

**NOTICE AND AGENDA  
SANTA CLARA CITY COUNCIL WORK MEETING  
Wednesday July 1, 2020,  
Time: 5:00 p.m.  
AGENDA**

**NOTICE** is hereby given that the Santa Clara City Council will hold a Work Meeting on the 1st day of July 2020 at 5:00 PM. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara Utah 84765.

The Meeting will be available to view Live Stream on the Santa Clara City website at [sccity.org](http://sccity.org) or go directly to the YouTube link: <https://youtu.be/8QLgdRGw-sg>.

The agenda for the meeting is as follows:

1. **Call to Order**

2. **Working Agenda**

A. General Business

1. Cemetery Policy discussion
2. Park Fee Schedule discussion
3. Shooting Range discussion
4. Title 17, Chapter 17.68 Planned Development Zones discussion.
5. General Plan – Very Low Density Residential (VLDR) to Mixed-Use Residential discussion
6. Zone change from Residential Agricultural (RA) to Planned Development Residential (PDR) discussion.

3. **Staff Reports**

4. **Adjournment**

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

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 26th day of June 2020 at the Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at <http://www.sccity.org>. The 2020 meeting schedule was also provided to the Spectrum on January 1, 2020.

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Chris Shelley – City Recorder

**Chris Shelley**

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**From:** Kristelle Hill  
**Sent:** Thursday, June 25, 2020 10:37 AM  
**To:** Chris Shelley; Brock Jacobsen  
**Subject:** FW: City Council Action Application Form submitted on Santa Clara City  
**Attachments:** Current-Cemetery-Ordinance-as-of-6-24-2020.pdf; City-Cemertery-Fees-2018.pdf

**Kristelle Hill**  
Executive Assistant  
Santa Clara City  
2603 Santa Clara Drive  
Santa Clara, UT 84765  
(435) 656-4690 Ext. 213  
[khill@sccity.org](mailto:khill@sccity.org)



**From:** Santa Clara City <[khill@sccity.org](mailto:khill@sccity.org)>  
**Sent:** Wednesday, June 24, 2020 4:22 PM  
**To:** Kristelle Hill <[khill@sccity.org](mailto:khill@sccity.org)>; Chris Shelley <[cshelley@sccity.org](mailto:cshelley@sccity.org)>; Brock Jacobsen <[bjacobsen@sccity.org](mailto:bjacobsen@sccity.org)>  
**Subject:** City Council Action Application Form submitted on Santa Clara City

<b>User ID</b>	Brad Hays
<b>Date Submitted</b>	June 24, 2020
<b>Proposed City Council Date</b>	July 1, 2020
<b>Applicant</b>	Brad Hays
<b>Subject</b>	Santa Clara City Ordinance Cemetery Ordinance Chapter 12.24.90, Burials Hours; Sundays and Holidays
<b>Background Description</b>	Council has requested that we review the City Ordinance Santa Clara City Ordinance Cemetery Ordinance Chapter 12.24.90, Burials Hours; Sundays and Holidays. The review was prompted by a family complaint because the Parks Department Director did not approve a burial that was requested with less than the 48 hours notice required by the ordinance. The Parks Director does not have the authority to approve requests that do not meet City Ordinance without City Council approval.

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I believe the 48 hour written notice to be reasonable to allow the City office to accurately verify burial rights, plot location and prepare documents. and provide the minimum time needed for the Cemetery crew to safely prepare the burial plot for the Mortuary. Extenuating circumstances routinely occur that require additional time to open the plot. The Cemetery is the only place where mistakes are not an option due. People can get hurt and mistakes can easily be made which are extremely difficult to remedy.

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<b>Proposed Recommendation</b>	I make the recommendation to keep the 48 notice time frame as written but change the final approval authority.
<b>Cost</b>	0
<b>File Upload</b>	<a href="https://sccity.org/wp-content/uploads/formidable/41/Current-Cemetery-Ordinance-as-of-6-24-2020.pdf">https://sccity.org/wp-content/uploads/formidable/41/Current-Cemetery-Ordinance-as-of-6-24-2020.pdf</a>  <a href="https://sccity.org/wp-content/uploads/formidable/41/City-Cemertery-Fees-2018.pdf">https://sccity.org/wp-content/uploads/formidable/41/City-Cemertery-Fees-2018.pdf</a>
<b>Approved by Legal Department (drop-down select)</b>	Yes
<b>Approved in Budget? (drop-down select)</b>	Yes
<b>Approved by City Finance Department? (drop-down select)</b>	Yes
<b>Amount</b>	0
<b>Requested By</b>	Brad Hays

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## CHAPTER 12.24 CEMETERIES

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[12.24.040](#): Cemetery Superintendent Powers And Duties

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[12.24.160](#): Disinterments; Exhumations

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**12.24.010: DEFINITIONS:**

As used in this chapter:

BURIAL: The interment of human remains.

BURIAL VAULT: A structure to hold a casket or container of cremated remains.

CREMATED REMAINS: The ashes of an incinerated deceased person.

DISINTERMENT OR EXHUMATION: The removal of a burial vault and/or casket from a plot.

FUNERAL FLOWERS: Flowers placed on the grave at the time of burial.

LOT: An area of ground in which burial rights are deeded to an individual for the purpose of burial.

LOT OWNER: The owner or purchaser of burial privileges or the collateral right of use of any burial lot evidenced by a deed or burial right for a described plot or by proved and recognized decent or devise from the original owner.

MEMORIALS: Items placed on a grave as a remembrance. Temporary memorials include, but are not limited to, potted plants, flags, floral wreaths and flowers in vases. Semi-permanent memorials include, but are not limited to, trees, shrubs and perennial flowers.

MONUMENT OR GRAVE MARKER: A marker used to identify the person interred in a plot.

RESIDENT: Any member of a household whose primary place of residence can be shown to be established in the City of Santa Clara, Utah.

VETERAN: A person recognized by the U.S. Department of Veterans Affairs as having veteran status. (Ord. 2018-01)

**12.24.020: NAME:**

The burial ground of this City shall be known and designated by the name of Santa Clara City Cemetery. (Ord. 2018-01)

**12.24.030: CEMETERIES COVERED:**

All cemeteries owned and/or maintained by the City wherever situated are declared subject to the provisions of this chapter. (Ord. 2018-01)

**12.24.040: CEMETERY SUPERINTENDENT POWERS AND DUTIES:**

A. The Superintendent, subject to the direction of the City Council and department head placed over him by the City Manager, has entire charge of the cemetery and is authorized to enforce the rules and regulations pertaining thereto. He may take such action as may be necessary, though not expressly set forth herein, in order to protect the property of grave and lot owners, and the cemetery, from injury, and to protect the peace, economy and good order of the cemetery. It shall be the duty of the Cemetery Superintendent to keep the cemetery plat and

related records up to date, and to cooperate with the City Treasurer in maintaining records of changes and payments made pursuant to this chapter. The Cemetery Superintendent or a competent deputy or designee shall attend every interment in a cemetery and shall register the names and ages of all persons interred therein, and the place of their interment. He shall open and close graves, maintain the cemetery, and perform such other duties as may be required elsewhere in this chapter or directed by the City Council. (Ord. 2018-01)

**12.24.050: CONVEYANCE; DESCENT AND INHERITANCE; RESTRICTIONS ON RESALE:**

A. Deed: Plots and burial spaces in lots within a cemetery as described in section [12.24.010](#) of this chapter, as designated on a plat to be kept in the City offices, and staked under the supervision of the Cemetery Superintendent, or any other tract of land that may hereafter be designated by the City for such purpose, shall be conveyed by deeds of right granting a license to use for burial purposes. Such deeds will be registered with the City in a book kept for that purpose and issued to the purchaser. The size of any lot or the number of lots to be sold to any person or family shall be the sole discretion of the City, but no more than six (6) lots shall be sold to one individual or his agent unless it can be shown that they are intended for immediate members of a single family or unless otherwise approved by City Council.

B. Descent And Inheritance: Upon the death of the registered owner, the City shall act upon its best judgment in determining heirship and succession, unless an affidavit of heirship, together with the power appointing one of the heirs to represent all, or a certified copy of decree of distribution of the estate of the deceased purchaser is first filed with the City Recorder. The City shall have no liability for a failure to properly determine the legal succession of the rights in any cemetery space.

C. Unused Lots: If, for a period in excess of sixty (60) years and one day from purchase of burial rights to any cemetery lot, the grantee, or persons claiming through the grantee have not used portions of the lots or parcels for purposes of burial and have not provided for the care of the lots or parcels beyond that uniformly provided for all lots of the cemetery, and during the sixty (60) year period have not given the City written notice or any claim of interest in the lots or parcels, the City may, following the procedures set forth in section 8-5-1, Utah Code Annotated, 1953, as amended, or its successor, demand the grantee that they file with the City a written notice of claim or interest in such burial rights accompanied by evidence of their claim within fifty (50) days after service of a copy of notice of demand.

D. Restriction On Conveyance Of Historic Lots: Lots located in the historic western portion of the cemetery, as designated by the Cemetery Superintendent, shall not be further sold, transferred, conveyed or assigned to any person except the City, except through descent and inheritance as described in subsection B of this section. Any attempted sale, conveyance, or assignment in violation of this paragraph shall be deemed to be void.

E. Voluntary Sell-Back: The City agrees to buy back any lot located anywhere in the cemetery when the owner thereof desires to sell it. The repurchase of such lots shall be for the original price paid by the purchaser, or the current selling price of the lot, whichever is less, except that an administrative fee shall be assessed in the amount of five percent (5%) of the repurchase price. The City may thereafter re-sell any such repurchased lots, unless a lot is located in the historic western portion of the cemetery, in which case the lot shall not be re-sold.

F. Revert To City: Whenever a deed to burial rights or lots reverts to the City, as provided for in this chapter, or becomes vested in the City for any reason, before a new deed is issued, the original certificate or deed shall be cancelled or an assignment given, and the record shall be so changed.



G. Issuance Of Deed: Each deed shall be issued and signed by the Mayor and shall be attested by the Recorder. All lots or parts of lots, as provided in this section, together with all improvements, shall be exempt from execution and from taxation and assessment for care and maintenance charges from and after said payment.

H. Profit Unlawful: It is unlawful for any City personnel to trade, deal in, or make a profit, directly or indirectly, out of any transaction involving the sale, purchase or transfer of any cemetery lot. (Ord. 2018-01)

**12.24.060: PERPETUAL CARE AND BURIAL RIGHTS; COSTS:**

A. Perpetual Care Required: No burial rights in the cemetery shall be sold without perpetual care for the space to be used. Perpetual care shall consist of that maintenance necessitated by natural growth and ordinary wear, and it shall be provided at reasonable intervals within the budget limits of the cemetery.

B. Costs: The City shall have the right to assess and collect perpetual care charges or other appropriate fees to defray the costs of care and maintenance of cemetery facilities, consistent with State law, and as set forth additionally in section [12.24.080](#) of this chapter. Fees and charges shall be in such amounts as established by resolution of the City Council. (Ord. 2018-01)

**12.24.070: BURIAL PERMIT:**

No body shall be interred, or remains received, unless a burial report is received from a licensed mortician and signed by the Funeral Director, which shall be an acknowledgement of the mortuary's obligation to pay for the burial, or unless the burial charges have been paid in advance to the City Treasurer and receipt therefor is presented to the Cemetery Superintendent as a permit for the burial. The burial report or receipt shall reflect the full name of the deceased, the date and place of birth, the date and place of death, and the name and address of the person responsible for disposal. (Ord. 2018-01)

**12.24.080: FEES:**

A. Collection: The City Treasurer and other persons as the City Council may designate are hereby authorized and required to collect in advance the required fees as set by resolution of the City Council for the opening and closing of graves and other services which shall include disinterring bodies and properly restoring the earth and grounds.

B. Other Services: For any other service rendered, the Cemetery Superintendent shall collect a reasonable fee to be determined in advance by the City Council through resolution.

C. Disinterment Including Vault: If it is requested that a disinterment shall include the vault, there shall be a surcharge in such an amount as established by resolution of the City Council in addition to the above disinterment fee. Notwithstanding such surcharge, the City does not guarantee in such an event that the vault will be intact or undamaged. Disinterment of remains not placed in a vault or other sealed container are not authorized unless approved by the Mayor in writing. (Ord. 2018-01)

**12.24.090: BURIAL HOURS; SUNDAYS AND HOLIDAYS:**

No graveside service or interment will be allowed in the cemetery on Sunday, on any State or Federal holiday, or any other holidays officially observed by the City, including Swiss Days. On all other days, graveside service or interments will be allowed between the hours of ten o'clock (10:00) A.M. and four o'clock (4:00) P.M. All graveside services and interments must be arranged through the Cemetery Superintendent forty eight (48) hours in advance of time set, not including any intervening Saturday, Sunday and/or holidays. Any exception to the provisions of



this section shall be by the approval of City Council only and will result in the payment of additional fees. (Ord. 2018-01)

#### **12.24.100: RESTRICTIONS ON BURIAL:**

It shall be unlawful for any person to bury the body of a deceased person within the City limits, except in a cemetery as described in this chapter. No grave in the cemetery shall be opened or filled, refilled or sodded, except by employees of the cemetery under the direction of the Cemetery Superintendent. One interment only shall be allowed in a casket except for a parent with an infant child, for two (2) children buried at the same time, or the addition of one cremated remains placed in the casket at the time of burial. Not more than one casket shall be allowed in a grave plot, except that two (2) cremation vaults may be allowed in a half plot. All parts of a burial or cremation vault shall be no less than two feet (2') below the surface of the ground. No cremation vault shall be placed in the same plat as a regular burial plot. (Ord. 2018-01)

#### **12.24.110: VAULTS:**

Before a casket is accepted for burial, it must be housed within a concrete vault having fixed top and side panel edge restraints incorporated into the construction and having a strength capable of uniformly withstanding a stress of seven and one-half (7<sup>1</sup>/<sub>2</sub>) pounds per square inch. If a particular type or construction of a vault is rejected by the Cemetery Superintendent, the mortician or party utilizing the vault shall bear the burden of proving compliance with the strength requirements of this section. Cremated remains must be placed in a vault made of fiberglass, concrete or metal with strength deemed adequate by the Cemetery Superintendent. (Ord. 2018-01)

#### **12.24.120: MONUMENTS; GRAVE MARKERS:**

A. The owner of the burial rights to the plot or relatives of the deceased persons buried in the plot are required to erect a stone monument with the name of the deceased plainly described thereon. All graves shall be identified by a temporary marker or stone monument placed at the head of the plot in the west two feet (2') of the plot. No more than one monument or marker shall be permitted for each grave except when the deceased person is a veteran, in which case one traditional flat U.S. military marker may be placed anywhere in the plot in addition to the primary monument or marker. Monuments and markers placed prior to a burial will be removed from and replaced upon the plot following burial at the plot owners' expense.

B. All cemetery monuments and markers shall comply with City standards to be determined from time to time by the City Council through resolution.

C. In the event the owner of a plot or a burial space or relatives of a deceased person buried in such plot do not place a monument or a marker with the name of the deceased plainly inscribed thereon upon the grave within ninety (90) days after interment, the Cemetery Superintendent shall have the right to do so with a minimal stone or cement marker at the expense of the person owning it or burying in said lot. Where burial of the remains of more than one person or vault in a single plot is permitted by this chapter, either a joint combined monument or small individual markers may be used, provided they can be adequately accommodated within the limits of the plot, but the form and size of the monument or marker shall be within the discretionary approval of the Cemetery Superintendent in any event. (Ord. 2018-01)

#### **12.24.130: MEMORIALS:**

A. Permanent Memorials: Up to one permanent memorial per plot is permitted in the east two feet (2') of the plot; provided, however, that permanent memorials must otherwise comply with the requirements for monuments and grave markers set forth in section [12.24.120](#) of this

chapter. Permanent memorials placed prior to a burial will be removed from and replaced upon the plot following burial at the plot owners' expense.

B. Semi-Permanent Memorials: No person shall have the right to place and/or plant trees, shrubs, flowers and other semi- permanent memorial items in a plot without the approval of the Cemetery Superintendent. Approval will be based on the following criteria: plant maintenance requirements, landscape value and hardiness, interference with other plots, plants and mowing operations; consistency with landscape design.

C. Temporary Memorials: Temporary memorials are permitted, but will be removed without notice by cemetery employees when they become withered, discolored, torn, broken or vandalized. Funeral flowers will be allowed to remain for seven (7) days, after which cemetery employees may remove them based on the above criteria. Other temporary memorial items such as glass containers, wires, sticks, iron rods, pegs, ceramic pots or other containers that may pose safety hazards may be removed by cemetery employees at any time.

D. Landscaping By Private Persons: Except as may be provided by rules and regulations adopted by the City Council, it is unlawful for any person to erect and maintain any fence, corner post, coping or boundary, to plant any vegetation upon any lot or lots, street, alley or walk in the cemetery, or to grade the ground or land thereof. The Cemetery Superintendent shall, when required, furnish the true lines of any lots according to official survey, shall prevent and prohibit any markings of the same except by official landmarks and shall prevent and prohibit any grading that might destroy or interfere with the general slope of the land. (Ord. 2018-01)

#### **12.24.140: REGULATIONS AND PROHIBITED USES:**

A. Park Regulations Govern: Insofar as they may be applicable, those regulations adopted by the City to govern operation of its parks shall apply to the cemetery. However, it shall be unlawful for any person to be in a cemetery during the nighttime hours of any day. A person will be considered to be "in a cemetery" if he or she is upon any portion of the property set aside as present or future cemetery property as designated in the appropriate records of the City and County.

B. Patrons; Children: Cemetery patrons are only allowed in a cemetery. Children under twelve (12) years of age must be accompanied at all times on cemetery property by a parent or supervising adult eighteen (18) years of age or older.

C. Recreational Activities; Animals: It shall be unlawful to engage in any active recreational activity such as, but not limited to, soccer, baseball and football, or to bring any animal on cemetery property.

D. Burial Of Animals Or Nonhuman Items: It shall be unlawful to bury animals or other nonhuman items in a cemetery, unless the Cemetery Superintendent is directed otherwise by the City Council in a particular instance.

E. Double Depth Burials: Double-depth burials shall not be permitted.

F. Motor Vehicles: No motor vehicles shall travel off clearly designated roadways in a cemetery for any reason without consent of the Cemetery Superintendent, and where such consent is given, the owner or operator of the vehicle shall either repair any and all damage, including tire marks, which the Cemetery Superintendent determines to have caused by such vehicle, or they shall reimburse the City for the cost of such repair.

G. Sod Disturbance: In no event shall the sod of a cemetery be disturbed without prior approval of the Cemetery Superintendent.



H. Irrigation And Drainage: The right to lay, maintain and operate lines for water supply or drainage is expressly reserved to the City across any portion of the cemetery block. (Ord. 2018-01)

**12.24.150: BURIAL OF INDIGENTS:**

A. The City Council may by resolution designate a portion of the City Cemetery to the burial of indigents. Whenever it is made to appear to the Mayor by proof submitted to him by the Recorder that any person who has died does not have an estate sufficient to pay the purchase price of a lot in the cemetery, and that the nearest relative or representative of such deceased person desires to have the body of such deceased interred in the cemetery, the Mayor may grant burial space for such deceased person at the request made to him or her by the Recorder.

B. The Mayor shall communicate his or her decision to both the Recorder and the Cemetery Superintendent. The Mayor shall give report of his or her decision, whether affirmative or negative, to the City Council at its next regular meeting. All strangers without funds or other persons who may die in the City may be granted the privilege granted herein. (Ord. 2018-01)

**12.24.160: DISINTERMENTS; EXHUMATIONS:**

A. The scheduling of a disinterment shall be at the discretion of the Cemetery Superintendent. It shall also be at the discretion of the Cemetery Superintendent to refuse to disinter any person that would endanger the health and safety of cemetery employees. Disinterment may be postponed without notice if the Cemetery Superintendent deems it necessary in order to maintain the regular operations of a cemetery.

B. It is unlawful for any person to disinter any buried in the City Cemetery under the direction of the City Parks Director. Before disinterment the requester shall obtain a permit issued by the Board of Health and a written order from the owner of the lot authorizing such removal or from a court of competent jurisdiction, which order shall be filed and preserved by the Cemetery Superintendent. All such removals shall be recorded by the Recorder in a book kept for that purpose.

C. It is unlawful for any person to remove the body of a person who has died of a contagious disease within two (2) years from the date of burial, unless such a body has been buried in a hermetically sealed coffin, and is found to be so incased. (Ord. 2018-01)

**12.24.170: ADDITIONAL RULES AND REGULATIONS:**

A. The City Council may promulgate by resolution such additional rules and regulations concerning the care, use, operation and maintenance of the cemetery as it shall deem necessary. If adopted, such policies, rules and regulations will control over less specific or conflicting provision of the park rules and regulations.

B. The Mayor may from time to time as the City Council deems necessary direct and publish a booklet of rules and regulations for the convenience of the purchasers of lots in the City Cemetery. Such rules and regulations shall constitute a part of the terms and conditions under which owners and users may utilize the cemetery and shall form a supplement to this chapter after they have been adopted as official by resolution of the City Council.

C. Any change in the rules and regulations shall be adopted by the City Council before such changes shall be official. (Ord. 2018-01)

**12.24.180: PENALTY:**

Violation of this chapter shall constitute a Class B misdemeanor and, upon conviction, subject to penalty as provided in section [1.16.010](#) of this Code. (Ord. 2018-01)



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### Cemetery Rates - Santa Clara City

Item	Description	Price
Full Plots	Resident/Employee	\$300.00
Perpetual Care	Resident/Employee	\$300.00
	Total Cost	\$600.00
Full Plots	Non-Resident	\$850.00
Perpetual Care	Non-Resident	\$400.00
	Total Cost	\$1,250.00
Half Plots	Resident/Employee	\$150.00
Perpetual Care	Resident/Employee	\$200.00
		\$350.00
Half Plots	Non-Resident	\$395.00
Perpetual Care	Non-Resident	\$250.00
		\$ 645.00
Interment Fees, Weekday	Resident	\$300.00
Interment Fees, Weekday	Non-Resident	\$550.00
Interment Fees, Saturday	Resident	\$300.00
Interment Fees, Saturday	Non-Resident	\$750.00
Weekday Burial	Infant/Cremation	\$300.00
Weekend/Saturday	Infant/Cremation	\$350.00
Disinterment, Weekdays		\$595.00
Disinterment, Saturday		\$1,190.00
Monument Move/Replace		\$250.00
Lot repurchase, original purchase price		5%

**NOTE: RESIDENT FEES**

To be charged resident fees, the Sexton's office must be provided with proof of City of Santa Clara, Utah, residency. This proof shall be in the form of a drivers licence or a voter registration card. Perpetual care: This fee is collected and kept in a special account which may be used for the maintenance and improvement of the Cemetery.

Santa Clara City Cemetery Fee Schedule Adopted: January 24, 2018

**Chris Shelley**

---

**From:** Santa Clara City <khill@sccity.org>  
**Sent:** Thursday, June 25, 2020 8:22 AM  
**To:** Kristelle Hill; Chris Shelley; Brock Jacobsen  
**Subject:** City Council Action Application Form submitted on Santa Clara City  
**Attachments:** Parks-fee-schedule-updated-May-2020-6-24-20-Brad.xlsx; Proposed-fees-2020-comparison.xlsx

<b>User ID</b>	Brad Hays
<b>Date Submitted</b>	June 25, 2020
<b>Proposed City Council Date</b>	July 1, 2020
<b>Applicant</b>	Brad Hays
<b>Subject</b>	Discussion of Santa Clara Facility Rental Fees
<b>Background Description</b>	<p>We would like to discuss and the rental fee for the new Swiss Memorial Park. Add a limited hourly rate for the Gubler Park Pickle ball courts and discuss sports field rental options and rental fees.</p> <p>Staff is proposing new options for field use by including a peak season tournament rate for the months of April and May due to excessive field usage, a 2 hour practice field rental, and a general day use rental.</p> <p>I have attached a ball field rental comparison of other local municipalities and the proposed Fee Schedule. On the Fee Schedule attachment, deletions are written in Red and proposed changes are annotated in blue.</p>
<b>Proposed Recommendation</b>	Recommendation Only
<b>Cost</b>	0
<b>File Upload</b>	<a href="https://sccity.org/wp-content/uploads/formidable/41/Parks-fee-schedule-updated-May-2020-6-24-20-Brad.xlsx">https://sccity.org/wp-content/uploads/formidable/41/Parks-fee-schedule-updated-May-2020-6-24-20-Brad.xlsx</a>



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<https://sccity.org/wp-content/uploads/formidable/41/Proposed-fees-2020-comparison.xlsx>

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**Approved by Legal**                      Yes  
**Department (drop-down select)**

---

**Approved in Budget? (drop-down select)**      Yes

---

**Approved by City Finance**                      Yes  
**Department? (drop-down select)**

---

**Amount**    0

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**Requested By**                                      Brad Hays

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**City Facility Fees May 2016-2019**

Description	No. of Fields	Lights	2016	Proposed	Washington	Hurricane	Ivins
<b>Tournament Field Reservation, Gubler Park</b>	4						
Deposit of \$100 per field, per event	1	Yes	\$ 250.00		\$250.00	\$150.00	\$175.00
1/2 day Rate (6 Hour maximum) per field, per day	1	yes	\$ 115.00		n/a	n/a	\$105.00
<b>General Field Reservation, Gubler</b>							
Deposit of \$100 per field, per event	1	Yes	\$ 20.00		\$5.00 hr res	\$15.00 hr	no charge
					\$10. hr. non	no deposit	
					\$20. hr light	\$14.00 hr lights	
					no refunds	\$75.00 field prep	
<b>Gubler, 2nd Floor Conference Room</b>						\$40. crew	
Deposit of \$100 per event /Resident	Full Day		\$ 50.00				n/a
Deposit of \$100 per event/Non-Resident			\$ 75.00				
<b>Gubler - Pickleball Courts</b>							
Tournaments only - per day	6	Yes	\$ 40.00				
3 court minimum							
<b>Little League and Spence Gunn Fields League or Tournament Play</b>	3						
Deposit of \$100 per field, per event		Yes	\$ 125.00				
<b>Fields A &amp; B and Spence Gunn Fields Non-League or Tournament Play</b>							
Fields A & B and Pony League Field (No prep)	resident	Yes	\$ 15.00				
	Non resident	Yes	\$ 65.00				
<b>Canyon View with Spence Gunn and Pavilions</b>			\$ 200.00				
	Resident						
	Non-Resident						
<b>Gubler Park Grounds with Pavilions and fields</b>			\$ 1,200.00				
<b>Swiss Days Park</b>							
<b>Park Pavilions</b>							
<b>Large Pavilion</b>						All are same	
Canyon View Park	Resident		\$ 20.00			Full Day	
<b>Deposit</b>						\$45.00	
Canyon View Park	Non-Resident		\$ 35.00			1/2 Day	
						(8-3/4-10)	
<b>Small Pavilions</b>						\$ 30.00	
Canyon View Park, Black Rock Park,	Resident		\$ 15.00			* For Profit	
AH Gubler Park (3) and Swiss Memorial Park	Non-Resident		\$ 25.00			X2	
<b>Deposit</b>							
<b>Heritage Square</b>							
Heritage Square	per day with prep		\$ 300.00				
Hourly Rate	per hour + \$90 prep fee		\$ 25.00				
Prep Fee			\$ 90.00				
Deposit	Visa or MC		\$ 200.00				
<b>Special Event Application Fee</b>			\$ 50.00				
<b>Town Hall Banquet Room</b>							
Town Hall Banquet Room -Resident All Day-Grounds	All Day	8am-10pm	\$ 550.00				
Town Hall Banquet Room -Non-resident All Day-Grounds	All Day	8am-10pm	\$750.00				
Hourly Rate thereafter			\$ 100.00				
Town Hall Banquet Room - Resident Half Day	Half Day	4 Hours	\$ 400.00				
Town Hall Banquet Room -Non-resident Half Day	Half Day	4 Hours	\$500.00				
Hourly Rate thereafter			\$ 100.00				
Town Hall Grounds only			\$ 200.00				
On site security fee if required: \$25/hr for youth oriented event of over 100 guests							





## City Facility Fees May 2019 August 2020

Description	No. of Fields	Lights	Current Fee	Proposed	Comments
	Hour- Time				
<b>Baseball - Softball</b>					
<b>Events/Tourn. Field Reservation, Gubler Park</b>	day	Yes	\$ 200.00	\$350.00	per field, per day
1/2 day Rate (6 Hour maximum)	6 hours	Yes	\$ 150.00	\$250.00	per field, per day
Peak Season - April May	day			\$500.00	per field, per day
Peak Season - April May, half day rate	6 hr maximum			\$300.00	per field, per day
Reservation - Deposit of \$100 per field, per event, lights included.					Visa, MC
Field Prep, Attendant on Duty	day			Included	per field, per day
Field Maintenance	day			Included	
Mound Fee			\$ 50.00	Included	per field, per day
Temporary fencing, Gubler Fields 1, 2, 3	day			\$50.00	per field, per day
*All fields closed April-May for Santa Clara LL					
*Must use Gubler Fields before LL and Spence Gunn					
Non-refundable advance-Deposit reservation fee, Will may be credited toward actual rental if facilities are returned clean and damage free (Due at time of initial reservation)			\$ 50.00	\$50.00	Visa, MC
Field Dry (Per Bag)			\$ 25.00		
<b>General Field Reservation, Gubler</b>					
<b>Baseball - softball</b>					
Practice, 2 hrs	Yes	Yes	\$ 20.00	\$ 20.00	Resident
Practice, 2 hrs	Yes	Yes	\$ 60.00	\$ 60.00	Non-Resident
<b>Peak season, April - May, not available</b>					
Field Rental	day	Yes		\$200	per field, per day
InField Prep Fee				\$ 50.00	per field, per day
Temporary Outfield fencing				\$50	per field, per day
Portable Mound, Gubler park				\$75	
Soccer Gubler Field 1, 2, and 3 only	day	yes	\$ 200.00	\$200	per field, per day
(Reservation -Deposit of \$100 \$200 per field, per event)	day				
Lights			\$ 10.00	included	Per hour
<b>General Field Reservation, Gubler Prep</b>	4	Yes			Add \$40/field
(Deposit of \$100 per field, per event Visa/MC)					
*cannot reserve more than 30 days in advance					
<b>Gubler, 2nd Floor Conference Room</b>					
Full Day			\$ 50.00	\$ 75.00	Resident
			\$ 75.00	\$ 75.00	Non-Resident
(Deposit of \$100 per event- Visa/MC)					
<b>Gubler - Pickleball Courts</b>					
Tournaments only - per day	6	Yes	\$ 40.00		3 court minimum
Hourly Rental				\$ 20.00	Resident
Hourly Rental				\$ 50.00	Non- Resident
Hourly - Monday and Wednesday 7 am 4 pm must book 7 -15 days in advance, court 1 & 2 1 court maximum per person					
<b>Little League and Spence Gunn Fields</b>					
League or Tournament Play-Mound Included	3	Yes	\$ 250.00		per field/per day
Field Prep only, No attendant			\$ 50.00		per field, per day
(Deposit of \$100 per field, per event)					
<b>Fields A &amp; B and Spence Gunn Fields</b>					
Non-League or Tournament Play		Yes			Resident
Fields A & B and Pony League Field (No prep)		Yes			Non-Resident
*cannot reserve more than 30 days in advance					
<b>Canyon View with Spence Gunn and Pavilions</b>					
Deposit			\$ 200.00		
			\$ 100.00		
<b>Gubler Park Grounds with Pavilions and Fields</b>					
Deposit			\$ 1,200.00		per day
			\$ 350.00		Visa, MC

<b>Park Pavilions</b>					
<b>Large Pavilion</b>					
			\$ 20.00		Resident
	Canyon View Park, Swiss Pioneer		\$ 35.00		Non-Resident
	Deposit (refundable)		\$ 35.00	\$25.00	Visa, MC
<b>Small Pavilions</b>					
	Canyon View Park, Black Rock Park and		\$ 15.00		Resident
	A. H. Gubler Park (3), Pickleball.		\$ 25.00		Non-Resident
	Deposit (refundable)		\$ 25.00		Visa, MC
<b>Heritage Square</b>					
	Heritage Square		\$ 390.00	\$ 300.00	per day with prep
	Hourly Rate		\$ 25.00		per hour + \$90 prep
	Prep Fee		\$ 90.00		
	Deposit		\$ 200.00		Visa, MC
<b>Swiss Park Grounds</b>					
	Deposit		\$ 200.00		Per day Visa, MC
<b>Swiss Pioneer Memorail Park</b>					
	Hourly Rate			\$300.00 \$ 25.00	per hour + \$90 prep
	Deposit			\$200.00	
<b>Special Event Application Fee</b>					
			\$ 50.00		Move to Admin Fees
<b>Town Hall Banquet Room</b>					
	Town Hall Banquet Room -Resident All Day	All Day	8am-10pm	\$ 550.00	Grounds included
	Town Hall Banquet Room -Non-resident All Day	All Day	8am-10pm	\$ 750.00	Grounds included
	Hourly Rate thereafter			\$ 100.00	
	Town Hall Banquet Room - Resident Half Day	Half Day	4 Hours	\$ 400.00	
	Town Hall Banquet Room -Non-resident Half Day	Half Day	4 Hours	\$ 500.00	
	Hourly Rate thereafter			\$ 100.00	
	Town Hall Grounds only			\$ 200.00	
On site security fee if required: \$25/hr for youth oriented event of over 100 guests					

**Chris Shelley**

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**From:** Santa Clara City <khill@sccity.org>  
**Sent:** Thursday, June 25, 2020 3:28 PM  
**To:** Kristelle Hill; Chris Shelley; Brock Jacobsen  
**Subject:** City Council Action Application Form submitted on Santa Clara City

<b>User ID</b>	Brock Jacobsen
<b>Date Submitted</b>	June 25, 2020
<b>Proposed City Council Date</b>	July 1, 2020
<b>Applicant</b>	Santa Clara City
<b>Subject</b>	Shooting Range
<b>Background Description</b>	Update and discussion on the shooting range in the south hills
<b>Proposed Recommendation</b>	Discussion
<b>Cost</b>	0.00
<b>Approved by Legal Department (drop-down select)</b>	N/A
<b>Approved in Budget? (drop-down select)</b>	N/A
<b>Approved by City Finance Department? (drop-down select)</b>	Yes
<b>Amount</b>	0.00
<b>Requested By</b>	Brock Jacobsen

**Chris Shelley**

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**From:** Kristelle Hill  
**Sent:** Wednesday, June 17, 2020 3:52 PM  
**To:** Chris Shelley  
**Subject:** FW: City Council Action Application Form submitted on Santa Clara City  
**Attachments:** 2b.Senior-Living-Community-Site-Plan-Landscape.pdf; 2c.Elevations-for-Independent-Living.pdf; 2d.Senior-Living-Facility-projective-traffic-study.pdf

**Kristelle Hill**

Executive Assistant  
Santa Clara City  
2603 Santa Clara Drive  
Santa Clara, UT 84765  
(435) 656-4690 Ext. 213  
[khill@sccity.org](mailto:khill@sccity.org)



**From:** Santa Clara City <[khill@sccity.org](mailto:khill@sccity.org)>  
**Sent:** Wednesday, June 17, 2020 3:05 PM  
**To:** Kristelle Hill <[khill@sccity.org](mailto:khill@sccity.org)>; Chris Shelley <[cshelley@sccity.org](mailto:cshelley@sccity.org)>; Brock Jacobsen <[bjacobsen@sccity.org](mailto:bjacobsen@sccity.org)>  
**Subject:** City Council Action Application Form submitted on Santa Clara City

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<b>User ID</b>	Corey Bundy
<b>Date Submitted</b>	June 17, 2020
<b>Proposed City Council Date</b>	June 24, 2020
<b>Applicant</b>	Corey Bundy
<b>Subject</b>	to amend the City General Plan Land Use Map
<b>Background Description</b>	City Council Agenda Report for 6/24/20: Consider approval of a request to amend the City General Plan Land Use Map to change the land use designation from Mixed Use Residential to Main Street Commercial on 1.89 acres, and from Very Low Density Residential to Mixed Use Residential on 5.97 acres generally located between Santa Clara Drive and the Santa Clara River, east of Gates Lane to approximately Quail Street.

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<b>Proposed Recommendation</b>	Approval
<b>Cost</b>	0.00
<b>File Upload</b>	<a href="https://sccity.org/wp-content/uploads/formidable/41/2b.Senior-Living-Community-Site-Plan-Landscape.pdf">https://sccity.org/wp-content/uploads/formidable/41/2b.Senior-Living-Community-Site-Plan-Landscape.pdf</a>  <a href="https://sccity.org/wp-content/uploads/formidable/41/2c.Elevations-for-Independent-Living.pdf">https://sccity.org/wp-content/uploads/formidable/41/2c.Elevations-for-Independent-Living.pdf</a>  <a href="https://sccity.org/wp-content/uploads/formidable/41/2d.Senior-Living-Facility-projective-traffic-study.pdf">https://sccity.org/wp-content/uploads/formidable/41/2d.Senior-Living-Facility-projective-traffic-study.pdf</a>
<b>Approved by Legal Department (drop-down select)</b>	N/A
<b>Approved in Budget? (drop-down select)</b>	N/A
<b>Approved by City Finance Department? (drop-down select)</b>	N/A
<b>Amount</b>	0.00
<b>Requested By</b>	Corey Bundy

**City Council Agenda Report for 6/24/20: Consider approval of a request to amend the City General Plan Land Use Map to change the land use designation from Mixed Use Residential to Main Street Commercial on 1.89 acres, and from Very Low Density Residential to Mixed Use Residential on 5.97 acres generally located between Santa Clara Drive and the Santa Clara River, east of Gates Lane to approximately Quail Street.**

**Applicants: Sycamore Development, Kyle Hafen, Patrick Manning, and Anthony Jeffers, et al.**

**Background:** The City has received an application from Mr. Kyle Hafen and Anthony Jeffers to amend the City General Plan Land Use Map by changing the land use designation from Mixed Use Residential to Main Street Commercial on 1.89 acres, on the southeast corner of Santa Clara Drive and Gates Lane, and also from Very Low Density Residential to Mixed Use Residential on 5.97 acres located east of the proposed commercial parcel. All the subject property is located between Santa Clara Drive and the Santa Clara River and east of Gates Lane to Quail Street. The General Plan amendment will accommodate zoning requests either now as in the case of the Assisted Living project, or future zone change requests in the case of the commercial property land use amendment.

The property is presently zoned Residential-Agricultural (RA) for half acre lots, and also R-1-10 near corner of Gates Lane and Santa Clara Drive. The primary street frontage for the subject parcels is along Gates Lane and proposed Bonelli Drive (which parallels the SC River).

The 1.89 acres proposed for Main Street Commercial on the corner of Gates Lane and SC Drive is for future development. The applicants intend to pursue commercial zoning sometime in the future when a specific project is ready for consideration.

The 5.97 acres proposed for Mixed Use Residential is to allow for an Assisted Living Facility with a total of approximately 110 units of Independent Living units with 1 and 2-bedrooms, Assisted Senior Living, and memory care units. The 110 total units would contain approximately 130 total beds. Primary access to the Assisted Living complex would be via Gates Lane and Bonelli Drive. Independent living residents will typically drive their own personal cars, while residents in the Assisted Living units and Memory Care units would not drive. Parking for the Assisted Living and Memory Care units will be for staff and guests. **The applicant's Parking & Traffic calculations is attached and also covered in the zone change staff report; parking standards will be discussed as part of a zone change application, and traffic will be briefly covered below.**

Traffic impacts:

1. 1.89 acre future Commercial parcel on SE corner of Gates Lane and SC Drive. No specific project is proposed at this time for this corner parcel, but access would

come from Santa Clara Drive and/or Gates Lane. Santa Clara Drive, as a major east-west route will continue to see increasing traffic loads, and the city will need to provide traffic signals at some future point for major intersections such as at Gates Lane. Traffic generation from commercial use can vary greatly depending on the specific type of commercial development, and a Traffic Impact Study will likely be required when a specific project is proposed for this corner parcel.

2. 5.97 acre Assisted Living Facility. The Memory Care units (20 beds) and Assisted Living units (50 units) will only generate traffic from staff and guests as the residents do not drive. Approximately 30 staff are estimated for the Memory Care and Assisted Living units (including the common dining area). Residents in the Independent Living units will drive but typically generate a lower daily trip count than standard residential units. The estimated trip generation rates for all components of the project based on the Institute of Traffic Engineers Trip Generation Manual (ITE Manual) are as follows (Average rate weekday) ;
  - a. Senior Adult Housing 3.7 trips / day
  - b. Congregate Care 2.0 trips / day
  - c. Assisted Living 2.6 trips / bed
3. Based on the above ITE trip rates the proposed project will generate the following estimated daily trips;
  - a. 40 Independent Senior Living units X 3.7 trips/day = 148 trips / day
  - b. 50 Assisted Living Beds X 2.6 trips / bed =130 trips / day
  - c. 20 Memory Care units X 2.0 trips / day = 40 trips / day

Total 318 trips / day for entire project
4. The applicant and their traffic engineer estimate approximately 288 trips per day based on the total number of units, beds and ITE trip generation numbers and actual experience elsewhere. So based on the two estimates the project would generate about 300 trips/ day when staff, guests and all other related traffic are included. It is felt that Santa Clara Drive can accommodate the additional traffic but future traffic signals will be needed at major intersections such as Gates Lane.

Most of the traffic generated from the proposed project will use Gates Lane and Bonelli Drive for access. However it is recommended by staff that Quail Street be extended to Santa Clara Drive and Bonelli Drive extended to Chapel Street to provide better access and circulation for this and future housing development in the area.

The PC recommends approval of the requested revisions to the City General Plan Land Use map.

# Account 0098049

## Location

Account Number 0098049  
 Parcel Number SC-203-B  
 Tax District 09 - Santa Clara City  
 Acres 0.66  
 Situs 0, 0

Legal Subdivision: SANTA CLARA TOWN &  
 FIELD SUR BLK 9 (SC) Lot: 8 BEG S01\*15' W  
 117.48 FT FM SW COR LOT 8 BLK 9 SCT&FS  
 TH S01\*15' W 171.6 FT; TH S79\*45' E 151 FT;  
 TH N05\*15' E 204.6 FT; TH N78\* W 162.36 FT  
 TO POB

### Parent Accounts

### Parent Parcels

### Child Accounts

### Child Parcels

### Sibling Accounts

### Sibling Parcels

## Transfers

### Entry Number

00414017  
20080010771  
20080010772  
20080010773  
20080010774  
20080010775  
20080015292  
20080026225  
20140016029  
20140016948  
20140027850  
20150006729  
20150042944

### Recording Date

08/28/1992 04:59:00 PM  
03/17/2008 11:17:40 AM  
03/17/2008 11:17:40 AM  
03/17/2008 11:17:40 AM  
03/17/2008 11:17:40 AM  
03/17/2008 11:17:40 AM  
04/15/2008 02:38:18 PM  
06/27/2008 12:35:46 PM  
05/29/2014 12:02:51 PM  
06/05/2014 04:52:06 PM  
09/11/2014 09:24:26 AM  
03/02/2015 03:51:02 PM  
12/11/2015 04:37:38 PM

B: 677 P: 285

## "Tax"

## Images

### Tax Year

### Taxes

\*2020 \$80.15  
 2019 \$80.15

• GIS

\* Estimated

## Value

Market (2020) \$8,300  
 Taxable \$8,300

Tax Area: 09 Tax Rate:  
 0.009657

### Type Actual Assessed Acres

Non  
 Primary \$8,300 \$8,300 0.660  
 Land



# Account 0096050

<u>Location</u>	<u>Owner</u>	<u>Value</u>	
Account Number 0096050	Name CLARA LAND LLC	Market (2020)	\$44,000
Parcel Number SC-72-B	784 S RIVER RD #231	Taxable	\$44,000
Tax District 09 - Santa Clara City	SAINT GEORGE, UT 84790	Tax Area: 09 Tax Rate: 0.009657	
Acres 0.34		Type	Actual Assessed Acres
Situs 0, 0		Non	
Legal Subdivision: SANTA CLARA TOWN & FIELD SUR BLK 9 (SC) Lot: 8 POR LOT 8 BLK 9 SCT&FS BEING S HWY 91. ALSO: BEG SW COR LOT 8 TH S01*15' W 1.78 CHS; TH S 79* E 2.46 CHS; TH N06* E 1.78 CHS; TH N78*41' W 2.60 CHS TO POB. LESS: LAND IN GATES LANE.		Primary	\$44,000 \$44,000 0.340
		Land	

**Parent Accounts**

**Parent Parcels**

**Child Accounts**

**Child Parcels**

**Sibling Accounts**

**Sibling Parcels**

**Transfers**

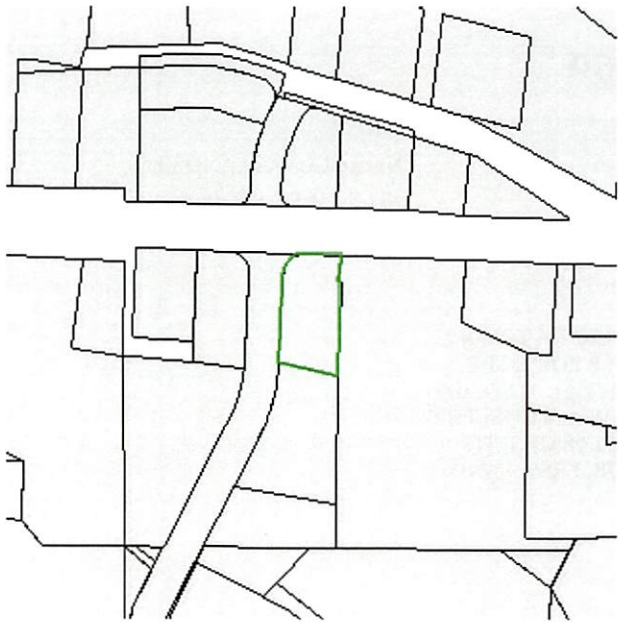
<u>Entry Number</u>	<u>Recording Date</u>	
<u>00414017</u>	<u>08/28/1992 04:59:00 PM</u>	<u>B: 677 P: 285</u>
<u>20080010771</u>	<u>03/17/2008 11:17:40 AM</u>	
<u>20080010772</u>	<u>03/17/2008 11:17:40 AM</u>	
<u>20080010773</u>	<u>03/17/2008 11:17:40 AM</u>	
<u>20080010774</u>	<u>03/17/2008 11:17:40 AM</u>	
<u>20080010775</u>	<u>03/17/2008 11:17:40 AM</u>	
<u>20080015292</u>	<u>04/15/2008 02:38:18 PM</u>	
<u>20080026225</u>	<u>06/27/2008 12:35:46 PM</u>	
<u>20100002789</u>	<u>01/27/2010 03:30:19 PM</u>	
<u>20140016029</u>	<u>05/29/2014 12:02:51 PM</u>	
<u>20140016948</u>	<u>06/05/2014 04:52:06 PM</u>	
<u>20140027850</u>	<u>09/11/2014 09:24:26 AM</u>	
<u>20150006729</u>	<u>03/02/2015 03:51:02 PM</u>	
<u>20150042944</u>	<u>12/11/2015 04:37:38 PM</u>	

**"Tax"**

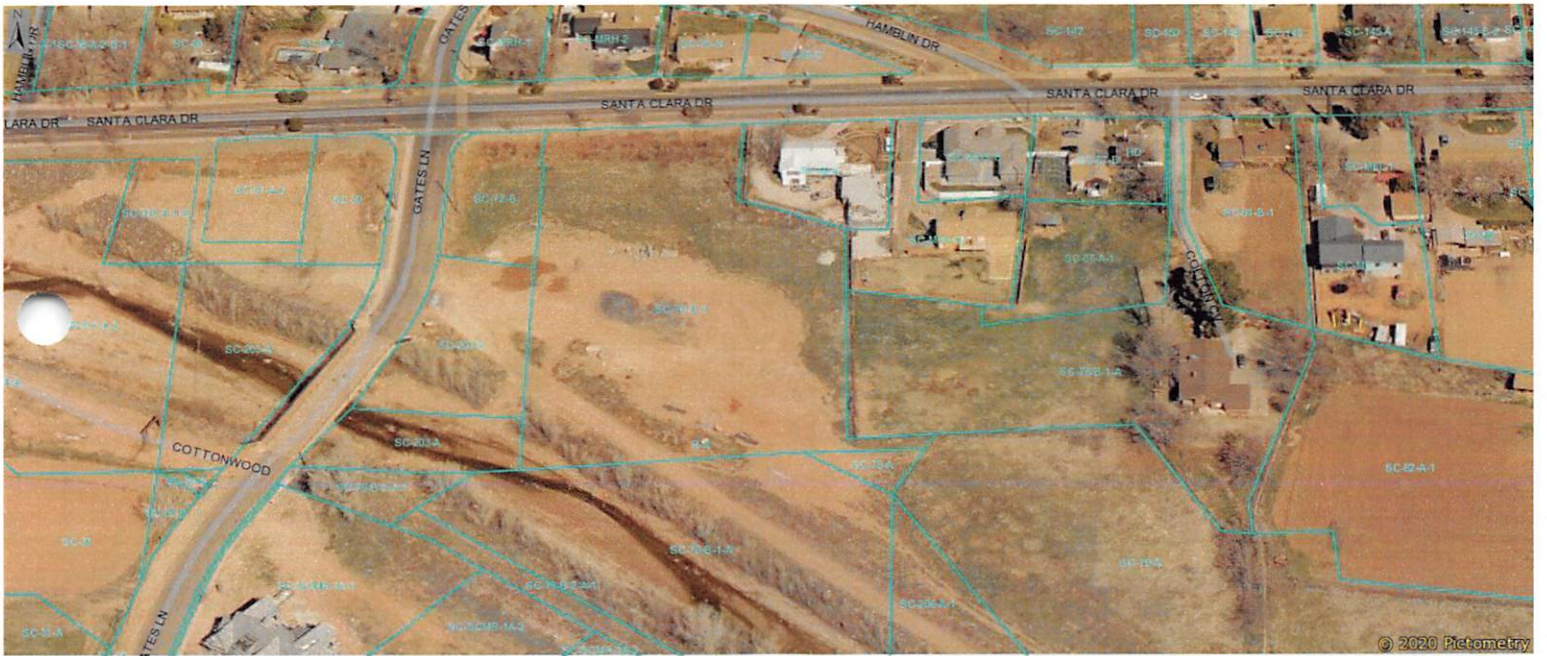
**Images**

<u>Tax Year</u>	<u>Taxes</u>	
*2020	\$424.91	• <u>GIS</u>
2019	\$424.91	

\* Estimated



# SC-72-B, SC-203-B



03/05/2020

**Chris Shelley**

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**From:** Santa Clara City <khill@sccity.org>  
**Sent:** Wednesday, June 17, 2020 3:21 PM  
**To:** Kristelle Hill; Chris Shelley; Brock Jacobsen  
**Subject:** City Council Action Application Form submitted on Santa Clara City  
**Attachments:** CC-rpt-for-6-24-20-ZC-from-RA-to-Planned-Development-Residential-PD-R-for-Assisted-Living-complex.docx

<b>User ID</b>	Brock Jacobsen
<b>Date Submitted</b>	June 17, 2020
<b>Proposed City Council Date</b>	June 24, 2020
<b>Applicant</b>	Sycamore Development
<b>Subject</b>	Consider approval of a Zone Change Request from Residential-Agricultural (RA) to Planned Development Residential (PD-R) Zone for 5.97 acres.
<b>Background Description</b>	To allow for an Assisted Living Facility which consists of 40 Independent Living Units (1 & 2 bedroom units), 50 Assisted Living Units with 50 beds, and a 20 bed Memory Care Unit. In total there are 110 proposed units with approximately 130 beds total. The Assisted Living Facility has both a one-story building for the Memory Care units and 2-story buildings for the Assisted Living and Independent Living units.
<b>Proposed Recommendation</b>	Approval
<b>Cost</b>	0.00
<b>File Upload</b>	<a href="https://sccity.org/wp-content/uploads/formidable/41/CC-rpt-for-6-24-20-ZC-from-RA-to-Planned-Development-Residential-PD-R-for-Assisted-Living-complex.docx">https://sccity.org/wp-content/uploads/formidable/41/CC-rpt-for-6-24-20-ZC-from-RA-to-Planned-Development-Residential-PD-R-for-Assisted-Living-complex.docx</a>
<b>Approved by Legal Department (drop-down select)</b>	Yes
<b>Approved in Budget? (drop-down select)</b>	N/A

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<b>Approved by City Finance Department? (drop-down select)</b>	N/A
<b>Amount</b>	0.00
<b>Requested By</b>	Building Department

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City Council agenda report: June 24, 2020

**Agenda Item: Consider approval of a Zone Change Request from Residential-Agricultural (RA) to Planned Development Residential (PD-R) Zone for 5.97 acres generally located between Santa Clara Drive and the Santa Clara River and east of Gates Lane to Quail Street.**

Applicant: Sycamore Development, Kyle Hafen, Patrick Manning, et al, and Anthony Jeffers

**General Plan: proposed for Mixed Use Residential (MUR)**

Acres: 5.97 total

Acres within the Historic District: 0.52 acre

**Purpose for requesting the zone change:** To allow for an Assisted Living Facility which consists of 40 Independent Living Units (1 & 2 bedroom units), 50 Assisted Living Units with 50 beds, and a 20 bed Memory Care Unit. In total there are 110 proposed units with approximately 130 beds total. **The Assisted Living Facility has both a one-story building for the Memory Care units and 2-story buildings for the Assisted Living and Independent Living units.** (See the Santa Clara Trails Project Summary provided by the applicant).

The proposed project is outside both the 100 year Floodway and Floodplain but the applicants will need to provide additional erosion protection along their Santa Clara River frontage. The future public street, Bonelli Trail parallels the river and will be raised approximately 6' in some areas along the project's street frontage.

Also, a 0.52 acre parcel on the north side of the main project area is within the city's Historic District.

**Architecture:** The proposed architectural style will reflect the existing architectural vernacular of the surrounding area, as stated by the applicant's project narrative. See the project design drawings provided by the applicant.

**Parking and Traffic:** Assisted Living and Memory Care units typically generate a low rate of traffic compared to standard residential units. Based on the ITE Trip Generation manual, the Assisted Living units are expected to generate about 2.6 trips / bed / day, and the Memory Care units are expected to generate about 2 trips/ unit /day. For the proposed 50 Assisted Living units (beds) and the 20 Memory Care units this amounts to an estimated trip generation of 170 trips / day. Independent Living units are estimated to generate approximately 3.7 trips / day which would amount to 148 trips / day for the proposed 40 Senior Independent Living units. The total estimate trip generation for the project using the above numbers is 318 trips / day. **The applicant and their traffic engineer (Hales Engineering) estimate approximately 288 trips per day from the project at completion.** (FYI, The trip generation of approximately 300 trips / day is the same as for 30 single family homes.)

**Parking Requirements:** The City requirement for **Assisted Living and Memory Care units** falls under the general category of "Nursing Homes" which is 4 spaces plus 1 space for each 3 beds. Based on a total of 70 beds for the combined AL & Memory units the minimum parking requirement would be 28 parking spaces, which would account for staff and guest parking demand.

**For Independent Senior Living units** the city zoning code does not list a specific parking requirement but typically that would range about 1.3 to 1.5 spaces per unit which would amount to 60 total parking spaces for the 40 Senior Independent living units. The total required number of parking spaces for the project is 88 spaces based on the above calculations. The applicant's site plan shows 95 parking spaces on site.

**Per code (17.32.050 last paragraph) the PC can recommend a reasonable parking requirement to the City Council based on relevant data.**

**PC action:** The PC held a public hearing on June 11, 2020 and heard comments submitted by residents in the area. One main theme was a desire by some residents to postpone action until the PC and CC meetings could be held with residents present in person, rather than via Zoom digital meetings. The PC recommends approval of the zone change for the assisted living complex feeling that this provides needed housing and elderly services to meet the life cycle of Santa Clara residents.

**Also the PC approved a Conditional Use Permit** for the complex subject to the City Council approving the zone change. (Note: The PD-R zone lists Independent Living and Assisted Living Care as a Conditional Use and therefore must obtain a Conditional Use Permit as part of the zoning approval.)

**Heritage Commission action / Historic District:** A small parcel (0.52 acres) on the north side of the main project area is proposed for ten units of Independent Senior Living units. **This 0.52 acre parcel is within the City's Historic District and therefore the design of the proposed units is subject to review by the Heritage Commission** which has a design review assignment for all new buildings within the Historic District. On June 11, 2020 the Heritage Commission met and reviewed the proposed design of the 10 unit Senior Independent Living building and recommends approval of those units which will be part of the overall complex, and managed as one integrated facility.

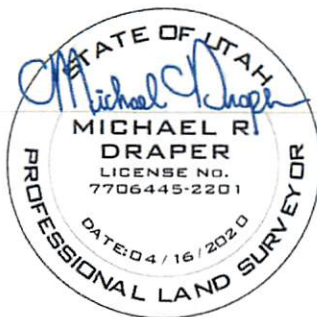
## SANTA CLARA SENIOR LIVING CENTER BOUNDARY 04/16/2020

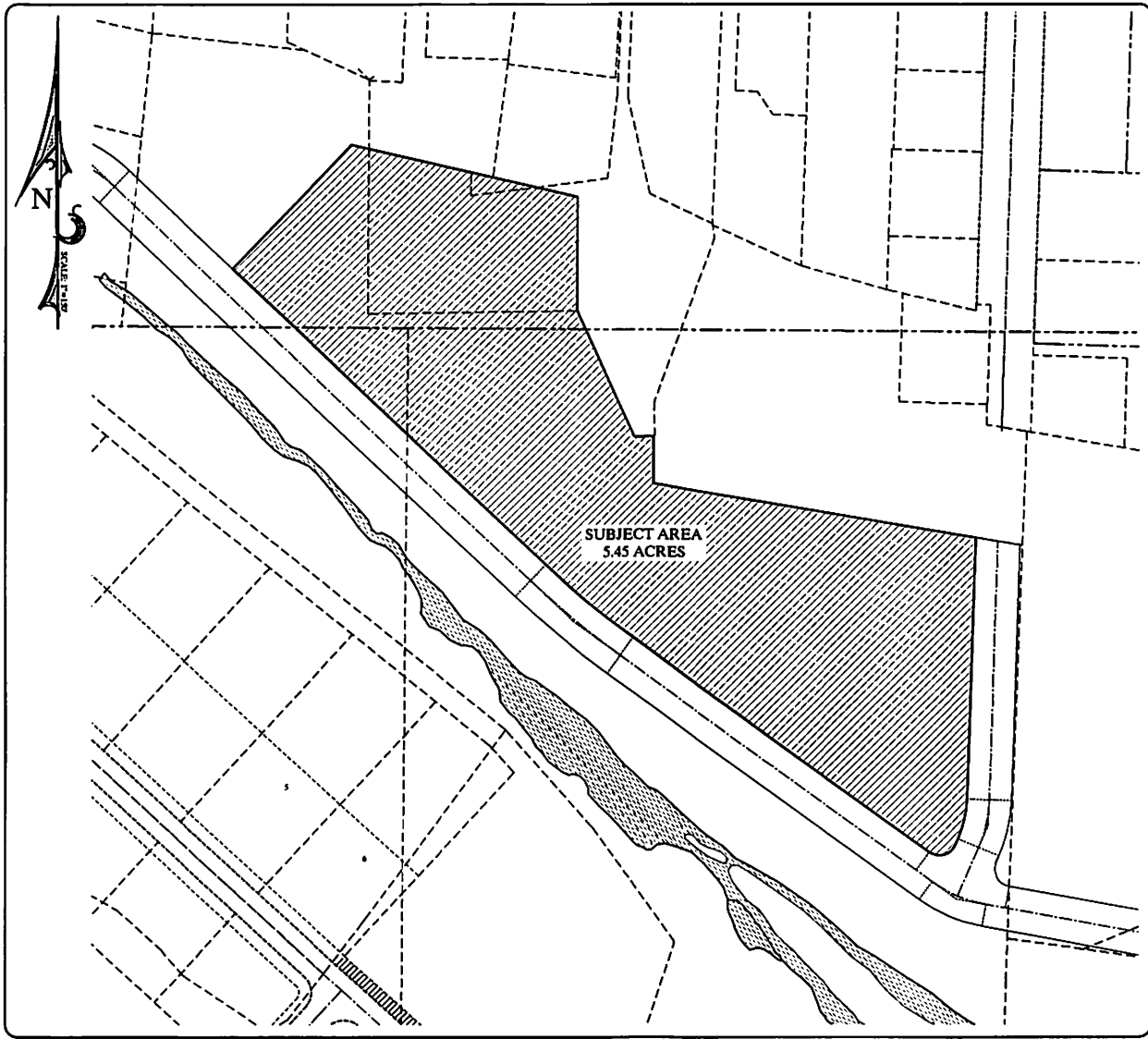
A parcel of land in Washington County, Utah. Said parcel being located in the Northwest and Southwest Quarters of Section 16, Township 42 South, Range 16 West, Salt Lake Base and Meridian. The perimeter of said parcel being more particularly described by metes and bounds as follows:

Commencing at the Quarter Corner common to Sections 15 and 16, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North  $89^{\circ}35'38''$  West 4,031.96 feet along the center section line of Section 16 and the basis of bearing to its intersection with the centerline of Quail Street in Santa Clara, Utah; thence South  $01^{\circ}52'30''$  West 237.51 feet along said centerline and its extension to its intersection with an old, long standing wire fence line that runs in a general Easterly/Westerly direction; thence North  $80^{\circ}20'53''$  West 25.23 feet along said fence line to the Point of Beginning.

Thence South  $01^{\circ}52'30''$  West 297.07 feet to a point of curvature;  
thence Southerly, a distance of 46.42 feet along the arc of a 125.00 foot radius curve to the right through a central angle of  $21^{\circ}16'32''$  to a point of tangency;  
thence South  $23^{\circ}09'02''$  West 7.49 feet to a point of curvature;  
thence Westerly, a distance of 35.88 feet along the arc of a 20.00 foot radius curve to the right through a central angle of  $102^{\circ}47'27''$  to a point of tangency;  
thence North  $54^{\circ}03'32''$  West 414.94 feet to a point of curvature;  
thence Northwesterly, a distance of 129.50 feet along the arc of a 975.00 foot radius curve to the right through a central angle of  $07^{\circ}36'37''$  to a point of tangency;  
thence North  $46^{\circ}26'55''$  West 488.43 feet;  
thence North  $43^{\circ}33'05''$  East 194.66 feet;  
thence South  $77^{\circ}05'05''$  East 262.77 feet, to, along and past the Southerly boundary of "Parcel A" in Moore Subdivision according to the official plat thereof, on file as Instrument No. 486864;  
thence South 130.60 feet to an angle point on that boundary line agreement made between Ballard and Arvena Hafen, Trustees of The Ballard and Arvena Hafen Family Trust, dated August 28, 1992, and Betty S. Colton, Surviving Trustee of The Garth and Betty Colton Trust, dated May 1, 1995 in Instrument No. 659607, Book: 1344, Page: 1556;  
thence South  $24^{\circ}27'28''$  East 156.17 feet along said boundary line agreement and the center of an existing concrete wall;  
thence North  $88^{\circ}44'25''$  East 21.68 feet along said boundary line agreement and an existing fence line on the Northerly edge of a concrete ditch to a point in an existing fence line that runs in a general Northerly/Southerly direction;  
thence South  $00^{\circ}01'40''$  East 53.54 feet along said fence line to the corner of an old, long standing wire fence line that runs in a general Easterly/Westerly direction;  
thence South  $80^{\circ}20'53''$  East 370.88 feet to the Point of Beginning.

Containing approximately 237,617 square feet or 5.45 acres.





DATE:	04/14/2018
JOB NO.:	10720-18
DESIGNED BY:	M.R.D.
SCALE:	1" = 150'
DWG. NO.:	EXHIBIT DWG

**ROSENBERG**  
A S S O C I A T E S  
CIVIL ENGINEERS - LAND SURVEYORS

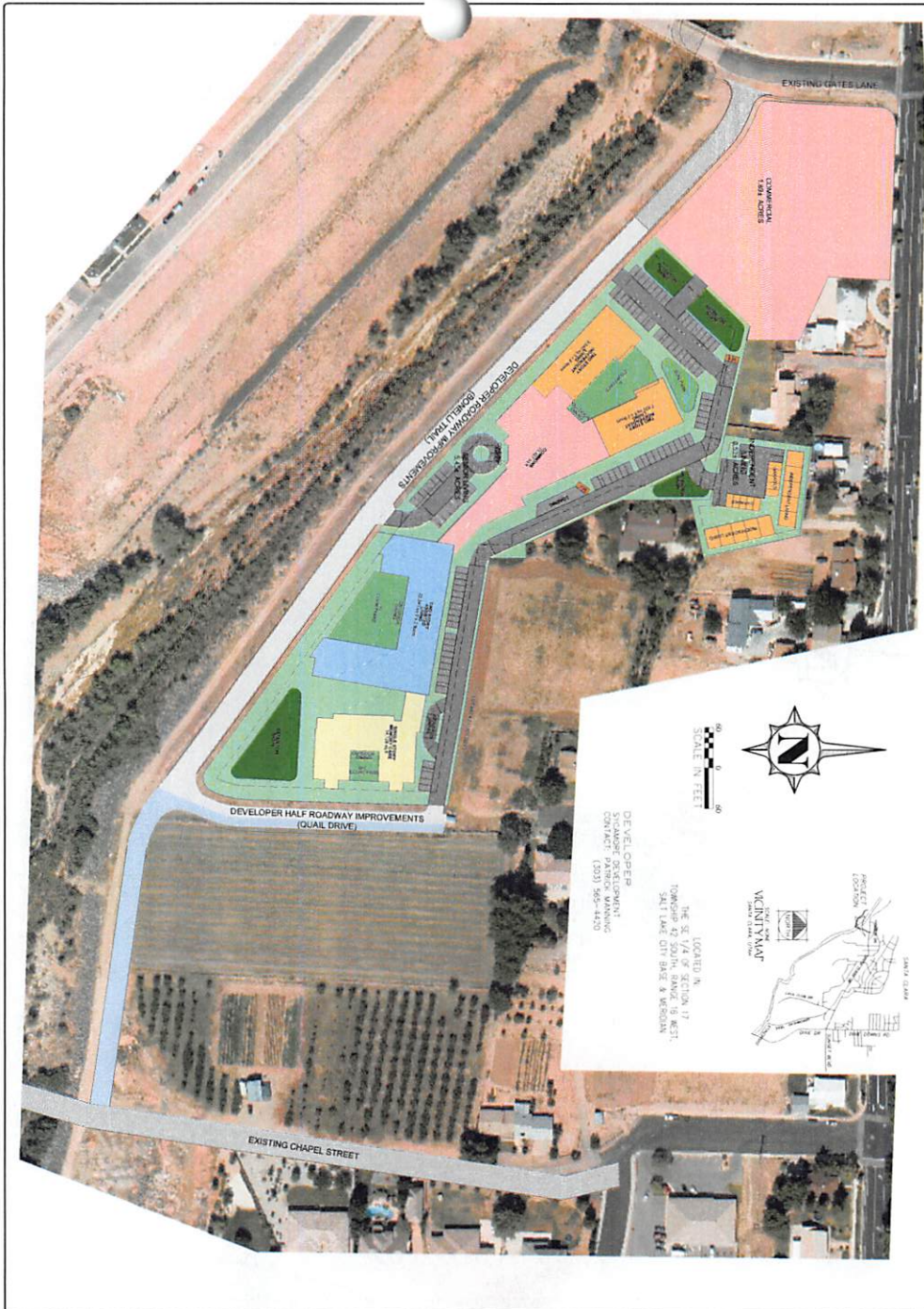
152 East Riverside Drive, Salt Lake City, Utah 84103  
Ph (801) 875-6500 Fax (801) 875-2997 www.rosd.com

PARCEL EXHIBIT  
FOR  
SANTA CLARA SENIOR LIVING CENTER

SHEET <b>1</b> OF 1 SHEETS
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- SC-70-B-1
- SC-67-A-1
- SC-78-B-1-A
- SC-79-B-1-A
- SC-72-B
- SC-79-A
- SC-206-A-1





DEVELOPER  
 KUMA ENGINEERING COMPANY  
 CONTACT: PAMELA WANNING  
 (303) 965-4420

LOCATION IN  
 THE SE 1/4 OF SECTION 17  
 TOWNSHIP 42 SOUTH, RANGE 9 WEST,  
 SALT LAKE CITY MERIDIAN,  
 SALT LAKE COUNTY, UTAH



Sheet No.	1
Date	7 - 18 - 07
Project Title	
Client	
Scale	
Author	
Checker	
Reviewer	

**CONCEPT PLAN**  
**SENIOR LIVING COMMUNITY**  
 SYCAMORE DEVELOPMENT  
 PROJECT LOCATED IN SECTION 36, T41S, R17W SLB8M  
 SANTA CLARA, UTAH

**KUMA**  
 ENGINEERING COMPANY  
 405 WEST 1200 SOUTH  
 SALT LAKE CITY, UTAH 84119  
 801.226.0044

No.	Description of Revision	Date	By





DATE	
BY	
REVISION	

**KUMA**  
 ARCHITECTURAL & CIVIL ENGINEERING  
 400 WEST 1200 SOUTH, SUITE 100  
 SALT LAKE CITY, UT 84119

**CONCEPT PLAN**  
**SENIOR LIVING COMMUNITY**  
 SYCAMORE DEVELOPMENT  
 PROJECT LOCATED IN SECTION 36, T15S, R17W, 41.88M  
 SANTA CLARA, UTAH

Project	10002
File	BASE
Date	MAY 2008
Drawn by	BT
Review by	BT
Scale	1" = 50'
Sheet No.	1

DEVELOPER  
 SYCAMORE DEVELOPMENT  
 CONTACT: PATRICK MANNING  
 (303) 565-4420

LOCATED IN  
 THE SE 1/4 OF SECTION 17  
 TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
 SALT LAKE CITY BASE & MERIDIAN



DEVELOPER  
 SYCAMORE DEVELOPMENT  
 CONTACT: PATRICK MANNING  
 (303) 565-4420

LOCATED IN:  
 THE SE 1/4 OF SECTION 17  
 TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
 SALT LAKE CITY BASE & MERIDIAN

No.	
Date	
Revised	
By	
Checked	
Approved	

**KUMA**  
 CONSULTANTS  
 405 WEST TEMPLE AVENUE  
 SUITE 200  
 SALT LAKE CITY, UT 84115

**LANDSCAPE PLAN**  
**SENIOR LIVING COMMUNITY**  
 SYCAMORE DEVELOPMENT  
 PROJECT LOCATED IN SECTION 36, 141E, RTM SLBMM  
 SANTA CLARA, UTAH

Project	ES06
File	1640
Date	MAY 2020
Drafted by	BH
Reviewed by	BH
Scale	1" = 50'
Sheet No.	1