



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
September 8, 2022 @ 5:30 PM

2603 Santa Clara Drive
Santa Clara, Utah 84765

Phone: (435) 673-6712
Email: contact@sccity.org

Public Notice is hereby given that the Planning Commission of the City of Santa Clara, Washington County, Utah, will hold a Planning Commission meeting in the City Council Chambers, 2603 Santa Clara Drive, Santa Clara, Utah, on Thursday, September 8, 2022, commencing at 5:30 PM. The meeting will be broadcasted via YouTube linked on our website at <https://sccity.org/meetings>.

The agenda for the meeting is as follows:

1. Call to Order

2. Opening Ceremony

- A. Pledge of Allegiance: Ryan Anderson
- B. Opening Comments (Invocation): Ryan Anderson

3. Communications and Appearances

4. Working Agenda

- A. Public Hearing

- 1. None

5. General Business

- A. Planning Commission Approval

- 1. Approval of Wall Signs for Aloe Urgent Care, located at 3663 Pioneer Parkway, Suites 1 & 2. Chad Christensen with Turnbow Sign and Art, representing.

6. Discussion Items

- A. Brief overview of Title 16, Subdivisions.

7. Approval of Minutes

- A. Request Approval of Regular Meeting minutes: August 25, 2022

8. Adjournment

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at least 24 hours in advance of the meeting by calling (435) 673-6712.

Posted this 1st day of September 2022.

Jim McNulty, Planning Manager



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

Staff Report

Wall Signs Approval Summary and Recommendation

Public Body: Santa Clara City Planning Commission
Meeting Date: September 8, 2022
Current Zone: Planned Development Commercial, PDC
General Plan Designation: Main Street Commercial
Property Location: 3663 Pioneer Parkway, Suites 1 & 2
Request: Approval of Wall Signs for Aloe Urgent Care
Applicant Name: Chad Christensen (Turnbow Signs)
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Chad Christensen, is requesting Wall Sign Approval for the Aloe Urgent Care located at 3663 Pioneer Parkway, Suites 1 & 2. The Santa Clara City Sign Ordinance, Chapter 17.44, states that wall signs are allowed in the Planned Development Commercial, PDC Zone subject to Planning Commission approval. This business will be in the commercial building that currently has a Quench IT and Royal Thai restaurant in place.

A total of three (3) wall signs are proposed for this business. Section 17.44.090C indicates that wall signs may not exceed 10% of the total square footage of the wall on which the wall sign is placed. The applicant has provided calculations which indicate that 10% would allow for a wall sign of 72 square feet per building side; however, each proposed wall sign is 42 square feet (3.5' x 12') in size. The front building elevation includes a sign that will be non-illuminated as it faces single-family homes to the south. The side building elevation (back wall) which faces east includes an illuminated sign with white lettering. The rear elevation (street side along Pioneer Parkway) faces north and includes an illuminated sign with white lettering. The proposed signs meet the standards for wall signs as per city code.

ISSUES OF CONCERN/PROPOSED MITIGATION

No items of concern have been identified for this application.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission approve the proposed Wall Signs for the Aloe Urgent Care located at 3663 Pioneer Parkway, Suites 1 & 2 subject to the following conditions:

1. That the three (3) wall signs do not exceed 42 square feet in size per wall sign.
2. That the front elevation wall sign facing south be non-illuminated.
3. That the side elevation (back wall) wall sign, and rear elevation (street side) wall sign be allowed to be illuminated with white lettering.
4. That a building permit be applied for and obtained prior to placement of the wall signs on the building.



SANTA CLARA CITY
2603 Santa Clara Dr.
Santa Clara, UT 84765
(435) 656-4690 Fax: (435) 879-5298

Permit #: _____

Fee: _____

SIGN PERMIT APPLICATION

Fee: \$2 per sq. ft.

Address of Sign Location: 3663 Pioneer Pkwy Ste 1 & 2
Name of Business: Aloe Urgent Care Phone #: 435-574-7833
Sign Company: Turnbow Sign & Arts Inc. Phone #: 435-986-4211
Sign Co. Address: 1033 E 770 N. St. George, UT 84770 State License #: 5005311-5501

Type of Sign:

____ Monument (low profile) Sign
☒ Wall Sign
____ Free-standing Sign
____ Temporary Sign (max. length - 30 days) Display dates: from _____ to _____

Total Square Footage of Sign: 42 (x3) Value of Sign: \$15000

Two copies of the following are required to process permit application:

ALL SIGNS:

1. Accurately dimensioned, scaled drawings showing height, color, square footage, dimensions, sign composition, type of illumination, and how the sign will appear from the street.
2. Details of sign construction
3. Electrical schematics

MONUMENT & FREE-STANDING SIGNS (in addition to All Signs requirements):

1. Plot plan showing relationship of sign to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways.
2. Number of acres.
3. Length of lineal frontage of property.

WALL SIGNS (in addition to All Signs requirements):

1. A profile drawing showing how the sign will appear from the street/parking area and on the building. Drawing must show all existing signs on wall faces and proposed sign(s).

TEMPORARY SIGNS (in addition to All Signs requirements):

1. Plot plan showing relationship of sign(s) to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways.

- ◆ **Sign(s) may NOT be installed until permit is issued**
- ◆ **Incomplete applications will not be accepted**
- ◆ **Planning & Zoning approval may be required before application can be processed.**

Print Applicant Name: Chad Christensen/Turnbow Sign & Arts Inc.

Signature of Applicant: _____ Date: 8-15-22

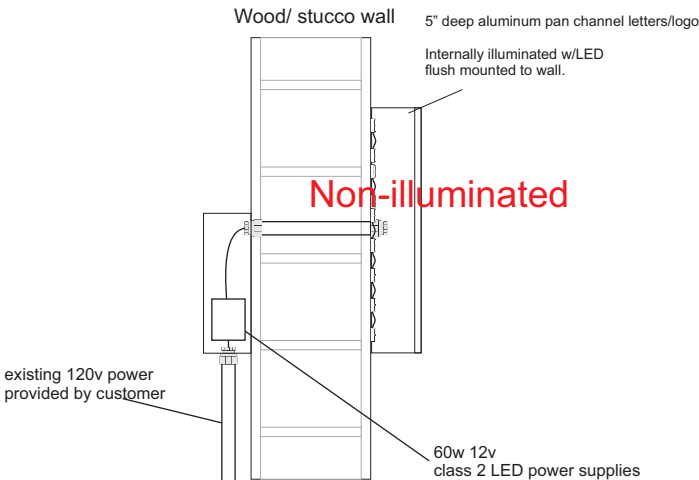
Date Approved: _____ By: _____ Application Fee: _____



Sign: 42" x 144" = 42 Sq Ft.

Building: 24' x 30' = 720 Sq Ft.
20% = 144 Sq. Ft.
10% = 72 Sq. Ft.

Front Elevation



SIDE VIEW



Existing



Proposed



Night view

Aloe Urgent Care

Attn: Terrence

EXTERIOR SIGNS

Project Address: 3663 Pioneer Pkwy Ste 1 & 2
Santa Clara, UT 84765
Date: 7-11- 2022
View: Exterior
Sales Rep: Quinn H/Chad C.
Designer: Chad C.
Design #: AUCCL1

SCOPE

DETAILS

Manufacture and install (2) sets pan channel letters.
White (2447), 177"plex faces.
5" deep white returns.
1" white trim cap
White Principal LED (3100KV) lighting.
Flush mounted to wall.
Remote located 60w power supplies.

REVISIONS

Rev (1): 7-13- 2022
Rev (2): 7-18- 2022
Rev (3):
Rev (4):
Rev (5):

APPROVALS

Client:
Estimate:
Design:
Sales Rep: Authorized Signature
Page #: 1 of 1



UT Contractors License #5005311-5501
NV Contractors License #0077703

THIS SIGNAGE ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDE-

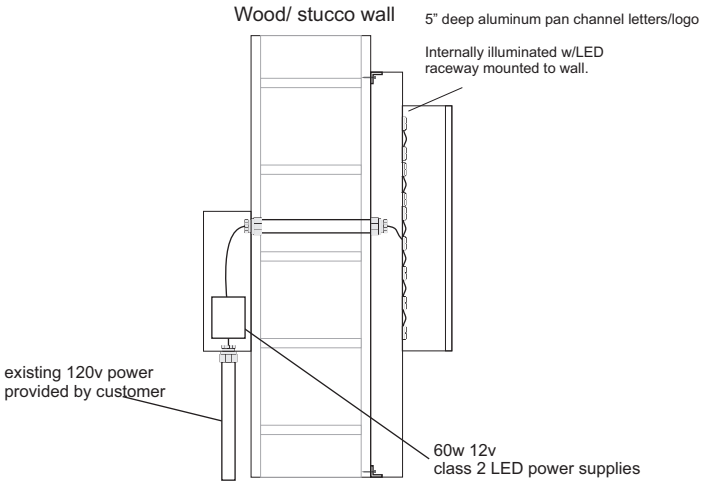
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Sign: 42" x 144" = 42 Sq Ft.

Building: 24' x 30' = 720 Sq Ft.
20% = 144 Sq. Ft.
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Back Wall



SIDE VIEW

Aloe Urgent Care

Attn: Terrence

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SCOPE

DETAILS

Manufacture and install (2) sets pan channel letters.
White (2447), 177 plex faces.
5" deep white returns.
1" white trim cap
White Principal LED (3100KV) lighting.
Mounted to custom painted .080 aluminum panel frame.
Remote located 60w power supplies.

REVISIONS

Rev (1):
Rev (2): 7-18- 2022
Rev (3):
Rev (4):
Rev (5):

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Existing



Proposed



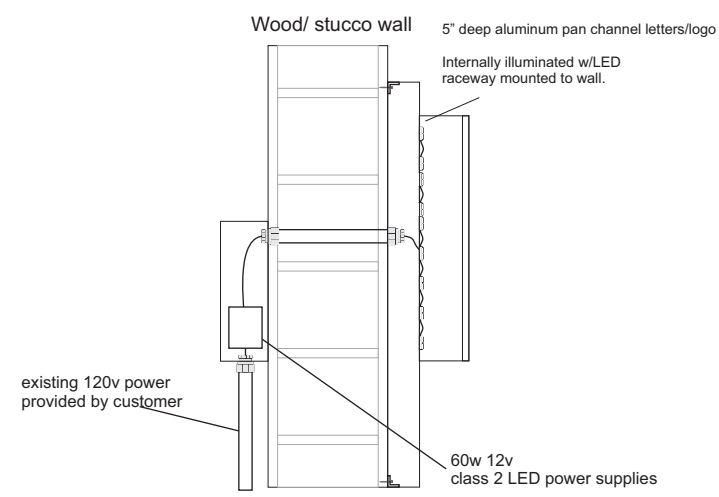
Night view



Sign: 42" x 144" = 42 Sq Ft.

Building: 24' x 30' = 720 Sq Ft.
20% = 144 Sq. Ft.
10% = 72 Sq. Ft.

Street Side



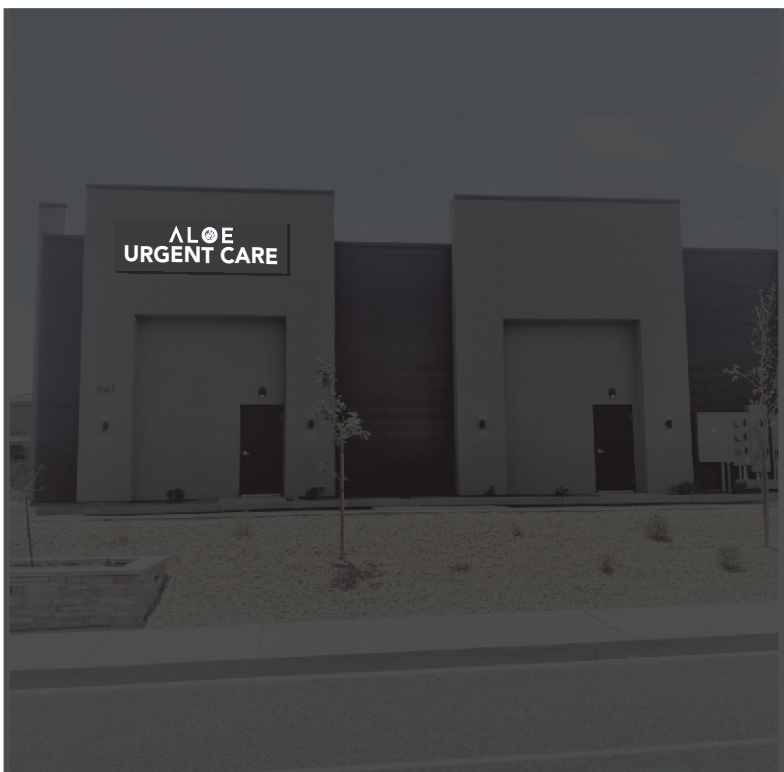
SIDE VIEW



Existing



Proposed



Night view

Aloe Urgent Care

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**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, August 25, 2022**

Present: Ryan Anderson
Logan Blake
Mark Hendrickson
Curtis Whitehead

Staff: Jim McNulty, Planning and Economic Development Manager
Cody Mitchell, Building Official
Selena Nez, Executive Assistant

Excused: James Call
Shelly Harris
Mark Weston

1. Call to Order.

In the absence of Chair Mark Weston, Commissioner Curtis Whitehead called the meeting to order at 5:30 p.m.

2. Opening Ceremony.

A. Pledge of Allegiance: Logan Blake.

B. Opening Comments (Invocation): Logan Blake.

3. Communications and Appearances.

There were no communications or appearances.

4. Working Agenda.

A. Public Meeting.

- i. Consider a Proposed Partial Plat Amendment for Somerset Estates Subdivision to Combine Lots 2 and 3 into one Lot Located at 3096 Somerset Lane. Scott and Robyn Parry, Applicants.**

Planning and Economic Development Manager, Jim McNulty, presented the Staff Report and stated that the applicants, Scott and Robyn Parry, were requesting an amendment to the Somerset Estates Subdivision. The proposal was discussed at multiple Technical Review Committee (“TRC”) meetings. Mr. McNulty shared the original plat with the Commission and referenced

Lots 2 and 3. The existing home is on Lot 2 but the applicants also own Lot 3. The applicants want to amend Lots 2 and 3 of the subdivision so the lots could be combined into one large lot.

Lot 2 is 0.53 acres in size while Lot 3 is 0.55 acres. The combined lot would be 1.08 acres and be referred to as Lot 2 since that is where the existing home is located. The lot would meet all of the area width and yard regulations set forth in the Code. Mr. McNulty reported that the property owners intended to build a detached garage and pool on the property. The subject properties are in the RA Single-Family Zone, which is a half-acre minimum zone. City Code, Chapter 17.20.150 states that accessory buildings cannot be constructed on a lot until a building permit is issued for the principal building. Notices were sent to all property owners within the subdivision plat and the property was posted, as per State Code. No comments were received by city staff.

A Geotechnical Report would be required for Lot 2 to address the additional structures prior to obtaining a building permit. Power Utility Easements (“PUE”) are required and any public utility easements that are affected by the amendment need to be relocated. Planning Staff suggested that the Planning Commission recommend approval of the Partial Plat Amendment for Lots 2 and 3 of the Somerset Estates Subdivision to the City Council with the conditions set forth in the Staff Report. Mr. McNulty reported that the conditions are standard for this type of application.

Commissioner Blake wondered if there would be access off of the future road to the east. Mr. McNulty explained that the access will come off of Somerset Lane only. The plan was to extend the existing wall. He explained that the applicants were not looking for any access off of Caymus Lane. Mr. McNulty reported that this was a public meeting and no public hearing was needed; however, a motion needed to be made during the General Business portion of the Planning Commission Meeting. Commissioner Blake asked about the easements. Mr. McNulty stated that easements as needed will be discussed with city staff prior to plat recordation. The applicant would need to work with the Public Works Department.

B. Public Hearing.

ii. Consider a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.63, R-1-6 Single-Family Zone. City of Santa Clara, Applicant.

Mr. McNulty presented the Staff Report and explained that the item was related to a proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.63, R-1-6 Single-Family Zone. He reported that the item was discussed with the Planning Commission on August 11, 2022. It was also discussed on July 6, 2022, with the City Council. The City Council was in favor of creating an R-1-6 Zone to allow for some medium density residential in the City, as per the General Plan. All of the State requirements for noticing had been met. As a result, Planning Staff recommended that the Planning Commission hold a public hearing and forward a recommendation of approval.

Since the last discussion on the item, Internal Accessory Dwelling Units (“IADU”) were added as a permitted use. Accessory Dwelling Units (“ADU”) were included as a conditional use, which could be done administratively by city staff. Due to the smaller size of the lots, the height

regulations were capped at 30 feet. Accessory structures may not exceed 20 feet. This was due to both the size of the lots and the smaller setbacks. The R-1-6 Zone area width and setback regulations were shared. Mr. McNulty noted that ADUs will need to utilize building materials and colors that blend in with the construction of the primary home. He explained that the R-1-6 Zone could be a tool to allow more medium-density housing within the community.

Commissioner Whitehead opened the public hearing. There were no comments. Commissioner Whitehead closed the public hearing.

iii. **Consider a Proposed Code Amendment to the Santa Clara Zoning Ordinance, Section 17.74, Historic District/Mixed-Use Zone. City of Santa Clara, Applicant.**

Mr. McNulty presented the Staff Report and explained that there had been an opportunity to discuss the proposed Code Amendment to the Santa Clara Zoning Ordinance, Section 17.74, Historic District/Mixed-Use Zone, on August 11, 2022. The City Council discussed the item on July 6, 2022. As previously indicated, the amendment would clean up the existing language and create more consistency. Mr. McNulty reported that 17.74.050 – Modifying Regulations (Item D-5) had been modified. The term 'Planning Manager' was referenced in place of 'Zoning Administrator'.

In Section 17.74.120, the Zone Change Procedure language would be amended to state: “An application to rezone property in the Historic District/Mixed-Use Zone shall be made in the same manner as a zone change to any other zone in the City.” Previously, it stated that the Heritage Commission would be the initial review body. After discussions with City Legal Counsel, it was determined that the reference to the Heritage Commission would be removed. Section 17.74.130 previously stated that a “disc shall be submitted showing the property survey.” The amendments changed that language to state that an “electronic copy shall be submitted.” Staff recommended that a public hearing be held and a recommendation of approval be forwarded.

Commissioner Whitehead opened the public hearing. There were no comments. Commissioner Whitehead closed the public hearing.

Commissioner Anderson wondered if the Heritage Commission would be dissolved. Mr. McNulty indicated that this wasn't the case, and that their duties needed to be updated in city code. He explained that the focus of the Heritage Commission will be on additions, remodels, and changes to the exterior of a home. It would not be reviewing a property rezoning.

iv. **Consider a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.76, Historic District/Overlay Zone. City of Santa Clara, Applicant.**

Mr. McNulty presented the Staff Report and stated that the above item relates to a proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.76, Historic District/Overlay Zone. The issue was discussed by the Commission on August 11, 2022, and by the City Council on July 6, 2022. All State requirements for noticing had been met. As a result, Staff recommended

that the Planning Commission hold a public hearing and forward a recommendation of approval to the City Council.

Mr. McNulty reviewed some of the proposed amendments for the Commission members. During the last Planning Commission meeting, there was discussion about the definitions. They needed to be clear and concise. There was also a desire for consistency. For instance, 17.76.050 – Heritage Commission (C) included a proposed amendment, which stated: “The Heritage Commission shall elect a Chair and Vice-Chair from among its members yearly. The election of the Chair and Vice-Chair will occur during the first regularly scheduled Heritage Commission Meeting each year.” Mr. McNulty explained that Chapter 17.12, Planning Commission had recently been updated and that provision had been added for the Planning Commission. This would create more consistency throughout the code. He stated that the rest of the amendments were minor clean-ups to the language.

Commissioner Whitehead opened the public hearing. There were no comments. Commissioner Whitehead closed the public hearing.

Commissioner Whitehead wondered how buildings inside the Historic District were determined to be landmarks or non-landmarks. Mr. McNulty explained that there are markers on certain buildings. To have a plaque, the building needs to be reviewed and approved. There was a process with the State of Utah where a building could be categorized as a historic building or structure. To receive that status, the property owner needs to apply with the State of Utah, with the property needing to be considered a structure of historic significance, and there needed to be a certain style or vernacular to meet these requirements. Many requirements need to be met to achieve this status for a building.

Commissioner Blake asked about Section 17.76.070 (B). He noted that the Site Plan was being removed from the Heritage Commission review and he wondered if that meant that the Commission would not have a say in the building locations. Mr. McNulty explained that the exterior design, building treatment, additions, and things of that nature could be discussed. The Site Plan would be provided to the Heritage Commission for consideration and context. However, the Heritage Commission did not have review authority over the Site Plan. He clarified that the Site Plan went to the Planning Commission and the City Council for review and approval. The Planning Commission discussed the Overlay Zone and Mr. McNulty reviewed the location of the overlay.

5. General Business.

A. Recommendation to City Council.

- i. Recommendation to the City Council to Consider a Proposed Partial Plat Amendment for Somerset Estates Subdivision to Combine Lots 2 and 3 into One Lot, Located at 3096 Somerset Lane. Scott and Robyn Parry, Applicants.**

Commissioner Hendrickson moved to recommend APPROVAL to the City Council for a Proposed Partial Plat Amendment for Somerset Estates Subdivision to Combine Lots 2 and 3 into One Lot, located at 3096 Somerset Lane, subject to the following conditions:

1. That the applicant shall be required to comply with the recommendations from all City reviewing departments.
2. That the owner's Dedication and Acknowledgement be signed prior to the Final Plat recordation.
3. That the applicant shall be required to record the Amended Subdivision Plat and provide an electronic copy to City Staff.

Commissioner Anderson seconded the motion. The motion passed with the unanimous consent of the Commission.

- ii. Recommendation to the City Council to Consider a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.63, R-1-6 Single-Family Zone. City of Santa Clara, Applicant.

Commissioner Anderson moved to recommend APPROVAL to the City Council for a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.63, R-1-6 Single-Family Zone. Commissioner Blake seconded the motion. The motion passed with the unanimous consent of the Commission.

- iii. Recommendation to the City Council to Consider a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.74, Historic District/Mixed-Use Zone. City of Santa Clara, Applicant.

Commissioner Blake moved to recommend APPROVAL to the City Council for a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.74, Historic District/Mixed-Use Zone. Commissioner Hendrickson seconded the motion. The motion passed with the unanimous consent of the Commission.

- iv. Recommendation to the City Council to Consider a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.76, Historic District/Overlay Zone. City of Santa Clara, Applicant.

Commissioner Hendrickson moved to recommend APPROVAL to the City Council of a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.76, Historic District/Overlay Zone. Commissioner Anderson seconded the motion. The motion passed with the unanimous consent of the Commission.

6. Discussion Items.

- A. None.

Mr. McNulty reported that there will be a Planning Commission Meeting on September 8, 2022, but no meeting on September 22, 2022.

7. **Approval of Minutes.**

A. **Request Approval of the Regular Meeting Minutes – August 11, 2022.**

Commissioner Blake moved to APPROVE the Meeting Minutes of the August 11, 2022, Santa Clara Planning Commission Regular Meeting. Commissioner Hendrickson seconded the motion. The motion passed with the unanimous consent of the Commission.

8. **Adjournment**

The Planning Commission Meeting adjourned at 6:07 p.m.

Jim McNulty
Planning and Economic Development Manager

Approved: _____