. 2009-12 § 1: Ord. 2009-01 § 1)

17.60.030: CONDITIONAL USES:

~~A second dwelling subject to the modifying regulations of section 17.60.060 of this chapter.~~

Child nursery, as defined herein. The dwelling shall be a permanent residence of the operator. The land use authority will determine the maximum number of children to be allowed, and other requirements, depending upon specific conditions relating to the request. Parking shall be required by the land use authority. All other requirements of the zone shall be complied with.

Churches, schools, parks, and open space.

Home occupations as defined herein, ~~and approved by the land use authority staff, or as may be recommended to the land use authority, and approved by the planning commission or planning staff.~~

~~Park or playground.~~

Public utilities ~~and buildings, including cable television, communication towers, and high speed internet.~~

~~Residential Facility for the Elderly.~~

~~Schools or churches.~~

Other uses similar to the above and judged by the planning commission to be in harmony with the intent and purpose of the zone. (Ord. 2009-01 § 1)

17.60.040: HEIGHT REGULATIONS:

No main building shall be erected to a height greater than ~~thirty five~~thirty-five feet (35') and no ~~accessory building~~ Accessory Dwelling Unit ADU shall be erected to a height greater than twenty feet (20'). ~~without a conditional use permit approved by the planning commission. (Ord. 2009-01 § 1)~~ Maximum height for an accessory building is twenty feet (20') for structures with flat roofs and twenty-five feet (25') for structures with pitched roofs.

17.60.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
RA	1/2 acre	100 feet	25 feet	8-12 feet	10 feet

(Ord. 2009-01 § 1)

17.60.060: MODIFYING REGULATIONS:

A. Side yard setbacks on a “street side” shall be the same as for a front yard setback.

B. Private garages and accessory buildings located to the rear, and at least ten feet (10') away from the main dwelling may be built five feet (5') from the property line provided that: 1) projection beyond exterior wall shall not exceed twelve inches (12") into the area where openings are prohibited, 2) stormwater runoff from the building shall not run onto adjacent property, 3) all corner lots shall maintain required setbacks on street sides, and 4) construction shall comply with current international residential code (IRC) exterior wall

and opening protection. No building, or swimming pool, shall be in any easement without city approval.

1. After first obtaining a building permit from the Santa Clara City building official, a carport or awning may be constructed in the required twelve-foot (12') side yard setback or ~~ten-foot~~ten-foot (10') rear yard area subject to the following conditions:

a. All three (3) sides of the carport/awning away from the dwelling shall be kept completely open. No storage areas shall be permitted as any part of the carport/awnings.

b. The height of the carport/awning shall not exceed the height of the top plate of the walls of the first floor of the dwelling, or a maximum of ten feet (10') above the normal grade of the side yard setback.

c. A two-foot (2') setback shall be maintained from the side property line.

d. The roof shall be sloped away from the dwelling, and a rain gutter shall be installed along the roof edge on the side yard of the two-foot (2') setback to keep all roof runoff on the property of the owner of the carport/awning.

2. All construction materials shall be completely noncombustible and shall meet all applicable requirements of the international residential code.

a. Color of the construction material shall be of earth tones or harmonize with the colors of the dwelling unit.

b. The carport/awning shall always be well maintained and shall be repainted from time to time as necessary.

3. The side of the carport/awning nearest the front street shall be set back a minimum of ten feet (10') behind the front face of the dwelling unit.

a. An accessory structure or ADU shall use finish materials colored to blend with the primary dwelling unit on the property. An accessory structure or ADU shall comply with the most recently adopted International Residential Code (IRC).

~~C. b.~~ The front yard width in a cul-de-sac may be approved by the land use authority with less than the required width.

~~D. c.~~ Other conditions that may be required by the land use authority to protect the intent and purpose of the zone.

~~E. d.~~ The minimum square footage of any main residence shall be one thousand two hundred fifty (1,250) square feet of living space on the main floor of a single-story home. For a two-story home there shall be a minimum of one thousand (1,000) square feet of living space on the main floor, and a minimum of eight hundred (800) square feet of living space on the second floor. A split-level home shall have a minimum of one thousand two hundred fifty (1,250) square feet on the main and upper floor ~~combined, but~~combined but not including the square footage of the lower level.

~~F.~~ e. No trash, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, abandoned, inoperable, or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any residential zone. (Ord. 2022-04 § 1: Ord. 2020-03 § 1: Ord. 2015-05: Ord. 2009-12 § 1: Ord. 2009-01 § 1)

DRAFT



TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: June 11, 2026
RE: City Code, Chapter 17.66 Update (**Public Hearing**)

City staff are proposing updates 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.

State Code Requirements:

Utah State Code, Section 10-20-502, includes requirements for land use ordinance amendments. To amend an ordinance, a City Planning Commission must hold at least one public hearing. Additionally, a public hearing to consider an ordinance amendment requires a 10-day notice which requires the date, time, and place of the public hearing. City staff have determined that all State Code requirements have been met with this application.

Recommendation:

City staff recommend that the Planning Commission hold a public hearing and forward a recommendation of approval for this code amendment (Chapter 17.66, Community Commercial Zone) to the City Council.

CHAPTER 17.66

COMMUNITY COMMERCIAL ZONE

SECTION:SECTION :

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 ~~determined~~judged 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.

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.

~~Delicatessen.~~

Department store.

Drugstore.

Electronic equipment sales.

~~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.~~

~~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 clinicoffice.

Mobile food vendor.

~~Mortuary.~~

~~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-up.

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:

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

Bed and breakfast.

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.

Convention center, meeting facility or similar use.

Hospital or trauma center.

Hotel/Motel.

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

Mortuary and/or funeral home.

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 improvements~~ may be required.~~

~~C. — The ~~b~~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 minimum six-foot (6) wide landscape strip with an overall average of ten feet (10') wide, is required for landscape strips within the private area of the lot and 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.

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.



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

Staff Report

Conditional Use Permit Approval Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: June 11, 2026

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

Property Location: Gubler Park

Property Size: Approximately 1,500 square feet (owned by Santa Clara City)

Request: Conditional Use Permit Approval

Applicant Name: [REDACTED]

Staff Planner: Jim McNulty

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Verizon Wireless**, represented by [REDACTED], is requesting **Conditional Use Permit Approval for an 80' monopole and a 20' x 32' equipment compound** (*Site Plan, Sheets C100 and C101*). The subject property is small and owned by Santa Clara City (Gubler Park). Gubler Park is located within the R-1-10 Single-Family Zone. **Verizon Wireless** will be required to have a **Monthly Lease Agreement** with Santa Clara City.

Verizon Wireless is proposing to **construct a new wireless telecommunication facility** at Gubler Park. An existing wireless facility is currently located at the park, with antennas mounted on a 66.5' field light pole and supported by a 14'x28" fenced equipment area. The existing pole is not structurally capable of supporting Verizon's new antennas and associated equipment needed for effective performance.

The **existing equipment compound** will be replaced with a larger 20'x32' enclosure. The new compound includes a CMU wall that's 6' in height, with two (2) 10' wide metal gates. The compound will also include a 10'x10' equipment cabinet, a 12'x20' concrete pad, a 7'-3" tall diesel generator with a secondary sound-attenuating enclosure.

Verizon Wireless plans to install a 77' tall monopole including twelve (12) 8' tall antennas on the monopole. A 3' lighting rod will top the structure, resulting in a total height of 80' which complies with city code (**Chapter 17.42, Telecommunication Facilities**). The monopole has also been designed to support required ballfield lighting. The lighting will be located 3' below the bottom of Verizon's antennas. The additional height will allow for improved coverage, and sport lighting at the same height as the other lights in Gubler Park.

GENERAL STANDARDS FOR CONDITIONAL USES

Chapter 17.40.055 indicates that a **conditional use shall be approved** if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use. The following standards must be met in order to mitigate the reasonably anticipated detrimental effects, if imposed as a condition of approval:

A. Noise:

1. **Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses.** *The applicant has indicated that the proposed facility will not create excessive noise. The HVAC units will produce a low decibel humming sound. When operational, the emergency diesel generator will produce noise comparable to food blender or lawn mower. The generator will turn on once every other week for 30 minutes to make sure it's operational.*

B. Dust:

1. **Comply with all air quality standards, State, Federal and local.** *The applicant states that the diesel generator complies with all emission standards.*
2. **Use shall not create unusual or obnoxious dust beyond the property line.** *The applicant indicates that the facility will not produce dust.*

C. Odors:

1. **Comply with all air quality standards, State, Federal and local.** *The applicant indicates the diesel generator complies with all emission standards.*
2. **Use shall not create unusual or obnoxious odors beyond the property line.** *The applicant indicates that the facility will be setback approximately 65' from the nearest property line. The facility will not create odors noticeable beyond the property line.*

D. Aesthetics:

1. **Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone.** *The applicant states that the ground equipment and monopole will blend harmoniously with the neighborhood. Verizon will replace the existing ground equipment and monopole. The ground equipment will be surrounded by a 6' CMU block wall and the monopole will blend with the lighting on the ballfields.*

E. Safety:

1. **Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.** *The applicant indicates that necessary measures will be taken to avoid or mitigate any safety problems. The use will not have a negative impact on the other items stated above.*

F. Traffic:

1. Traffic increases due to the conditional use shall not cause 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". N/A
2. Uses shall follow the City's access management standards and not create hazards to other drivers or pedestrians. N/A

Request: Conditional Use Permit

G. Height:

1. **A building's height and scale shall fit into the overall context of the surrounding area.** *According to the applicant, the walk in cabinet is 10' tall and the highest point of the monopole is 80'. The height and scale will fit with the adjacent area.*
2. **Photo simulations may be required by City staff or Planning Commission showing all sides of the building(s) and showing how the building fits into the surrounding area, including its relationship to nearby ridges, hills, and buildings.** Two photo simulations have been included for review.

H. Hours of Operation:

1. **Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.** *The applicant has indicated that the unmanned facility will operate 24/7. This will not disturb the adjacent residential area.*

I. Utility Capacity:

1. **Utility capacity is sufficient to support the use at normal service levels.** *Access to needed utilities will be provided.*

J. Public Health:

1. **Use shall comply with all Sanitation and Solid Waste Disposal Codes.** *The applicant indicates that the facility complies with all sanitation and solid waste disposal requirements.*
2. **Use shall not create public health concerns.** *The applicant states that the facility will not create public health concerns.*

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission review the submitted Conditional Use Permit application to determine if the application is complete. The Planning Commission may approve, modify, and approve, or deny the Conditional Use Permit application. If the application is determined to be complete, City staff would recommend that the Planning Commission consider approving the Conditional Use Permit subject to the following conditions:

1. That an 80' monopole and 20'x32' equipment compound be allowed as per the project Site Plan.
2. That the requested improvements (80' Monopole & 20' x 32' Equipment Compound) replace the existing Verizon improvements.
3. That the new compound improvements include a 6' CMU wall with metal gates, a 10'x10' equipment cabinet, a 12'x20' concrete pad, and a 7'-3" tall diesel generator.
4. That the new monopole be allowed at an overall height of 80' including antennas and a lightning rod in compliance with Chapter 17.42 of city code.
5. That the sports lighting on the monopole be at the same height as other lights in Gubler Park.
6. That the applicant be required to comply with Noise, Dust, Odors, Aesthetics, Safety, Height, Hours of Operation, Utility Capacity, and the Public Health requirements identified in the staff report as per Chapter 17.40.055.
7. That a building permit be obtained before construction activity.
8. That the Conditional Use Permit be reviewed upon legitimate complaint.

Request: Conditional Use Permit

And subject to the following 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.



APPLICATION FOR A CONDITIONAL USE PERMIT

AS PROVIDED BY THE CITY OF SANTA CLARA, UTAH, ZONING ORDINANCE

Application Fee: \$300.00/\$500.00 cell tower

DATE: 4/14/2026

The undersigned applicant is the owner of the following legally described property: (Give exact legal description to include Section, Township, Range, Lot Subdivision, Street Address, Business Name):

S: 8 T: 42S R: 16W N1/2 LOTS 3 & 8 BLK 29 ST GEORGE & SANTA CLARA BENCH
IRRIG CO SUR SEC 8 T42S R16W. LESS: LAND IN RACHEL DR

Property owner: Santa Clara City. Wireless Communications Facility owner: Verizon Wireless

Attach a plot plan, drawn to scale, of the property involved showing the following information:

1. Prepare site plans and elevations;
2. Show existing and proposed buildings, fences, and general landscape layout;
3. Show parking, loading areas, and automobile circulation;
4. Show any existing and proposed signs, lighting;
5. Show vicinity map (major/minor streets, intersections, neighboring subdivisions, and relative location within the city), drainage plan and topography of irregular land;
6. Include any other pertinent information.

Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions:

There are no deed restrictions on the property that we uncovered.

Would the proposed use be materially detrimental to the surrounding property:

The proposed use will not be materially detrimental to the surrounding property. This is a replacement/upgrade of an existing wireless communications facility.

The undersigned property owner requests a CONDITIONAL USE PERMIT as permitted in the Santa Clara City Zoning Ordinances to use the above-described property for the following purposes (attach additional sheets if necessary):

Please see the zoning narrative that is included in the application.

17.40.055: GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES:

A conditional use shall be approved if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use. The following standards must be met in order to mitigate the reasonably anticipated detrimental effects, if imposed as a condition of approval:

A. Noise:

1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others.

- The proposed facility will not create excessive noise. The equipment that will produce noise in the facility are the HVAC units that are attached to the 10'x 10' walk in cabinet and the emergency diesel generator. The HVAC units will produce a low decibel humming sound. When operational, the emergency diesel generator will produce noise that is comparable to the level produced by a food blender or lawn mower. Other than at times of a power outage, the generator will turn on once every other week, for a period of 30 minutes, to make sure it is operating correctly.

B. Dust:

1. Comply with all air quality standards, State, Federal and local.
 - The diesel generator complies with all emission standards. The facility will not produce dust.
2. Use shall not create unusual or obnoxious dust beyond the property line.
 - N/A. The facility will not produce dust.

C. Odors:

1. Comply with all air quality standards, State, Federal and local.
 - The diesel generator complies with all emission standards. No other air quality impact sources are proposed at this site.
2. Use shall not create unusual or obnoxious odors beyond the property line.
 - The facility will be setback approximately 65' from the nearest property line. The facility will not create odors that will be noticed beyond the property line.

D. Aesthetics:

1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone.

- The ground equipment and monopole will blend harmoniously with the neighborhood. Verizon is proposing to replace the existing ground equipment and monopole. The ground equipment will be surrounded by a CMU block wall, and it will be more appropriately screened than the existing ground equipment is. The monopole will blend in with the field lights on the ball fields.

E. Safety:

1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.

- The necessary measures will be taken to avoid or mitigate any safety problems created by the use. The use will not have a negative impact on traffic, rock fall, erosion, flooding, fire, hazardous materials or related problems.

2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the City Engineer in conformance with City engineering standards and all State, local and Federal laws.

- The facility is not known to be located within the 100-year floodplain. Verizon is replacing an existing equipment area and an existing monopole.

F. Traffic:

1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "C".

- N/A. The facility will not impact traffic.

2. Uses shall follow City access management standards and not create hazards to other drivers or pedestrians.

- The facility will follow the City's access management standards and will not create hazards to drivers or pedestrians.

G. Height:

1. A building's height and scale shall fit into the overall context of the surrounding area.

- The walk in cabinet is 10' tall and the tip height of the monopole mounted equipment is 80' tall. The height and scale of both will fit into the overall context of the surrounding area.

2. Photo simulations may be required by City staff or the Planning Commission showing all sides of the building(s) and showing how the building fits into the surrounding area, including its relationship to nearby ridges, hills, and buildings.

- The application includes (2) photo simulations.

H. Hours Of Operation:

1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.

- The unmanned facility will operate 24/7. The operation of the facility will not disturb the peace and quiet of the adjacent residential area.

I. Utility Capacity:

1. Utility capacity is sufficient to support the use at normal service levels.

- The facility has access to the needed utilities (power and fiber).

II. Public Health:

1. Use shall comply with all Sanitation and Solid Waste Disposal Codes.

- The facility will comply with all sanitation and solid waste disposal codes.

2. Use shall not create public health concerns. (Ord. 2015-11)

- The facility will not create public health concerns.

17.40.060: PLANNING COMMISSION ACTION:

The planning commission may approve, modify, and approve, or deny the conditional use application made to the planning commission. The planning commission shall require such regulations and conditions as may be deemed necessary to protect the public health, safety, welfare, and aesthetics of the area. In approving a conditional use permit, the planning commission shall find:

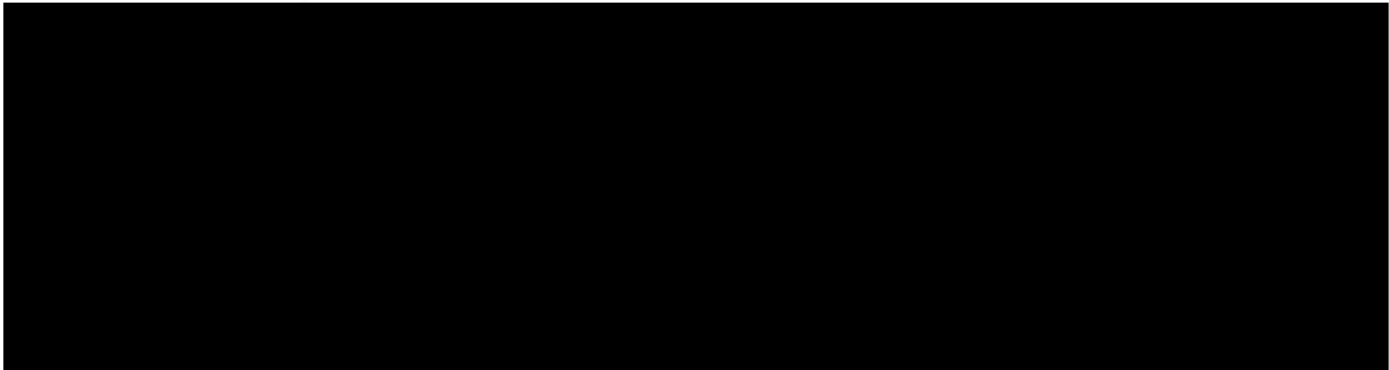
- A. That the proposed use is necessary or desirable and will contribute to the general well-being of the city;
- B. That the use will not be detrimental to the health, safety, welfare, or aesthetics, or detrimental to property or improvements in the area;
- C. That the proposed use will comply with the regulations of this title;
- D. That the proposed use is in harmony with the intent and purpose of the general plan, or that the plan shall have first been amended through public hearing. (Ord. 97-06 § 9-6)

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SAID CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

NOTE: A CONDITIONAL USE PERMIT DOES NOT ELIMINATE THE NECESSITY OF OBTAINING A BUILDING PERMIT. A PERMIT IS REQUIRED FOR CONSTRUCTION OF ALL BUILDINGS IN THE PROJECT.

A Conditional Use Permit shall be good for one (1) year after final approval, or as otherwise determined by the Santa Clara Planning Commission. If at the end of one (1) year construction has not been commenced, the Permit shall become null and void unless a request is made with the Planning Commission for an extension. Extensions may be granted for a period of time not to exceed six (6) months.

If use is discontinued for a period of six (6) months, or if property is sold or developed by someone other than applicant, the conditional use is null and void.



April 14, 2026

Santa Clara City Planning

RE: Verizon Wireless – WCF – Conditional Use Permit Application

UT4 Citadel – Zoning Narrative

To improve wireless coverage and network capacity for Gubler Park and the surrounding area, Verizon Wireless is proposing to construct a new wireless telecommunications facility at the park. The proposed site is located within the R-1-1 Single-Family Residential zone.

An existing wireless facility is currently located at the park, with antennas mounted on a 66.5-foot field light pole and supported by a 14' x 28' fenced equipment area. However, the existing pole is not structurally capable of supporting Verizon's new antennas and associated equipment needed for effective performance.

To accommodate both Verizon's equipment and the City's field lighting requirements, Verizon proposes replacing the existing pole with a new 77-foot-tall monopole. This replacement will provide approximately three feet of vertical separation between the bottom of Verizon's antennas and the top of the field lights. The additional height will also allow Verizon's antennas to be installed at a more effective elevation for improved coverage, rather than mounting them below the existing field lights.

Verizon plans to install twelve (12) 8-foot-tall antennas on the new monopole—four antennas per sector across three sectors—at the 73-foot centerline. Twelve remote radio heads and three over-voltage protection boxes will be mounted behind the antennas. A 3-foot lightning rod will top the structure, resulting in a total height of 80 feet.

To maintain the City's athletic field lighting, two light racks containing four lights each (eight total) will be attached to the monopole at the 63.5-foot and 66-foot centerlines.


The existing 14' x 28' equipment compound is too small to support Verizon's preferred equipment configuration. It will be removed and replaced with a larger 20' x 32' equipment enclosure. The new compound will be surrounded by a concrete masonry unit (CMU) wall with two 10-foot-wide metal gates. Inside the enclosure, Verizon will install a 10' x 10' walk-in equipment cabinet on an 11'-6" x 20' concrete pad, an ice bridge connecting to an underground cable chase, a utility rack with a 4-gang meter bank, and a 7'-3" tall diesel generator with a secondary sound-attenuating enclosure.



The compound will be surfaced with 4 inches of $\frac{3}{4}$ -inch clean crushed rock. No new vegetation is proposed around the site; existing vegetation on the north side will continue to provide screening from adjacent residential areas.

Access to the site will utilize the existing 8-foot-wide path from the eastern parking lot. All cabling between the equipment enclosure and the monopole will be installed underground.

The facility has been designed to blend into the park environment as much as possible. The new monopole is styled to closely match the appearance of the existing field light poles. The equipment enclosure wall can be finished in an earth-tone color selected by the City.



UT4 Citadel – Site Selection Analysis

The primary objective of the proposed wireless telecommunications facility is to improve Verizon’s wireless coverage and service quality in the area of Santa Clara City located south of Pioneer Parkway and east of 400 East Street. Gubler Park is a highly effective location for achieving this goal and providing better service to local residents, businesses, and travelers.

Verizon evaluated multiple collocation opportunities within the search area. Replacing the existing field light pole — which is already serving as a wireless support structure — represents the option most consistent with collocation principles. There are no other existing structures in the area that are tall enough to support the antennas at the height required to meet the service objective. If the existing field light pole could not be replaced, the only alternative would be to construct an entirely new tower. Because the proposed 77-foot monopole will closely match the appearance of the other field light poles at Gubler Park, it will result in a significantly lower visual impact than a new standalone tower on a different property without similar existing features.

The proposed 77-foot monopole is also designed to accommodate potential future collocation by another wireless carrier.



UT4 - CITADEL

PROJECT ID: 17438423

MDG LOCATION CODE: 5000341588

2375 RACHEL DRIVE

SANTA CLARA, UTAH 84765

NEW SITE BUILD



9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088



DRAWN BY: EL

CHECKED BY: CB

SITE INFORMATION

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

SITE ADDRESS:
2375 RACHEL DRIVE,
SANTA CLARA, UT 84765

LATITUDE AND LONGITUDE:
N 37°09'00.72", W 113°39'50.22"

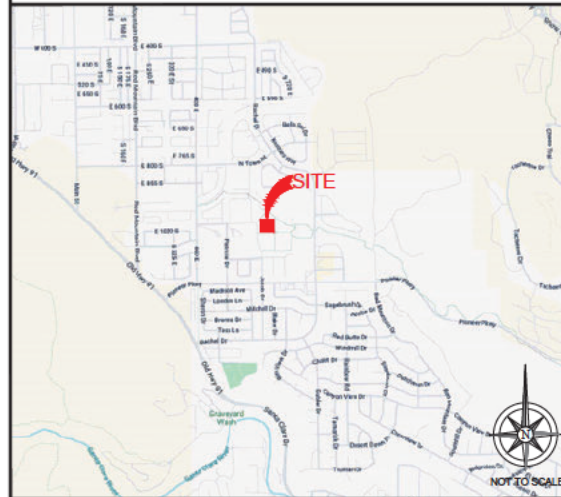
ZONING JURISDICTION:
CITY OF SANTA CLARA

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW FIELD LIGHT POLE WITH EQUIPMENT SHELTER AND GENERATOR.

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

POWER COMPANY:
SANTA CLARA CITY POWER

LOCATION MAP



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

SHEET NO.	SHEET TITLE
T100	TITLE SHEET
S1	SITE SURVEY
S2	SITE SURVEY
C100	OVERALL SITE PLAN
C101	ENLARGED SITE PLAN
C200	SITE ELEVATIONS

CONTACT INFORMATION

SITE ACQUISITION:



DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES

1. HEAD SOUTH WEST ON 6200 W/S PROSPERITY RD TOWARD W 9790 S
2. TURN LEFT ONTO W 10200 S
3. CONTINUE ONTO W 9665 S/W 9665 SOUTH RD
4. TURN RIGHT ONTO UT-SS/MOUNTAIN VIEW CORRIDOR/S MOUNTAIN VW
5. TURN LEFT ONTO UT-154 SOUTH
6. TURN RIGHT ONTO UT-154 SOUTH
7. MERGE ONTO I-15 S
8. TAKE EXIT 9 FOR UT-34 TOWARD I-15 W
9. TURN RIGHT ONTO I-15 / UT-34 W
10. TURN RIGHT ONTO N 1000 E
11. TURN LEFT ONTO E RED HILLS PKWY
12. CONTINUE ONTO W SNOW CANYON PKWY
13. TURN LEFT ONTO 2000 N ST
14. CONTINUE ONTO PIONEER PKWY
15. TURN RIGHT ONTO RACHEL DR
16. TURN LEFT INTO PARKING LOT AFTER FIRE STATION
17. CONTINUE INTO NORTH WEST CORNER FOR SITE ACCESS

THE VZW FACILITY WILL BE LOCATED NORTH OF BASEBALL FIELDS

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



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



NOT FOR
CONSTRUCTION

UT4 - CITADEL
2375 RACHEL DRIVE
SANTA CLARA, UTAH 84765
-- RAWLAND SITE --

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T100

88°15'14"E 2877.60'
 NORTHWEST CORNER SEC 8 T42S R14W S18BM FOUND BRASS CAP MONUMENT
 NORTH QUARTER CORNER SEC 8 T42S R14W S18BM CALCULATED

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-25-20 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 10TH DAY OF JUNE 2024



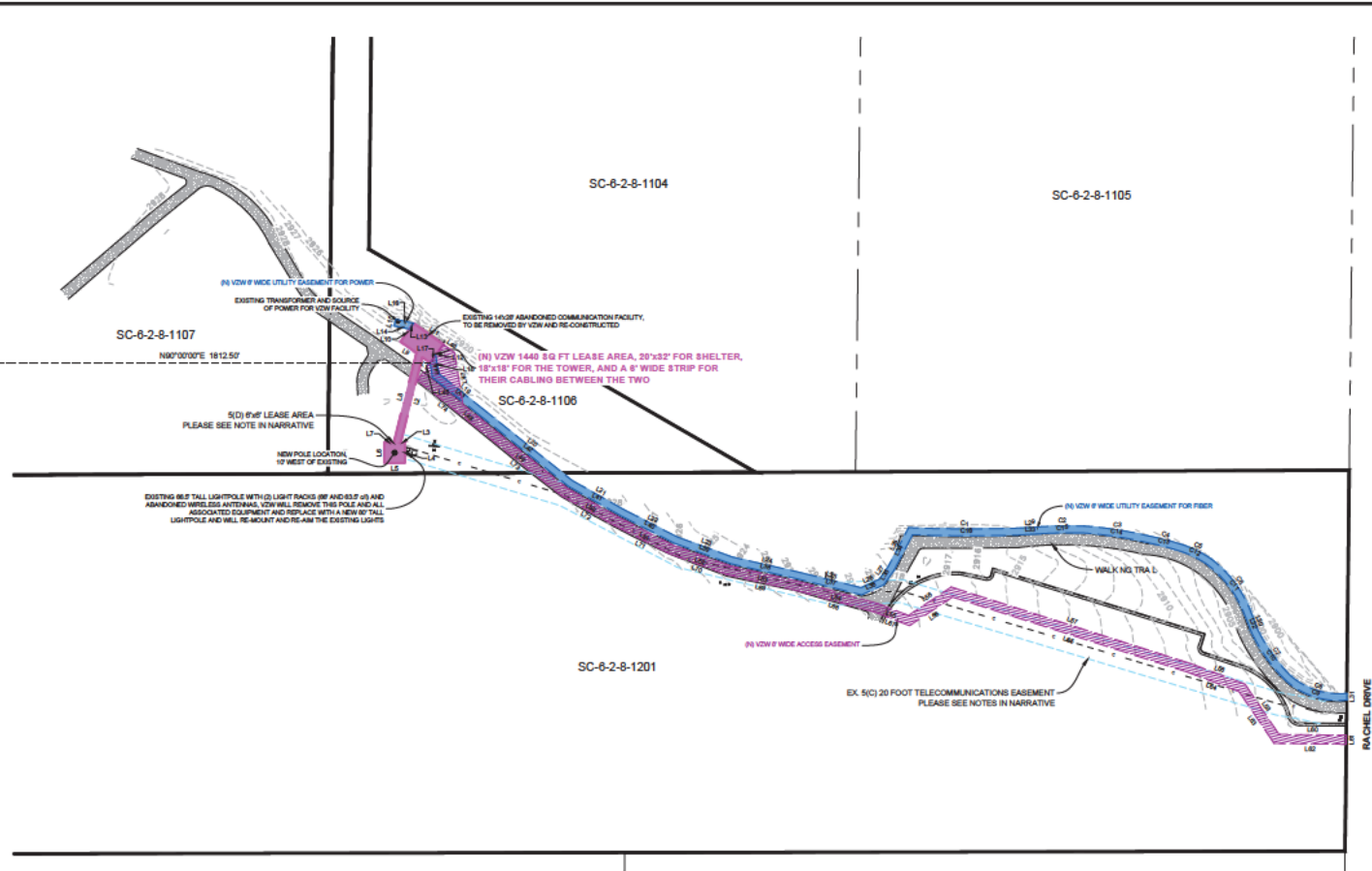
LEGEND

- COUNTY MONUMENT AS NOTED
- SET 2" REBAR AND CAP MARKED GARDNER ENGINEER NO.
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PARCEL
- BASIS OF BEARING LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - CONTOUR LINE
- COMMUNICATIONS BOX
- POWER BOX
- WATER VALVE
- WATER METER
- ▲ BASEBALL SCOREBOARD

CENTER QUARTER CORNER SEC 8 T42S R14W S18BM FOUND BRASS CAP MONUMENT

NARRATIVE

- (1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.
- (2) THE BASIS OF BEARING USED FOR THIS SURVEY IS SHOWN ON THIS PLAT, BE NG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE & MERIDIAN, WHICH BEARS NORTH 07°47'18" EAST 2847.86 FEET.
- (3) PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE OR PURPORT TO BE A BOUNDARY SURVEY.
- (4) REFERENCE PLATS:
 - (A) BLACKHAWK TOWNHOMES PLAT
 - (B) GIOVENGO SUBDIVISION PLAT
 - (C) PARADISE VILLAGE AT ZION PLAT
- (5) SCHEDULE B NOTED PER STEWART TITLE OF UTAH, NC. COMMITMENT NO. 254921 DATED 01/15/2025.
- (6) ITEMS 3.4.5, 3.4 & 15 - ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
- (7) ITEMS 1.2, 7.8, 8.10 & 11 - ARE NOT SURVEY MATTERS AND ARE NOT SHOWN.
- (8) ITEM 12 - 20 FOOT TELECOMMUNICATIONS EASEMENT IN FAVOR OF INTERLINK COMMUNICATIONS. PLEASE NOTE, EASEMENT DOCUMENT IS WAIVE WITH A BLANKET DESCRIPTION AND UNCLEAR EASEMENT EXHIBIT. LOCATION SHOWN HEREIN IS BASED ON THE SCALED IMAGE PROVIDED IN THE EASEMENT DOCUMENT.
- (9) ITEM 13 - 6"V LEASE AREA IN FAVOR OF NEW C HOLLAR WIRELESS PCS LLC. PLEASE NOTE, LEASE AREA DOCUMENT IS VAGUE WITH A BLANKET DESCRIPTION AND UNCLEAR EXHIBIT. LOCATION SHOWN HEREIN IS BASED ON THE SCALED IMAGE PROVIDED IN THE EASEMENT DOCUMENT.



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEAR NG	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	8.34	N54° 13' 34"W	L21	52.29	S80° 38' 33"E	L41	52.90	N60° 38' 33"W	L81	8.00	S0° 38' 33"W
L2	77.29	S14° 19' 30"W	L22	52.42	S82° 50' 45"E	L42	97.19	N51° 17' 21"W	L82	63.31	N89° 21' 40"W
L3	3.62	N80° 00' 00"E	L23	52.12	S70° 01' 33"E	L43	56.04	N51° 18' 31"W	L83	55.18	N34° 07' 59"W
L4	18.00	S0° 00' 00"E	L24	80.51	S77° 11' 13"E	L44	12.65	N9° 13' 34"W	L84	48.45	N69° 19' 37"W
L5	18.00	N00° 00' 00"W	L25	55.48	S78° 00' 15"E	L45	38.75	N39° 48' 28"E	L85	216.88	N72° 18' 28"W
L6	18.00	N0° 00' 00"E	L26	17.89	N65° 28' 33"E	L46	12.00	S54° 13' 34"E	L86	45.52	S89° 29' 58"W
L7	8.19	N80° 00' 00"E	L27	13.55	N55° 08' 28"E	L47	46.73	S9° 13' 34"E	L87	32.89	N88° 42' 15"W
L8	81.18	N14° 15' 30"E	L28	38.89	N27° 40' 48"E	L48	19.93	S51° 18' 31"E	L88	72.42	N74° 32' 38"W
L9	17.21	N54° 13' 34"W	L29	18.25	N88° 47' 48"E	L49	97.37	S51° 17' 21"E	L89	61.30	N77° 11' 13"W
L10	20.00	N59° 48' 38"E	L30	15.25	S21° 22' 38"E	L50	53.11	S80° 38' 33"E	L90	54.14	N70° 01' 33"W
L11	32.00	S54° 13' 34"E	L31	6.04	S0° 38' 20"W	L51	53.09	S82° 50' 45"E	L91	53.75	N62° 58' 45"W
L12	20.00	S39° 48' 28"W	L32	15.57	N21° 23' 28"W	L52	53.14	S70° 01' 33"E	L92	53.92	N60° 38' 33"W
L13	6.55	S39° 48' 28"W	L33	18.36	S88° 47' 48"W	L53	60.98	S77° 11' 13"E	L93	98.02	N51° 17' 21"W
L14	13.74	N77° 52' 25"W	L34	35.29	S27° 40' 48"W	L54	73.01	S74° 32' 38"E	L94	84.82	N51° 18' 31"W
L15	6.00	N12° 07' 35"E	L35	15.57	S39° 08' 28"W	L55	28.94	S88° 42' 15"E			
L16	16.38	S77° 52' 25"E	L36	21.41	S65° 28' 33"W	L56	45.21	N89° 29' 58"E			
L17	8.49	N55° 48' 28"E	L37	57.51	N78° 01' 15"W	L57	220.91	S72° 18' 28"E			
L18	16.54	S9° 13' 34"E	L38	46.82	N77° 11' 13"W	L58	51.20	S89° 19' 37"E			
L19	53.74	S51° 18' 31"E	L39	52.97	N70° 01' 33"W	L59	53.53	S34° 07' 59"E			
L20	98.71	S51° 17' 21"E	L40	52.92	N62° 50' 45"W	L60	58.12	S89° 21' 40"E			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	97.92	1342.95	4.18	S89° 48' 50"E	97.90
C2	38.13	372.45	5.87	N88° 58' 41"E	38.12
C3	57.83	356.88	9.28	S81° 22' 11"E	57.78
C4	27.98	272.99	5.87	S78° 43' 38"E	27.95
C5	30.57	98.87	17.75	S84° 28' 43"E	30.45
C6	61.46	108.11	33.19	S38° 20' 34"E	60.81
C7	48.86	143.80	19.78	S38° 41' 38"E	48.42
C8	52.85	84.20	47.28	S72° 49' 18"E	51.47
C9	57.35	70.20	46.80	N72° 28' 18"W	55.77
C10	52.15	148.88	19.84	N38° 41' 03"W	51.89
C11	57.83	100.11	33.18	N38° 18' 44"W	57.13
C12	28.80	92.87	17.68	N64° 23' 47"W	28.49
C13	27.47	286.99	5.90	N78° 44' 07"W	27.46
C14	56.85	350.88	9.28	N81° 21' 09"W	56.78
C15	37.45	386.45	8.88	S88° 58' 59"W	37.43
C16	94.64	1348.93	4.02	N89° 54' 45"W	94.82

REVISIONS	DATE	DESCRIPTION

PROPERTY SURVEY FOR TAEC
 2375 RACHEL DRIVE, SANTA CLARA, UTAH 84765
 LOCATED IN BLOCK 29 FROM THE SAINT GEORGE
 & SANTA CLARA BENCH IRRIGATION CO. SURVEY

GARDNER ENGINEERING
 CIVIL & LAND PLANNING
 LAND SURVEYING
 1850 W. 2000 S. WEST HAVEN, UTAH 84119
 P. 801.475.0202 F. 801.475.0565

LEASE AREA BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT BEING LOCATED NORTH 00°47'18" EAST 1427.83 FEET ALONG THE WEST SECTION LINE OF SAID NORTHEAST QUARTER SECTION AND NORTH 00°00'00" EAST 1812.50 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 8; RUNNING THENCE NORTH 54°13'34" WEST 8.34 FEET; THENCE SOUTH 14°15'30" WEST 77.29 FEET; THENCE NORTH 90°00'00" EAST 3.82 FEET; THENCE SOUTH 00°00'00" EAST 18.00 FEET; THENCE NORTH 00°00'00" WEST 18.00 FEET; THENCE NORTH 00°00'00" EAST 18.00 FEET; THENCE NORTH 60°00'00" EAST 8.19 FEET; THENCE NORTH 14°15'30" EAST 81.18 FEET; THENCE NORTH 54°13'34" WEST 17.21 FEET; THENCE NORTH 35°46'26" EAST 20.00 FEET; THENCE SOUTH 54°13'34" EAST 32.00 FEET; THENCE SOUTH 35°46'26" WEST 20.00 FEET TO THE POINT OF BEGINNING.

6 FOOT POWER EASEMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT BEING LOCATED NORTH 00°47'18" EAST 1427.83 FEET ALONG THE WEST SECTION LINE OF SAID NORTHEAST QUARTER SECTION AND NORTH 00°00'00" EAST 1812.50 FEET AND NORTH 35°46'26" EAST 20.00 FEET AND NORTH 54°13'34" WEST 32.00 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 8; RUNNING THENCE SOUTH 35°46'26" WEST 8.55 FEET; THENCE NORTH 77°52'25" WEST 13.74 FEET; THENCE NORTH 12°07'35" EAST 6.00 FEET; THENCE SOUTH 77°52'25" EAST 16.38 FEET TO THE POINT OF BEGINNING.

8 FOOT ACCESS EASEMENT DESCRIPTION


A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT BEING LOCATED NORTH 00°47'18" EAST 1427.83 FEET ALONG THE WEST SECTION LINE OF SAID NORTHEAST QUARTER SECTION AND NORTH 00°00'00" EAST 1812.50 FEET AND NORTH 35°46'26" EAST 20.00 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 8; RUNNING THENCE SOUTH 54°13'34" EAST 12.00 FEET; THENCE SOUTH 09°13'34" EAST 46.73 FEET; THENCE SOUTH 51°18'31" EAST 19.93 FEET; THENCE SOUTH 51°17'21" EAST 97.37 FEET; THENCE SOUTH 60°38'33" EAST 53.11 FEET; THENCE SOUTH 62°50'45" EAST 53.09 FEET; THENCE SOUTH 70°01'33" EAST 53.14 FEET; THENCE SOUTH 77°11'13" EAST 60.98 FEET; THENCE SOUTH 74°32'36" EAST 73.01 FEET; THENCE SOUTH 68°42'15" EAST 28.94 FEET; THENCE NORTH 56°25'56" EAST 45.21 FEET; THENCE SOUTH 72°10'26" EAST 220.91 FEET; THENCE SOUTH 89°19'37" EAST 51.20 FEET; THENCE SOUTH 34°07'59" EAST 53.53 FEET; THENCE SOUTH 89°21'40" EAST 59.12 FEET; THENCE SOUTH 00°38'20" WEST 8.00 FEET; THENCE NORTH 89°21'40" WEST 63.31 FEET; THENCE NORTH 34°07'59" WEST 55.18 FEET; THENCE NORTH 69°19'37" WEST 48.45 FEET; THENCE NORTH 72°10'26" WEST 216.86 FEET; THENCE SOUTH 56°25'56" WEST 45.52 FEET; THENCE NORTH 68°42'15" WEST 32.69 FEET; THENCE NORTH 74°32'36" WEST 72.42 FEET; THENCE NORTH 77°11'13" WEST 61.30 FEET; THENCE NORTH 70°01'33" WEST 54.14 FEET; THENCE NORTH 62°50'45" WEST 53.75 FEET; THENCE NORTH 60°38'33" WEST 53.92 FEET; THENCE NORTH 51°17'21" WEST 98.02 FEET; THENCE NORTH 51°18'31" WEST 64.62 FEET; THENCE NORTH 35°46'26" EAST 38.75 FEET TO THE POINT OF BEGINNING.

6 FOOT FIBER EASEMENT DESCRIPTION

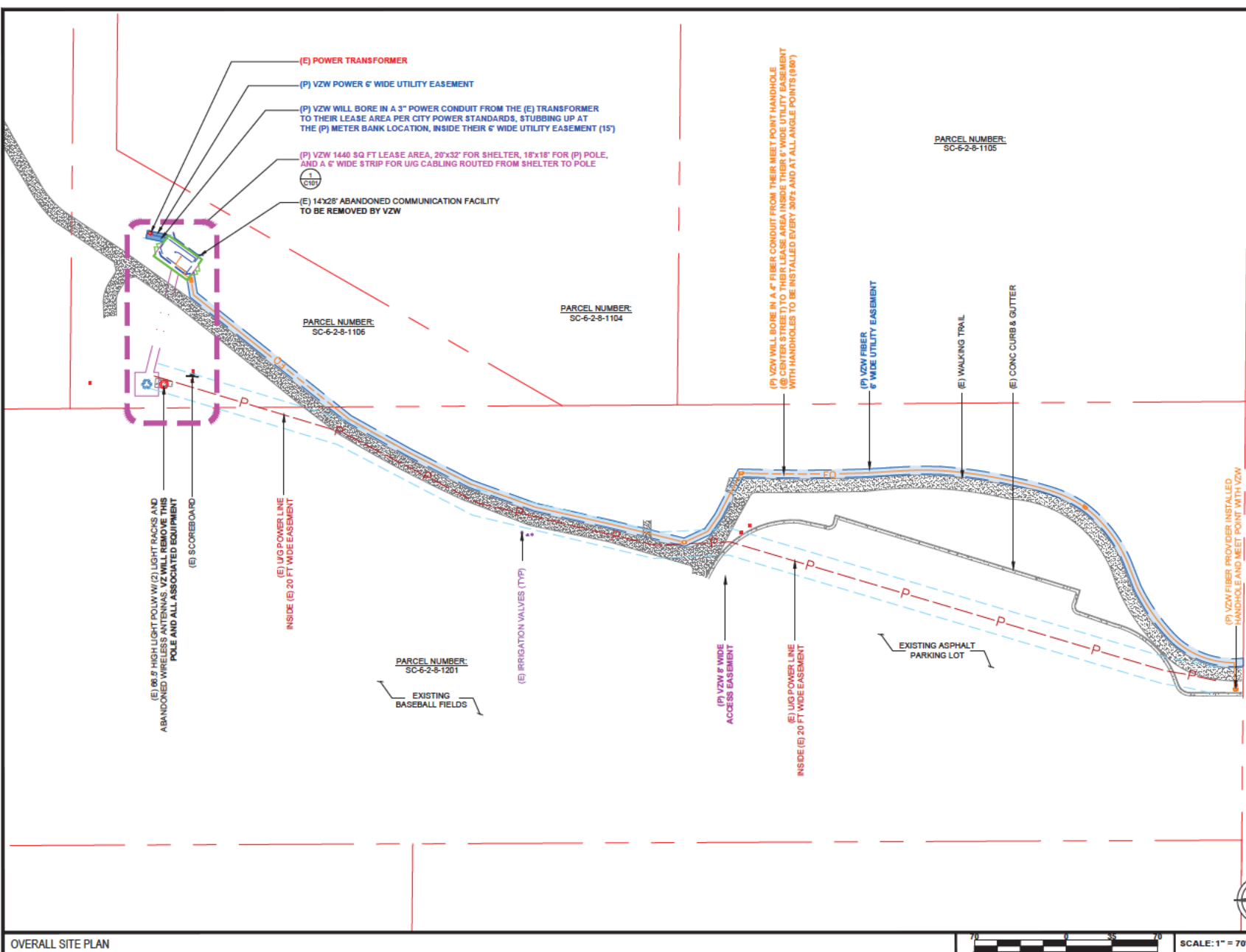
A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT BEING LOCATED NORTH 00°47'18" EAST 1427.83 FEET ALONG THE WEST SECTION LINE OF SAID NORTHEAST QUARTER SECTION AND NORTH 00°00'00" EAST 1812.50 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 8; RUNNING THENCE NORTH 35°46'26" EAST 8.49 FEET; THENCE SOUTH 09°13'34" EAST 16.54 FEET; THENCE SOUTH 51°18'31" EAST 53.74 FEET; THENCE SOUTH 51°17'21" EAST 96.71 FEET; THENCE SOUTH 60°38'33" EAST 52.29 FEET; THENCE SOUTH 62°50'45" EAST 52.42 FEET; THENCE SOUTH 70°01'33" EAST 52.12 FEET; THENCE SOUTH 77°11'13" EAST 60.51 FEET; THENCE SOUTH 70°00'15" EAST 55.49 FEET; THENCE NORTH 65°28'33" EAST 17.69 FEET; THENCE NORTH 35°06'26" EAST 13.55 FEET; THENCE NORTH 27°40'48" EAST 38.69 FEET; THENCE ALONG THE ARC OF A 1342.95 FOOT RADIUS CURVE TO THE LEFT 97.92 FEET WITH A CHORD BEARING SOUTH 89°49'50" EAST 97.90 FEET; THENCE NORTH 89°47'48" EAST 18.25 FEET; THENCE ALONG THE ARC OF A 372.45 FOOT RADIUS CURVE TO THE RIGHT 38.13 FEET WITH A CHORD BEARING NORTH 88°56'41" EAST 38.12 FEET; THENCE ALONG THE ARC OF A 356.88 FOOT RADIUS CURVE TO THE RIGHT 57.83 FEET WITH A CHORD BEARING SOUTH 81°22'11" EAST 57.76 FEET; THENCE ALONG THE ARC OF A 272.99 FOOT RADIUS CURVE TO THE RIGHT 27.96 FEET WITH A CHORD BEARING SOUTH 75°43'38" EAST 27.95 FEET; THENCE ALONG THE ARC OF A 98.67 FOOT RADIUS CURVE TO THE RIGHT 30.57 FEET WITH A CHORD BEARING SOUTH 64°26'43" EAST 30.45 FEET; THENCE ALONG THE ARC OF A 108.11 FOOT RADIUS CURVE TO THE RIGHT 61.46 FEET WITH A CHORD BEARING SOUTH 36°20'34" EAST 60.81 FEET; THENCE SOUTH 21°23'26" EAST 15.25 FEET; THENCE ALONG THE ARC OF A 143.86 FOOT RADIUS CURVE TO THE LEFT 49.60 FEET WITH A CHORD BEARING SOUTH 35°41'35" EAST 49.42 FEET; THENCE ALONG THE ARC OF A 64.20 FOOT RADIUS CURVE TO THE LEFT 52.95 FEET WITH A CHORD BEARING SOUTH 72°49'15" EAST 51.47 FEET; THENCE SOUTH 00°38'20" WEST 6.04 FEET; THENCE ALONG THE ARC OF A 70.20 FOOT RADIUS CURVE TO THE RIGHT 57.35 FEET WITH A CHORD BEARING NORTH 72°26'18" WEST 55.77 FEET; THENCE ALONG THE ARC OF A 149.86 FOOT RADIUS CURVE TO THE RIGHT 52.15 FEET WITH A CHORD BEARING NORTH 35°41'03" WEST 51.89 FEET; THENCE NORTH 21°23'26" WEST 15.57 FEET; THENCE ALONG THE ARC OF A 100.11 FOOT RADIUS CURVE TO THE LEFT 57.93 FEET WITH A CHORD BEARING NORTH 36°16'44" WEST 57.13 FEET; THENCE ALONG THE ARC OF A 92.67 FOOT RADIUS CURVE TO THE LEFT 28.60 FEET WITH A CHORD BEARING NORTH 64°29'47" WEST 28.49 FEET; THENCE ALONG THE ARC OF A 286.99 FOOT RADIUS CURVE TO THE LEFT 27.47 FEET WITH A CHORD BEARING NORTH 75°44'07" WEST 27.46 FEET; THENCE ALONG THE ARC OF A 350.88 FOOT RADIUS CURVE TO THE LEFT 56.85 FEET WITH A CHORD BEARING NORTH 81°21'08" WEST 56.78 FEET; THENCE ALONG THE ARC OF A 366.45 FOOT RADIUS CURVE TO THE LEFT 37.45 FEET WITH A CHORD BEARING SOUTH 88°55'58" WEST 37.43 FEET; THENCE SOUTH 89°47'48" WEST 18.36 FEET; THENCE ALONG THE ARC OF A 1343.95 FOOT RADIUS CURVE TO THE RIGHT 94.64 FEET WITH A CHORD BEARING NORTH 89°54'46" WEST 94.62 FEET; THENCE SOUTH 27°40'48" WEST 35.20 FEET; THENCE SOUTH 35°06'26" WEST 15.57 FEET; THENCE SOUTH 65°28'33" WEST 21.41 FEET; THENCE NORTH 70°00'15" WEST 57.51 FEET; THENCE NORTH 77°11'13" WEST 60.82 FEET; THENCE NORTH 70°01'33" WEST 52.87 FEET; THENCE NORTH 62°50'45" WEST 52.92 FEET; THENCE NORTH 60°38'33" WEST 52.90 FEET; THENCE NORTH 51°17'21" WEST 97.19 FEET; THENCE NORTH 51°18'31" WEST 56.04 FEET; THENCE NORTH 09°13'34" WEST 12.85 FEET TO THE POINT OF BEGINNING.

 <p>GARDNER ENGINEERING CIVIL & LAND PLANNING MANAGEMENT SURVEYING 1800 W. 2000 S. WEST HAVEN UT 84141 P 801-474-0202 F 801-474-0069</p>	<p>PROPERTY SURVEY FOR TAEC 2375 RACHEL DRIVE, SANTA CLARA, UTAH 84785 LOCATED IN BLOCK 29 FROM THE SAINT GEORGE & SANTA CLARA BENCH IRRIGATION CO. SURVEY</p>	<p>SCALE: AS SHOWN DATE: 10/20/23 DRAWN: JTB CHECKED: JDM</p>							
	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION						
DATE	DESCRIPTION								

S2
2

EXISTING WATER VZW 800
 EXISTING STORM DRAIN VZW 100000P
 EXISTING SEWER VZW ANTENNAS
 EXISTING TELEFIBER VZW FIBER INSTALL
 EXISTING POWER VZW UTILITY INSTALL
 EXISTING FENCING VZW UTILITY BASEMENT
 EXISTING PARCEL LINE VZW LEASE AREA



9555 SOUTH PROSPERITY ROAD,
 WEST JORDAN, UT 84088



MOUNTAIN REGION OFFICE
 136 S MAIN STREET
 SUITE 400
 SALT LAKE CITY, UT 84101

DRAWN BY: EL
 CHECKED BY: CB

REV	DATE	DESCRIPTION
0	10/10/2025	100% 2D
A	09/04/2025	ZONING DRAWINGS

NOT FOR
 CONSTRUCTION

UT4 - CITADEL
 2375 RACHEL DRIVE
 SANTA CLARA, UTAH 84765
 -- RAWLAND SITE --

SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER
 C100



SCALE: 1" = 70'-0"

1

OVERALL SITE PLAN

EXISTING WATER VZW RSU
 EXISTING STORM DRAIN VZW HBRDPOVP
 EXISTING SEWER VZW ANTENNAS
 EXISTING TELEFIBER VZW FIBER INSTALL
 EXISTING POWER VZW UTILITY INSTALL
 EXISTING FENCING VZW UTILITY BASEMENT
 EXISTING PORT OF HWY LINE VZW ACCESS UTILITY BASEMENT
 EXISTING PARCEL LINE VZW LEASE AREA

(E) POWER TRANSFORMER

(P) VZW POWER 6' WIDE UTILITY EASEMENT

(P) VZW WILL BORE IN A 3" POWER CONDUIT FROM THE (E) TRANSFORMER TO THEIR LEASE AREA PER CITY POWER STANDARDS, STUBBING UP AT THE (P) METER BANK LOCATION, INSIDE THEIR 6' WIDE UTILITY EASEMENT (15')

(E) 14'x25' ABANDONED COMMUNICATION FACILITY INCLUDING ALL EXISTING EQUIPMENT, CHAIN LINK FENCE & CONC SLAB TO BE REMOVED BY VZW

(E) RETAINING WALL TO BE REMOVED BY VZW & REPLACED WITH CEMENT FILLED CMU BLOCK

PARCEL NUMBER
SC-6-2-8-1104

(P) VZW FIBER HANDHOLE

(P) VZW WILL BORE IN A 4" FIBER CONDUIT FROM THEIR MEET POINT HANDHOLE (8) CENTER STREET) TO THEIR LEASE AREA INSIDE THEIR 6' WIDE UTILITY EASEMENT WITH HANDHOLES TO BE INSTALLED EVERY 300'S AND AT ALL ANGLE POINTS (95')

PARCEL NUMBER
SC-6-2-8-1201

(E) U/G POWER LINE INSIDE (E) 20 FT WIDE EASEMENT

(E) 66.5' HIGH LIGHT POLW W/ (2) LIGHT RACKS AND ABANDONED WIRELESS ANTENNAS. VZ WILL REMOVE THIS POLE AND ALL ASSOCIATED EQUIPMENT

KEYED NOTES

- 1 VZW WILL INSTALL 10' x 10' CHARLES WALK-IN CLOSURE (WIC) WITH (2) HVAC UNITS (RIGHT SIDE) UPON THE CHARLES D1007-0000-0012 FOUNDATION INSTALLATION KIT WITH 97-1010WICSTRICT STAIR KIT & AND A SD030 DIESEL GENERATOR (7'-3") WHICH WILL BE ANCHORED TO A 11'-6" x 20'-0" CONCRETE PAD
- 2 VZW ICE BRIDGE FOR CONDUIT ROUTING FROM SHELTER TO U/G CABLE CHASE
- 3 VZW U/G CONDUITS ROUTED FROM SHELTER TO POLE WITHIN (E) U/G CABLE CHASE WITHIN 6 FT SIDE LEASE AREA STRIP.
- 4 VZW UTILITY RACK WITH 4-GANG METER BANK WITH 200a BREAKERS
- 5 VZW TO FINISH THE SITE WITH 4" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES
- 6 VZW CEMENT FILLED CMU BLOCK EQUIPMENT ENCLOSURE (20'x32') AROUND LEASE AREA
- 7 VZW 10 FT WIDE DOUBLE METAL GATES (2 TOTAL)
- 8 VZW 77' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 9 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 73' CENTERLINE WITH (12) RRRHS AND (3) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS
- 10 VZW WILL INSTALL (2) LIGHT RACKS, (4) FIELD LIGHTS PER RACK, (8) LIGHTS TOTAL, SPACED AT 2'-5" O.C. AT A 63.5' & 66.0' CENTERLINE USING A SITEPRO (LWRM) THREE SECTOR RING MOUNT, A (MM01) 8" SUPPORT ARM, AND A (P3012D) 10' LONG BY 2-7/8" O.D. MOUNTING PIPE FOR ATTACHING THE LIGHTS TO, THE LIGHTS WILL BE ATTACHED TO THE HORIZONTAL PIPE USING (4) SITEPRO SCX3-K CROSSOVER PLATE KITS FACING DOWN (ADDITIONAL HOLES WILL NEED TO BE DRILLED FOR MOUNTING LIGHTS).



9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088



DRAWN BY: EL
 CHECKED BY: CB

REV	DATE	DESCRIPTION
2	01/12/2025	CLIENT COMMENTS
0	10/10/2025	100% 2D
A	09/04/2025	ZONING DRAWINGS

NOT FOR CONSTRUCTION

UT4 - CITADEL
2375 RACHEL DRIVE
SANTA CLARA, UTAH 84765
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

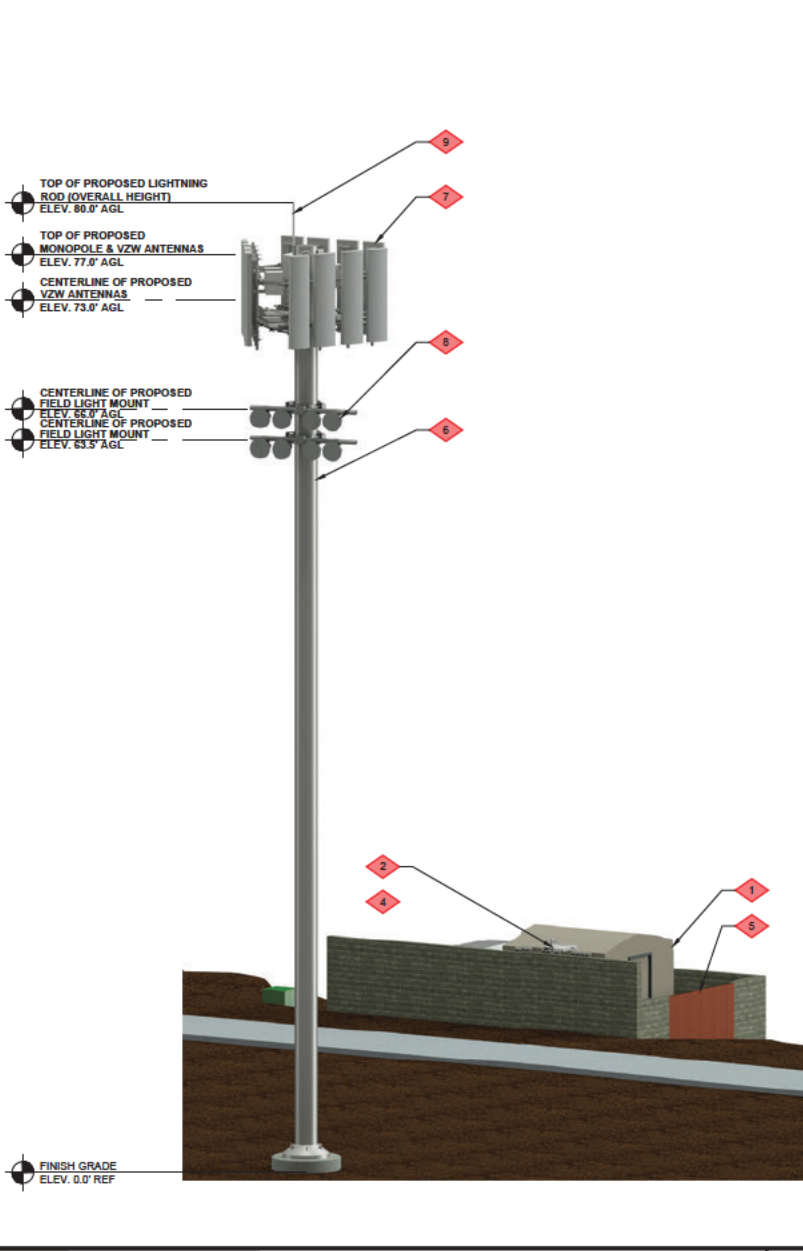
SHEET NUMBER
C101



SCALE: 3/32" = 1'-0" 1

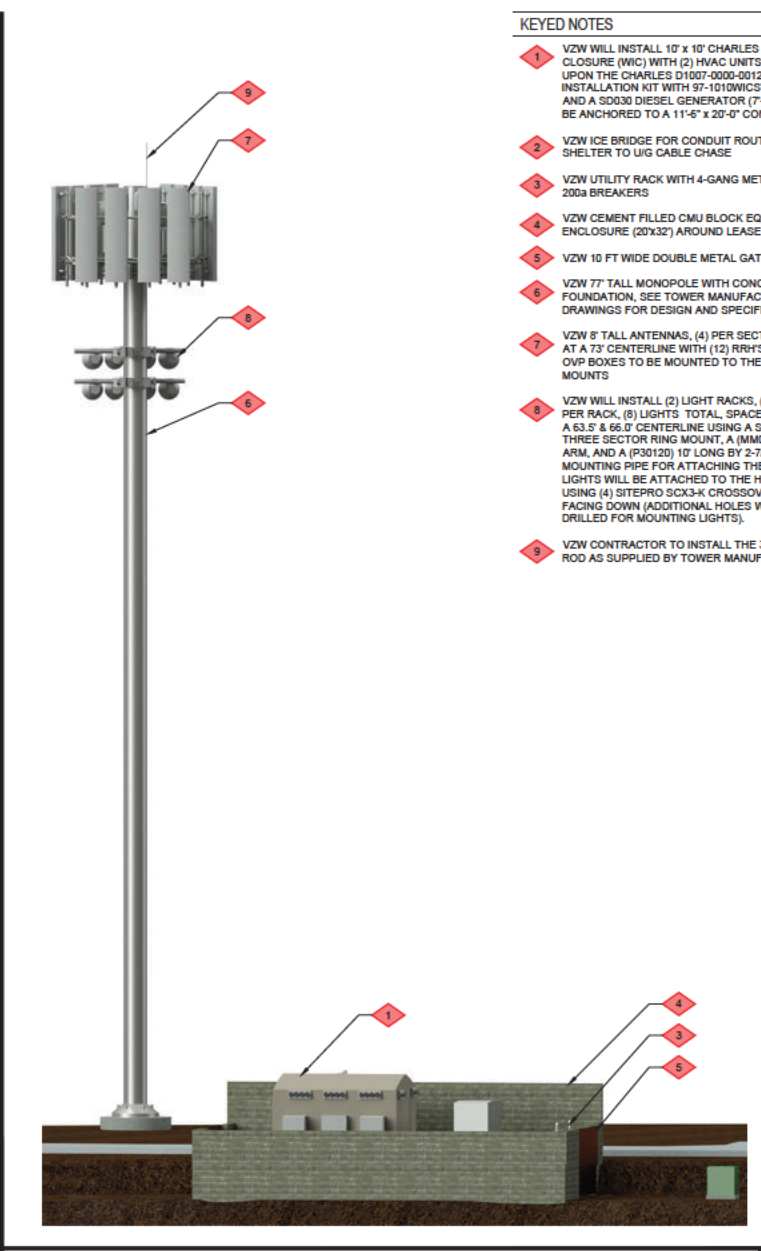
ENLARGED SITE PLAN

EXISTING LOW WATER VZW RSU
 EXISTING STORM DRAIN VZW HBRD/DFP
 EXISTING SEWER VZW ANTENNAS
 EXISTING TELECOM VZW FIBER/INSTALL
 EXISTING POWER VZW UTILITY/INSTALL
 EXISTING FENCING VZW UTILITY BASEMENT
 EXISTING PARCEL LINE VZW ACCESS/UTILITY BASEMENT
 FINISH GRADE ELEV. 0.0' REF



SOUTHEAST ELEVATION

NTS **1**




NORTH ELEVATION


NTS **2**

KEYED NOTES

- 1 VZW WILL INSTALL 10' x 10' CHARLES WALK-IN CLOSURE (WIC) WITH (2) HVAC UNITS (RIGHT SIDE) UPON THE CHARLES D1007-0000-0012 FOUNDATION INSTALLATION KIT WITH 97-1010WICSTRKT STAIR KIT & AND A SD030 DIESEL GENERATOR (7-3") WHICH WILL BE ANCHORED TO A 11'-6" x 20'-0" CONCRETE PAD
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- 3 VZW UTILITY RACK WITH 4-GANG METER BANK WITH 200a BREAKERS
- 4 VZW CEMENT FILLED CMU BLOCK EQUIPMENT ENCLOSURE (20'X32') AROUND LEASE AREA
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- 7 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 73' CENTERLINE WITH (12) RRH'S AND (3) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS
- 8 VZW WILL INSTALL (2) LIGHT RACKS, (4) FIELD LIGHTS PER RACK, (8) LIGHTS TOTAL, SPACED AT 2'-6" O.C. AT A 63.5' & 66.0' CENTERLINE USING A SITEPRO (LWRM) THREE SECTOR RING MOUNT, A (MM01) 8" SUPPORT ARM, AND A (P30120) 10' LONG BY 2-7/8" O.D. MOUNTING PIPE FOR ATTACHING THE LIGHTS TO, THE LIGHTS WILL BE ATTACHED TO THE HORIZONTAL PIPE USING (4) SITEPRO SCX3-K CROSSOVER PLATE KITS FACING DOWN (ADDITIONAL HOLES WILL NEED TO BE DRILLED FOR MOUNTING LIGHTS).
- 9 VZW CONTRACTOR TO INSTALL THE 3' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



9656 SOUTH PROSPERITY ROAD,
WEST JORDAN, UT 84088



101

DRAWN BY:	EL
CHECKED BY:	CB

REV	DATE	DESCRIPTION
2	01/12/2025	CLIENT COMMENTS
0	10/10/2025	100% 2D
A	09/04/2025	ZONING DRAWINGS

NOT FOR CONSTRUCTION

UT4 - CITADEL
2375 RACHEL DRIVE
SANTA CLARA, UTAH 84765
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200







Maintenance/Facility Removal Agreement

Verizon Wireless and their successors in interest to the wireless communications facility shall properly maintain the exterior appearance of and ultimately removal of the facility in compliance with the provisions of Chapter 17.42 – Telecommunications Facilities in the City Code of Santa Clara, Utah and any conditions of approval. Verizon Wireless and their successors in interest shall pay all costs for monitoring compliance with, and enforcement of, the agreement and will reimburse the city for all costs incurred to perform any work required of Verizon Wireless by this agreement that Verizon Wireless fails to perform. This agreement authorizes the city and or its agents to enter onto the property and undertake said work so long as:

1. The city has first provided the applicant the following written notices:

a. An initial compliance request identifying the work needed to comply with the agreement and providing the applicant at least thirty (30) calendar days to complete it. If the work is deemed to be a health and/or safety hazard to the general public, the city may take necessary steps to remedy the problem immediately; and

b. A follow up notice of default specifying the applicant's failure to comply with the work within the time period specified and indicating the city's intent to commence the required work within ten (10) working days;

2. The applicant has not filed an appeal pursuant to section 17.42.340 of this chapter within fourteen (14) working days of the notice required under subsection A1 of this section. If an appeal is filed, the city shall be authorized to enter the property and perform the necessary work if the appeal is dismissed or final action on it taken in favor of the city.

3. All costs incurred by the city to undertake any work required to be performed by the applicant pursuant to the agreement referred to in this section including, but not limited to, administrative and job supervision costs, shall be borne solely by the applicant. The applicant shall deposit within ten (10) working days of written request therefore such costs as the city reasonably estimates or has actually incurred to complete such work. When estimates are employed, additional monies shall be deposited as needed within ten (10) working days of demand to cover actual costs. The agreement shall specifically require the applicant to immediately cease operation of the telecommunication facility involved if the applicant fails to pay the monies demanded within ten (10) working days. It shall further require that operation remain suspended until such costs are paid in full.

The agreement shall be accompanied by the payment of a fee, as established by resolution of the city council.

Telecommunication facilities lessors shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the city of Santa Clara. This liability shall include cleanup, intentional injury or damage to persons or property. Additionally, telecommunication facilities lessors shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, electromagnetic waves and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

The telecommunication facility provider shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commission, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The city shall promptly notify the provider(s) of any such claim, action or proceeding. The city shall have the option of coordinating in the defense. Nothing contained in this stipulation shall prohibit the city from participating in a defense of any claim, action, or proceeding if the city bears its own attorney fees and costs, and the city defends the action in good faith.


Applicants Signature

3/26/20
Date



TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: June 11, 2026
RE: Rock Cut Slopes (**Discussion Item**)

City staff would like to discuss Rock Cut Slopes with the Planning Commission. On March 5, 2026, St. George City adopted an ordinance putting provisions in place for Rock Cut Slopes. It's our understanding that the St. George City Engineering Department worked on this with several local consultants before adoption. A copy of Section 10-18A-10, St. George city code has been included for your review.

A rock cut slope is a cut into a competent rock material that is determined by a geotechnical engineer to be inherently stable and does not require any type of additional retainage for the cut slope. City staff agrees that allowing for rock cut slopes would minimize the number of large manmade retaining walls in the City. This is likely to become a bigger issue with current development pressure in the South Hills Area.

Wayne Rogers with AGECE Applied GeoTech Engineers was part of the team that recently went through the process with St. George City to amend city code and adopt these provisions. Wayne will join us for this discussion as he can provide expertise on the subject. Wayne currently serves on the Santa Clara Hillside Review Board and is a Santa Clara resident. Several photos of local examples have been included.

A provision allowing for Rock Cut Slopes would be added to Chapter 17.28, Walls, Fences, and Hedges of city code.

10-18A-10:**ROCK CUT SLOPES:**

A. A rock cut slope is a cut into a competent rock material that is determined by a geotechnical engineer to be inherently stable and does not require any type of additional retainage for the cut slope.

B. When a competent rock material is cut to form a permanent slope, the height of a single rock cut slope shall not exceed fifteen feet (15'). A hillside development permit is required for a rock cut slope greater than fifteen feet (15'). A rock cut slope greater than fifteen feet (15') shall require a bench with a minimum width of $\frac{1}{3}h + 1$, with h being the height of the tallest rock cut slope and h being calculated in feet. The maximum height of a tiered rock cut slope shall not exceed thirty feet (30').

C. If a rock cut slope is four feet (4') in height or greater and determined by the geotechnical engineer to be susceptible to weathering, fracturing or raveling over time, or for aesthetic purposes, the geotechnical engineer may request mitigation measures in the form of a protective stacked rockery face, a segmental block face, or other form of protective face that is approved with a hillside development permit. If a protective face is approved with a hillside development permit, the following standards shall apply for the protective face:

1. A building permit shall be required from the city which includes a stamped and signed design of the protective face from a licensed geotechnical engineer.
2. The height of a protective face for a single rock cut slope shall not exceed fifteen feet (15').
3. Terraced protective faces are allowed. The maximum combined height of a tiered protective face for a rock cut slope shall be thirty feet (30') provided the protective faces are separated by a minimum distance of $\frac{1}{3}h + 1$, with h being the height of the tallest rock cut and h being measured in feet. The width of the bench shall be measured from face of lower rock cut slope to face of upper rock cut slope.
4. Verification that the rock cut is an inherently stable slope and provide construction recommendations with the engineering design that include minimum rock/block size(s), material properties, maximum inclination of face, and any other items to show a stable,

self-supporting protective face. The protective face shall not be designed to resist lateral earth pressures, i.e., designed as a retaining wall.

5. At completion of installation of protective face, a letter of compliance, from the licensed geotechnical engineer indicating the mitigation measures were constructed as designed and for the intended purpose(s), shall be submitted to the city prior to approval of the installation of the protective face. (Ord. 2024-064, 10-3-2024)

The St. George City Code is current through Ordinance 2026-033, passed May 7, 2026.

Disclaimer: The city recorder has the official version of the St. George City Code. Users should contact the city recorder for ordinances passed subsequent to the ordinance cited above.

[City Website: www.sgcity.org](http://www.sgcity.org)

[City Telephone: \(435\) 627-4000](tel:(435)627-4000)

[Hosted by General Code.](#)



Date & Time: Tue, Aug 02, 2022, 13:10:18 MDT

Position: OUTSIDE GRID LIMITS ($\pm 15.6\text{ft}$)

Altitude: 2973ft ($\pm 11.0\text{ft}$)

Datum: NORTH AMERICAN 1927, Western US

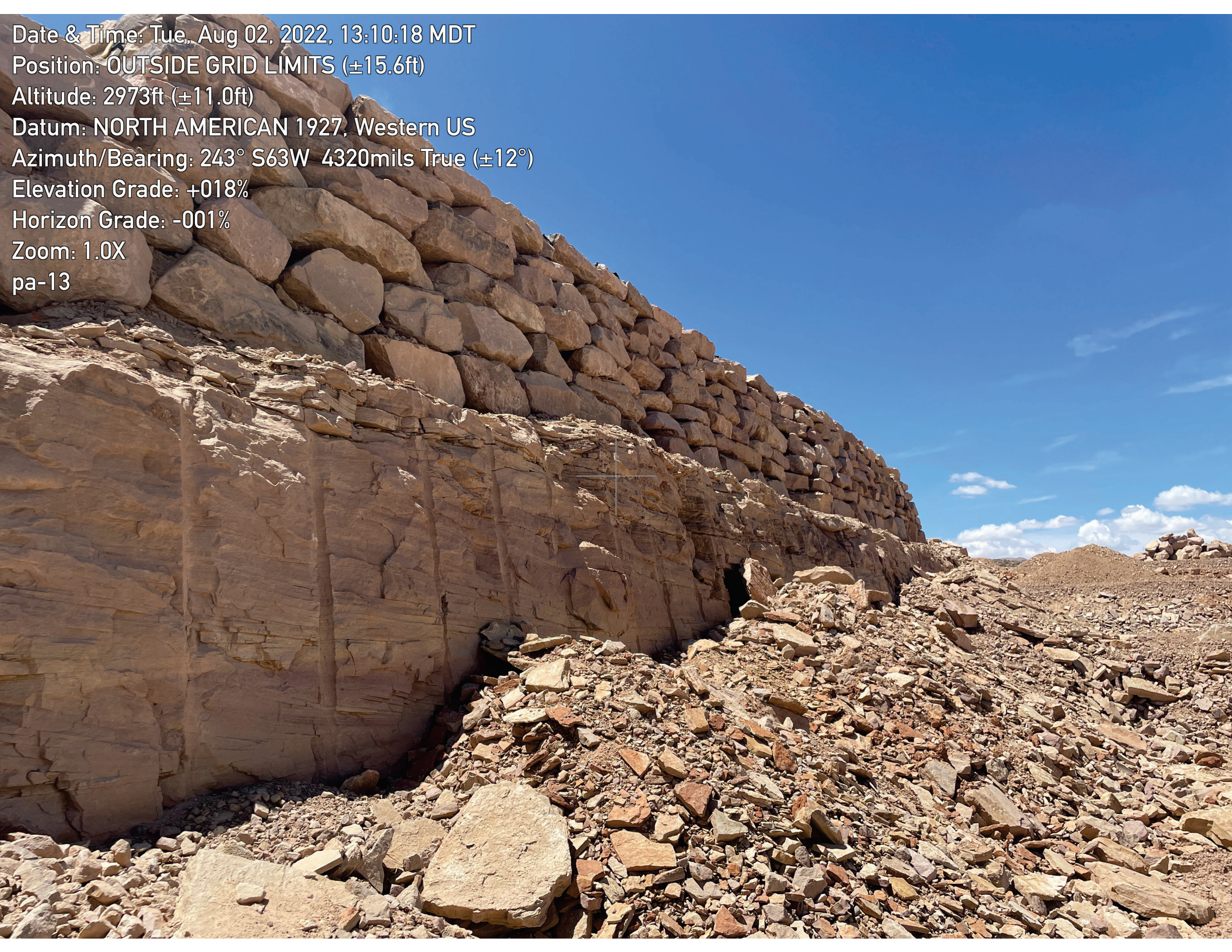
Azimuth/Bearing: 243° S63W 4320mils True ($\pm 12^\circ$)

Elevation Grade: +018%

Horizon Grade: -001%

Zoom: 1.0X

pa-13



Date & Time: Tue, Aug 02, 2022, 13:09:10 MDT

Position: OUTSIDE GRID LIMITS (± 15.7 ft)

Altitude: 2967ft (± 10.9 ft)

Datum: NORTH AMERICAN 1927, Western US

Azimuth/Bearing: 191° S11W 3396mils True ($\pm 12^\circ$)

Elevation Grade: +033%

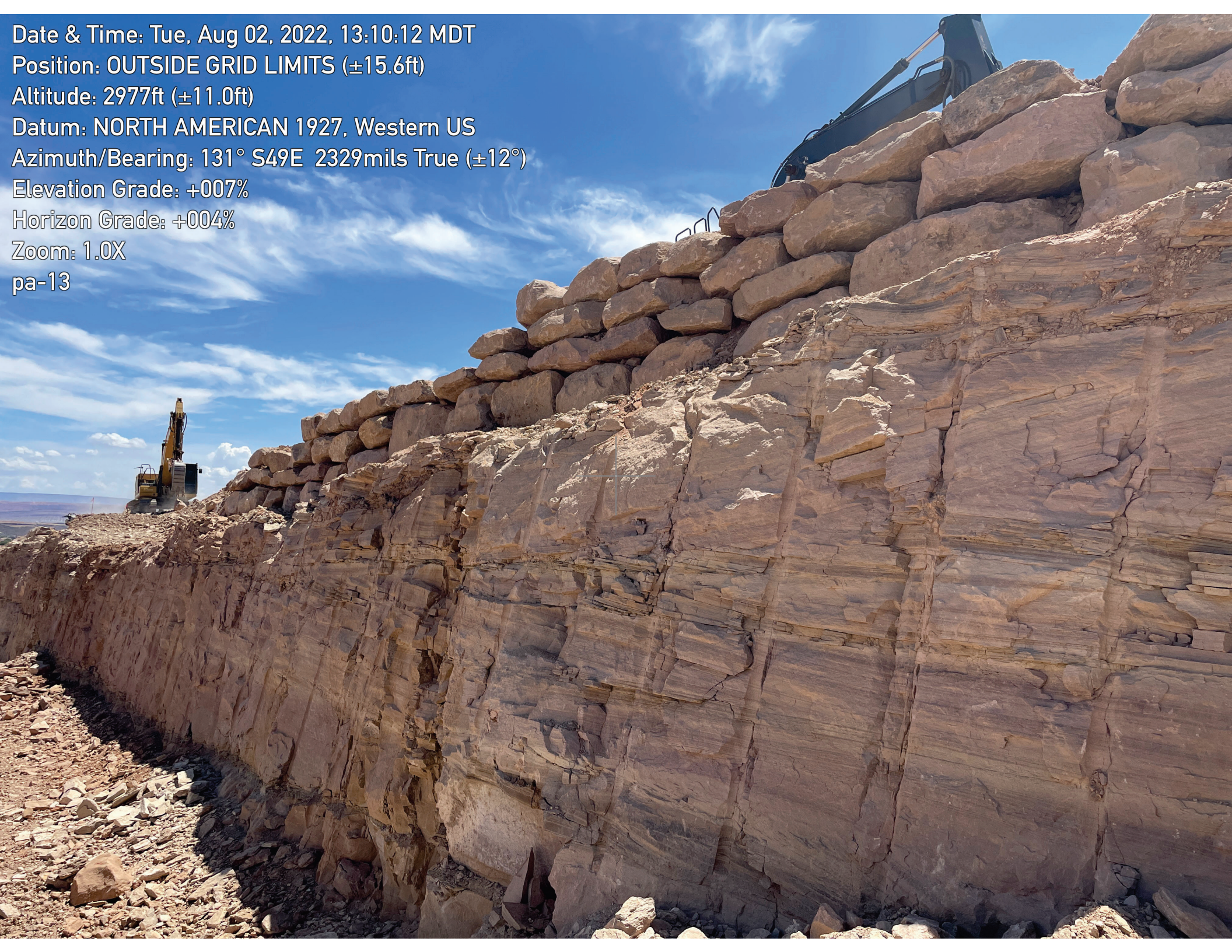
Horizon Grade: +002%

Zoom: 1.0X

pa-13



Date & Time: Tue, Aug 02, 2022, 13:10:12 MDT
Position: OUTSIDE GRID LIMITS (± 15.6 ft)
Altitude: 2977ft (± 11.0 ft)
Datum: NORTH AMERICAN 1927, Western US
Azimuth/Bearing: 131° S49E 2329mils True ($\pm 12^\circ$)
Elevation Grade: +007%
Horizon Grade: +004%
Zoom: 1.0X
pa-13







Date & Time: Thu, Jun 20, 2024 at 13:37:00 MDT

Position: OUTSIDE GRID LIMITS (± 15.0 ft)

Altitude: 2994ft (± 11.8 ft)

Datum: NORTH AMERICAN 1927, Western US

Azimuth/Bearing: 105° S75E 1867mils True ($\pm 18^\circ$)

Elevation Grade: -019%

Horizon Grade: -002%

Zoom: 0.5X

telegraph



Date & Time: Thu, Jun 20, 2024 at 13:37:03 MDT

Position: OUTSIDE GRID LIMITS (± 15.0 ft)

Altitude: 2995ft (± 11.8 ft)

Datum: NORTH AMERICAN 1927, Western US

Azimuth/Bearing: 170° S10E 3022mils True ($\pm 13^\circ$)

Elevation Grade: -009%

Horizon Grade: -003%

Zoom: 0.5X

telegraph



Date & Time: Thu, Jun 20, 2024 at 14:01:46 MDT

Position: OUTSIDE GRID LIMITS (± 11.6 ft)

Altitude: 2990ft (± 13.1 ft)

Datum: NORTH AMERICAN 1927, Western US

Azimuth/Bearing: 170° S10E 3022mils True ($\pm 12^\circ$)

Elevation Grade: +006%

Horizon Grade: -002%

Zoom: 0.5X

telegraph



**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, May 28, 2026**

Present: Logan Blake
Kristen Walton
Joby Venuti
Tyler Gubler
David Clark (via Zoom)

Absent: Shelly Harris
Josh Westbrook

Staff: Jim McNulty, Planning and Economic Development Director
Cody Mitchell, Building Official
Debbie Andrews, Administrative Assistant

1. Call to Order

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on May 28, 2026, at 5:42 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Blake

3. Conflicts and Disclosures

No conflicts or disclosures were reported by any Commissioners.

4. Working Agenda

A. Public Hearing

1. None.

B. Public Meeting

1. See General Business Items.

5. General Business

A. Planning Commission Approval

1. Preliminary Subdivision Plat Review for the proposed South Hills Ranch Estates Subdivision, located on the northwest corner of Gates Lane and Clary Hills Drive. Ferron Leavitt, applicant. Emmitt Younger, engineer.

Planning Director, Jim McNulty, presented the preliminary subdivision plat for the proposed South Hills Ranch Estates Subdivision. The applicant, Ferron Leavitt, was represented by engineer Jared Bates of Rosenberg Associates. The proposed plat consists of two lots totaling just over one acre, yielding a project density of 0.52 units per acre. Lot 1 comprises 22,191 square feet (0.51 acres) and Lot 2 comprises 23,851 square feet (0.53 acres), both complying with the Resident Agriculture (RA) zone minimum half-acre lot size requirement. A remainder parcel of 4.17 acres is included for future development and will require a separate subdivision review process.

Mr. McNulty noted that ingress and egress will be provided via Gates Lane, which connects with Clary Hills Drive. The public road cross-section for both streets is 55 feet, accommodating a 10-foot multi-purpose trail as required by the 2018 Trails Master Plan. Key conditions of approval include compliance with building setback and height requirements per City Code §17.60.050, a will-serve letter from Washington County Water Conservancy District prior to building permit issuance, and submission of a dust control plan prior to final plat recordation. The Building Department will also require a geotechnical report with any new construction. No public comments were received prior to the meeting.

Commissioner Blake inquired about a retaining wall depicted on the west side of Lot 1. Jared Bates explained that the street elevation is significantly higher than the existing ground level, necessitating a retaining wall to create a suitable building pad. He confirmed the wall is anticipated to be less than six feet in height and would therefore comply with city ordinance.

Commissioner Walton asked about the subdivision potential of adjacent parcels to the west (SC-38 and SC-36). Mr. McNulty confirmed those parcels are similarly sized and zoned RA, meaning their owners could pursue subdivision in the future, resulting in minimum half-acre single-family lots. He noted that Public Works has engaged a consultant to evaluate traffic and future road needs in the area, and that any future development would be subject to separate Planning Commission review.

Commissioner Venuti inquired whether the retention basin shown on the plat would remain permanent. Jared Bates confirmed it would be a permanent feature, noting it would be unobtrusive given its shallow depth and available space.

Motion: Commissioner Walton moved to approve the Preliminary Subdivision Plat for the proposed South Hills Ranch Estates Subdivision located on the northwest corner of Gates Lane and Clary Hills Drive, Ferron Leavitt applicant, subject to the conditions outlined in the staff report. Commissioner Venuti seconded the motion. The motion carried unanimously (Commissioner Clark was absent for this vote).

6. Discussion Items

A. City Code Title 17 Updates.

Mr. McNulty provided an overview of proposed updates to Title 17, noting that this item was previously discussed at the April 23, 2026, Planning Commission meeting and subsequently reviewed by the City Council on May 13, 2026, where it received favorable direction to proceed.

Chapter 17.12 – Planning Commission Powers and Duties: Mr. McNulty presented clarifications to reflect the Commission's actual authority. Notably, the Commission's role with respect to subdivisions was updated to reflect that it grants approval or denial — not merely a recommendation — consistent with the previously rewritten Title 16 subdivision ordinance. Additional duties codified include site plan review for non-residential projects in the Community Commercial zone, sign reviews per Chapter 17.44, ordinance amendments, and annexation policy plan amendments. PDC-related items will continue to go to the Commission for recommendation and to the City Council for final decision.

Chapter 17.22 – ADU/IADU Ordinance: Mr. McNulty explained that updates were made primarily to align with updated state code citations. Key provisions discussed included the 4,000 square foot minimum lot size for ADUs, with an exception for planned unit developments where lots as small as 2,500-3,000 square feet may accommodate IADUs but not detached ADUs due to insufficient land area. The requirement for an Affidavit of Understanding, recorded against the property title, remains in place for both ADUs and IADUs. Parking requirements default to one space as required by state code. Mr. McNulty noted that ADUs may no longer be processed as conditional uses in any R-1 zone per state law; they are now permitted uses, though staff will continue the TRC review process.

Chapter 17.22, Section 29 – Portable/Mobile Recreational Units: Mr. McNulty outlined the provision allowing the Planning Director to grant time extensions beyond eight days for recreational vehicle use in cases of health-related hardship, with City Council approval required beyond 60 days. Commissioner Blake requested that language be added to condition any such extension on the recreational unit meeting applicable health code requirements, noting concern about sanitary conditions for extended occupancy. Commissioner Venuti and Commissioner Walton concurred. Mr. McNulty agreed to add language to that effect. Building Director Cody Mitchell noted that to date no formal permit applications had been received under this provision.

Mr. McNulty indicated the updated Title 17 documents would return for a public hearing in two weeks.

B. City Code, Chapter 17.66 Update.

Mr. McNulty presented a proposed rewrite of Chapter 17.66, the city's Commercial Zone ordinance. The existing code was last amended in 2004 and was outdated and insufficient to accommodate the range of uses anticipated under the city's recent General Plan Update.

Mr. McNulty proposed renaming the zone from simply "Commercial" to "Community Commercial," reflecting its alignment with the General Plan's land use designations and distinguishing it from the more localized neighborhood commercial designation for Santa Clara Drive and the Historic District. The Commission received this change favorably.

Permitted Uses: Mr. McNulty walked through an expanded and reorganized list of permitted uses. Several items were discussed:

- a. Accessory uses incidental to approved permitted uses were added, consistent with the PDC zone.
- b. Amusement enterprises (miniature golf, batting cages, go-karts, laser tag, bowling, coin-operated games) were moved from permitted to conditional use to account for their potential impacts.
- c. Assisted living facilities were added, consistent with the PDC zone.
- d. Automobile repair language was updated to require complete enclosure by solid walls, including vehicle storage, consistent with the PDC zone standard. Existing auto-related businesses in the zone were noted as lawful non-conforming uses.
- e. Bed and breakfast was added, prompted by a recent inquiry regarding a small parcel near an existing coffee shop.
- f. Coffee shop drive-up was added, consistent with recent amendments to the Historic District Mixed Use ordinance.
- g. Convention center or meeting facility was recognized by Commissioner Blake as warranting reclassification given the traffic, parking, and event-related impacts are like wedding venues already listed as conditional use. Mr. McNulty agreed and noted the change would be made.
- h. Fruit and produce stand were added, consistent with the Historic District Mixed Use ordinance and existing uses along Santa Clara Drive.
- i. Hospital or public health center generated discussion. Commissioner Blake noted that while general parking requirements would be met under existing code, the placement of an emergency room or trauma center, with the associated round-the-clock ambulance activity, could justify conditional use treatment. Commissioner Venuti noted the IHC-purchased PDC parcel nearby is intended for an instacare, not a hospital. The Commission agreed to designate the use as "hospital or trauma center" and to place it under conditional use rather than permitted use.
- j. Medical/dental office or clinic were consolidated, and the separately listed optometrist was noted as redundant and removed.
- k. Mobile food vendors were added to reflect existing activity in commercial zones.
- l. Mortuary and funeral home were discussed, with Mr. McNulty noting that crematoriums may warrant conditional use treatment given public health considerations. Commissioner Blake agreed, and Mr. McNulty indicated the use would be moved to conditional use.
- m. Non-depository institutions were added as a permitted use, consistent with a prior ordinance amendment that already established them as permitted in all commercial zones.
- n. Pharmacy, drugstore, restaurant, retail sales and services, and soda shop were confirmed as permitted uses.

Conditional Uses: Mr. McNulty reviewed the proposed conditional use list, which included car washes (noise concerns), charter and technical schools, child day care and preschool centers, churches and places of religious worship, hotels and motels (round-the-clock activity), indoor gun ranges and axe-throwing facilities, pawnshops, public utility structures, wedding centers and chapels (high traffic and parking impacts), tattoo establishments, and movie theaters. Mr. McNulty noted that a clerical correction was needed: "accessory uses and buildings customarily incidental" had been inadvertently listed under conditional uses and should be under permitted uses.

Area and Yard Regulations: Mr. McNulty described cleanup language consistent with other recently updated code chapters, including the option to reduce front or side street-facing setbacks to promote walkability and allow buildings to be brought closer to the street with parking to the side or rear.

Height Regulations: The 35-foot maximum height limit was retained, with added language requiring Planning Commission review and City Council approval for any height exception. Mr. McNulty explained this was modeled after the PDC zone process, reflecting the significance of a height exception decision.

Site Design and Building Elevation Review: Mr. McNulty confirmed that all site design and building elevation elements will be subject to Planning Commission review and approval. Required submittals will include an engineered site plan drawn to scale showing building location, setbacks, access drives, pedestrian access, parking, lighting, and other improvements, as well as utility information. Building elevation submittals must include drawings to scale showing building appearance, a materials board with color samples for all sides, and a project narrative. Commissioner Blake noted that commercial zones traditionally carry fewer discretionary submittal requirements than planned development zones. Mr. McNulty acknowledged this, clarifying that the narrative requirement is intended to be minimal and that staff would exercise flexibility in working with applicants on materials submittals.

Landscaping Regulations: Mr. McNulty proposed a minimum of 10 percent of the lot area to be improved and maintained with landscaping, with an additional requirement that parking lots with more than 30 spaces provide 5 percent interior landscaping. Commissioner Blake recommended that rather than a fixed minimum strip width, the code require an average landscape buffer width along public streets to provide design flexibility around access drives and irregular parcel configurations while still achieving the intended landscaping character. Mr. McNulty agreed and indicated the language would be updated accordingly.

Commissioner Clark, participating remotely, raised a concern about balancing landscaping requirements with the city's water conservation goals, questioning whether the ordinance adequately discouraged non-functional turf in commercial settings. Mr. McNulty directed the Commission to item C of the landscaping section, which requires all landscaping to comply with Chapter 17.92, Water Efficient Landscaping and Conservation Standards. He noted that water district requirements apply to all commercial and residential projects alike, and most applicants are opting for drip-irrigated plants, trees, and rock mulch consistent with xeriscape standards. Commissioner Blake concurred, adding that the water efficient landscaping

ordinance restricts narrow turf strips and that commercial developers in the region are well acquainted with these requirements.

Mr. McNulty indicated that the Chapter 17.66 rewrite will also be brought back for a formal public hearing in two weeks, following incorporation of the Commission's feedback and any remaining City Council comments from the May 13 presentation.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: April 23, 2026

The Planning Commission reviewed the minutes from April 23, 2026. No corrections were noted.

Motion: Commissioner Venuti moved to approve the minutes of April 23, 2026. Commissioner Gubler seconded the motion. The motion passed unanimously.

8. Adjournment

Mr. McNulty noted that the next Planning Commission meeting is scheduled for Thursday, June 11, 2026, and will include public hearings on the Title 17 and Chapter 17.66 code amendments, as well as a conditional use application from Verizon Wireless for a new 80-foot monopole at Gubler Park.

Mr. McNulty also announced that the ULI Utah is hosting an urban planning workshop on Thursday, June 4, 2026, from 8:00 AM to 1:00 PM at St. George City Hall, open to public officials and local government staff at no cost. Mr. McNulty asked any interested parties to confirm by 5:00 PM on Friday, May 29.

Motion: Commissioner Blake moved to adjourn the meeting.

Commissioner Blake adjourned the meeting at 6:44 PM.

Jim McNulty
Planning Director

Approved: _____