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Brock Jacobsen

CITY OF
SANTA CLARA
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City Council
Denny Drake
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Ben Shakespeare
Jarett Waite
Christa Hinton

CITY COUNCIL

Meeting Date: June 1, 2022 **Agenda Item: 3**

Applicant: Dave Vincent **Requested by:** Dave Vincent

Subject: Proposed Tree Nursery Use

Description:

Dave Vincent would like to do a tree nursery at approximately 2331 Santa Clara Drive (Parcel #(SC-1-B). The vacant property is approximately 1.32 acres in size and owned by Nick Frei and Debbie Hafen. The subject property is zoned Planned Development Commercial, PDC. Chapter 17.68.020 includes allowed uses in Planned Development Zones. The proposed use is not listed as a permitted use or a conditional use within the code. However, there is a provision in this section of code that states the following: "Other use proposed by the applicant that is similar to the allowable uses within the zone if determined by the city council to be in harmony with the intent and purpose of the zone." The applicant and property owners have requested that the Council consider allowing this use on the property for a period of 3-years. If this use is found to be acceptable, the applicant will be required to go through a Conditional Use/Site Plan review process with the Planning Commission and City Council as per the PDC Zone.

Recommendation: Discussion

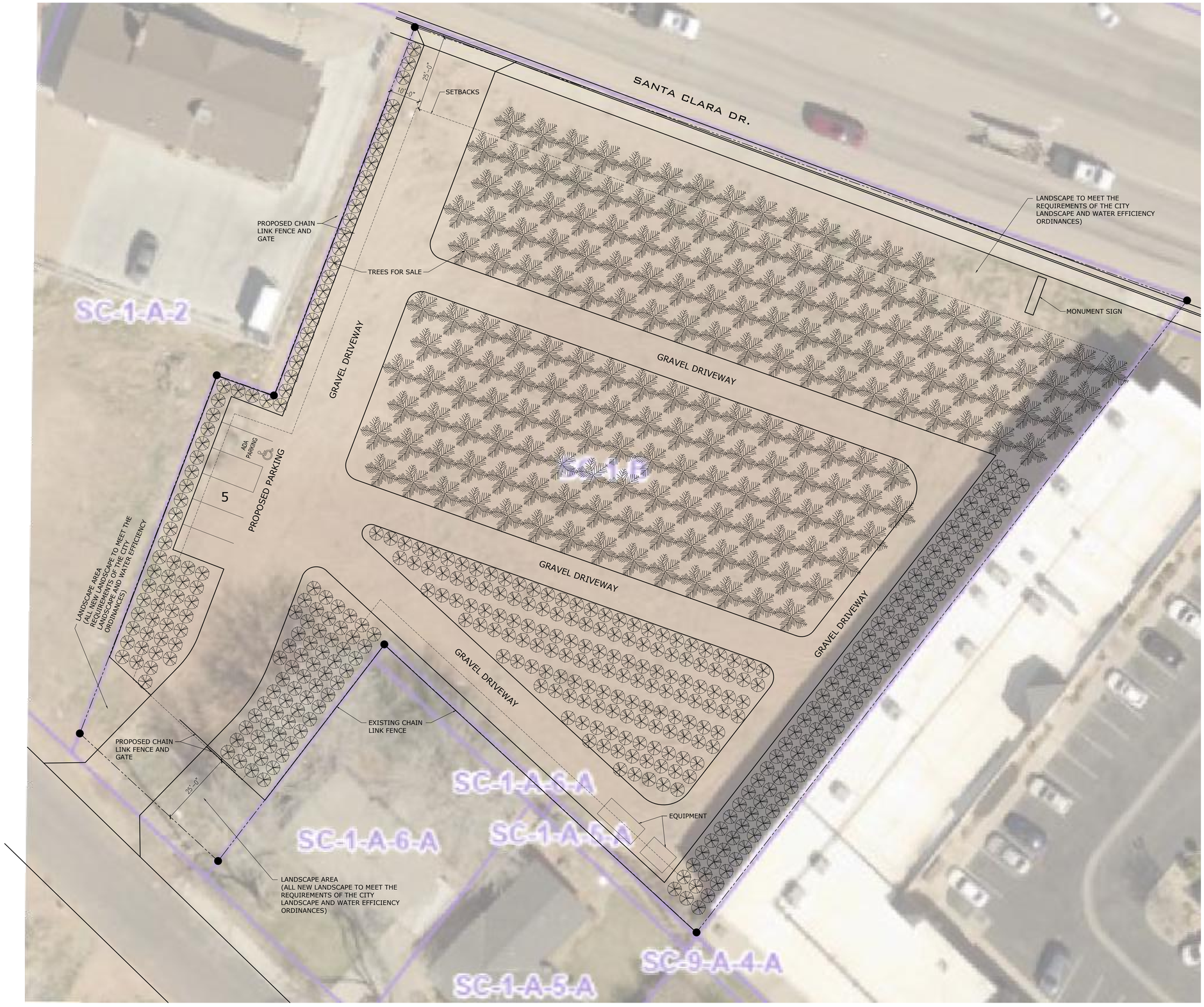
Attachments:

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A



PALM TREES

PALM TREES

EQUIPMENT

studio8architects

MESA PALMS NURSERY

APPROXIMATELY 2331 SANTA CLARA DR.

SITE PLAN

A101

Mesa Palms Narrative

For Submission to Santa Clara City
TRC Meeting May 19, 2022

For the last 2+ years, Mesa Palms has been providing California Fan Palms (Washingtonia Filifera's) and Mediterranean Fan Palms in 25-gallon containers, and a few specialized 24" box trees as needed to Washington County, UT. Our current greenbelt/ag land is in Little Valley.

Mesa Palms is owned by the Vincent Family who have been residents of St. George for 23 years (Highlands @ Green Valley.) They started the business because of the need in the valley for Grade A #1 Palm Trees that weren't just randomly brought in from the CA or NV desert in all different types and sizes. CA Fan Palms are the most cold hearty and healthy palm trees for USDA Zone 8a-8b in Washington County.

Palm trees are part of the grass family. The do not have traveling roots, but the root system is contained in a "ball." They are very hearty to transplant, and they are extremely drought resistant for our dry arid desert landscape and require little water after the root ball is established. Palm trees at my personal residence are watered 4 minutes every other day with a drip line. This is much less water than a typical deciduous tree such as the popular St. George trees like a "Southern Live Oak" or a "Wilson Olive."

While Mesa Palms is a family-owned business, the day-to-day operations are run and managed by Spencer & Brittni Vincent who also own a home and live full-time here. Spencer is a full-time foreman and is on the property each day (closed Sunday). He is very skilled in running all aspects of the operation.

Palm trees at Mesa Palms are brought in by truck from our farm in Stanfield, AZ near the CA aqueduct that provides water to the trees. Most of our trees are pre-sold to residents or landscapers and are "drop-shipped" delivered to the residence. The residual number of trees are brought to our farm where they are temporarily planted and watered until they are sold…usually within 10-14 days after delivery and planting. 95% of our sales are commercial, with about 5% by locals. A local resident can call Spencer off our website and meet him at the farm to pick out a tree which we typically deliver, or their landscaper picks up.

We do not operate with a storefront. We simply use the raw land for farming purposes. The current Frei land being considered has water from its water share. The land will be leased by Mesa Palms from the Frei family trust. The land will remain greenbelt. Mesa Palms anticipates having and complying with all city licenses, permits, etc. as needed for greenbelt – farming operations.

We would request two post signage on the property to identify Mesa Palms. The sign would not be large.

We keep the land well-groomed so there are no weeds, and a small amount of water is used to "crust" the top of the ground when we are clearing it to prevent dust. We have very little dust and do not work when the wind is blowing.

We have 2 brand new pieces of equipment used on the farm. A Kubota KX-40 mini-excavator (see picture) and a single person Bobcat MT100 (Dingo) stand on with forks. Both pieces of machinery are equipped with the latest "quiet" technology.

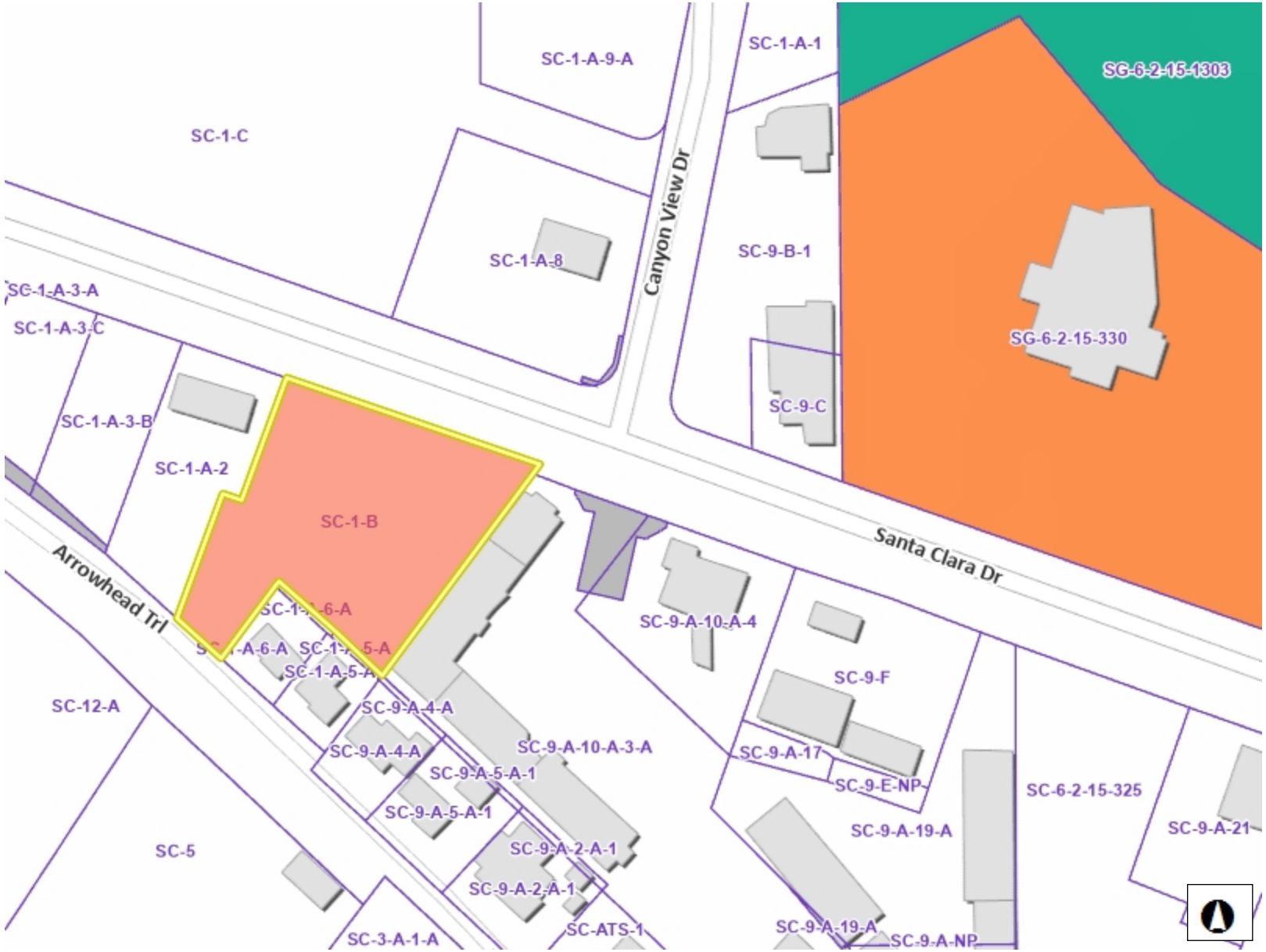
Access to the farm will be from the opening of the land off Arrowhead Lane and not Santa Clara Drive. We have heard that eventually the city plans to put a road from Santa Clara Drive south to Arrowhead…which would be welcome and would create even better access.

We hope this provides a brief summary of our operations and we look forward to meeting with the City Thursday morning, May 19, 2022 for further discussion.

Respectfully submitted,

Mesa Palms
Dave Vincent – 801-608-5554
Spencer Vincent – 801-903-3282
Brittni Vincent – 801-529-7802

Frei/Windy Peaks Property



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

1.32 Acres/Vacant

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.