

NOTICE OF AGENDA
SANTA CLARA CITY PLANNING COMMISSION
Thursday, October 14, 2021
2603 Santa Clara Drive
Time: 5:30 PM

NOTICE is hereby given that the Santa Clara City will hold a Planning Commission meeting on the 14th day of October 2021, in the Santa Clara Town Hall located at 2603 Santa Clara Drive, Santa Clara, Utah, which meeting will begin at 5:30 PM. **The meeting will be available live stream on the Santa Clara City or directly to the YouTube link https://www.youtube.com/channel/UC_xLbLm30-XLqM1AEmhpcMA**

The agenda for the meeting is as follows:

1. Call to Order:

2. Opening Ceremony:

- Pledge of Allegiance: Mark Hendrickson
- Opening Comments: (Invocation): Mark Hendrickson

3. Communications and Appearances:

A. General Citizen Communication

4. Working Agenda:

A. Public Meeting(s)

1. Consider a proposed amended final plat for Lots 210 and 211 of the Hills at Santa Clara Subdivision, Phase 2B. Located off Colbey Loop near the west end of the city boundary. Scott and Holly Warren, applicants.
2. Consider a proposed amended final plat for Lots 19 and 21 of the Rhone Subdivision. Located off Bonneli Trail, and north of the Santa Clara River. Joshua Hurst, applicant.

B. Public Hearing

1. Consider a proposed Code Amendment to include Section 17.20.280, Internal Accessory Dwelling Units (IADU's) to be permitted in residential zones. City of Santa Clara, applicant.

5. General Business

1. Recommendation to City Council to consider amended final plat approval for Lots 210 and 211 of the Hills at Santa Clara Subdivision, Phase 2B. Scott and

Holly Warren, applicants.

2. Recommendation to City Council to consider amended final plat approval for Lots 19 and 21 of the Rhone Subdivision. Joshua Hurst, applicant.
3. Recommendation to the City Council to consider preliminary/final plat approval for the Heights West, Plat A (Lots 6 and 7) Subdivision. Trevor Carlson, applicant.
4. Recommendation to City Council to amend the Santa Clara City Zoning Ordinance to include Section 17.20.280, Internal Accessory Dwelling Units (IADU's) to be permitted in residential zones. City of Santa Clara, applicant.

6. Discussion Items

7. Approval of Minutes

- A. Request Approval of September 7, 2021, Special Meeting minutes.

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.

Electronic Meetings Policies

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020, regarding Electronic Public Meetings, please be advised that meetings will be held electronically. An anchor location will be located at the Santa Clara City Hall Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah. No more than 20 people will be permitted to enter the building. Full Agendas, meeting packets, and archive minutes/recordings can be found on the City calendar at: <https://sccity.org/events/> or <https://sccity.org/agendas-minutes/>.

Live Stream Viewing & Public Hearings: Meeting Live Streams and Recordings can be found on the Official Santa Clara City YouTube Channel. The link can be found on our website main page: <https://sccity.org/> or https://www.youtube.com/channel/UC_xLBLm30-XLqMIAEmhpcMA. Persons who would like to comment on Public Hearings may do so by filling out the Public Comment form through our website at <https://sccity.org/public-hearings/>. The city will be taking Public Comment beginning the day the agenda is published and until the Public Hearing is closed. Comments submitted prior to the close of the public comment period will be read into the record.

Zoom Meeting Participants: Participants on the Zoom call are limited to City Staff, Council Members, and applicants on the agenda. E-mail calendar invitations will be sent out in advance of the meeting. Instructions for each meeting will include the meeting link, ID, and password to join. When joining the meeting your screen name must show your Full Name. Each applicant will be accepted into the meeting when their item is up for discussion. Submissions from this form will be sent directly to the city. Please contact Chris Shelley at (435) 673-6712 Ext. 203 with any questions regarding public meetings.

Posted this 7th day of October 2021.

Jim McNulty – Planning Manager



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

Staff Report

Subdivision Plat Amendment Summary and Recommendation

Public Body: Santa Clara City Planning Commission

Meeting Date: October 14, 2021

Current Zone: Mixed Lot Size

Property Address: 1471 Colbey Loop (Lot 210), and 1483 Colbey Loop (Lot 211)

Request: Amended Final Plat for Lots 210 and 211 of the Hills at Santa Clara Subdivision, Phase 2B

Applicant Name: Scott and Holly Warren

Staff Planner: Jim McNulty

Planning Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant's, Scott and Holly Warren, are requesting to amend the Hills at Santa Clara Subdivision, Phase 2B. This subdivision plat includes a total of 21-lots. The Warren's are proposing to amend lots 210 and 211. Lot 210 is currently 13,186 sq. ft. and will be reduced to 10,893 sq. ft. (0.25 acres). Lot 211 is currently 16,027 sq. ft. and will be increased to 18,321 sq. ft. (0.42 acres). The proposed plat amendment would allow for the applicants to place their home on lot 211.

Both amended lots will meet the area, width, and yard regulations as per Section 17.65.050 of ordinance. The applicants currently own both lots; however, lot 210 will be sold after final amended plat recordation. Lot 210 will allow for another future home in the neighborhood.

SITE & VICINITY DESCRIPTION

The subject properties are located near the west end of the city boundary at 1471 Colbey Loop, and 1483 Colbey Loop respectively. Major cross streets in the vicinity include Boomer's Loop and Clary Hills Drive.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within the Hills at Santa Clara Subdivision, Phase 2B. No responses have been received by city staff as of the writing of this report.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: A geotechnical report will be required for both lots at the time of building permit submittal.

Required Revisions: None at this time.

DEPARTMENT: *Parks & Trails*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Police & Fire*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Power*

Recommendations: Public Utility Easements (PUE's) are required.

Required Revisions: None at this time.

DEPARTMENT: *Public Works*

Recommendations: Any public utility easement that's affected by this amendment needs to be relocated. A final mylar with signature blocks is required.

Required Revisions: To be determined.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-207 includes requirements for subdivision amendments. To amend a subdivision, a city must hold at least one public meeting (not public hearing). Additionally, a public meeting to consider an amendment to a subdivision requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners in the subdivision, with a notice in a visible location, with a sign of sufficient size and durability. Planning Staff has determined that all State Code requirements have been met with this application.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Santa Clara City Planning Commission recommends approval of the Amended Final Plat for Lots 210 and 211 of the Hills at Santa Clara Subdivision, Phase 2B to the City Council subject to the following conditions:

1. That the applicants be required to comply with the recommendations from all city reviewing departments.
2. That the applicants be required to record the amended subdivision plat prior to building permit issuance.
3. That the applicants be required to submit a geotechnical report.



Residential Subdivision Final Plat Application Amended

Santa Clara City
2603 Santa Clara Dr
Santa Clara, UT 84765
(435) 656-4690 FAX: (435) 879-5298

Subdivision Name: The Hills at Santa Clara, Phase 2B

Applicant(s)/Property Owner(s) Information

(Edwin)
Name: Scott and Holly Warren
Address: 140 N. Tuacahn Drive Unit 6
City: Wins State: UT Zip: 84738
Phone Number: 435-772-6546

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone Number: _____

(If additional property owners please add addendum)

Property Description

Section(s): 17 Township(s): 42 South Range: 116 West
Current Zoning Designation: Mixed Lot Size
Parcel Size (acres): .25 (Lot 210), .42 (Lot 211)
Number of Lots: Two total, Lot 210 and Lot 211
Major Cross Street(s): Boomers Loop, Clary Hills

Approvals Required By:

- ☐ Technical Review Committee (Staff) - meets every Thursday at 8:30 a.m.
- ☐ Planning Commission - meets every second Thursday of each month at 5:30 p.m.
- ☐ City Council - meets the second and fourth Wednesdays of each month at 5:00 p.m.

Attached checklists serve as a guide for adhering to Santa Clara City's subdivision process/requirements. City Staff will use the checklists for completeness reviews and insuring code compliance for subdivisions. For comprehensive information on the subdivision requirements/process, refer to appropriate City Codes and Statutes.

Office Use Only:

Date plan submitted: _____

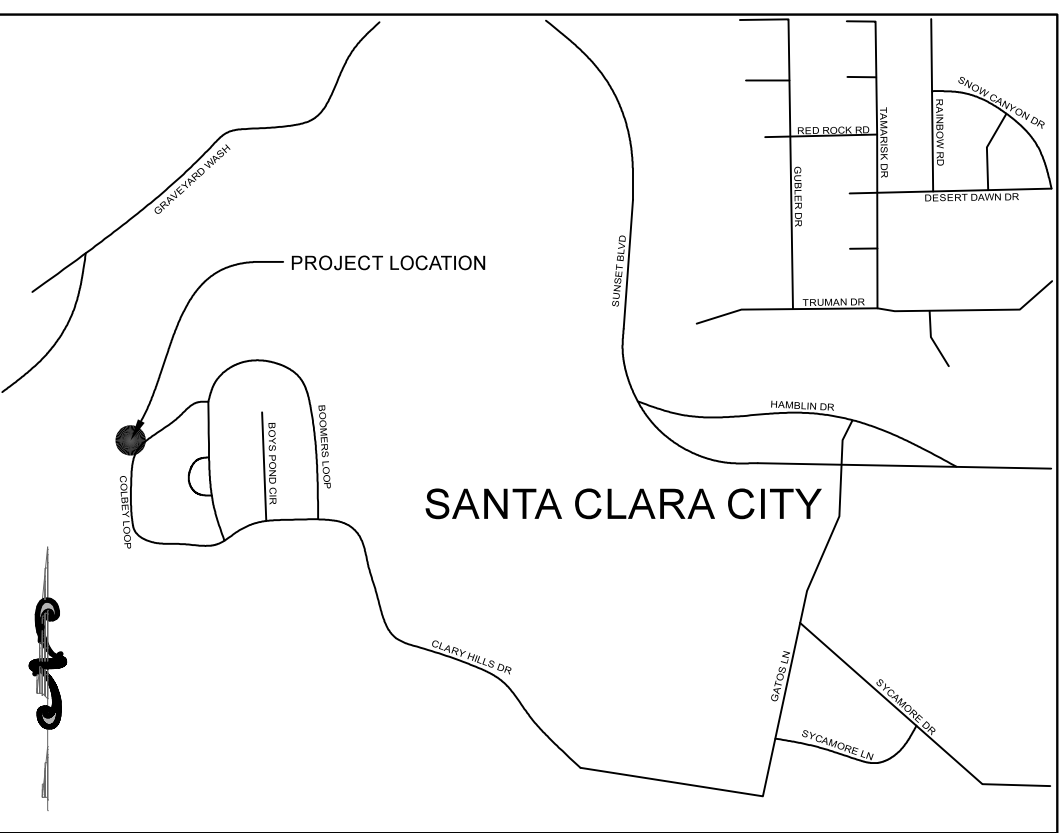
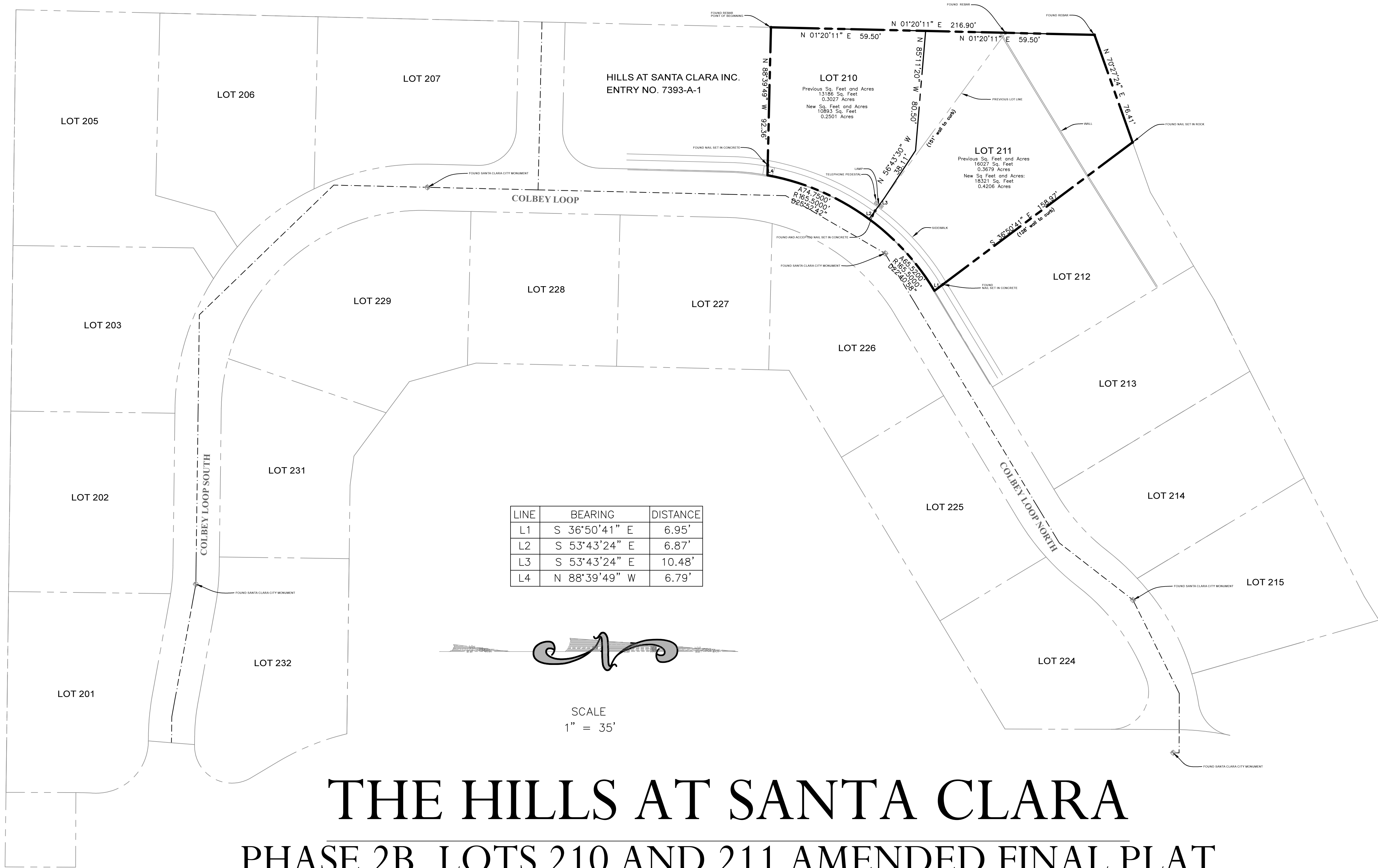
Date plan accepted: _____

Subdivision/Development Approval Checklist

FINAL PLAT CHECKLIST

			I. Final Plat Requirements
Y	N	N/A	A. TRC with developer
Y	N	N/A	A. Submittal of: 1) Engineering Drawings (3 copies); 2) Final Plat (8 11"x17" & 1 8.5"x11"); 3) One (1) Mylar; and 4) Engineer Cost Estimates
Y	N	N/A	B. Completeness Review (Chapter 16.24)
			1. Description and delineation (16.24.20)
Y	N	N/A	a. Name of subdivision approved by the Planning Commission
Y	N	N/A	b. Identification system for all lots: name of streets, easements, and lot sizes
Y	N	N/A	c. Traverse of the perimeter of the subdivision
Y	N	N/A	d. Monumentation and survey control 1. Official Monuments 2. Street Monuments 3. Street centerline data and street widths... 4. Property Corners set prior to recording of final plat.
Y	N	N/A	e. Dedication to the public of all streets, easements, etc.
Y	N	N/A	f. North arrow, scale, point of beginning, legal description and basis of bearing.
Y	N	N/A	g. Subdivision boundary closures shall be .01 or less on exterior boundaries and .02 on interior lots
			2. Standard Forms (16.24.030)
Y	N	N/A	a. Surveyor's "Certificate of Survey"
Y	N	N/A	b. Owner's "Certificate of Dedication"- signed by all owners
Y	N	N/A	c. Notary Public's Acknowledgement of all signatures
Y	N	N/A	d. Notarized Consent of all Leinholders
Y	N	N/A	e. Planning Commission's "Certificate of Approval"
Y	N	N/A	f. City Engineer's "Certificate of Approval"
Y	N	N/A	g. City Surveyor's "Certificate of Approval"
Y	N	N/A	h. City Attorney's "Certificate of Approval"
Y	N	N/A	i. City Council's "Certificate of Approval"
Y	N	N/A	j. A one-and-one half by five-inch space in the lower right-hand corner of the plat for the county recorder.
Y	N	N/A	k. Quit Claim Deed from Irrigation Company – Heights Only
Y	N	N/A	l. General Notes – The following general notes must appear on the plat: 1. Notes Pertaining to the Issuance of building permit until all utilities are installed 2. Notes Pertaining to Unstable Soil Conditions 3. Basis of Bearings for Plat 4. Property is Subject to Findings, Summary and Conclusions of a Geotechnical Report 5. R-of-W Landscaping Requirements & Subsequent Maintenance Requirements

			3. Additional Information Submitted with Final Plat (16.24.040)
Y	N	N/A	a. Deed restrictions in final form signed by all owners of any interest: if applicable
Y	N	N/A	b. Engineer's itemized estimate of the cost of all required improvements to be developed in the subdivision and a separate cost estimate for any upsizing of piping
Y	N	N/A	c. Current title report
Y	N	N/A	d. Final utility plans: Water, sewer, power and natural gas
Y	N	N/A	e. Final drainage plans
			1. Complete drainage system for entire subdivision
			2. Comprehensive of drainage system to include area of subdivision but surrounding areas.
			3. Final Plans and profiles for all streets to be constructed: reviewed and approved by engineer
			4. Erosion control plan where applicable
Y	N	N/A	f. Soils report covering each lot in the subdivision as per geotechnical requirements prepared by a soil testing laboratory acceptable to the City
Y	N	N/A	g. Irrigation Company: existing ditch/easement issues on property
Y	N	N/A	D. Conformance to Applicable Rules and Regulations
			1. Subdivision plan complies with all applicable laws, plans, and regulations:
Y	N	N/A	a. Zoning Ordinance
Y	N	N/A	b. General Plan
Y	N	N/A	c. UDOT; Health Department, etc.
Y	N	N/A	d. Standards adopted by the City including all boards, commissions, etc.
Y	N	N/A	E. Self-imposed Restrictions Incorporated – Restrictions:
Y	N	N/A	F. Special Conditions Incorporated (ex. Historical district) – E.G.:
Y	N	N/A	G. Planning Commission Review and Recommendation- Date(s) of review: Date of Recommendation
Y	N	N/A	H. Inclusion of Planning Commission Changes
Y	N	N/A	I. Final Plat and Engineer drawings are to comply with all sections of the City's Design Standards found in Chapter 16.28 (Red lines comply)
Y	N	N/A	J. Engineering Plans Approved by City Engineer and City Staff
			Public Services Date signed: _____
			Public Safety Date signed: _____
			City Engineer Date signed: _____
Y	N	N/A	K. City Council Review and Adoption of Final Plat-Date of Review(s):
			Date of Adoption: _____
Y	N	N/A	L. Inclusion of City Council Changes



VICINITY MAP

SURVEYOR'S CERTIFICATION

I, CORY I. SQUIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 5561206. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SEE SURVEYOR SIGNATURE AND SEAL BELOW
CORY I. SQUIRE

BOUNDARY DESCRIPTION

LOTS 210 AND 211 BOUNDARY DESCRIPTION AMENDED
BEGINNING AT THE SOUTHWEST CORNER OF LOT 210 OF THE HILLS AT SANTA CLARA SUBDIVISION, WASHINGTON COUNTY, UTAH, AND RUNNING THENCE NORTH 01°20'11" EAST 216.90 FEET ALONG SAID SUBDIVISION, THENCE NORTH 70°27'24" EAST 78.41 FEET ALONG SAID SUBDIVISION, THENCE SOUTH 38°50'41" EAST 188.87 FEET ALONG THE NORTHEAST LOT LINE OF LOT 211 OF SAID SUBDIVISION TO A FOUND NAIL, THENCE CONTINUING SOUTH 38°50'41" EAST 6.96 FEET TO THE CORNER OF SAID LOT 211, THENCE 65.50 FEET SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 165.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 47°37'11" WEST 88.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 211, THENCE 74.75 FEET SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 165.50 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 23°29'15" WEST 74.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 210, THENCE NORTH 88°39'49" WEST 6.79 FEET ALONG THE SOUTH LINE OF SAID LOT 210 TO A FOUND NAIL SET IN CONCRETE, THENCE CONTINUING NORTH 88°39'49" WEST 92.38 FEET ALONG THE LOT LINE TO THE POINT OF BEGINNING.

PARCEL NUMBER(S): SC-HSA-2B-210, SC-HSA-2B-211

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTA CLARA CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO SANTA CLARA CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY SANTA CLARA CITY, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

BY: EDWIN SCOTT WARREN BY: HOLLY WARREN

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) ss
ON THE ____ OF _____, 20__ BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE, APPEARED EDWIN SCOTT WARREN & HOLLY WARREN, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

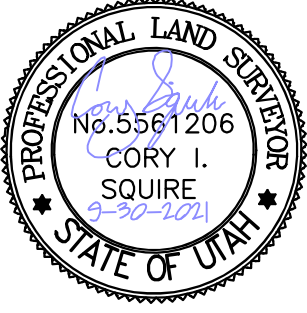
THE HILLS AT SANTA CLARA
PHASE 2B, LOTS 210 AND 211 AMENDED FINAL PLAT

SECTION 17, TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B. & M.
SANTA CLARA CITY, WASHINGTON COUNTY, STATE OF UTAH



PROFESSIONAL LAND SURVEYING
295 N 200 E MONA UTAH 84645
(435)660-0816 CORY@CISPLS.COM

FILE NUMBER: CIS533-28 CIS533 Hills at Santa Clara Subdivision Amendment 9-30-21	DATE: 09/30/2021	DRAWN: T.M.C.
JOB NUMBER: CIS533-28	SCALE: 1" = 35'	CHECKED: CIS

ENGINEERS APPROVAL: THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ____ DAY OF _____, A.D. 20__. _____ ENGINEER SANTA CLARA CITY, UTAH	APPROVAL OF THE PLANNING COMMISSION: ON THIS THE ____ DAY OF _____, A.D. 20__, THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION, HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH. _____ CHAIRMAN OF THE PLANNING COMMISSION SANTA CLARA CITY, UTAH	CITY SURVEYOR'S CERTIFICATE: I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. _____ CITY SURVEYOR SANTA CLARA CITY, UTAH	APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH: WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, A.D. 20__, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO. _____ CITY RECORDER SANTA CLARA CITY, UTAH _____ MAYOR SANTA CLARA CITY, UTAH	APPROVAL AS TO FORM: APPROVED AS TO FORM, THIS ____ DAY OF _____, A.D. 20__. _____ CITY ATTORNEY SANTA CLARA CITY, UTAH	TREASURER APPROVAL: I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. _____ WASHINGTON COUNTY TREASURER	SURVEYOR  CLERK-RECORDER RECORDED NO: _____ _____ FEE _____ COUNTY RECORDER WASHINGTON COUNTY, UTAH
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City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

Staff Report

Subdivision Plat Amendment Summary and Recommendation

Public Body: Santa Clara City Planning Commission

Meeting Date: October 14, 2021

Current Zone: R-1-10

Property Address: 3162 Bonneli Trail and 1177 Old Farm Road

Request: Amended Final Plat for Lots 19 and 21 of the Rhone Subdivision

Applicant Name: Shakespeare Development Group

Staff Planner: Jim McNulty

Planning Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

Shakespeare Development Group representing Joshua Hurst, is requesting to amend the Rhone Subdivision. This subdivision plat includes a total of 24-lots. The applicant is proposing to amend lots 19 and 21. Lot 19 is currently 39,598 sq. ft. and will be increased to 61,374 sq. ft. (1.40 acres). Lot 21 is currently 40,557 sq. ft. and will be reduced to 18,781 sq. ft. (0.43 acres). The proposed plat amendment would allow for the owner, Joshua Hurst, to build his proposed home on lot 19.

Both amended lots will meet the area, width, and yard regulations as per Section 17.64.050 of ordinance. Mr. Hurst currently owns both lots. Lot 21 will be sold after the amended final plat is recorded. Lot 21 will allow for another future home in the neighborhood.

SITE & VICINITY DESCRIPTION

The subject properties are located off Bonneli Trail, and north of the Santa Clara River at 3162 Bonneli Trail, and 1177 Old Farm Road respectively. Major cross streets in the vicinity include these two streets, as well as Vernon's Street.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within the Rhone Subdivision. No responses have been received by city staff as of the writing of this report.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: A geotechnical report will be required for both lots at the time of building permit submittal.

Required Revisions: None at this time.

DEPARTMENT: *Parks & Trails*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Police & Fire*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Power*

Recommendations: Public Utility Easements (PUE's) are required.

Required Revisions: None at this time.

DEPARTMENT: *Public Works*

Recommendations: Utilities will have to be abandoned and relocated. Any public utility easement will need to remain as is. A final mylar with signature blocks is required.

Required Revisions: To be determined.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-207 includes requirements for subdivision amendments. To amend a subdivision, a city must hold at least one public meeting (not public hearing). Additionally, a public meeting to consider an amendment to a subdivision requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners in the subdivision, with a notice in a visible location, with a sign of sufficient size and durability. Planning Staff has determined that all State Code requirements have been met with this application.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Santa Clara City Planning Commission recommends approval of the Amended Final Plat for Lots 19 and 21 of the Rhone Subdivision to the City Council subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to record the amended subdivision plat prior to building permit issuance.
3. That the applicant be required to submit a geotechnical report.



Residential Subdivision Final Plat Application Amended

Santa Clara City
2603 Santa Clara Dr
Santa Clara, UT 84765
(435) 656-4690 FAX: (435) 879-5298

Subdivision Name: Rhone Subdivision - Amended Plat

Applicant(s)/Property Owner(s) Information

Name: <u>Shakespeare Development</u>	Name: _____
Address: <u>37 West 1070 South, Suite 102</u>	Address: _____
City: <u>St. George</u> State: <u>UT</u> Zip: <u>84770</u>	City: _____ State: _____ Zip: _____
Phone Number: <u>435-703-4164</u>	Phone Number: _____

(If additional property owners please add addendum)

Property Description

Section(s): 16 Township(s): 42 S Range: 16 W
Current Zoning Designation: R-1-10
Parcel Size (acres): 13.14
Number of Lots: 24 (2 lots affected by amendment)
Major Cross Street(s): Bonelli Trail + Old Farm Rd.

Approvals Required By:

- ☐ Technical Review Committee (Staff) - meets every Thursday at 8:00 a.m.
- ☐ Planning Commission - meets every second Thursday of each month at 5:30 p.m.
- ☐ City Council - meets the second and fourth Wednesdays of each month at 5:00 p.m.

Attached checklists serve as a guide for adhering to Santa Clara City's subdivision process/requirements. City Staff will use the checklists for completeness reviews and insuring code compliance for subdivisions. For comprehensive information on the subdivision requirements/process, refer to appropriate City Codes and Statutes.

Office Use Only:

Date plan submitted: _____ Date plan accepted: _____

Subdivision/Development Approval Checklist

FINAL PLAT CHECKLIST

			I. Final Plat Requirements
Y	N	N/A	A. TRC with developer
Y	N	N/A	A. Submittal of: 1) Engineering Drawings (3 copies); 2) Final Plat (8 11"x17" & 1 8.5"x11"); 3) One (1) Mylar; and 4) Engineer Cost Estimates
Y	N	N/A	B. Completeness Review (Chapter 16.24)
			1. Description and delineation (16.24.20)
Y	N	N/A	a. Name of subdivision approved by the Planning Commission
Y	N	N/A	b. Identification system for all lots: name of streets, easements, and lot sizes
Y	N	N/A	c. Traverse of the perimeter of the subdivision
Y	N	N/A	d. Monumentation and survey control
			1. Official Monuments
			2. Street Monuments
			3. Street centerline data and street widths...
			4. Property Corners set prior to recording of final plat.
Y	N	N/A	e. Dedication to the public of all streets, easements, etc.
Y	N	N/A	f. North arrow, scale, point of beginning, legal description and basis of bearing.
Y	N	N/A	g. Subdivision boundary closures shall be .01 or less on exterior boundaries and .02 on interior lots
			2. Standard Forms (16.24.030)
Y	N	N/A	a. Surveyor's "Certificate of Survey"
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Y	N	N/A	d. Notarized Consent of all Leinholders
Y	N	N/A	e. Planning Commission's "Certificate of Approval"
Y	N	N/A	f. City Engineer's "Certificate of Approval"
Y	N	N/A	g. City Surveyor's "Certificate of Approval"
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Y	N	N/A	i. City Council's "Certificate of Approval"
Y	N	N/A	j. A one-and-one half by five-inch space in the lower right-hand corner of the plat for the county recorder.
Y	N	N/A	k. Quit Claim Deed from Irrigation Company – Heights Only
Y	N	N/A	l. General Notes – The following general notes must appear on the plat:
			1. Notes Pertaining to the Issuance of building permit until all utilities are installed
			2. Notes Pertaining to Unstable Soil Conditions
			3. Basis of Bearings for Plat
			4. Property is Subject to Findings, Summary and Conclusions of a Geotechnical Report
			5. R-of-W Landscaping Requirements & Subsequent Maintenance Requirements

			3. Additional Information Submitted with Final Plat (16.24.040)
Y	N	N/A	a. Deed restrictions in final form signed by all owners of any interest: if applicable
Y	N	N/A	b. Engineer's itemized estimate of the cost of all required improvements to be developed in the subdivision and a separate cost estimate for any upsizing of piping
Y	N	N/A	c. Current title report
Y	N	N/A	d. Final utility plans: Water, sewer, power and natural gas
Y	N	N/A	e. Final drainage plans
			1. Complete drainage system for entire subdivision
			2. Comprehensive of drainage system to include area of subdivision but surrounding areas.
			3. Final Plans and profiles for all streets to be constructed: reviewed and approved by engineer
			4. Erosion control plan where applicable
Y	N	N/A	f. Soils report covering each lot in the subdivision as per geotechnical requirements prepared by a soil testing laboratory acceptable to the City
Y	N	N/A	g. Irrigation Company: existing ditch/easement issues on property
Y	N	N/A	D. Conformance to Applicable Rules and Regulations
			1. Subdivision plan complies with all applicable laws, plans, and regulations:
Y	N	N/A	a. Zoning Ordinance
Y	N	N/A	b. General Plan
Y	N	N/A	c. UDOT; Health Department, etc.
Y	N	N/A	d. Standards adopted by the City including all boards, commissions, etc.
Y	N	N/A	E. Self-imposed Restrictions Incorporated – Restrictions:
Y	N	N/A	F. Special Conditions Incorporated (ex. Historical district) – E.G.:
Y	N	N/A	G. Planning Commission Review and Recommendation- Date(s) of review: Date of Recommendation
Y	N	N/A	H. Inclusion of Planning Commission Changes
Y	N	N/A	I. Final Plat and Engineer drawings are to comply with all sections of the City's Design Standards found in Chapter 16.28 (Red lines comply)
Y	N	N/A	J. Engineering Plans Approved by City Engineer and City Staff
			Public Services Date signed: _____
			Public Safety Date signed: _____
			City Engineer Date signed: _____
Y	N	N/A	K. City Council Review and Adoption of Final Plat-Date of Review(s):
			Date of Adoption: _____
Y	N	N/A	L. Inclusion of City Council Changes

1/4 CORNER SECTIONS 16-17
T.42S, R.16W, S.L.B.&M.
FOUND REBAR 0.9' S. & 0.9' E. OF
CALCULATED HISTORICAL POSITION
RESET WITH 3" POST AND BRASS CAP

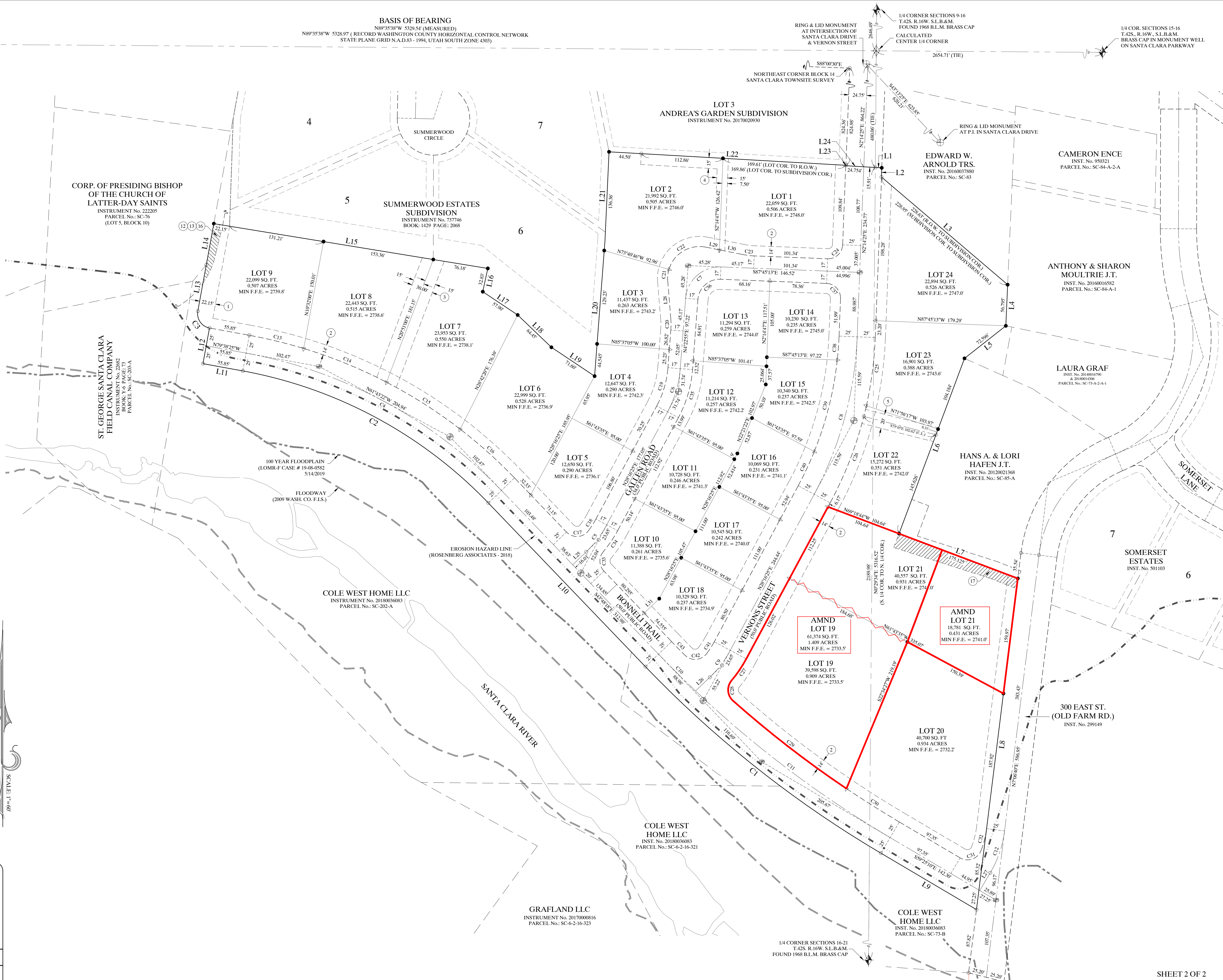
BASIS OF BEARING

N89°35'38"W 5328.97' (RECORD WASHINGTON COUNTY HORIZONTAL CONTROL NETWORK
STATE PLANE GRID N.A.D.83 - 1994, UTAH SOUTH ZONE 4305)

1/4 COR. SECTIONS 15-16
T.42S, R.16W, S.L.B.&M.
BRASS CAP IN MONUMENT WELL
ON SANTA CLARA PARKWAY

Curve Table			
Curve #	Length	Radius	Delta
C1	415.60'	1525.00'	15°36'52"
C2	390.90'	625.00'	35°50'07"
C3	31.42'	20.00'	90°00'00"
C4	406.54'	650.00'	35°50'07"
C5	46.92'	150.00'	17°55'17"
C6	62.55'	150.00'	23°53'30"
C7	72.08'	47.00'	87°51'52"
C8	227.18'	500.00'	26°02'00"
C9	46.92'	150.00'	17°55'17"
C10	72.01'	1500.00'	2°45'02"
C11	336.77'	1500.00'	12°51'49"
C12	61.44'	150.00'	23°28'10"
C13	77.20'	675.00'	6°33'10"
C14	123.59'	675.00'	10°29'25"
C15	120.67'	675.00'	10°14'35"
C16	100.72'	675.00'	8°32'57"
C17	34.82'	20.00'	99°44'58"
C18	18.97'	133.00'	8°10'18"
C19	55.46'	133.00'	23°53'30"
C20	15.83'	100.00'	9°04'04"
C21	16.13'	44.00'	21°00'23"
C22	65.27'	44.00'	84°59'37"
C23	15.83'	100.00'	9°04'04"
C24	31.42'	20.00'	90°00'22"
C25	95.04'	525.00'	10°22'20"
C26	143.50'	525.00'	15°39'40"
C27	36.10'	175.00'	11°49'07"
C28	30.88'	20.00'	88°27'55"
C29	198.07'	1475.00'	7°41'38"
C30	86.31'	1475.00'	3°21'09"
C31	34.58'	20.00'	99°03'15"
C32	31.45'	125.00'	14°24'55"
C33	29.37'	20.00'	84°07'36"
C34	35.12'	167.00'	12°02'33"
C35	69.64'	167.00'	23°53'30"
C36	46.01'	30.00'	87°51'52"
C37	31.41'	20.00'	89°59'38"
C38	33.04'	475.00'	3°59'06"
C39	130.63'	475.00'	15°45'24"
C40	52.16'	475.00'	6°17'31"
C41	19.57'	125.00'	8°58'15"
C42	34.19'	20.00'	97°56'17"
C43	26.06'	1475.00'	1°00'44"

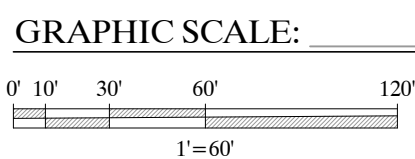
Line Table		
Line #	Length	Direction
L1	8.84'	S86°44'05"E
L2	12.65'	N2°14'25"E
L3	228.95'	N49°31'24"W
L4	56.80'	N2°32'00"E
L5	72.60'	N51°47'36"E
L6	258.12'	N20°28'19"E
L7	175.13'	N69°18'44"W
L8	460.46'	N7°06'40"E
L9	153.15'	S59°25'10"E
L10	312.98'	N43°48'18"W
L11	55.85'	N79°38'25"W
L12	50.00'	N10°21'35"E
L13	64.92'	N10°21'35"E
L14	57.79'	N10°21'35"E
L15	382.90'	S80°43'05"E
L16	32.83'	S12°11'55"W
L17	57.90'	S56°17'05"E
L18	64.45'	S46°11'05"E
L19	71.60'	S56°17'05"E
L20	187.34'	N4°22'55"E
L21	122.80'	N2°37'55"E
L22	327.22'	S86°44'05"E
L23	0.62'	S2°14'25"W
L24	40.67'	S86°44'05"E
L25	25.86'	S46°11'42"W
L26	27.16'	S46°11'42"W
L27	28.48'	S30°34'50"W
L28	52.03'	N4°41'09"W
L29	19.12'	N78°41'09"W
L30	32.91'	N78°41'09"W
L31	28.84'	S46°11'42"W



LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS 1
- TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS II
- ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED
- EXISTING STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS 1
- SET P.K. NAIL IN TOP OF CURB AT APPROXIMATE 0.25' OFFSET TO FRONT PROPERTY CORNER. POSITION IS SET AT AN EXTENSION OF THE LOT LINE UNLESS OTHERWISE NOTED

EXISTING EASEMENTS
(REFERENCE EASEMENT SCHEDULE
ON SHEET 1 OF 2)



352 East Rhenside Drive, Suite A-2S, George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397 - www.RACIVIL.COM

5189-18-005 SURVEY FPLAT FILE NUMBER:	08/07/2019 DATE:	M.R.D. DRAWN:
5189-18-005 JOB NUMBER:	1" = 60' SCALE:	M.R.D. CHECKED:



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

Staff Report

Preliminary/Final Subdivision Plat Summary and Recommendation

Public Body: Santa Clara City Planning Commission

Meeting Date: October 14, 2021

Current Zone: R-1-10

Property Address: 2108 and 2112 Blair Circle

Request: Preliminary/Final Subdivision Plat Review (Heights West, Plat A)

Applicant Name: Trevor Carlson

Staff Planner: Jim McNulty

Planning Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Trevor Carlson, is requesting to subdivide an existing lot in the Heights West, Plat A Subdivision. On November 12, 2020, the previous owner came to the Planning Commission to request a plat amendment allowing for one large lot to be created from two existing lots (Lots 6 and 7). The Planning Commission recommending approval of the plat amendment to the City Council. As a result, the amendment was approved and later recorded for one lot at approximately 24,000 sq. ft. in size. However, the previous owner has sold the property to Mr. Carlson who would like to re-subdivide the lots allowing for two lots as originally platted.

Lot 6 would be 12,485 sq. ft. (0.29 acres) in size, and Lot 7 would be 11,478 sq. ft. (0.26 acres) in size. The proposed lots would be platted as originally approved. Both lots meet the area, width, and yard regulations as per Section 17.64.050 of ordinance. The subdivision of property would allow for two future homes in the neighborhood.

SITE & VICINITY DESCRIPTION

The subject properties are located on Blair Circle near the new Harmon's and other shopping opportunities. Major cross streets in the vicinity include Mitchell Drive and Rachel Drive.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

NEIGHBORHOOD RESPONSE

Public notices are not required for a subdivision. The Planning Commission agenda has been posted in multiple locations as per State Code.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: A geotechnical report will be required for both lots at the time of building permit submittal.
Required Revisions: None at this time.

DEPARTMENT: *Parks & Trails*

Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Police & Fire*

Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Power*

Recommendations: Public Utility Easements (PUE's) are required and located on original property lines.
Required Revisions: None at this time.

DEPARTMENT: *Public Works*

Recommendations: No utilities were abandoned, so no relocation is required. The original PUE's are in place. A final mylar with signature blocks is required.
Required Revisions: To be determined.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Santa Clara City Planning Commission recommends approval of the Preliminary/Final Plat for the Heights West, Plat A (Lots 6 and 7) Subdivision to the City Council subject to the following conditions:

Request: Preliminary/Final Plat

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to record the subdivision plat prior to building permit issuance.
3. That the applicant be required to submit a geotechnical report.



Residential Subdivision Preliminary Plat Application

FEES

WATER
MODELING

Major Subdivision: \$650
or Minor Subdivision: \$550
of lots x \$35 per lot = \$70

Lots: 1-9	\$300	200-349	\$1,175
10-19	\$400	350-499	\$1,650
20-49	\$475	500-499	\$2,100
50-99	\$625	700-999	\$2,650
100-199	\$825	1000+	\$2,650

Filing Fee: \$ 550.00

Lot Fee: \$ 70.00

Water Modeling Fee: \$ 300.00

Total Fees: \$ 920.00

Proposed Subdivision Name:

Heights West Plat A

Applicant(s) / Property Owner(s) Information

LEGAL OWNER(S) OF SUBJECT PROPERTY:

Trevor Carlson

MAILING ADDRESS:

2896 E Carmine Dr

CITY:

St George

STATE:

UT

ZIP:

84790

EMAIL:

Trevor@HeritageHL.com

PHONE:

435-559-3910

FAX:

APPLICANT:

(If different than owner)

MAILING ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

PHONE:

FAX:

CONTACT PERSON/REPRESENTATIVE:

Micah Carlson

(If different than owner)

MAILING ADDRESS:

2310 Joshua Circle

CITY:

Santa Clara

STATE:

UT

ZIP:

84765

EMAIL:

micah.platinum@hotmail.com

PHONE:

435-720-4874

FAX:

Property Description

STREET ADDRESS OF PROPERTY:

2108 & 2112 Blair Circle

Section(s):

8

Township(s):

42

Range:

14 West

ASSESSOR'S PARCEL NUMBER(S):

Current Zoning Designation:

Residential

Parcel Size (acres):

1/2 total
2014 ac

Number of Lots:

2

Number of Phases:

1

Major Cross Street(s):

Blair Circle

Legal Description:

(Attach separate sheet if necessary)

Approvals Required By:

- Technical Review Committee (staff) – meets every Thursday at 8:00am.
- Planning Commission - meets every second Thursday of each month at 5:30 pm.
- City Council – meets the second and fourth Wednesdays of each month at 5:00pm.

Attached checklists serve as a guide for adhering to Santa Clara City's subdivision process/requirements. City Staff will use the checklist for completeness, reviews and insuring code compliance for subdivisions. For comprehensive information on the subdivision requirements/process, refer to appropriate City Codes and Statutes.

Office Use Only:

Date Plan Submitted: _____

Date Plan Accepted: _____

Received by: _____

Receipt number: _____

Amt Due: _____

Amt Paid: _____

Property Owner's Authorization

The undersigned below, or as attached, is the owner(s) of the property which is the subject of this application. The undersigned does duly authorize the applicant, named within this application, to act as applicant in the pursuit of a subdividing the property.

I swear that I am (the) (a) owner(s) of the property which is the subject matter of the application, as it is shown in the records of Washington County, Utah.

DATE: 10/5/21

[Signature]

PROPERTY OWNER

PROPERTY OWNER

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

On this 5th day of October, 20 21 personally appeared before me
Brooke Stewart Tafil and NB, the signer's of the above instrument,
who duly acknowledged to me that he/she/they executed the same.



[Signature]
Notary Public
Jan. 28, 2023
Commission Expires



Subdivision/Development Approval Checklist Santa Clara City

PRELIMINARY PLAT CHECKLIST

Project Name: _____

Yes	No	N/A	
			I. SKETCH PLAN/CONCEPT PLAN REQUIREMENTS (16.12.030)
Y	N	N/A	Sketch/Concept Plan review by staff and/or by Planning Commission although not required is highly encouraged.
			II. STATE WATER QUALITY REQUIREMENTS – (Resolution 2015-12R)
Y	N	N/A	1. Waterline and hydrant locations in electronic format.
Y	N	N/A	2. Applicable elevation data at valve clusters and hydrants.
Y	N	N/A	3. Coordinate system used and in draining. The water model is set up in Utah State planes, NAD83 datum, South Zone, US Foot (UT83-ASF).
Y	N	N/A	4. Submit Project Notification Form (PNF) with application. Available at: http://www.sccity.org/media/uploads/2015/08/19/files/PNF-WaterQuality.pdf
			III. PRELIMINARY PLAT REQUIREMENTS (16.12.040)
			A. Submittal of:
Y	N	N/A	1) Preliminary Plat Copies (eleven (11) 11" x 17" and four "Plat Size" (24" x 36") Copies). Must be a clear and legible graphic representation of the subdivision, existing conditions, and proposed improvements as outlined in the completeness review below
			B. Preliminary Plat Requirements (Chapter 16.16)
			1. Title Block (16.16.020)
Y	N	N/A	a. Proposed name of subdivision
Y	N	N/A	b. Location of subdivision, including the address, section, township, and range
Y	N	N/A	c. Owner's name and address
			2. General Requirements (16.16.030)
Y	N	N/A	a. North Arrow and Scale (1"= 100' is preferred; 1"= 200' for large subdivisions)
Y	N	N/A	b. Boundary and phasing plan of the subdivision
Y	N	N/A	c. All property under control of the owner showing part(s) being developed and overall street system (Note: The street system shall conform to the existing street master plan)
Y	N	N/A	d. Existing and proposed contour lines at vertical intervals of not greater than two feet unless approved at a greater interval by the Planning Commission.
			3. Existing Conditions (16.16.040)
Y	N	N/A	a. Location, width of all streets and homes within two hundred (200) feet of the subdivision.
Y	N	N/A	b. Boundaries of adjacent tracts of subdivided and un-subdivided land, showing ownership.
Y	N	N/A	c. Identification of the zone or zones in which the property is located.
Y	N	N/A	d. All public streets, utility rights-of-way, easements, parks, and other public open spaces within or adjacent to the proposed subdivision. All section and boundary lines within and adjacent to the proposed subdivision.
Y	N	N/A	e. Sewer mains, sewer manholes, water mains, fire hydrants, power lines, power poles, culverts, or other facilities within one hundred (100) feet of the proposed subdivision.
Y	N	N/A	f. Ditches, drainage channels, water ways and major washes.
Y	N	N/A	g. Location of the flood plain, floodways, and elevations designed by F.E.M.A. No subdivision in the city shall be allowed in a flood plain.
Y	N	N/A	h. Exceptional topography-submit necessary map, visuals, etc. that would best reveal the exceptional topography.
Y	N	N/A	i. Information required for the historic preservation ordinance if the proposed subdivision is within the historic preservation overlay zone.
Y	N	N/A	j. Vicinity map.
Y	N	N/A	k. A soils report unless waived by the City Engineer via written & signed correspondence.
Y	N	N/A	l. Inclusion of paragraph pertaining to Geotechnical Report Conclusions.

4. Proposed Plan (16.16.050)

Y	N	N/A	a. Streets and Utility Easements: the layout of streets and utility easements showing identification and dimensions.
Y	N	N/A	b. Lots: layout, number, and typical dimensions of lots.
Y	N	N/A	c. Setback Lines: building setback lines in any questionable lot area.
Y	N	N/A	d. Parcels Set Aside: Parcels of land intended to be dedicated for public use or set aside for the use of property owners in the subdivision as common or limited areas.
Y	N	N/A	e. Stormwater Drainage: A proposed plan to dispose of stormwater drainage for the subdivision.
Y	N	N/A	f. Wastewater Collection: Determine how the proposed subdivision can be served by the existing wastewater collection system without the extension of any trunk or outfall line.
Y	N	N/A	g. Wastewater Treatment: Determine how wastewater estimated to be generated by the proposed subdivision can be accommodated and treated without any treatment plan expansion.
Y	N	N/A	h. Water Supply and Storage: Determine how the water needs of the subdivision can be accommodated.
Y	N	N/A	i. Fire Flow: show how the proposed development will be served by a central water system with appropriately located fire hydrants and adequate flows to meet insurance requirements.
Y	N	N/A	j. Fire Response Time: Is the proposed subdivision within two (2) miles of a five (5) minute response time of a fire station?
Y	N	N/A	k. Solid Waste: Determine that the proposed subdivision be served by the existing system.
Y	N	N/A	l. Electrical Supply: Determine whether or not the electrical needs to the subdivision can be accommodated, and under what conditions.
Y	N	N/A	m. Parks: Determine that the proposed development is within one mile of a city park or recreation facility, and within one-half (1/2) mile of a neighborhood park, and can accommodate the projected population of the subdivision.
Y	N	N/A	n. Phasing Plan: a phasing plan for the subdivision if phases are proposed.
Y	N	N/A	o. Arrangements with Outside Agencies: where public services are proposed by agencies outside those operated by the city, the owner shall provide agreements with those agencies approving proposed plans.
Y	N	N/A	p. Other items that may be requested by the TRC, Planning Commission, or City Council.

5. Conformance with City Standards

Y	N	N/A	a. Historic Preservation Ordinance Requirements (Chapter 17.76)
Y	N	N/A	b. Building Codes
Y	N	N/A	c. Zoning Ordinance (Title 17)
Y	N	N/A	d. City Standards
Y	N	N/A	e. Hillside Development Permit as found in Chapter 17.80 of the City's Zoning Ordinance
Y	N	N/A	f. Flood Damage Prevention Permit as found in Chapter 15.36 of the City's Municipal Code
Y	N	N/A	g. Storm Water Management/BMP Facilities Maintenance Agreement

C. Review for Adequate Public Facilities (16.12.040 (H)):

NOTE: The City Council and/or staff may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determinations set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement (16.12.040 (H)). Note: Required signatures below will be garnered by Zoning Administrator.

› **Review for Adequate Public Facilities Part 1 of 4:**

Floodplain or Hillside: Proposed development is not located within a floodplain or hillside.

Owners of the development have submitted adequate documentation demonstrating that the development complies with the requirements of Public Facilities Part 1.

Comments: _____

Date: _____ Signature: _____
City Engineer

› **Review for Adequate Public Facilities Part 2 of 4:**

Roads: Be served by streets within one mile of the proposed development without causing a reduction in the level of service below "C" during peak hour.

Wastewater Collection: Can be served by the existing wastewater collection system, without the off-site extension of any trunk or outfall lines.

Wastewater Treatment: The wastewater estimated to be generated by the proposed development can be accommodated and treated in accordance with city standards without any treatment plant extension.

Water Supply and Storage: The water needs of the proposed development can be accommodated in accordance with legally authorized and physically available water rights and the capacity, storage, design, of construction requirements of the Utah Health Department without additional supply or storage requirements.

Solid Waste: The proposed development can be served by the existing collection and disposal capacity expenditures or improvements.

Electrical Supply: The electrical needs of the development can be accommodated by the city power department.

Storm Drainage: The proposed development can be served by the existing storm drainage system without the off-site extension of an interceptor or major collection lines.

Comments: _____

Date: _____ **Signature:** _____
Public Services Director

› **Review for Adequate Public Facilities Part 3 of 4:**

Fire Flow: The proposed development shall be served by a central water system with appropriately located fire hydrants and adequate flows to meet insurance services office fire system grading standards (minimum of twelve-hundred and fifty (1,250) gallons per minute for a period of two hours) without additional capital improvements.

Fire Response Time: The proposed development is within two miles or a five minute response time of an existing fire station.

Owners of the development have submitted adequate documentation demonstrating that the development complies with the requirements of Public Facilities Part 3.

Comments: _____

Date: _____ **Signature:** _____
Fire Chief

› **Review for Adequate Public Facilities Part 4 of 4:**

Parks: The proposed development is within one mile of a city park or recreation facility, and within one-half mile of a community or neighborhood park, all of which meet city acreage and facility standards and can accommodate the population projected to be generated by the proposed development. The Owners of the development have submitted landscape plans that meet the Landscape Ordinance and City's Landscape Specifications for any property that will maintained by the City of Santa Clara.

Comments: _____

Date: _____ **Signature:** _____
Parks Director

Miscellaneous Notes:



SANTA CLARA CITY SUBMITTAL DEADLINES

Development Submittal Deadlines

REZONINGS	
Classification	Submittal Deadline Requirements for Planning Commission
Open Space Zone (OS)	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Residential Agriculture Zone (RA)	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Single-Family Residential Zone (R-1)	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Commercial Zone	<u>Without site plan approval</u> , application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. <u>With site plan approval</u> , application submittal deadline is seven (7) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Planned Development Districts (PD)	Application submittal deadline is eight (8) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Historic District/Mixed Use Zone	Application submittal deadline is six (6) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Historic District Overlay Zone	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Classification	Submittal Deadline Requirements for City Council
All	Copies of application (11 copies of application with any recommended changes encouraged by the Planning Commission) must be received two (2) weeks prior to intended City Council meeting. *Staff acceptance date is one (1) week prior to the intended City Council Meeting.

Before receiving any petition, all fees must be paid along with the submittal of a complete application.

*Staff acceptance date refers to the day staff formally accepts the application as complete, all required staff reviews are complete, and final changes made to the application materials are complete.

Conceptual reviews, prior to the submittal deadline, by staff and the Planning Commission are **strongly encouraged but not required; additionally, applicants/property owners are **strongly encouraged to submit their applications in advance of the established submittal deadline requirements to avoid missing a staff acceptance deadline due to unforeseen issue(s).**

SUBDIVISIONS	
TRC & Planning Commission Reviews	
Preliminary Subdivision	Preliminary Plat submittal deadline is eight (8) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Final Subdivision	Final Plat submittal deadline is three (3) weeks prior to the intended Planning Commission Meeting. Staff acceptance date is one (1) week prior to the intended Planning Commission Meeting.
City Council Reviews	
Preliminary Subdivision	Preliminary Plat submittal deadline is one (1) week prior to the intended City Council Meeting—submittal must include 11 copies of application materials, revised if necessary to consider recommendations of Planning Commission. Staff acceptance date is one (1) week prior to the intended City Council Meeting.
Final Subdivision	Final Plat submittal deadline is one (1) week prior to the intended City Council Meeting—submittal must include 11 copies of application materials, revised if necessary to consider recommendations of Planning Commission. Staff acceptance date is one (1) week prior to the intended City Council Meeting.

Misc. Planning & Zoning Approvals	
PD Master Plan Amendment	Same as Planned Development approval
Site Plan Reviews	Three (3) weeks prior to intended Planning Commission Meeting and two (2) weeks prior to intended City Council Meeting.
Conditional Use Permits and Home Occupations	Week & a half (1 1/2) weeks prior to the Technical Review Committee Meeting

Typical Meeting Schedules:

Note: Please refer to the submittal deadline requirements that must be met in order to have a formal Planning & Zoning application placed on the agenda and considered for approval. Agendas for these meetings are posted prior to the meeting date and can be found on the City's web site: www.santaclaracityutah.com

Technical Review Committee (TRC) Meetings – Generally every Thursday at 8:00 a.m.

Planning & Zoning Meetings – 2nd Thursday of each month at 5:30 p.m.

City Council Meetings—2nd & 4th Wednesday of each month at 5:00 p.m.

Final Note: Due to the time it takes to conduct reviews by staff, incorporate changes by the engineers, and meet state and local advertising deadlines, the submittal deadline requirements are firm.



Residential Subdivision Final Plat Application

Santa Clara City
2603 Santa Clara Dr
Santa Clara, UT 84765
(435) 656-4690 FAX: (435) 879-5298

Subdivision Name: Heights West Plat A

Applicant(s)/Property Owner(s) Information

Name: Trevor Carlson
Address: 2896E Carmine Dr
City: St. George State: UT Zip: 84790
Phone Number: 435-559-3010

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone Number: _____

(If additional property owners please add addendum)

Property Description

Section(s): 8 Township(s): 42 Range: 16W
Current Zoning Designation: Residential
Parcel Size (acres): 1/2 acre
Number of Lots: 2 lots
Major Cross Street(s): Blair Circle

Approvals Required By:

- ☐ Technical Review Committee (Staff) - meets every Thursday at 8:00 a.m.
- ☐ Planning Commission - meets every second Thursday of each month at 5:30 p.m.
- ☐ City Council - meets the second and fourth Wednesdays of each month at 5:00 p.m.

Attached checklists serve as a guide for adhering to Santa Clara City's subdivision process/requirements. City Staff will use the checklists for completeness reviews and insuring code compliance for subdivisions. For comprehensive information on the subdivision requirements/process, refer to appropriate City Codes and Statutes.

Office Use Only:

Date plan submitted: _____

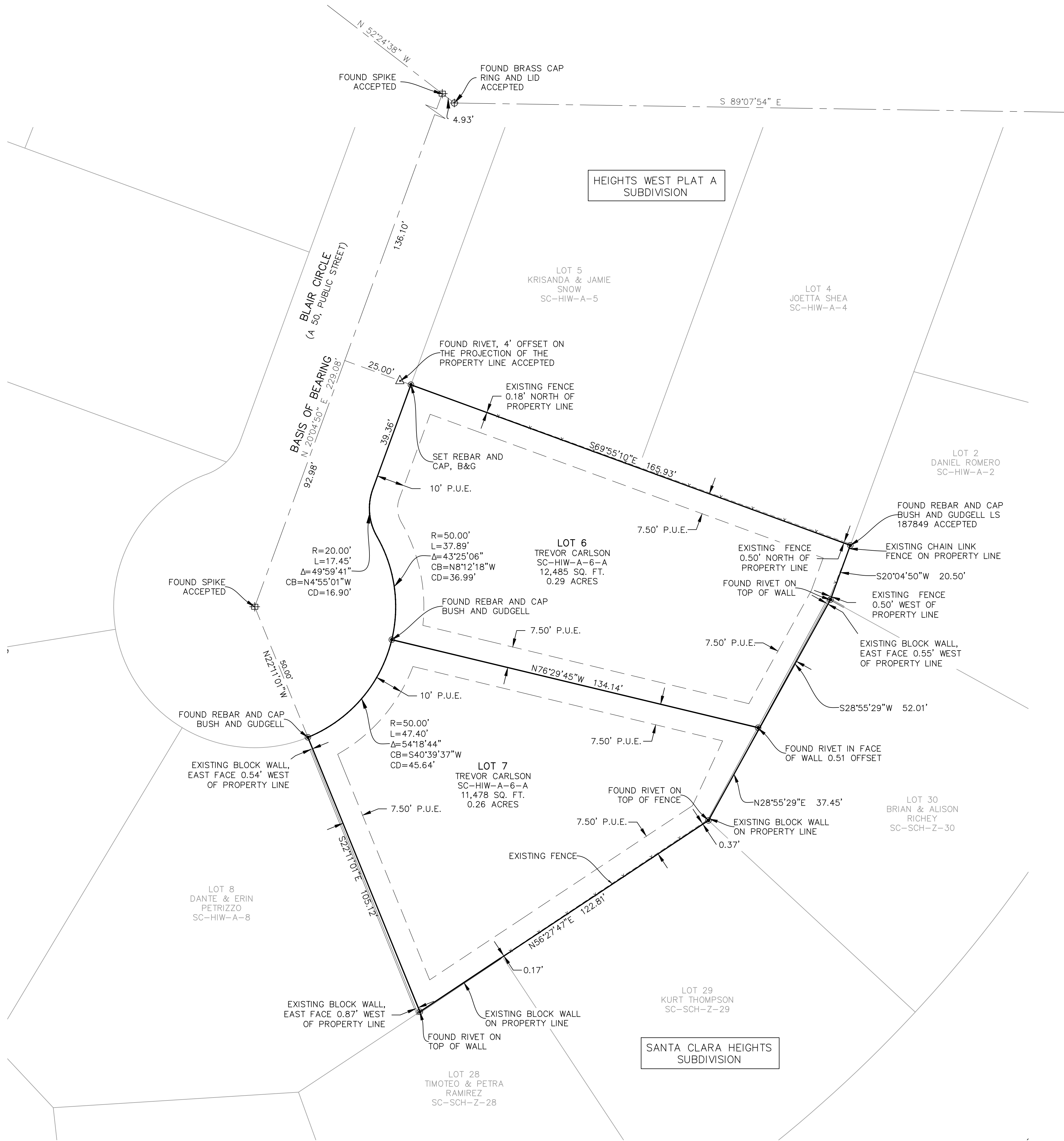
Date plan accepted: _____

Subdivision/Development Approval Checklist

FINAL PLAT CHECKLIST

			I. Final Plat Requirements
Y	N	N/A	A. TRC with developer
Y	N	N/A	A. Submittal of: 1) Engineering Drawings (3 copies); 2) Final Plat (8 11"x17" & 1 8.5"x11"); 3) One (1) Mylar; and 4) Engineer Cost Estimates
Y	N	N/A	B. Completeness Review (Chapter 16.24)
Y	N	N/A	1. Description and delineation (16.20.020)
Y	N	N/A	a. Name of subdivision approved by the Planning Commission
Y	N	N/A	b. Identification system for all lots: name of streets, easements, and lot sizes
Y	N	N/A	c. Traverse of the perimeter of the subdivision
Y	N	N/A	d. Monumentation and survey control
			1. Official Monuments
			2. Street Monuments
Y	N	N/A	e. Dedication to the public of all streets, easements, etc.
Y	N	N/A	f. North arrow, scale, point of beginning, legal description and basis of bearing.
Y	N	N/A	g. Subdivision boundary closures shall be .01 or less on exterior boundaries and .02 on interior lots
Y	N	N/A	2. Standard Forms (16.20.030)
Y	N	N/A	a. Surveyor's "Certificate of Survey"
Y	N	N/A	b. All centerline data and street widths shown
Y	N	N/A	c. Notary Public's Acknowledgement of all signatures
Y	N	N/A	d. Notarized Consent of all lienholders
Y	N	N/A	e. Planning Commission's "Certificate of Approval"
Y	N	N/A	f. City Engineer's "Certificate of Approval"
Y	N	N/A	g. City Attorney's "Certificate of Approval"
Y	N	N/A	h. City Council's "Certificate of Approval"
Y	N	N/A	i. A one-and-one half by five-inch space in the lower right-hand corner of the plat for the county recorder.
Y	N	N/A	j. County Treasurer's "Certificate of Approval"
Y	N	N/A	k. General Notes – The following general notes must appear on the plat:
			1. Notes pertaining to the issuance of building permit until all utilities are installed
			2. Notes pertaining to unstable soil conditions
			3. Basis of bearings for plat
			4. Property is subject to findings, summary and conclusions of a geotechnical report
			5. R-of-W landscaping requirements & subsequent maintenance requirements

Y	N	N/A	3. Additional Information Submitted with Final Plat (16.20.040) a. Engineer's itemized estimate of the cost of all required improvements to be developed in the subdivision and a separate cost estimate for any upsizing of piping b. Final utility plans: Water, sewer, power and natural gas c. Final drainage plans 1. Complete drainage system for entire subdivision 2. Comprehensive of drainage system to include area of subdivision but surrounding areas. 3. Final Plans and profiles for all streets to be constructed: reviewed and approved by engineer 4. Erosion control plan where applicable
Y	N	N/A	
Y	N	N/A	
Y	N	N/A	
Y	N	N/A	
Y	N	N/A	D. Conformance to Applicable Rules and Regulations
Y	N	N/A	1. Subdivision plan complies with all applicable laws, plans, and regulations:
Y	N	N/A	a. Zoning Ordinance
Y	N	N/A	b. General Plan
Y	N	N/A	c. UDOT; Health Department, etc.
Y	N	N/A	d. Standards adopted by the City including all boards, commissions, etc.
Y	N	N/A	E. Self-imposed Restrictions Incorporated – Restrictions:
Y	N	N/A	F. Special Conditions Incorporated (ex. Historical district) – E.G.:
Y	N	N/A	G. Planning Commission Review and Recommendation- Date(s) of review: Date of Recommendation
Y	N	N/A	H. Inclusion of Planning Commission Changes
Y	N	N/A	I. Final Plat and Engineer drawings are to comply with all sections of the City's Design Standards found in Chapter 16.24 (Red lines comply)
Y	N	N/A	J. Engineering Plans Approved by City Engineer and City Staff
			Public Services Date signed: _____
			Public Safety Date signed: _____
			City Engineer Date signed: _____
Y	N	N/A	K. City Council Review and Adoption of Final Plat-Date of Review(s):
			_____ Date of Adoption: _____
Y	N	N/A	L. Inclusion of City Council Changes

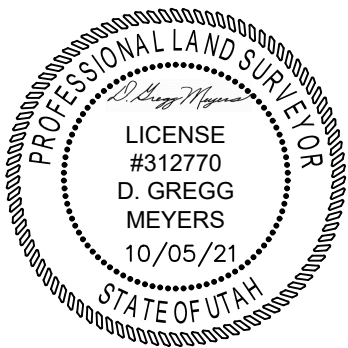


SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 5633341, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

10-05-2021

DATE:
BUSH AND GUDGELL INC.



D. Gregg Meyers
D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

ALL OF LOT 6, HEIGHTS WEST PLAT "A", A RESIDENTIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

ALL OF LOT 7, HEIGHTS WEST PLAT "A", A RESIDENTIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE ORIGINAL LOT LINES OF LOTS 6 & 7 OF THE HEIGHTS WEST PLAT A. THESE LOTS WERE PREVIOUSLY COMBINED INTO ONE PARCEL ON 12/17/2020. THE SURVEY WAS PERFORMED AT THE REQUEST OF TREVOR CARLSON. THE BASIS OF BEARING FOR THIS SURVEY IS N 20°04'50" E ALONG THE CENTER LINE OF BLAIR CIRCLE, BETWEEN TWO CLASS III MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

WARRANTY DEED DOC # 20150019600

HEIGHTS WEST PLAT "A" RECORDED # 557018 BK 1133 PG 441

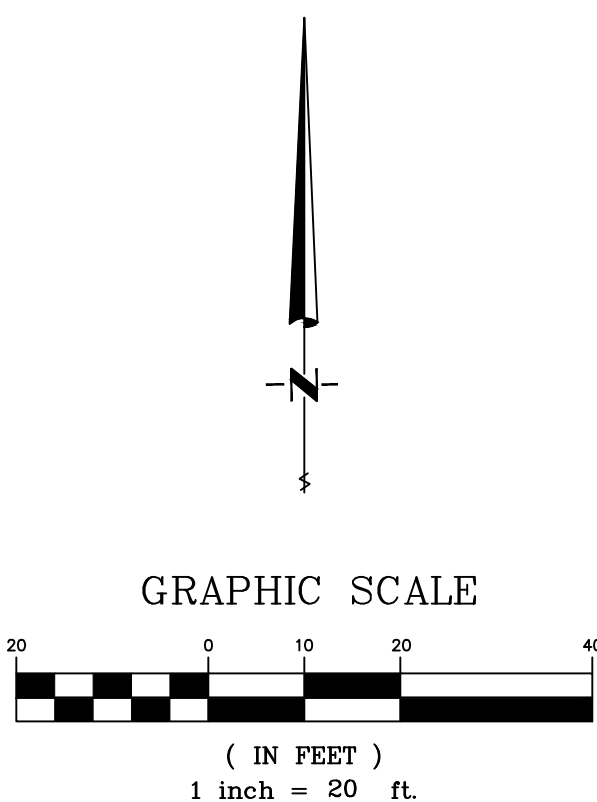
RECORD OF SURVEY BY BUSH AND GUDGELL, DOCUMENT NO. RS006999-17

LEGEND

- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS III, SPIKE).
- △ SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

NOTES

- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- THE FIELD WORK WAS PERFORMED ON 09/21/2021.

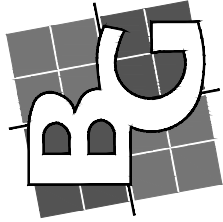


RECORD OF SURVEY PLAT

LOCATED IN
SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
MICAH CARLSON

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors



Drawn : PAS Date : 09/28/2021
Email : gmeyers@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 20'
Job No : 211342

RECORD OF SURVEY PLAT

LOCATED IN
SE 1/4 OF SECTION 8, T-42-S, R-16-W, SLB&M
SANTA CLARA, UTAH
MICAH CARLSON

SHEET
1
SHEETS
FILE: 211342ROS



TO: Santa Clara City Planning Commission

FROM: Jim McNulty, Planning Manager

DATE: October 14, 2021

RE: Internal Accessory Dwelling Unit (IADU) Ordinance

Planning staff and legal counsel have prepared a proposed Internal Accessory Dwelling Unit (IADU) ordinance for your review and consideration. This Memo outlines the mandatory substantive requirements to comply with state law.

The proposed IADU ordinance satisfies the minimum requirements while allowing Santa Clara City to retain as much regulatory authority as permitted under new state law. Any ordinance that conflicts with state law would be deemed invalid. Taking no action could result in property owners having more freedom with respect to IADUs than Santa Clara City may desire.

2021 Mandatory Requirements – Allowing certain ADUs and Prohibiting certain Municipal Regulation

2021 House Bill 82 (the “Bill”) was passed by the legislature and signed by the Governor in 2021. The effective date is May 5, 2021, and the deadline for establishing conforming ordinances under UCA 10-9a-530 is October 1, 2021. City staff is in process with the proposed ordinance which will allow for adoption soon.

The Bill requires “Internal” ADUs (“IADUs”) to be permitted in any residential zone. An internal ADU is defined as an accessory dwelling unit created (i) within a primary dwelling, (ii) within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created, and (iii) for the purpose of offering a long-term rental of 30 consecutive days or longer in UCA Section 10-9a-530(1)(a).

The Bill allows Santa Clara City to regulate all IADUs to the extent that:

- Santa Clara may prohibit the installation of a separate utility meter.
- Santa Clara may require IADUs be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
- Santa Clara may require one additional on-site parking space for an IADU – regardless of whether the primary dwelling is existing or newly-constructed.
- Santa Clara may require a separate address marking for emergency services and mailing.
- Santa Clara may require an annual business license for an IADU.

- Santa Clara may prohibit creation of IADUs if:
 - o The property is served by a failing septic tank; and/or
 - o The lot is less than 6,000 square feet in size.
- Santa Clara may prohibit the rental of an IADU:
 - o For a period of less than 30 consecutive days; and/or
 - o If the primary dwelling is not occupied as the owner's primary residence.

Recommendation:

Planning Staff recommends that the Santa Clara City Planning Commission recommends approval of this ordinance to the City Council.

Proposed to be added to Chapter 17.20, Supplemental and Qualifying Regulations

17.20.280: INTERNAL ACCESSORY DWELLING UNITS

A. Definitions. As used in this section:

INTERNAL ACCESSORY DWELLING UNIT (IADU): A separate dwelling unit located entirely within the footprint of an owner-occupied single-family detached dwelling 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, IADUs must meet the standards described in section 10-9a-530 of the Utah Code.

PRIMARY DWELLING: A single-family detached dwelling that is occupied as the primary residence of the owner of record.

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

C. 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 6,000 square feet in size. However, one IADU will be permitted in a single-family detached dwelling in a Planned Residential (PDR) Zone with a lot size of less than 6,000 square feet, provided all other requirements of this section are met.

8. IADUs shall not be used for transient lodging.

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

10. 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.

11. An IADU shall not be permitted within a mobile home.

12. 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.

13. No IADU may be located in a primary dwelling served by a failing septic tank.

14. The owner shall provide a separate address marking for emergency services and mailing services.

D. Rental Period: The IADU must be rented for periods of 30 consecutive days or more.

E. 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 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 city shall record a notice of the permit with the Washington County Recorder, as detailed in Utah Code Section 10-9a-530(6).

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

G. 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.

**SANTA CLARA CITY PLANNING COMMISSION
SPECIAL MEETING MINUTES
2603 Santa Clara Drive
Tuesday, September 7, 2021**

Present: Ryan Anderson
Shelly Harrison (via Zoom)
Mark Hendrickson
Mark Weston, Chair
Marv Wilson
Curtis Whitehead

Staff: Jim McNulty, City Planner
Kristelle Hill, Executive Assistant
Devin Snow, City Attorney
Brock Jacobsen, City Manager
Selena Nez, Permit Technician

Excused: James Call

1. Call to Order.

Chair Mark Weston called the meeting to order at 5:30 p.m.

2. Opening Ceremony.

Chair Weston offered the invocation and led the Pledge of Allegiance.

3. Communications and Appearances.

A. General Citizen Communication.

There were no citizen comments.

4. Working Agenda:

A. Public Hearings.

- 1. Consider a Proposed Amendment to the Santa Clara City Zoning Ordinance to Amend Section 17.68.50:C to Exempt Affordable Housing Projects from the 30-Unit Apartment Limit in the Planned Development Residential Zone.**

City Manager, Brock Jacobsen presented the proposed amendment and explained that the number of units in a Planned Development Residential Zone is currently capped at 30. He noted that currently there are several projects being considered that have an affordable housing component. The proposed amendment would allow more than 30 units if the project meets the criteria for federal tax credits or

similar state affordable housing criteria. Santa Clara is struggling with a lack of affordable housing for people offered jobs at hospitals, school districts, and other local employers.

The amendment was as follows:

- C. **An apartment project is limited to thirty (30) dwelling units per project unless the proposed project is a senior housing project with half or more of the units designed for single occupancy, or is an affordable housing project meeting the criteria for federal tax credits, or similar state affordable housing criteria. (Ord. 2020-10: Ord. 2015-17)” (The proposed new wording is underlined.)**

Chair Weston opened the public hearing.

Dawn Scheuerman gave her address as 3632 Windmill Drive and stated that she purchased her home just four years ago but could not afford to buy a home in Santa Clara now. She expressed sympathy for people who cannot afford to buy in Santa Clara. However, she stated that friends who live near the high-rise buildings at Exit 16 informed her of the negative impact concerning traffic and crowds. Ms. Scheuerman also asked about a potential negative impact on the water supply. She worried about meeting the demands for water and other services that the occupants will need.

Mr. Jacobsen clarified that the proposed amendment does not increase the density. The same number of units could be built in a project but would not all be in one building. Therefore, the water demand would be roughly the same. He stated that they are developing a landscape ordinance that will restrict landscaping to new development. The Water District is also working on an ordinance that would apply to every municipality that is a member of the Water District. They will all be asked to participate to extend their water resources.

City Attorney, Devin Snow noted that if a developer proposes a project that does not make sense, it would still be within the Planning Commission’s discretion not to recommend it to the City Council, and for the City Council to reject it. The proposed amendment simply allows the City to relax the 30-unit limit for an affordable housing component.

There were no further public comments. The public hearing was closed.

A question was raised regarding how the price of the affordable housing units is determined and by whom. City Planner, Jim McNulty explained that it would be determined through Utah Housing Corporation. Rents will be set according to the percentage of the Area Median Income that the tenant earns.

2. **Consider a Request for a Rezone from Residential R-1-10 to Planned Development Residential on 20.7 Acres Located East of 400 East and North of North Town Road. The Subject Property Abuts Ivins City to the West and the North. Robert Smith, Applicant.**

Mr. McNulty presented the staff report and stated that the proposed project includes a total of 239 units. Think Architecture was hired as the designer. With regard to density, the proposal is for 11.94 dwelling units per acre on the overall site. The apartment building is 35 feet to the top of the parapet wall. The Code requires 30% of usable open space with the proposed project containing just over

35.5% or 7.1 acres. It was noted that this does not include a parking area. The Landscape Plan will be required to meet all submittal requirements and include fencing and parking plans. Project amenities will include a clubhouse, a swimming pool, tennis courts, pickleball courts, playground equipment, and a barbecue area. The applicant is requesting Conditional Use Approval of the 119 townhomes that will allow the future owners to rent them out as short-term rentals if desired.

Code Section 17.68.060 contains requirements for rentals such as additional parking for units with three or more bedrooms, utilizing the service of a property manager who is located in Washington County, and obtaining a Santa Clara City Business License to collect the required Transient Room Tax. The applicants have provided building elevation drawings for both the two-story Coyote Townhomes and the three-story Quail Crossing Apartments. Mr. McNulty stated that the Planning Commission should review the elevation drawings to determine if the site plan and building design meet the criteria for a density bonus increase. The applicant has also requested a Conditional Use Permit to allow future owners to offer the units as short-term rentals if they choose to. In addition, the applicant is in the process of applying for Low-Income Housing Tax Credits through the Utah Housing Corporation. Since rents are high, if the applicant's project receives the Affordable Housing Tax Credit, the project will be of great benefit to the community.

Chair Weston opened the public hearing.

Chad Johnson reported that he lives on 800 South in Ivins, two houses from 400 East. There are a lot of children in the area, so he has safety concerns. He asked how far back from the street the setback on 400 East will be. He also asked about plans for developing the road. Mr. Johnson stated that traffic condenses tightly there, which could be a safety issue. He asked if the road will remain a two-lane road and wondered if there are any plans for a stoplight at 800 South 400 East. He stated that when the vacation properties near his home are full, the noise level from guests is of concern. He wondered if anything could be done to reduce the noise. Commissioner Whitehead stated that currently, the road will remain the same and no stoplight is planned. Mr. McNulty stated that the setback will be 20 feet from the units to 400 East. Chair Weston stated that the Fencing Plan shows an open rail fence on 400 East but no wall.

Marlow Marchant gave his address as 474 Oasis Drive in Ivins and stated that the proposed project will be directly across from his backyard. He asked if it will include vacation rentals. He also asked when the road will be widened and completed. Mr. Jacobsen stated that the owners of the townhomes on the north side will have the option of doing vacation rentals. However, the four apartment buildings on the south end that will have the affordable housing component, will not have the vacation overlay. He added that the road has not been built yet because it is uncertain when the western quarter will be built. If the road is built too soon, it will go unused and the asphalt will deteriorate before ever being used.

Commissioner Hendrickson asked the applicant what he would do if he does not receive the Affordable Housing Tax Credits. The applicant, Robert Smith, explained that he is applying for Low-Income Housing Credits with the Utah Housing Corporation. If he does not receive them, he will apply again next year. He stated that they could still start on the project with Phase 1, which includes the clubhouse and the amenities. The affordable housing component will be part of Phase 2. He stated that the Utah Housing Corporation will conduct an audit every year to make sure they comply with the affordable housing requirements. A management company is required to be on-site to screen applicants and make sure they qualify to live there. He noted that the funding comes from the tax

credits, so he would not be able to build the affordable housing component without them. He should learn whether he is approved for the tax credits in November or December.

A question was raised regarding a scenario where Mr. Smith does not receive the tax credits and Phase 2 is never built.

City Attorney, Devin Snow stated that approval should be conditioned upon the applicant receiving the tax credit and Mr. Smith would have to come back if it is not received. Mr. Snow explained that if the Commission supports the plan for the townhomes they could make approval of the affordable housing component conditional. Mr. Smith agreed and stated that if they cannot get the Affordable Housing Tax Credit, they will continue with the development of the townhomes.

3. Public Hearing to Receive Public Input for Approval of a Project Plan in a Planned Development Commercial Zone Located at Approximately 3542 Rachel Drive in Front of the Harmons Store. The Project Plan Consists of the Site Plan and Building Elevation Drawings. Kristen Voros, Applicant.

Mr. McNulty presented the staff report and stated that the applicant is Harmons. The request involves a retail pad in the new Harmons shopping center. Pad A is located along Rachel Drive between the two entrances into the Harmons parking lot. The site area is 0.7-acres, with 6,133 square feet of building floor area. There are 12 parking spaces located within Pad A and another 22 spaces directly to the east. The entire Harmons shopping center has a shared parking arrangement. The landscape requirement in the PD Commercial zone is that the area between the street, curb, and the building setback line (20 feet from the property line) must be landscaped, except for the sidewalk area. The site plan shows two drive-thru lanes (25 feet wide) within the front landscape setback area. The PD Commercial zone specifies that upon recommendation from the Planning Commission, the City Council may approve a reduced landscape strip that is no less than 10 feet wide provided there is additional landscaping elsewhere on the site.

Mr. McNulty asked that the applicant explain why the double drive-thru lane in the front setback area is needed. As for building elevations, the building design is similar in style to the existing building on Pad B, which houses Café Rio and other tenants. The proposed building height is 26' 4" to the top of the parapet wall. Above the parapet walls, there is an area for signage. Mr. McNulty stated that it is a good, workable site plan, except for that issue with the landscaping. Staff recommended careful review of the applicant's case for a double drive-thru lane within the front setback area or partially within the front setback area. If encroachment into the front setback area is allowed, additional landscaping will be required elsewhere. The landscaping strip to the east of the Pad A boundary may qualify if the Planning Commission and City Council feel it is adequate to compensate for any approved encroachment in the front setback area.

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

Commissioner Hendrickson stated that given the current slope of the hill, there is little that can be done with that space. He asked if that influenced how the double drive-thru was developed. The applicant, Kristen Voros, identified herself as the Project Architect. She explained that there will be a retaining wall between the drive-thru lane and where the landscaping starts. The wall will help keep

all of the landscaping high. It will also help maximize the landscaped area and maintain visibility from Rachel Drive. She added that there is an existing well that they would like to remove but may not be able to. The planter boxes were pushed back to provide six feet of sidewalk space rather than three.

Mr. Jacobsen stated that Public Works Director, Dustin Mouritsen, discussed two options for the well. One would be to remove it and the other would be to lower it. If it were lowered, it would not be so high and would look like the rest of the planters. Mr. Jacobsen agreed to touch base with Mr. Mouritsen about the matter.

Ms. Voros confirmed that the two users of the space will be Beans & Brews and Roxbury Juice Company. Beans & Brew will be the further drive-thru to give them the most queuing space and Roxbury Juice will be closer to the entrance to the drive-thru.

B. General Business.

1. **Recommendation to City Council to Amend the Santa Clara City Zoning Ordinance to Amend Section 17.68.50:C to Exempt Affordable Housing Projects from the 30-Unit Apartment Limit in the Planned Development Residential Zone.**

Commissioner Wilson moved to recommend that the City Council amend the Santa Clara City Zoning Ordinance to amend Section 17.68.50:C to exempt affordable housing projects from the 30-unit apartment limit in the Planned Development Residential Zone. Commissioner Whitehead seconded the motion. The motion passed with the unanimous consent of the Commission.

2. **Recommendation to the City Council to Rezone from Residential R-1-10 to Planned Development Residential for Deserts Edge Project on 20.7 Acres Located East of 400 East and North of North Town Road. The Subject Property Abuts Ivins City to the West and the North. Robert Smith, Applicant.**

Commissioner Hendrickson moved to recommend that the City Council rezone the property from Residential R-1-10 to Planned Development Residential for the Desert Edge project on 20.7 acres located east of 400 East North Town Road, as described and according to the current plan with the bonus density approved. Commissioner Wilson seconded the motion. The motion passed with the unanimous consent of the Commission.

3. **Conditional Use Permit Requested for Nightly Rentals for Coyote Landing Townhomes at Deserts Edge (119 Townhomes). Taylor Built Homes/Robert Smith, Applicant.**

Commissioner Hendrickson moved that the Planning Commission approve the Conditional Use Permit as requested for nightly rentals for the Coyote Landing Townhomes at Desert Edge, listed as 119 townhomes, conditioned upon getting the zone change approval from the City Council. Commissioner Whitehead seconded the motion. The motion passed with the unanimous consent of the Commission.

4. **Recommendation to City Council to Consider Approval of a Project Plan in a Planned Development Commercial Zone Located at Approximately 3542 Rachel Drive in Front of Harmons Store. The Project Plan Consists of the Site Plan and Building Elevation Drawings. Kristen Voros, Applicant.**

Commissioner Whitehead moved to recommend that the City Council consider approval of the Project Plan for the PDR Commercial Zone located at approximately 3542 Rachel Drive in front of the Harmons store and recommend that all of the Project Plans that are consistent with the elevation and issues presented tonight. Commissioner Anderson seconded the motion. The motion passed with the unanimous consent of the Commission.

5. **Recommendation to City Council of a Preliminary Plat for The Point at Santa Clara on 23.6 Acres Generally Located on the North Side of Pioneer Parkway and Just West of the Entrada Development.**

Mr. McNulty presented the staff report and stated that the above project has a good continuum of care concept, which gives people choices as they age. The applicant was identified as Clint Tolman. Mr. McNulty reported that the lots are an average of 8,000 to 9,000 square feet in size. There are two larger lots in the northwest and directly to the north, there are townhomes. There are five buildings for a future phase of townhomes, which are also age-in-place units. The main building will consist of the assisted living facility in the center of the complex. There will be two points of ingress and egress off of Pioneer Parkway. A public street system will be utilized to meet the City standard. Other parts of the project consist of the townhomes, the townhome independent living, and the assisted living facility, which will include memory care and Alzheimer's care. Staff recommended approval of the preliminary plat as presented.

Chair Weston and Commissioner Hendrickson expressed support for the project. Commissioner Hendrickson noted that the entrances have been made a bit wider. Commissioner Whitehead was pleased to see that slow-down/speed-up lanes were added. Commissioner Wilson pointed out that the plan shows the striping to have a turn lane, which contradicts the comments. He expressed support for the striping to have a turn lane.

Civil Engineer, Rob Poirier, and Jim Peterson participated via Zoom. Mr. Poirier stated that the striping is correct and the comments are probably the demolition note. He added there is now a left turn lane across the entire width of the project, which required some additional asphalt on the south side of the road. They plan to construct the entire road with that striping and noted that the number of lots has not changed since the last time the Planning Commission saw the plat.

There was discussion about the exact number of lots as there were errors in the numbers on the plat. It was confirmed that there are a total of 47 lots, including the assisted living and townhomes.

Commissioner Wilson moved to recommend approval to the City Council of the Preliminary Plat for the Point at Santa Clara on 23.6 acres generally located on the north side of Pioneer Parkway just west of Entrada Development, with the caveat that it is a 47-lot subdivision and that the numbering is adjusted and corrected. The 47 lots include one lot for the townhomes

and one for the assisted living center. Commissioner Hendrickson seconded the motion. The motion passed with the unanimous consent of the Commission.

5. **Discussion Items.**

There were no discussion items.

6. **Approval of Minutes.**

A. **Request Approval of the August 12, 2021, Regular Meeting Minutes.**

Commissioner Whitehead moved to approve the minutes of the August 12, 2021, Regular Meeting. Commissioner Wilson seconded the motion. The motion passed with the unanimous consent of the Commission.

7. **Adjournment**

The Planning Commission Meeting adjourned at 6:48 p.m.

Selena Nez
Planning Commission Secretary

Approved: _____