

NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL WORK MEETING
Wednesday March 2, 2022
Time: 5:00 p.m.
AGENDA

Public Notice is hereby given that the Santa Clara City Council will hold a Work Meeting in the City Council Chambers, located at 2603 Santa Clara Drive, Santa Clara, Utah on Wednesday March 2, 2022, commencing at 5:00 PM. The meeting will be broadcast via You Tube linked on our website at <https://sccity.org/meetings>.

1. **Call to Order:**

2. **Working Agenda:**

A. General Business

1. Discussion regarding camping in the South Hills.
2. FY 2023 Project List Prioritization discussion.
3. Deserts Edge Project 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.

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.

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 24th day of February 2022 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 2022 meeting schedule was also provided to the Spectrum on January 12, 2022

Chris Shelley – City Recorder

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



City Council
Denny Drake
Leina Mathis
Ben Shakespeare
Jarett Waite
Christa Hinton

CITY COUNCIL

Meeting Date: March 2, 2022

Agenda Item: 1

Applicant: Scott Bannon

Requested by: Scott

Subject: Bannon Discussion and thoughts from Council on new City Ordinance on camping within south hills area.

Description:

Information was brought to the City by the Public Safety Department Police on an ordinance for camping within the South Hills Area. Due to the large number of camping trailers currently in this area, the concern is this area is turning into transit camping because of no restrictions.

- What areas would camping be allowed?
- Time restricts on number of days a person is allowed to camp?
- Permit required?
- Cost of permit?

Recommendation: Discussion

Attachments:

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



City Council
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CITY COUNCIL

Meeting Date: March 2, 2022

Agenda Item: 2

Applicant: Brock Jacobsen

Requested by: Brock Jacobsen

Subject: Prioritization of parks projects for FY

2023

Description:

During the budget retreat many parks projects were discussed and new ones requested from the council. I have compiled the list and ask council to give direction on what projects you would like to see prioritized. We have limited funds so prioritizing the projects will help us as we budget for FY 2023 and future years. The attached sheet shows the list of projects, estimated cost, and what fund will pay for the project. The first two projects, BMX parking and Canyon Park parking the City is committed to as we have received grants from the County to complete these projects. The engineering is done and we should be going out to bid within the next month. The sheet also shows the amount of funds we currently have, project to have at the end of FY 2022, and what is budgeted for FY 2023. At the end of the sheet the chart shows the total cost by fund for each project on the list.

Recommendation: Discussion

Cost: 0.00

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

Attachments:

<https://sccity.org/wp-content/uploads/formidable/41/FY-2023-Project-Prioritization-List.docx>

Parks & Sports Field	Estimated Cost	Funding Source
BMX parking lot paved (committed)	\$593,566	GF/RAP/Grants
Canyon View Park parking lot paved (Committed)	\$246,304	GF/RAP/Grants
Canyon View Park large pavilion upgrades/Repairs	\$45,000	GF
Pickleball addition at Gubler Park	\$500,000	GF/IF
Playground to replace volleyball pit at Gubler Park	\$75,000	GF
Tobler Park/Orchard	\$400,000	IF
Splash Pad Reconstruct	\$400,000	GF/IF
Adventure Park Design & Engineering	\$50,000	IF
Little League Improvements (Wall, Fencing, parking, building)	\$350,000	GF/Grants
Black Rock Park playground replacement	\$75,000	GF
New Skate Park	\$300,000	IF
Lava Flow Trail Addition to Affirmation Drive	\$50,000	IF
Cemetery Expansion	???	GF/IF

RAP Tax available as of 2/24/2022, \$305,000, estimated to receive another \$68,000 by FY end, for a total of \$373,000. Budgeting to receive \$148,000 in FY 2023.

Impact Fees available as of 1/31/2022, \$487,000, estimated to collect \$98,000 by FY end, for a total of \$585,000. Budgeting to receive \$290,600 in FY 2023

RAP Tax				
BMX Parking	373,000.00			
Impact Fees			General Fund	
Tobler	400,000.00		BMX Parking	60,566.00
Cemetery	25,000.00		CV Parking	116,304.00
Adv. Design	50,000.00		CV Pavilion	45,000.00
Skate Park	300,000.00		Playground BR	75,000.00
Lava Flow Trail	50,000.00		Playground GP	75,000.00
Pickleball	500,000.00		Little League	200,000.00
CV Parking	23,000.00		Cemetery	25,000.00
Splash Pad	200,000.00		Splash Pad	200,000.00
Total Requested	1,548,000.00		Total Requested	796,870.00

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CITY COUNCIL

Meeting Date: March 2, 2022

Agenda Item: 3

Applicant: Robert Smith

Requested by: James McNulty

Subject: Deserts Edge Project

Discussion

Description:

Robert Smith would like to discuss the proposed Deserts Edge Project with the City Council. City staff and legal counsel have reviewed the PDR Ordinance (Chapter 17.68) and confirmed that the maximum density allowed is 12 dwelling units per acre. The applicant is proposing 12.52 dwelling units per acre which exceeds the maximum density allowed in the PDR Zone. A Memo has been provided by staff for Council review and consideration.

Recommendation: Discussion

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

Attachments:

https://sccity.org/wp-content/uploads/formidable/41/CC_Memo_Deserts-Edge_Work-Meeting_03_02_2022-1.docx,
<https://sccity.org/wp-content/uploads/formidable/41/Ordinance-2021-13-1.pdf>, https://sccity.org/wp-content/uploads/formidable/41/2022-02-15-Quail-Crossing-Coyote-Landing-Pre-Plat_-002_Feb-15-2.pdf



TO: Santa Clara City Council
FROM: Jim McNulty, Planning Manager
DATE: March 2, 2022
RE: Deserts Edge Project Discussion

Recently, city staff has been working with Robert Smith on the proposed Deserts Edge Project. On September 8, 2021, the City Council approved Ordinance #2021-13 (copy attached) allowing for up to 239 units on 20.7 acres of property which equates to a density of 11.94 dwelling units per acre. The Project Plan/Concept Plan which was attached to the property rezoning included 119 townhome units to be known as Coyote Landing at Deserts Edge, with 120 affordable apartment units to be known as Quail Crossing at Deserts Edge. The Project Plan/Concept Plan is a higher-level plan (approx. 20,000-foot level) that doesn't drill down into project details that are required at the preliminary subdivision plat stage.

The applicant has submitted a preliminary plat application and is going through the review process with staff to determine completion. Upon review of the preliminary subdivision plat (attached), staff determined that the property boundary description included a total of 20.011 acres, less 0.92 acres which has been sold and deeded to Washington County for the future Hamblin Parkway. This change results in 19.087 acres of property. It's our understanding that a property settlement was reached on September 29, 2021. On or around this time, Robert Smith received compensation for the 0.92 acres.

City staff and legal counsel have reviewed the PDR Ordinance (Chapter 17.68) and determined that the maximum density allowed is 12 dwelling units per acre. This is clearly stated in Section 17.68.050(B) which the City Council followed when Ordinance #2021-13 was adopted. The remaining 19.087 acres allows for a maximum of 229 units at 12 dwelling units per acre. Staff has determined that the applicant can proceed with a 229-unit project. The applicant, Robert Smith, would like to proceed with the original 239-unit project which equates to a density of 12.52 dwelling units per acre. This exceeds the maximum density allowed in the PDR Zone.

The applicant has asked to be on the March 2, 2022, City Council work meeting agenda to discuss this item with the Council.



TAYLOR BUILT HOMES, LLC SC-SB-80

BEGINNING AT A POINT N1°28'10"E, 24.77 FEET ALONG THE CENTER SECTION LINE AND N89°26'54"E, 33.02 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R16W, SL&BM, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF 400 EAST STREET, A PLATTED ROADWAY, AS SHOWN ON THE ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SUBDIVISION FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE N1°28'10"E, 1329.21 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH BOUNDARY OF PADRE LAKES TOWNHOMES-PHASE 2 SUBDIVISION, FILED AS RECORDED NO. 483025, IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: S01°07'22" WEST, 25.97 FEET TO THE POINT OF BEGINNING, THROUGH A CENTRAL ANGLE OF 25°16'58", THENCE S11°17'49" W, 113.05 FEET TO A POINT ON THE BOUNDARY OF SAID ARCADIA VACATION RESORT-PHASE 3 SUBDIVISION, "PRIVATE UNITS PARCEL", THENCE S11°17'49" W, 767.11 FEET ALONG SAID "PRIVATE UNITS PARCEL" TO THE NORTH RIGHT OF WAY LINE OF NORTH TOWN ROAD (800 SOUTH), A PLATTED ROADWAY, THENCE S89°26'54" W, 629.06 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

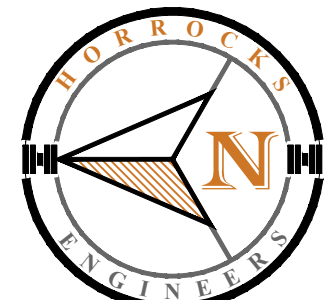
CONTAINING 20.011 ACRES MORE OR LESS.

LESS HAMBLIN PARKWAY DEEDED TO WASHINGTON COUNTY AND SANTA CLARA CITY. DEED DOCUMENT NO. 20210081392. NET REMAINING ACREAGE IS 19.087 ACRES.

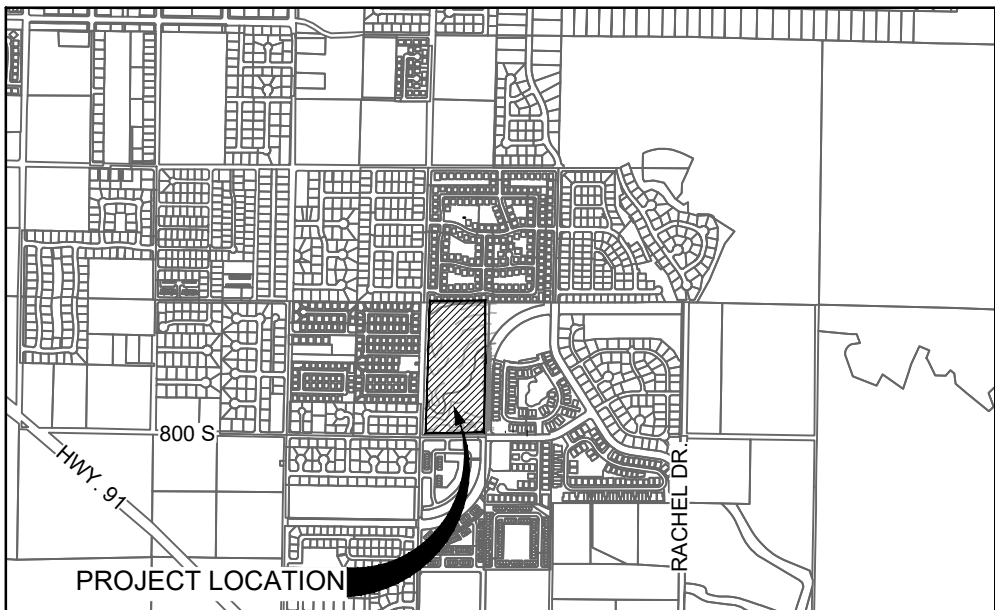
BOAT & RV PARKING PARCEL

BEGINNING AT A POINT NORTH 89°26'54" EAST, 862.67 FEET ALONG THE SECTION LINE AND NORTH, 1153.92 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON A 706.00 RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S01°07'22" WEST, 25.97 FEET TO THE POINT OF BEGINNING, THROUGH A CENTRAL ANGLE OF 25°16'58", THENCE S11°17'49" W, 113.05 FEET TO A POINT ON THE BOUNDARY OF SAID ARCADIA VACATION RESORT-PHASE 3 SUBDIVISION, "PRIVATE UNITS PARCEL", THENCE S11°17'49" W, 767.11 FEET ALONG SAID "PRIVATE UNITS PARCEL" TO THE NORTH RIGHT OF WAY LINE OF NORTH TOWN ROAD (800 SOUTH), A PLATTED ROADWAY, THENCE S89°26'54" W, 629.06 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 1.054 ACRES.



SCALE: 1" = 60'



Vicinity Map

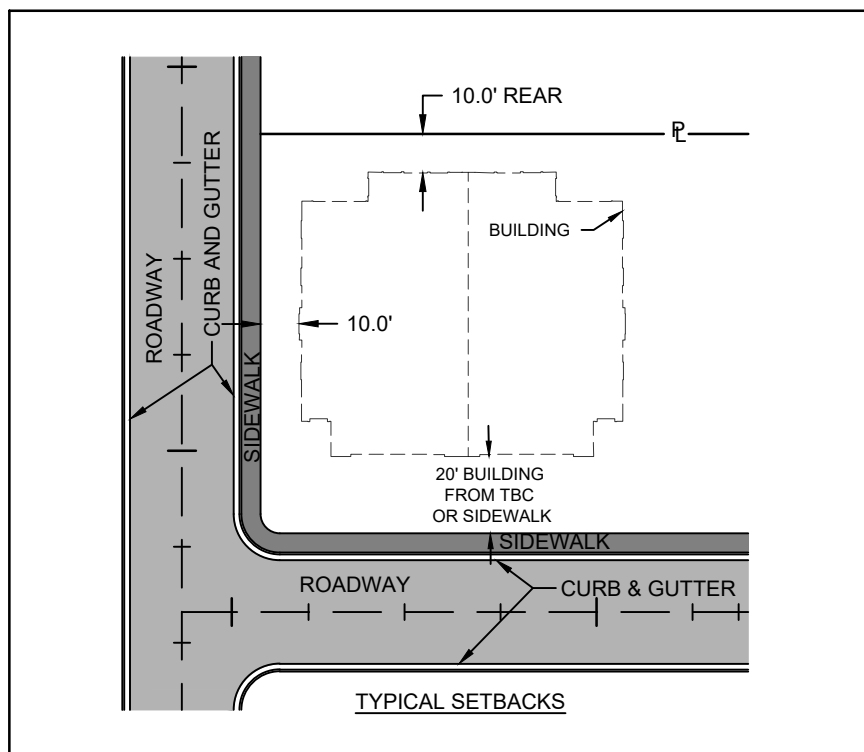
NOT TO SCALE
Located in Section 5, Township 42 South, Range 16 West,
SLB & M
Santa Clara City, Utah

PROJECT TABULATION

DESCRIPTION	TOTAL (Acres)
RESIDENTIAL UNITS (240)	11.9 du/ac
OPEN SPACE	8.08
BUILDING FOOTPRINT	4.54
ASPHALT	5.41
CONCRETE	1.05
PHASE TOTAL	19.08
UPDATE WITH BOAT/RV PARKING	1.05
TOTAL	20.13

LEGEND

- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING 8" SEWER MAIN
- EXISTING DRAINAGE
- EXISTING 10' CONTOUR MAJOR
- EXISTING 2' CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED 8" WATER LINE (UNLESS OTHERWISE NOTED)
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED 8" SEWER MAIN
- OVERALL PROJECT BOUNDARY
- PHASE LINE
- PROPOSED ROADS
- PROPOSED DETENTION AREA
- PRIVACY WALL
- IRON FENCE



PROPERTY OWNER
BELLA SOL IS A SERIES OF
BELLA SOL AT SANTA CLARA, LLC
ATTN: ROBERT SMITH
935 E. SOUTH UNION AVE.
STE D-104
MIDVALE, UT 84047

HORROCKS
ENGINEERS

555 South Bluff St., Suite 101
St. George, UT 84770
(435) 966-7868
www.horrocks.com

WARNING

IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

REVISIONS

DRAWING INFO

DATE 02/15/2022

DESIGNED BW

DRAWN MDK

CHECKED BW

PROJECT UT-3083-2104

SEE GENERAL NOTES SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

QUAIL CROSSING & COYOTE LANDING

SANTA CLARA CITY, UT

PRELIMINARY PLAT

SITE PLAN



PP1.0

**CITY OF SANTA CLARA
ORDINANCE NO. 2021-13**

AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, AMENDING THE ZONING ORDINANCE BY APPROVING A ZONE CHANGE FROM RESIDENTIAL R-1-10 TO PLANNED DEVELOPMENT RESIDENTIAL, AND ADOPTING THE DESERTS EDGE PROJECT PLAN AS THE OFFICIAL PLAN OF THE PDR DISTRICT LOCATED ON APPROXIMATELY 20.7 ACRES EAST OF 400 EAST IN IVINS, AND NORTH OF NORTH TOWN ROAD.

Section 1. Amendment

WHEREAS, the applicant, Robert Smith, is requesting an amendment of the current zone designation from R-1-10 Residential, to PDR incorporating the proposed Deserts Edge Project Plan, on approximately 20.7 acres east of 400 East in Ivins, and north of North Town Road; and

WHEREAS, the proposed Deserts Edge Project Plan includes 239 dwelling units, including 36 front-loaded townhomes, 83 rear-loaded townhomes (via an alley) and a 120-unit apartment project, for an overall proposed 11.94 du/acre density, to be developed in two parts, known as Quail Crossing at Desert's Edge and Coyote Landing at Desert's Edge; and

WHEREAS, Quail Crossing at Desert's Edge will be 120 apartment units in four 3-story 30-plexes, with an affordable housing component; and

WHEREAS, Coyote Landing at Desert's Edge will be 119 two-story townhomes, to be available for short-term rentals (subject to a separately approved conditional use permit); and

WHEREAS, pursuant to the requirements of the Santa Clara Municipal Code, the Land Use Authority/Planning Commission conducted a properly advertised public hearing on the proposed zone change, on September 7, 2021; and

WHEREAS, the Planning Commission, during a special meeting held on said date, voted to recommend approval of the proposed amendment to the City Council, including approval of the bonus density in excess of 8 du/acre and up to 12 du/acre, subject to certain recommended conditions set forth in the minutes of said meeting; and

WHEREAS, the City Council, during its regular meeting held on September 26, 2018, considered the applicant's proposal and the Planning Commission's recommendations, and voted to approve the proposed amendment, subject to certain findings and conditions as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the Santa Clara City Council, State of Utah, as follows:

Section 2. Classification

This ordinance amends the zoning ordinance and official zoning map of the City of Santa Clara, Utah.

Section 3. General Provisions

1. The zoning ordinance and official zoning map of the City of Santa Clara, Utah is hereby amended to change the designation of the following described property from R-1-10 Residential, to PDR incorporating the proposed Deserts Edge Project Plan, subject to the following conditions:

a. The use of dwellings as short-term rentals shall be limited to the units in the Coyote Landing at Desert's Edge component of the Project, and that the amenities for short term rental users will be those set forth in the Project Plan, i.e., outdoor pool, clubhouse, two sport courts, and associated landscaped areas.

2. Any additional findings of the City Council as stated on the official record and incorporated into the motion to approve this action are hereby incorporated with this reference.

DESCRIPTION:

Parcel Nos. SC-SB-80 and SC-SB-79-A-1-A.

Section 4. Effective Date

This ordinance shall become effective immediately upon adoption, recording and posting in the manner required by law.

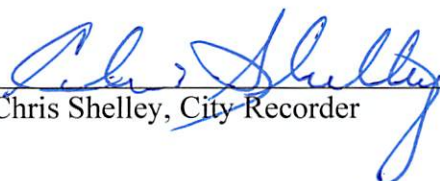
ADOPTED by a duly constituted quorum of the Santa Clara City Council this 8th day of September, 2021.

IN WITNESS THERETO:


Rick Rosenberg, Mayor



Attest:


Chris Shelley, City Recorder