CITY OF
SANTA CLARA
FOUNDED 1854

NOTICE OF PUBLIC MEETING
PLANNING COMMISSION

Planning Commission
October 27, 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, October 27, 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: Mark Weston
   B. Opening Comments (Invocation): Mark Weston

3. **Communications and Appearances**

4. **Working Agenda**

   A. Public Hearing

      1. None

5. **General Business**

   A. Recommendation to City Council

      1. Recommendation to the City Council to consider Site Plan approval for Swoon Interior Design at 3086 Santa Clara Drive. April and Brian Hickman, applicants.

   B. Planning Commission Approval

      1. Approval of Wall Signs for Beans and Brews, located at 3542 Rachel Drive, Suite #104, in the Harmons Shopping Center. Kevin Anderson with Impact Signs, applicant.

      2. Approval of Walls Signs for Royal Thai Express, located at 3663 Pioneer Parkway, Suite #3. Quinn Hadley with Turnbow Sign and Art, applicant.

6. **Discussion Items**

   A. Monument Signs

7. Approval of Minutes

A. Request Approval of Regular Meeting minutes: October 13, 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 20th day of October 2022.

_____

Jim McNulty, Planning Manager

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

Staff Report

Site Plan Approval
Summary and Recommendation

Public Body: Santa Clara City Planning Commission
Meeting Date: October 27, 2022
Current Zone: Historic District Overlay/Mixed Use Zone
Property Size: 0.45 acres
Property Location: 3086 Santa Clara Drive
Request: Site Plan Approval *(Swoon Interior Design)*
Applicant Name: April & Brian Hickman
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicants, April & Brian Hickman, are requesting Site Plan Approval for Swoon Interior Design. The proposed plan includes converting the existing single-family home located at 3086 Santa Clara Drive into a business/professional office. The main floor of the home is approximately 1,150 square feet in size, with a partial basement that's approximately 300 square feet to be used for storage. The subject property is approximately 0.45 acres in size.

The subject property is located within a Historic District/ Mixed Use Zone. The proposed use is permitted within this zoning district. This item was reviewed by the Heritage Commission on September 1, 2022. The Heritage Commission approved the applicants request to paint the outdoor trim and exterior doors a shade of blue while leaving the brick the original color. Repairing and maintaining the existing wood shake shingle roof as well as painting the shed on the property a matching color to tie in with the building was also approved.

Chapter 17.74, Historic District/Mixed Use, requires a review of the site plan layout, building design and materials, parking, landscaping, lighting, project signage, as well as other necessary items as needed for a commercial project. Staff will further discuss the proposed project and requirements in the report.

SITE & VICINITY DESCRIPTION

The subject property is located at 3086 Santa Clara Drive. The property has frontage along Santa Clara Drive and is located across the street (north) of the Santa Clara Merc. Some lots in the immediate area are currently

utilized as single-family homes, while other properties along Santa Clara Drive are being used as commercial businesses.

ITEMS TO ADDRESS/SITE PLAN REVIEW

City staff has identified the following items that need to be addressed with the Site Plan Review:

1. **Site Plan Layout:** ***Business access to the site will be to the west of the building via Santa Clara Drive.*** This will include a new concrete drive approach with a 27' driveway allowing for vehicles to make safe turning movements (see Site Plan). The driveway construction will include a 4" road base, with 3" of grey gravel like other businesses in the area. The ***required ADA parking space and unloading areas on either side of this space, and up to the ADA ramp will be concrete;*** however, the other parking spaces shown on the Site Plan will incorporate the same design as the driveway. Each parking space will be required to have a parking stop as shown on the Site Plan. Additionally, standard parking spaces are required to be 9' x 18'. An existing driveway access is located on the east side of the building. City staff is recommending that this be signed as "Private Parking Only".

2. **Building Design:** The existing home on the property is a ***"Period Cottage"*** style home originally constructed in 1936. The ***conversion of this home to a commercial use*** is allowed within the Historic District/Mixed Use Zone. As previously indicated, the Heritage Commission reviewed and approved the exterior revisions to the building. This includes an ADA ramp on the west side of the building with an access door. The applicants will be required to work with the Building Official to be compliant with all building code requirements.

3. **Required Parking:** The project is required to have a minimum of ***4 parking spaces*** for the proposed business or professional office use as per Chapter 17.32. The Site Plan includes a total of 4 parking spaces (including 1 ADA space) adjacent to the west side of the building as per city code. The Site Plan also includes ***additional employee/guest parking (11 spaces)*** behind the building.

4. **Project Landscaping:** The final landscape plan will be required to comply with ***City Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards).*** The Site Plan includes a Landscape Legend for the project. City staff will work with the applicants to make sure that any new landscaping proposed will meet city requirements. The Site Plan also includes the location of two (2) large sycamore trees to remain along the property frontage.

5. **Outdoor Lighting:** Chapter 17.32.070 allows for parking lot light standards with a maximum height of 16 feet (16') using indirect, hooded light sources. Additionally, all outdoor lighting shall not adversely impact surrounding businesses or residential uses. All outdoor lighting shall be shielded and directed downward to avoid light spill. ***The applicants are not proposing parking lot light standards.***

6. **Project Signage:** Chapter 17.45 allows for signs in a Historic District. At this time, the applicants have proposed ***a decorative pole sign*** allowed by city code. The proposed sign is six (6) feet in height with a sign area of approximately 6 square feet per side (see attached drawing). The proposed sign was approved by the Heritage Commission.

NEIGHBORHOOD RESPONSE

The Planning Commission agenda has been posted on the city website as well as City Hall, the local Post Office, and local library. No comments have been received by city staff as of the writing of this report.

STATE CODE CONSIDERATIONS

Utah Code, Section 52-4-202 includes requirements for a Site Plan. The city must hold at least one public meeting to consider a Site Plan. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall, Local Post Office & Library) at least 24 hours before the meeting. The city is also required to post on the State Public Notice website. Planning staff has determined that all State Code requirements have been met with this application.

PLANNING STAFF RECOMMENDATION

Planning staff recommends that the Planning Commission forwards a positive recommendation for Site Plan Approval to the City Council for Swoon Interior Design located at 3086 Santa Clara Drive subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the project be built according to the approved Site Plan as discussed in the staff report.
3. That the "Period Cottage" style building design remain in place. That the exterior revisions as approved by the Heritage Commission be allowed.
4. That a minimum of 4 parking spaces (including 1 ADA space) be provided for the site as per Chapter 17.32 of city code. That the additional employee/guesting parking spaces (11 spaces) be allowed behind the building. That a parking stop be put in place for each parking space.
5. That the final landscape plan be required to comply with City Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). That the two (2) large sycamore trees along the property frontage remain in place.
6. That all outdoor lighting complies with Chapter 17.32 of city code.
7. That the project signage complies with Chapter 17.45 of city code. That the proposed decorative pole sign be allowed.
8. That the applicant be required to work with the Building Official to be compliant with all building code requirements.

Santa Clara City
2603 Santa Clara Drive
Santa Clara City, Utah 84765
Office: 435-656-4690 / Fax 435-879-5298
www.sccity.org

COMMERCIAL ZONE APPLICATION AND SITE PLAN CHECKLIST

Filing Fee: Refer to City's Development Fee Schedule
Note: Submittal of incomplete application could delay processing.

Applicant(s) /Property Owner(s) Information

Name of Applicant(s) / Contact Person(s):

Name: APRIL HICKMAN
Address: 1801 N. 2500 W
City: St. George
State: Utah Zip: 84770
Contact Number: 435.668.5567

Name: BRIAN Hickman
Address: 1801 N 2500 W
City: St George
State: Ut Zip: 84770
Contact Number: 435.632.8200

Attach additional sheet if more than two applicants.

Name of Property Owner(s):

Name:
Address:
City:
State: Zip:
Contact Number:

Name: Brian@SgPropertyvalue.com
Address: AprilAHickman@gmail.com
City:
State: Zip:
Contact Number:

Attach additional sheet if more than two property owners.

Property Description

Address/Location of Property (Attach legal description): Subdivision SCT&FS-21
PARCEL # SC-152-A 3086 SANTA CLARA DRIVE , SANTA CLARA UT 84765
Major Street(s): SANTA CLARA DRIVE
Section(s): Township(s): Range:
Parcel Size (acres): 0.450 ACRES
Present Land Use:

Application Submittal Requirements

1) Submit one (1) original copy of a completed application for staff/Technical Review Committee review. An additional eleven (11) copies will need to be submitted, which have incorporated staff recommended changes, for Planning Commission review.

2) Legal Meets & Bounds Description of Property: Exact legal description prepared and stamped by licensed surveyor and a survey map or property ownership plat. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested.

3) Additional sheets, if necessary, with multiple owners and/or applicants information.

4) Fees: Refer to attached *Development Fee Schedule for Santa Clara City*. Fees are subject to change from time-to-time as approved by the Santa Clara City Council. Fees paid at submittal.

5) Development Agreement useless not required by staff.

SITE PLAN CHECKLIST

Project Name: APRIL HICKMAN DESIGN STUDIO

Project Address: 3086 SANTA CLARA DRIVE, SANTA CLARA UT 84765

YES	NO	N/A	
			I. SKETCH PLAN/CONCEPT PLAN
Y	N	N/A	A. Sketch/Concept an review by staff and/or Planning Commission, although not required, is highly encouraged.
			II. SITE PLAN GENERAL REQUIREMENTS (17.66.040)
Y	N	N/A	A. Submittal of: 1) Site plan (eleven (11) 11" x 17" and two "Plat Size" (24" x 36") copies). Must be a clear and legible graphic representation of the plan, existing conditions, and proposed improvements as outlined in the completeness review below
Y	N	N/A	B. SITE PLAN REVIEW REQUIREMENTS (Chapter 17.66): The site plan shall be drawn to a reasonable scale by an engineer, land surveyor, architect, or a landscape architect, or a combination thereof.
			1. Site Plan Approval (17.66.040 (E))
			a. Site plan shall be drawn to a reasonable scale to show the following(17.66.040 (E) (1)):
Y	N	N/A	1. Building locations
Y	N	N/A	2. Yard setbacks
Y	N	N/A	3. Ingress & egress drives
Y	N	N/A	4. Parking areas
Y	N	N/A	5. Landscaped areas
Y	N	N/A	6. Such other improvements as may be required relating to specific use proposed
			b. The site plan, or an additional plan drawn to the same scale shall show the following utility locations (17.66.040 (E) (2)):
Y	N	N/A	1. Water
Y	N	N/A	2. Power
Y	N	N/A	3. Telephone
Y	N	N/A	4. Cable TV
Y	N	N/A	5. Sewer
Y	N	N/A	6. Fire Hydrants
Y	N	N/A	7. Street Improvements
Y	N	N/A	8. Such other improvements as may be required

Classification	Additional Items Required to be Submitted
Open Space Zone (OS)	
Residential Agriculture Zone (RA)	
Single-Family Residential Zone (R-1)	
Commercial Zone	Site Plan if seeking approval at the same time the zoning map amendment is considered. The Site Plan must comply with the requirements outlined in Chapter 17.66 of the Santa Clara Municipal Code.
Planned Development Districts (PD)	Project Plan--See Chapter 17.68 of the Santa Clara Municipal Code for specific requirements. PD Project Checklist-provided by staff. Phase Plan if seeking phase plan approval at same time as the Project Plan approval—See Chapter 17.68 of the Santa Clara Municipal Code as well as the City's subdivision requirements found in Title 16 of the Santa Clara Municipal Code for specific requirements.
Historic District/Mixed Use Zone	Site Plan—See Chapter 17.74 of the Santa Clara Municipal code for specific requirements.
Historic District Overlay Zone	

Application Submittal Deadlines**

Classification	Submittal Deadline Requirements
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	Without site plan approval, application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. With site plan approval, 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.
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. Requires review by Heritage & Parks Commission.
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.

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

**Conceptual reviews by staff and the Planning Commission are 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 deadline due to unforeseen issues.

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 rezoning of the property.

Name of Property Owner: BRIAN & APRIL HICKMAN

Contact Number: 4356885567

Name of Property Owner: Brian Hickman

Contact Number: 435-632-8200

Address of Subject Property: 3086 SANTA CLARA DRIVE, SANTA CLARA UT 84765

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.

Signature of Property Owner Date: 9/29/22

Signature of Property Owner Date: 9/29/22

Personally appeared before me on 9/29/22

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

NOTARY PUBLIC
Rita Mcleffery
712930
COMMISSION EXPIRES
July 10, 2024
State of Utah

Affix Seal Here

9/29/22
Date

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

Staff Report

Heritage Commission
Summary and Recommendation

Public Body: Santa Clara City Heritage Commission
Meeting Date: September 1, 2022
Current Zone: Historic District Overlay/Mixed Use Zone
Property Address: 3086 Santa Clara Drive
Applicant Name: Brian & April Hickman
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicants, Brian & April Hickman, are proposing to convert the existing single-family home located at 3086 Santa Clara Drive into an Interior Design Studio (April Hickman Design) business to be known as Swoon. The main floor of the home is approximately 1,200 square feet in size, with a partial basement that's approximately 300 square feet to be used for storage. The Hickman's plan to keep the original hardwood floors; however, a good amount of interior remodeling ***(see narrative)*** is proposed for the future business.

The Hickman's plan to ***paint the outdoor trim and exterior doors a shade of blue (SW Cyberspace)*** while leaving the brick the original color. The applicants also propose to repair the existing wood shake shingle roof as well as painting the shed a matching color to tie in with the building.

Access to the property will be off Santa Clara Drive. There is an existing residential driveway along the east side of the home. A second access for the building is proposed along the west side of the site ***(see concept plan).*** This includes a 25' paved driveway with 6 parking spaces. One (1) ADA parking space will be required for the business. An ADA ramp providing access into the building will also be required. ***These items will be reviewed by both the Planning Commission and City Council during a required Site Plan review process.***

As per Section 17.76.060(E) of City Code, one of the duties of the Heritage Commission is to act as the Design Review Committee for new construction, remodeling, or new signs within the Historic District. Additionally, the Santa Clara Historic District Design Guidelines, approved by the City Council in June 2017 provide various examples of home designs/styles within the Historic District.

This ***existing home*** on the property appears to be a "Period Cottage" style home originally constructed in 1936. The conversion of this home to ***a commercial use is permitted*** within the Historic District Overlay/Mixed Use Zone. The applicants will be required to work with the city Building Official to be complaint with all code requirements. More specific information will be required during the Site Plan review process.

Request: Hickman Design Studio

Item J within the Design Guidelines addresses color. The applicants plan includes painting the outdoor trim and exterior doors a shade of blue while leaving the brick the original color. They also propose to paint the shed a matching color as well as repairing the existing wood shake shingle roof. Additional information will be presented by the applicants at the Heritage Commission meeting.

SITE & VICINITY DESCRIPTION

The subject property is located at 3086 Santa Clara Drive. The property has frontage along Santa Clara Drive and is located across the street (north) of the Santa Clara Merc. Some lots in the immediate area are currently utilized as single-family homes, while other properties along Santa Clara Drive are being used as commercial businesses.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Heritage Commission approve the proposed application for the building located at 3086 Santa Clara Drive subject to the following conditions:

1. That the applicants be allowed to paint the outdoor trim and exterior doors of the building as presented to the Heritage Commission.
2. That the applicants be allowed to repair the wood shake shingle roof and paint the shed a matching color as presented to the Heritage Commission.
3. That the applicants work with the Building Official to meet all code requirements.
4. That the applicants proceed with the Planning Commission and City Council as required by city code.
5. That the applicants come back to the Heritage Commission if additional changes to the building elevations, materials, and colors are proposed.

CITY OF SANTA CLARA
FOUNDED 1854

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: 3086 Santa Clara Drive, Santa Clara, UT 84765
Name of Business: April Hickman Interior Design & Swoon Home & Gift Phone #: 435-862-2786
Sign Company: Rainbow Sign and Banner Phone #: 435-628-5107
Sign Co. Address: 181 East Riverside Dr. St.George, UT 84790 State License #: 290765-5551

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: 6 sqft Value of Sign: $600

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.

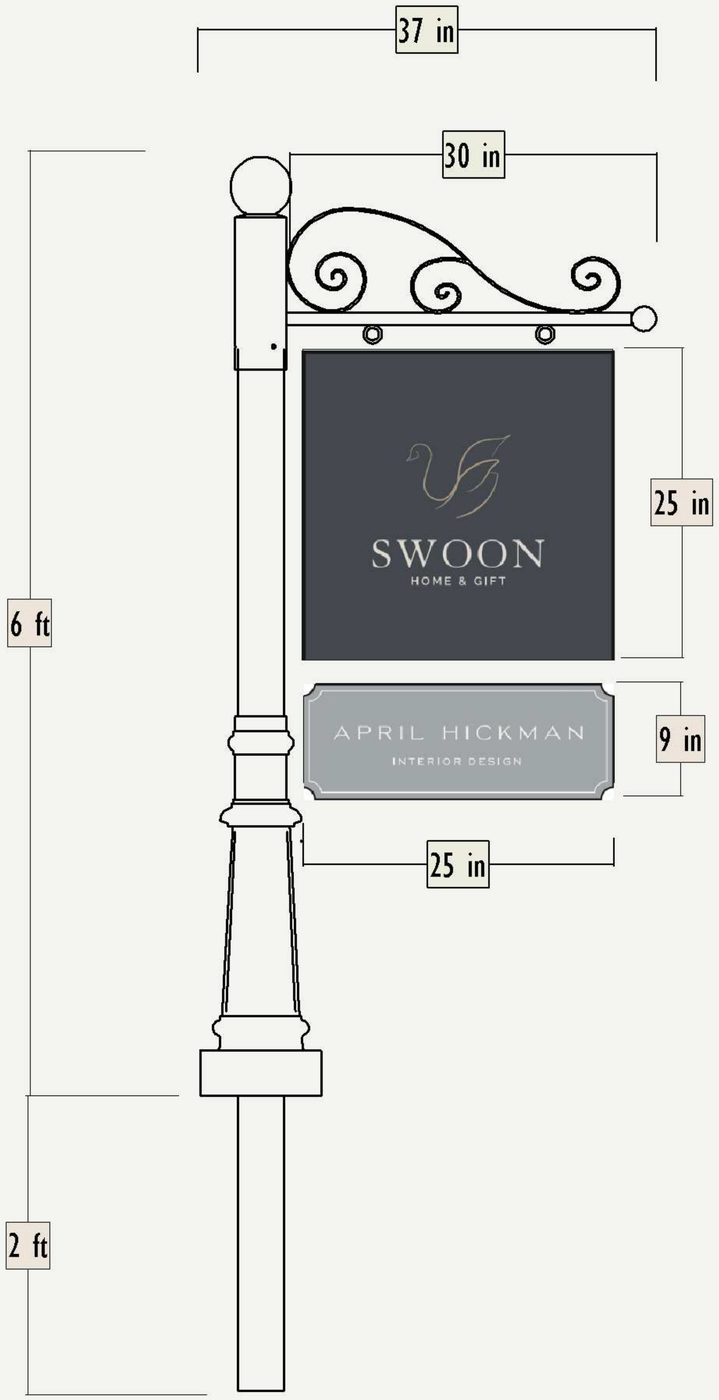
WALL SIGNS (in addition to All Signs requirements):
1. A profile drawing showing how the sign will appear from the street/parking area and on the building. Drawing must show all existing signs on wall faces and proposed sign(s).

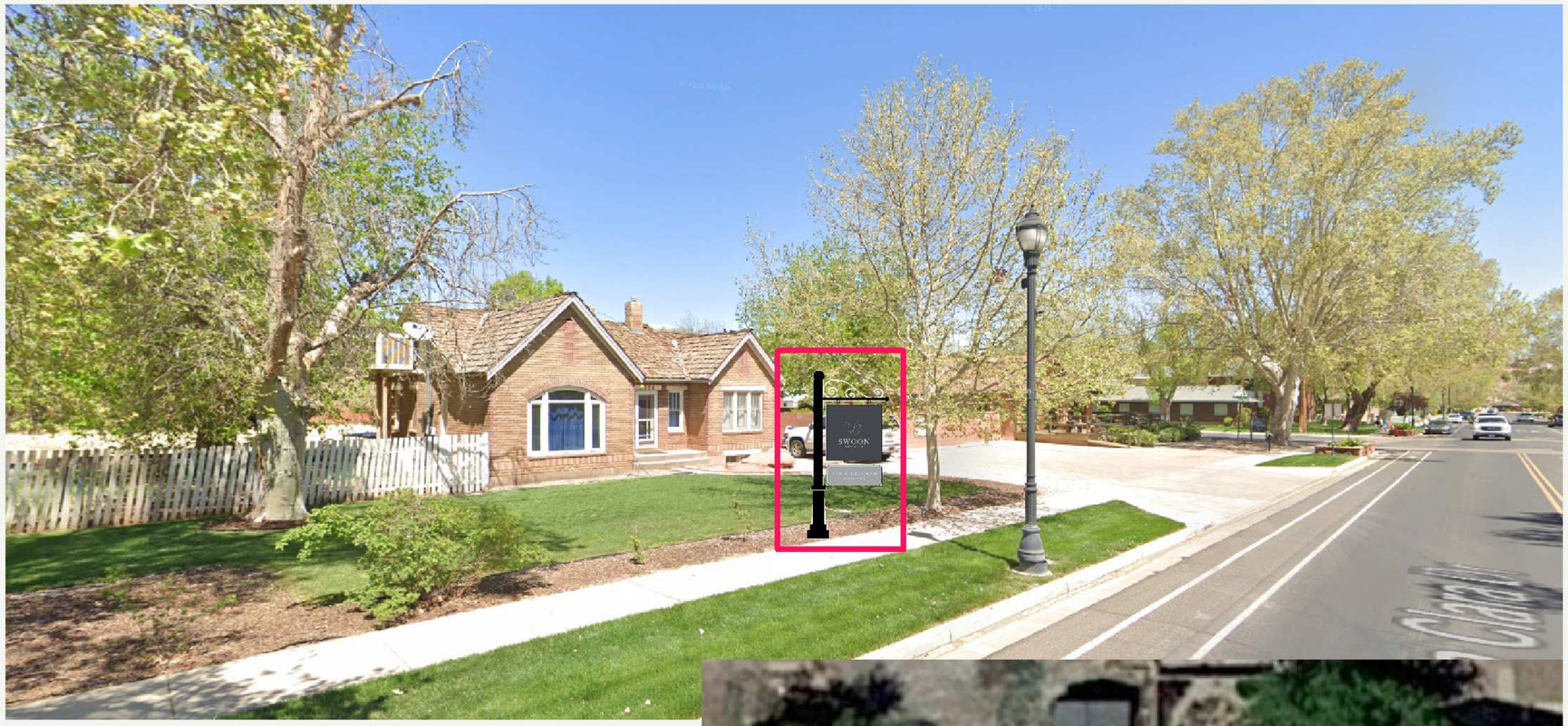
TEMPORARY SIGNS (in addition to All Signs requirements):
1. Plot plan showing relationship of sign(s) to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways.

- **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: Bradley Sabey
Signature of Applicant: Bradley Sabey Date: 9/26/12

Date Approved: _____ By: _____ Application Fee: _____







Aluminum post with textured black powder coat finish
Printed/laminated aluminum sign panels
Direct buried post

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

RAINBOW SIGN & BANNER ALL RIGHTS RESERVED ©2022

RAINBOW SIGN & BANNER

PROJECT NAME & LOCATION:

SALESPERSON: Steve Davis DESIGNER: Steve Davis

CUSTOMER APPROVAL & DATE

LANDLORD APPROVAL & DATE

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THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF RAINBOW SIGN & BANNER UNTIL TRANSFERED BY SALE

Estimate # ??????

Sheet 1 of 1

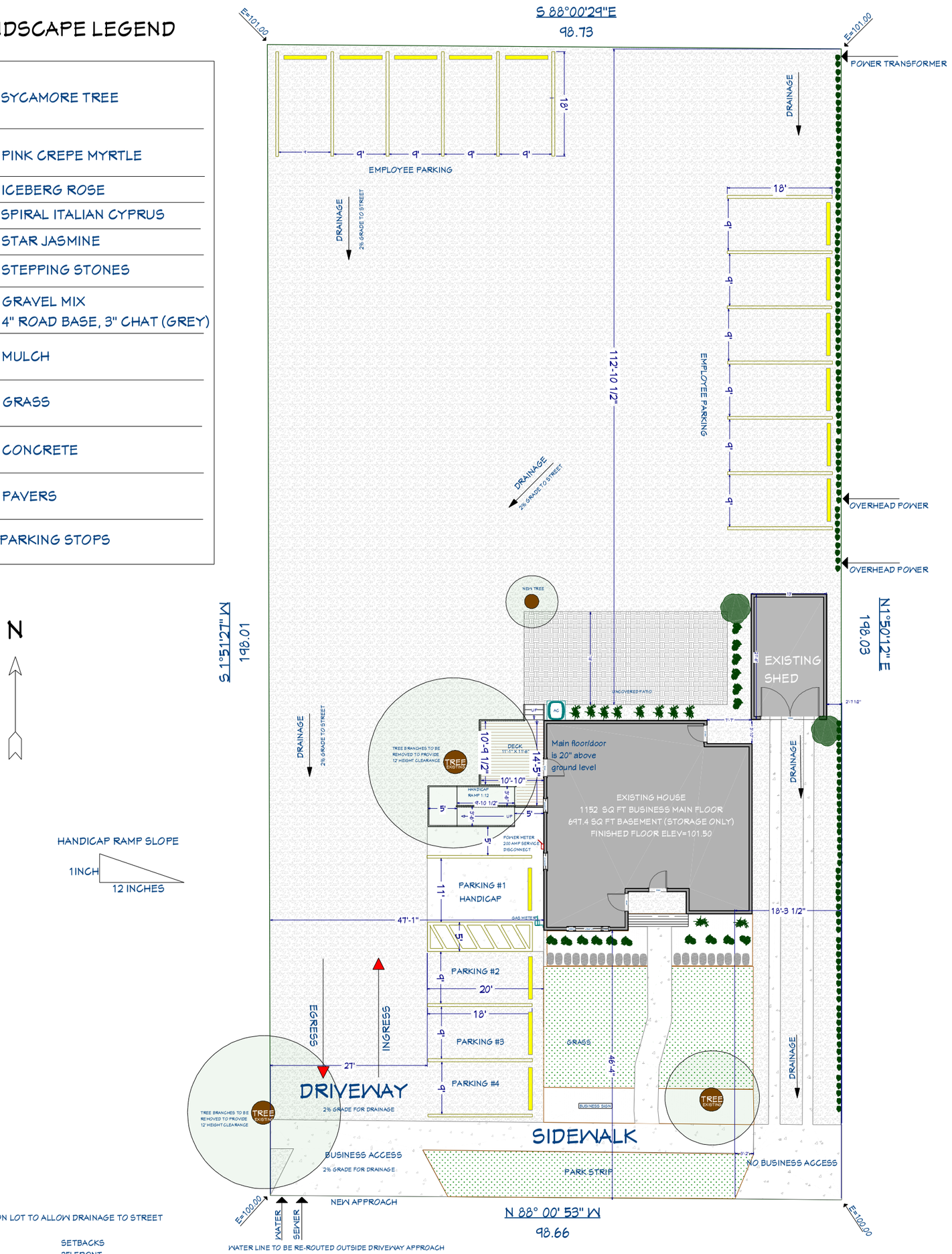
181 E. Riverside Dr. St. George, UT 84790 • Phone: 435.628.5107 Fax: 435.628.0499 • www.rainbowsign.net • Utah License #290762-5551 Nevada License #48759 C-6B • $2,000,000 Liability Insurance

EXTERIOR SIGN - OPTION 1
SWOON & APRIL HICKMAN DESIGN



LANDSCAPE LEGEND

	SYCAMORE TREE
	PINK CREPE MYRTLE
	ICEBERG ROSE
	SPIRAL ITALIAN CYPRUS
	STAR JASMINE
	STEPPING STONES
	GRAVEL MIX 4" ROAD BASE, 3" CHAT (GREY)
	MULCH
	GRASS
	CONCRETE
	PAVERS
	PARKING STOPS



2% GRADE ON LOT TO ALLOW DRAINAGE TO STREET

SETBACKS
25' FRONT
10' REAR
8', 12' SIDE

SANTA CLARA DRIVE

PAGE:	SCALE:	DATE:
	1/8"=1'	10/7/2022

VERNBALI CONTRACTORS
DRAFTING & DESIGN

JIM & JAMI PRICE
782 S RIVER RD #66
ST.GEORGE, UT 84790
435.862.9798
435-229-1748

APRIL HICKMAN
DESIGN STUDIO
3086 SANTA CLARA DR
SANTA CLARA UT 84765


APRIL
HICKMAN




3086

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: October 27, 2022
Current Zone: Planned Development Commercial, PDC
General Plan Designation: Main Street Commercial
Property Location: 3542 Rachel Drive, Suite #104 (Harmon's Shopping Center)
Request: Approval of Wall Signs for Beans & Brews
Applicant Name: Kevin Anderson (Impact Signs)
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Kevin Anderson, is requesting Wall Sign Approval for the Beans & Brews located at 3542 Rachel Drive, Suite #104. 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 on Pad A of the Harmon's Shopping Center. Beans & Brews will be the first tenant, with Roxberry Juice and Great Clips coming soon.

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 larger wall signs than proposed. The west building elevation wall sign (facing Rachel Drive) is proposed at 78 square feet. This wall sign includes illuminated white letters with smaller pin mounted white letters below. The east building elevation wall sign (facing the parking lot) is proposed at 46.5 square feet. This wall sign includes illuminated white letters with smaller pin mounted white letters below. The south building elevation wall (includes a pick-up window) is proposed at 40.25 square feet. This wall sign includes illuminated white letters with smaller pin mounted white letters below. 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 Beans & Brews located at 3542 Rachel Drive, Suite #104 subject to the following conditions:

1. That the west building elevation wall sign be allowed at 78 square feet with illuminated white letters.
2. That the east building elevation wall sign be allowed at 46.5 square feet with white illuminated letters.
3. That the south building elevation wall sign be allowed at 40.25 square feet with white illuminated letters.
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: 3542 Rachel Drive
Name of Business: Beans and Brews Phone #: 801-597-1841
Sign Company: Impact Signs Phone #: 801-972-5101
Sign Co. Address: 2236 South 3270 W STE #1 SLC, UT 84119 State License #: 226267-5501

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

Total Square Footage of Sign: 270.23 Value of Sign: _____

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: Kevin Anderson & Kristen Jones

Signature of Applicant: Kevin Anderson Date: 10/11/22

Date Approved: _____ By: _____ Application Fee: _____

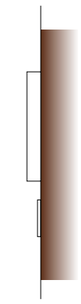
EAST ELEVATION
WALL SIGN

BEANS & BREWS CHANNEL LETTERS
MANUFACTURE & INSTALL
(1) SET OF FRONT LIT CHANNEL LETTERS

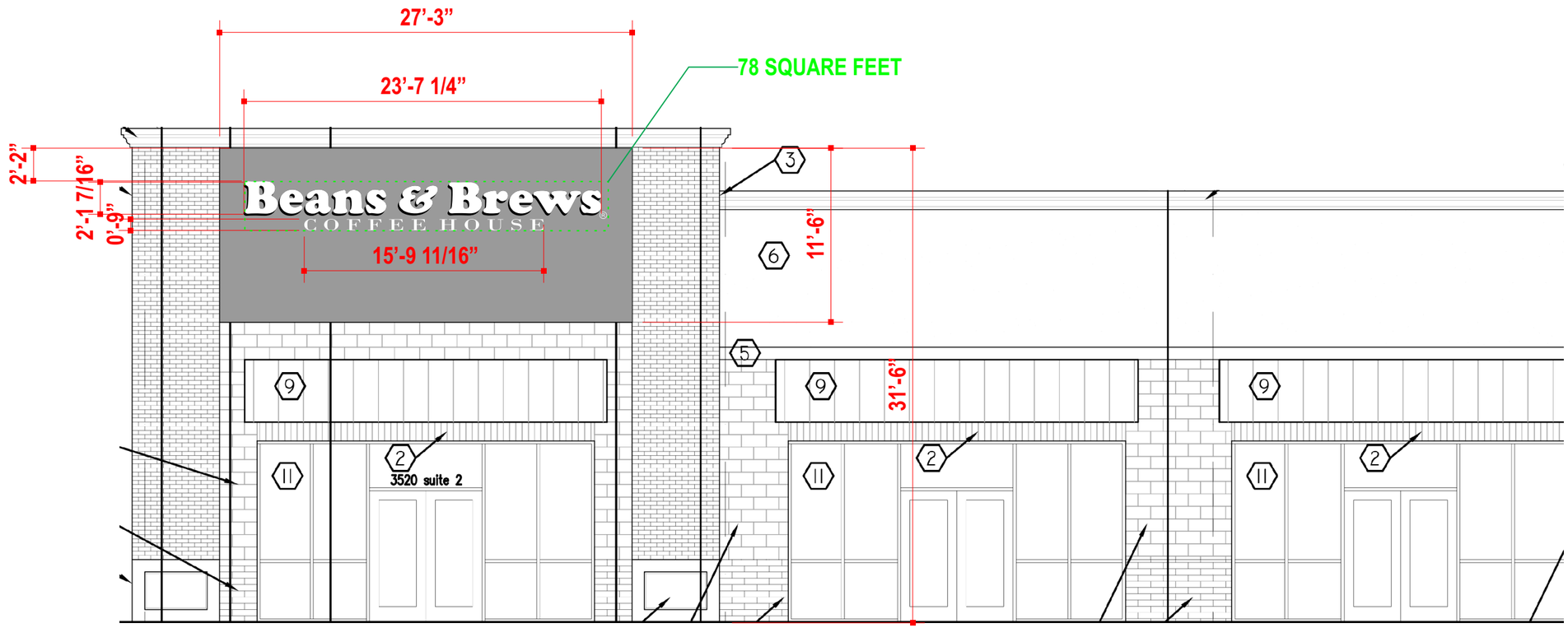
WHITE ACRYLIC FACES, BLACK TRIMCAP AND BLACK RETURNS. INTERNALLY ILLUMINATED WITH WHITE LEDS MOUNTED FLUSH TO WALL

COFFEE HOUSE LETTERS
MANUFACTURE & INSTALL
(1) SET OF PIN MOUNTED LETTERS

.125 WHITE ACRYLIC LETTERS PIN MOUNTED TO WALL



SIDE VIEW



LAYOUT
SCALE: 1/8" = 1'-0"

2236 S. 3270 W. Salt Lake City, UT
Phone: 801-972-5101
Fax: 801-972-2530
www.impact-signs.com

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CUSTOMER APPROVAL _____ DATE _____

BEANS AND BREWS - SANTA CLARA

Address 3520 Pioneer Parkway, Santa Clara, UT
Contact Casey Plymm
Origin Date 6-14-22 Revision R3 - 07-19-22 Page 1 of 7

Designer Brad
Sales KEVIN
Scale AS SHOWN

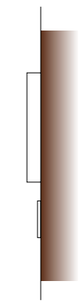
NORTH ELEVATION
WALL SIGN

BEANS & BREWS CHANNEL LETTERS
MANUFACTURE & INSTALL
(1) SET OF FRONT LIT CHANNEL LETTERS

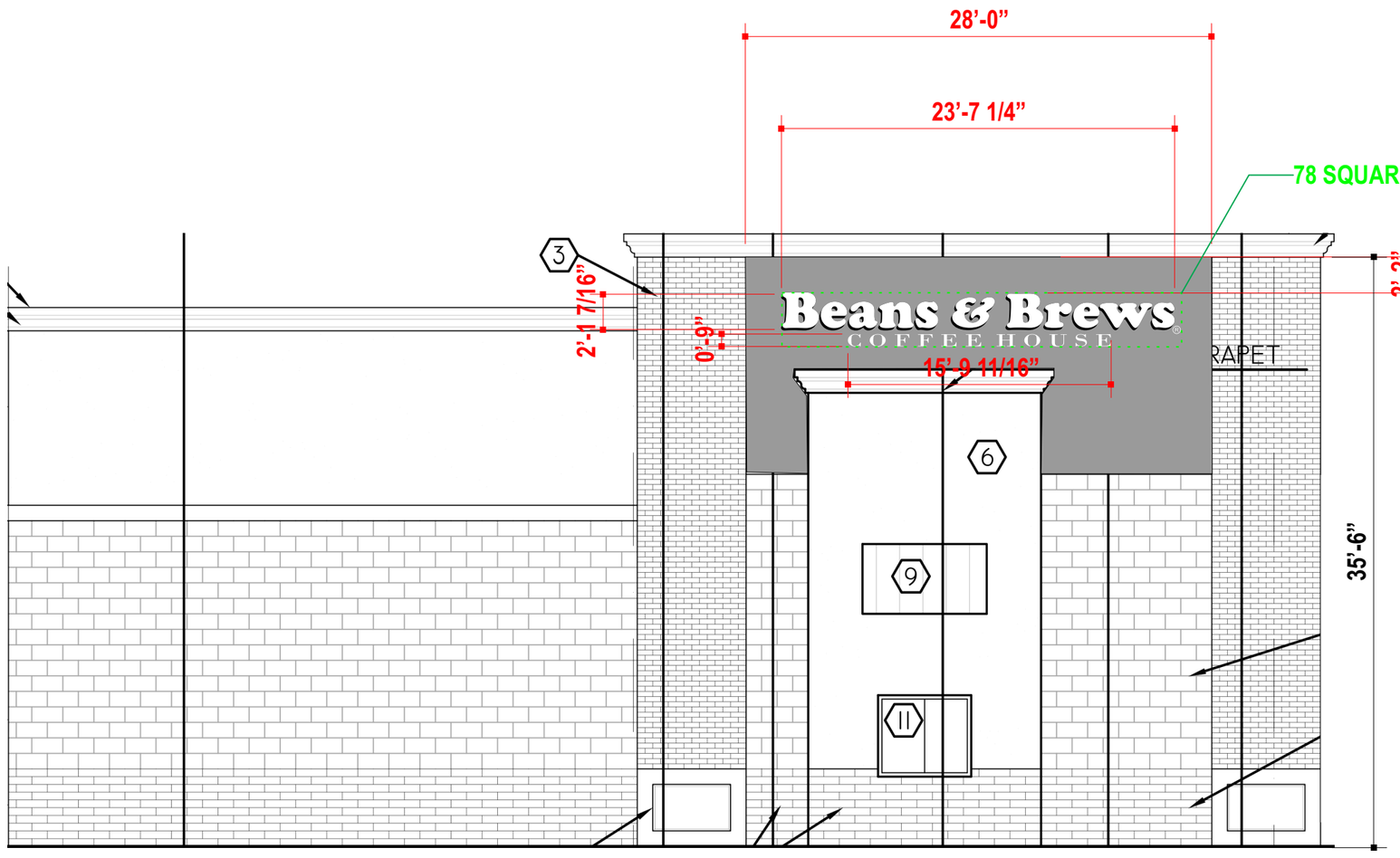
WHITE ACRYLIC FACES, BLACK TRIMCAP AND BLACK RETURNS. INTERNALLY ILLUMINATED WITH WHITE LEDS MOUNTED FLUSH TO WALL

COFFEE HOUSE LETTERS
MANUFACTURE & INSTALL
(1) SET OF PIN MOUNTED LETTERS

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SIDE VIEW



LAYOUT
SCALE: 1/8" = 1'-0"

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BEANS AND BREWS - SANTA CLARA

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Contact Casey Plymm
Origin Date 6-14-22 Revision R3 - 07-19-22 Page 2 of 7
Designer Brad
Sales KEVIN
Scale AS SHOWN

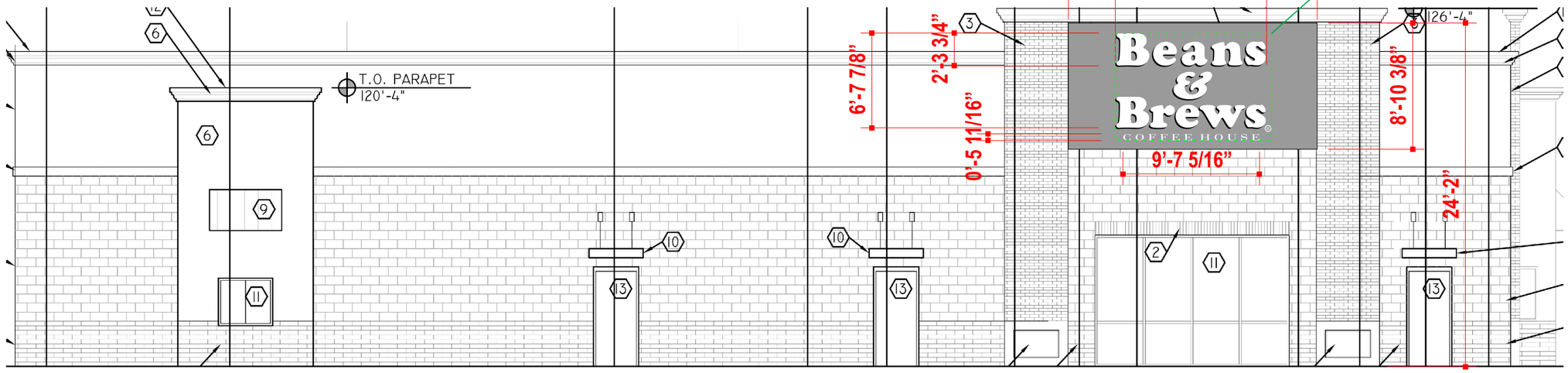
WEST ELEVATION
WALL SIGN

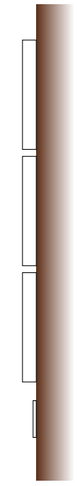
BEANS & BREWS CHANNEL LETTERS
MANUFACTURE & INSTALL
(1) SET OF FRONT LIT CHANNEL LETTERS

WHITE ACRYLIC FACES, BLACK TRIMCAP AND BLACK RETURNS. INTERNALLY ILLUMINATED WITH WHITE LEDS MOUNTED FLUSH TO WALL

COFFEE HOUSE LETTERS
MANUFACTURE & INSTALL
(1) SET OF PIN MOUNTED LETTERS

.125 WHITE ACRYLIC LETTERS PIN MOUNTED TO WALL





SIDE VIEW

LAYOUT
SCALE: 1/8" = 1'-0"

NFP

Sales Dept:____ Designer:____ Print Dept:____ Shop Production:____ Install Manager:____

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BEANS AND BREWS - SANTA CLARA

Address 3520 Pioneer Parkway, Santa Clara, UT
Contact Casey Plymm
Origin Date 6-14-22 Revision R3 - 07-19-22
Designer Brad
Sales KEVIN
Page 3 of 7
Scale AS SHOWN

DRIVE THRU
MENU DISPLAY

MENU DISPLAY

A. MANUFACTURE & INSTALL (1) ONE SINGLE SIDED ILLUMINATED MENU DISPLAY.

B. CABINET TO BE ALUMINUM CONSTRUCTION. BACK, RETURNS AND 1 ½" RETAINER TO BE PAINTED BLACK. FACES TO BE WHITE PLEX WITH FULL COLOR PRINT AND LAMINATE.

SIDE PANEL

A. (2) TWO SIDE PANELS TO BE SINGLE SIDED SNAP FRAMES.

B. PAINT SIDES AND 1" RETAINER SAME AS CABINET.

C. FACES TO BE .040 PRE PAINTED WHITE.

D. ATTACH TO SIDE OF EXISTING MENU CABINET WITH SPEAKER BOX AND MICROPHONE BUILT AS ONE UNIT.



LAYOUT
SCALE: 3/4" = 1'-0"

NFP

Sales Dept:_____ Designer:_____ Print Dept:_____ Shop Production:_____ Install Manager:_____

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CUSTOMER APPROVAL _____ DATE _____

BEANS AND BREWS - SANTA CLARA

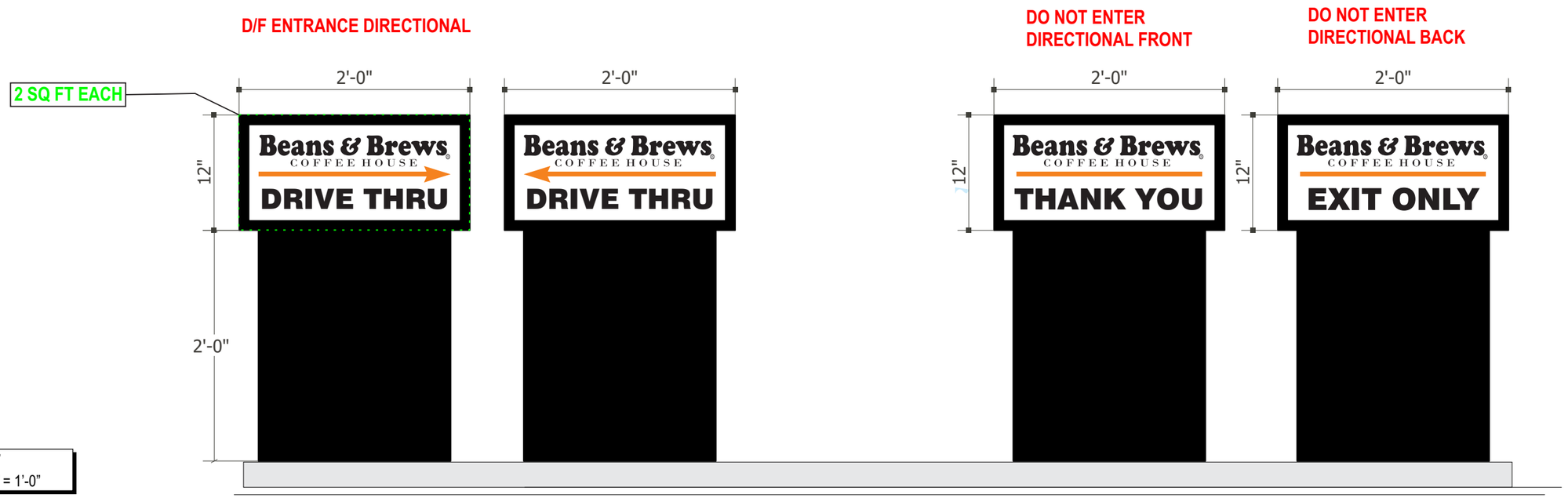
Address 3520 Pioneer Parkway, Santa Clara, UT
Contact Casey Plymm
Origin Date 6-14-22 Revision R3 - 07-19-22

Designer Brad
Sales KEVIN
Page 4 of 7
Scale AS SHOWN

DIRECTIONAL SIGNS

CABINET DISPLAY

A. MANUFACTURE AND INSTALL (2) ILLUMINATED D/F DIRECTIONAL CABINET DISPLAYS.
B. CABINET TO BE ALUMINUM CONSTRUCTION. BACK RETURNS AND 1” RETAINER TO BE PAINTED BLACK. FACES TO BE ACRYLIC WITH DIGITALLY PRINTED VINYL GRAPHICS WITH LAMINATE
C. BASE TO BE ALUMINUM CONSTRUCTION PAINTED BLACK
D. INSTALL ON SITE ACCORDING TO CUSTOMER



LAYOUT
SCALE: 1” = 1'-0”

1977 45 2022 YEARS
NFP
IMPACT SIGNS
SERVING OUR CLIENTS NATIONALLY
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CUSTOMER APPROVAL _____ DATE _____

Sales Dept:_____ Designer:_____ Print Dept:_____ Shop Production:_____ Install Manager:_____

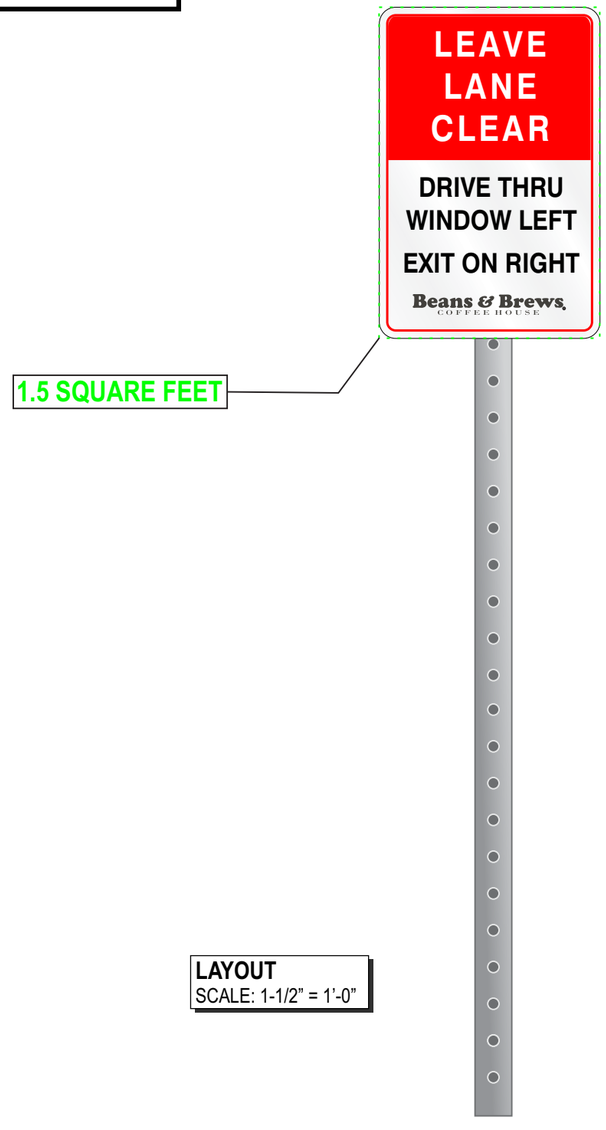
BEANS AND BREWS - SANTA CLARA

Address 3520 Pioneer Parkway, Santa Clara, UT
Contact Casey Plymm
Origin Date 6-14-22 Revision R3 - 07-19-22
Designer Brad
Sales KEVIN
Page 5 of 7
Scale AS SHOWN

DIRECTIONAL SIGN

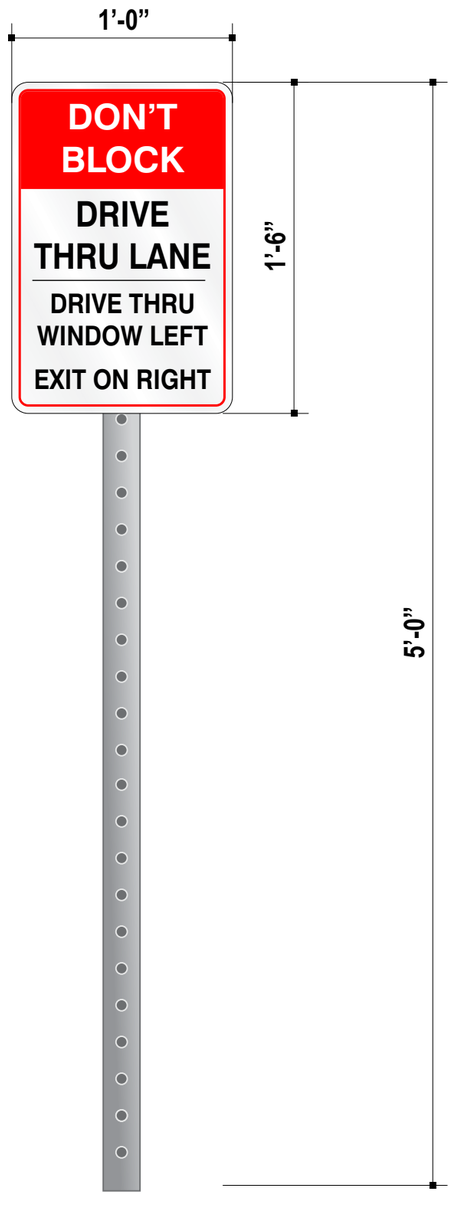
MANUFACTURE AND INSTALL (1) ALUMINUM PANEL SIGN.
DIGITALLY PRINTED VINYL GRAPHICS WITH UV PROTECTIVE LAMINATE
PANEL TO BE INSTALLED ON 2” SQ. POST

OPTION 1



LAYOUT
SCALE: 1-1/2” = 1’-0”

OPTION 2



1977 45 2022 YEARS
IMPACT SIGNS
SERVING OUR CLIENTS NATIONALLY

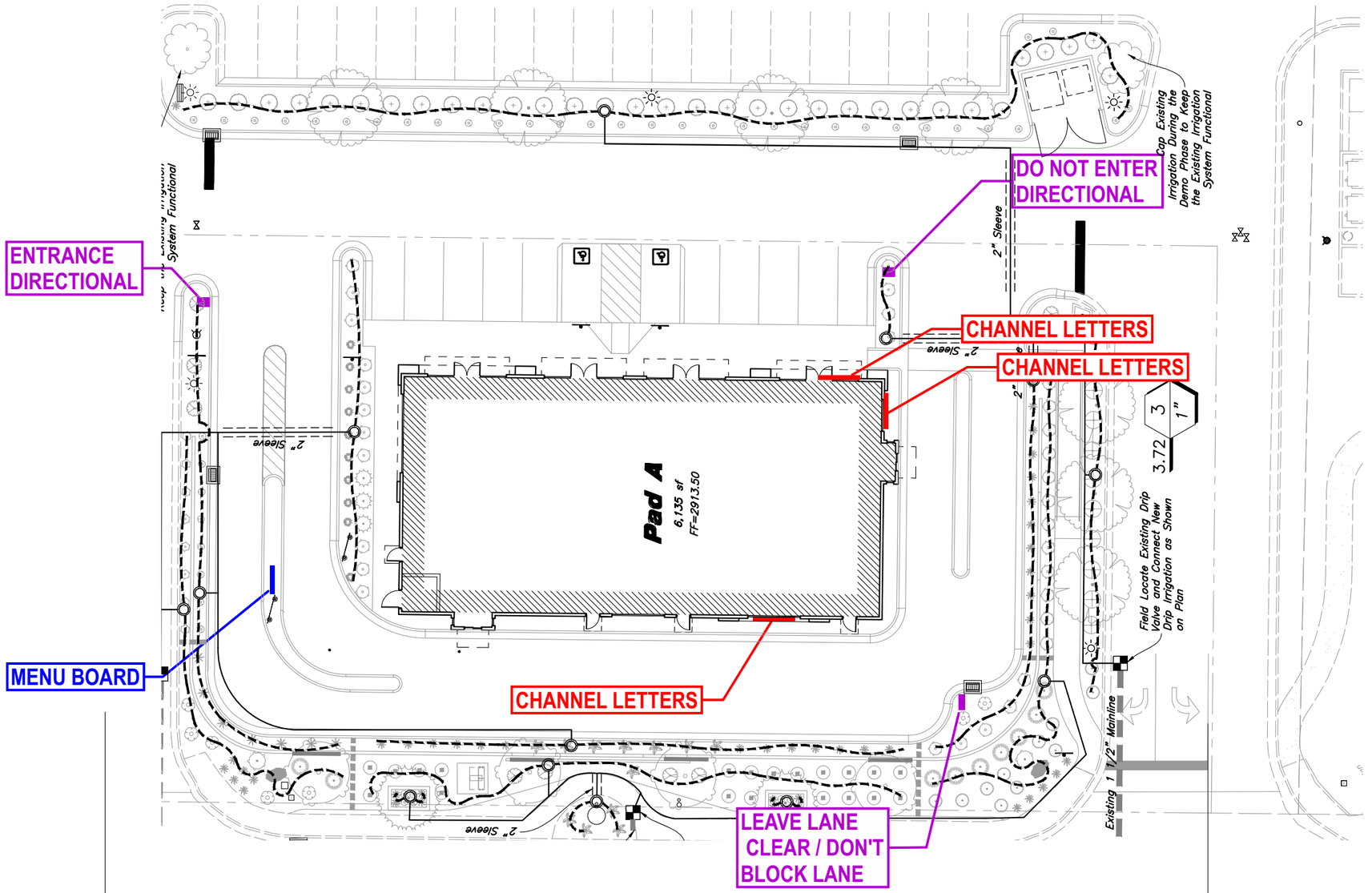
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CUSTOMER APPROVAL _____ DATE _____

SITE PLAN

PROPERTY ACREAGE: .76
LENGTH OF LINEAL FRONTAGE: 254.40'



FRONTAGE: 254.40'

NFP

Sales Dept:_____ Designer:_____ Print Dept:_____ Shop Production:_____ Install Manager:_____

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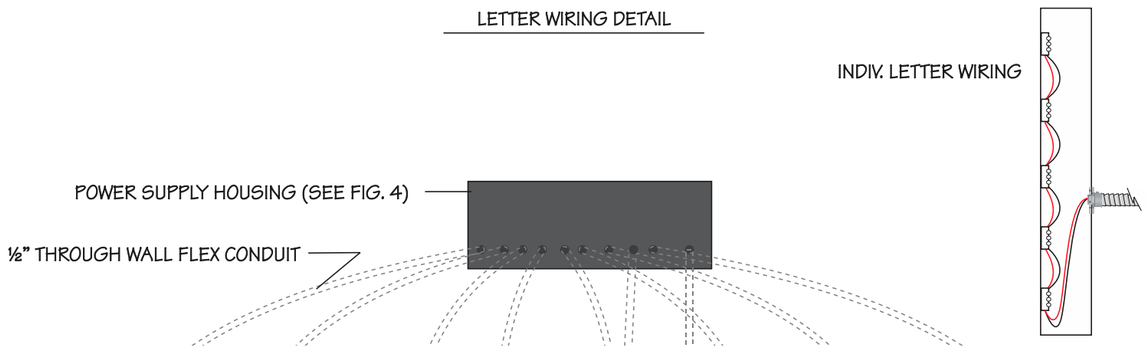
BEANS AND BREWS - SANTA CLARA

Address 3520 Pioneer Parkway, Santa Clara, UT
Contact Casey Plymm
Origin Date 6-14-22 Revision R3 - 07-19-22

Designer Brad
Sales KEVIN
Page 7 of 7
Scale AS SHOWN

FIG. 3

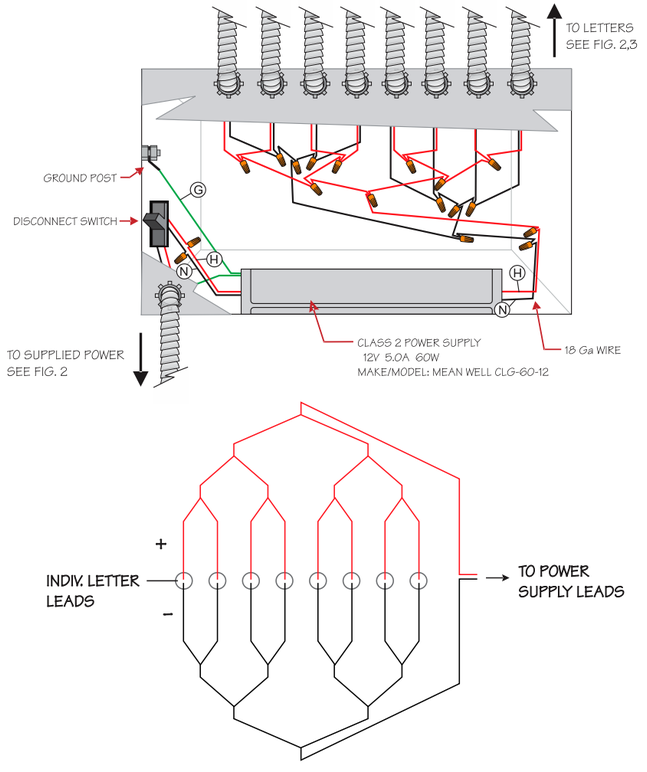
LETTER WIRING DETAIL



Beans & Brews®

FIG. 4

TRANSFORMER WIRING/HOUSING DETAIL



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Address 3520 Pioneer Parkway, Santa Clara, UT
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Designer _____
Sales KEVIN
Page 8 of 7
Scale AS SHOWN




AMERICA FIRST
HOME | BUSINESS | AUTO | INVESTMENTS
Pharmacy Drive-Thru
REDD
ROOFING CO



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: October 27, 2022
Current Zone: Planned Development Commercial, PDC
General Plan Designation: Main Street Commercial
Property Location: 3663 Pioneer Parkway, Suite #3
Request: Approval of Wall Signs for Royal Thai Express
Applicant Name: Quinn Hadley (Turnbow Signs)
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Quinn Hadley, is requesting Wall Sign Approval for the Royal Thai Express located at 3663 Pioneer Parkway, Suite #3. 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 is in the commercial building that currently has a Quench IT and Aloe Urgent Care in place.

A total of two (2) 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 48 square feet (4' x 12') in size. The front building elevation facing south includes a wall sign that is illuminated. As a result, staff will recommend that this sign be turned off nightly to be less impactful to adjacent residents. The rear elevation (street side along Pioneer Parkway) faces north and includes an illuminated sign with red and white lettering. The proposed signs meet the standards for wall signs as per city code.

ISSUES OF CONCERN/PROPOSED MITIGATION

City staff is concerned with the front building elevation (south facing) wall sign as proposed. It includes illumination that's red and white. City staff recommends that this sign be turned off nightly at the close of business or no later than 10:00 PM. Additionally, the wall signs were previously placed on the building without a permit.

Request: Royal Thai Express

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission approve the proposed Wall Signs for the Royal Thai Express located at 3663 Pioneer Parkway, Suite #3 subject to the following conditions:

1. That the two (2) wall signs (north and south) do not exceed 48 square feet in size per wall sign.
2. That the front elevation wall sign facing south which is illuminated (red and white) be turned off nightly at the close of business or no later than 10:00 PM.
3. That the rear elevation (north/street side) wall sign be allowed to be illuminated with red and white lettering.
4. That a building permit be applied for and obtained prior to obtaining a CO (with the Building Department) as the signs were placed on the building without a permit.

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 Suite #3
Name of Business: Royal Thai Express Phone #: 909-706-0447
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
__X__ Wall Sign
_____ Free-standing Sign
_____ Temporary Sign (max. length - 30 days) Display dates: from _____to_____

Total Square Footage of Sign: 48 (x2) Value of Sign: $10,000

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: Quinn Hadley/Turnbow Sign & Arts Inc.

Signature of Applicant: _____ Date: 9-13-22

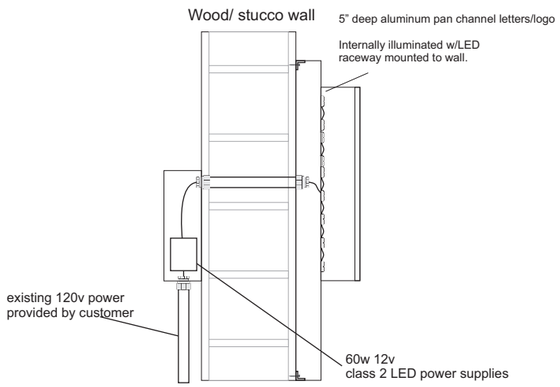
Date Approved: _____ By: _____ Application Fee: _____



Sign: 48” x 144” = 48 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

Royal Thai Cuisine Express

Attn: Paul/Fa

EXTERIOR SIGNS

Project Address: 3663 Pioneer Pkwy, Santa Clara, UT 84765
Date: 1-27- 2022
View: Exterior
Sales Rep: Chad C.
Designer: Chad C.
Design #: RTCECL1

SCOPE

DETAILS

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

REVISIONS

Rev (1):
Rev (2):
Rev (3):
Rev (4):
Rev (5):

APPROVALS

Client:
Estimate:
Design:
Sales Rep:
Authorized Signature

Page #: 1 of 1

TURNBOW SIGN & ARTS INC.

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-

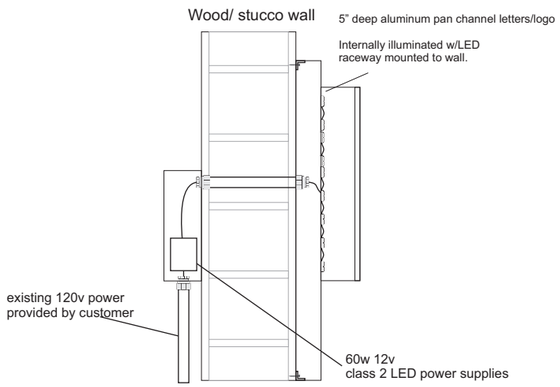
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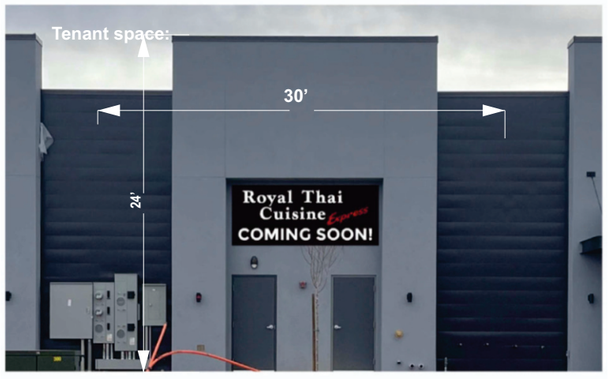
Sign: 48” x 144” = 48 Sq Ft.

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

Back Elevation



SIDE VIEW



Existing



Proposed



Night view

Royal Thai Cuisine Express

Attn: Paul/Fa

EXTERIOR SIGNS

Project Address: 3663 Pioneer Pkwy, Santa Clara, UT 84765
Date: 1-27- 2022
View: Exterior
Sales Rep: Chad C.
Designer: Chad C.
Design #: RTCECL1

SCOPE

DETAILS

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

REVISIONS

Rev (1):
Rev (2):
Rev (3):
Rev (4):
Rev (5):

APPROVALS

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

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Quench It!
Royal Thai Cuisine Express
RESERVED PARKING ONLY
RESERVED PARKING ONLY
OPEN
ALOE
URGENT AND FAMILY CARE
HOURS


CARE
Royal Thai
Cuisine Express
Quench It!

SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, October 13, 2022

Present: Mark Weston, Chair
Ryan Anderson
Logan Blake
James Call
Shelly Harris
Mark Hendrickson
Mark Weston
Curtis Whitehead

Staff: Jim McNulty, Planning and Economic Development Manager
Selena Nez, Executive Assistant

1. Call to Order.

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

2. Opening Ceremony.

A. Pledge of Allegiance: James Call.

B. Opening Comments (Invocation): James Call.

3. Communications and Appearances.

There were no communications or appearances.

4. Working Agenda.

A. Public Hearing.

i. None.

5. General Business.

A. Recommendations to City Council.

i. Recommendation to the City Council to Consider Preliminary Plat Approval for Lindsey Estate Subdivision. Located South of Vineyard Drive and East of Riverwood Lane. Jason Lindsey, Applicant.

Planning and Economic Development Manager, Jim McNulty, presented the Staff Report and

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stated that the request was to consider preliminary plat approval for the Lindsey Estate Subdivision. Mr. McNulty explained that the subdivision plat includes a total of five single-family lots on a 6.47-acre property. The Residential Agriculture ("RA") Zone requires a minimum lot size of one-half acre. The proposed lots range in size from 0.65 to 1.32-acres for an average lot size of one acre. The project density equates to 0.77 dwelling units per acre, which includes the required public streets, which would result in it being a Low-Density Residential project. The lots proposed for the project will be required to meet the area, width, and yard requirements as per Section 17.60.050 of the City ordinance.

Mr. McNulty presented photos of the property and reported that it is currently being used for agricultural purposes. Access will be via Riverwood Lane and Vineyard Drive, a 50-foot public roadway, and a cul-de-sac providing access to Lots 1 and 2. The preliminary plat includes three common areas. One is adjacent to Lot 5, another is adjacent to an existing single-family home in the Cottonwood Creek #3 Subdivision, and the third is adjacent to Road A. Staff recommended that an HOA be formed to maintain the common areas with each being labeled on the plat. Mr. McNulty stated that Public Utility Easements ("PUE") are required to be shown on the plat. The applicant will be required to work with City staff to ensure that all PUEs are correct. A secondary water connection is required along with a final mylar with signature blocks at final plat approval. Staff recommended that the Planning Commission recommend approval of the Preliminary Subdivision Plat for the Lindsey Estate Subdivision to the City Council subject to the conditions set forth in the Staff Report.

Commissioner Anderson asked if the common area will have tree-lined streets and a sidewalk. Jared Bates from Rosenberg Associates reported that the common area along Lot 5 will be an entrance or have a sign and will be landscaped. He added that there will be landscaping along Lots 1, 2, 3, and 4 on Road A, and potentially some trees.

Commissioner Hendrickson expressed support for the project. He stated that he looked at the property and had no concerns.

Commissioner Whitehead moved to recommend that the City Council consider Preliminary Plat Approval of the Lindsey Estate Subdivision subject to the following conditions:

1. **The applicant shall be required to comply with the recommendations from all City reviewing departments.**

2. **The applicant shall be required to install public street improvements (50-foot cross-section) which meet City standards. Public street improvements shall be required for the Lot 5 frontage along Vineyard Drive as well. That the public street improvements be installed or bonded for prior to subdivision plat recordation.**

3. **That the three (3) common areas included on the preliminary plat be identified as Common Area 'A', Common Area 'B', and Common Area 'C'. The applicant shall be required to form an HOA for the maintenance of the common areas.**

4. **The applicant shall be required to connect/install secondary water for outdoor water use for each building lot and the common areas.**

5. **The applicant shall provide a Will-Serve Letter from the Washington County Water Conservancy District ("WCWCD") or other required verification for culinary water prior to plat recordation.**

6. **The applicant shall be required to submit a final subdivision plat application prior to final plat recordation.**

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

B. <u>Planning Commission Approval.</u>

i. <u>Planning Commission Review of a Project Plan Amendment for Harmons Alumni Creamery, located in the Harmons Subdivision and North of Pioneer Parkway. Kristen Voros, Applicant.</u>

Mr. McNulty presented the Staff Report and stated that the request is to consider approval of a Project Plan Amendment for Harmons Alumni Creamery. The Harmons store is the anchor tenant for the site. The proposed Alumni Creamery will be located within the Harmons Building on the east end. The space was intended to have up to three retail users. Since the Sleep Better Mattress Store fills two-thirds of the space, the Alumni Creamery will occupy the last remaining retail unit.

Mr. McNulty shared renderings showing the proposed location of the Alumni Creamery. The Site Plan showed queueing for four cars. Staff had been working with the applicant to enlarge the queuing area. He explained that there is room for a vehicle to pull out of the site and turn left or right, however, staff wanted to enable a few more vehicles to stack. Mr. McNulty noted that the issue was discussed at the most recent Technical Review Committee ("TRC") Meeting. Staff suggested, and Harmons agreed, to add queuing for two additional vehicles in the eastern driveway and paint a solid line along with "Drive-Thru" and an arrow on the asphalt.

Mr. McNulty reported that if the Planning Commission is willing to approve the Project Plan Amendment, the landscaping will be required to be put back in. Harmons originally thought the request could be approved through the issuance of Building Permits; however, because it is in a Planned Development Commercial Zone, a Project Plan Amendment is required. Staff recommended the Planning Commission approve the request subject to the conditions set forth in the Staff Report.

Commissioner Harris asked for clarification on the exit lane. Mr. McNulty explained that the Public Works Director and others reviewed it and determined that it needs to remain open because there are cars that use it on occasion. For that reason, the eastern portion of the drive aisle will be divided from the western portion.

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Commissioner Blake suggested signage be required that reads "Do Not Block" since there could be blockages with vehicles queuing on the opposite side of the road. Mr. McNulty agreed.

Commissioner Blake also asked about the minimum landscaping standards. Mr. McNulty stated that the minimum landscape requirement is 30% but this project exceeds that and is closer to 40%.

Commissioner Whitehead expressed concern that the drive-thru lane has a bend that would make it difficult for a large vehicle to use. Mr. McNulty agreed and stated that customers can always park and walk in. Frank Lundquist, Harmon's Vice President of Store Development, informed him that Harmons does not want to remove any more parking or landscaping than necessary and there is ample parking on the site.

Commissioner Whitehead brought up the idea of flattening the area of the drive-thru before the turn-out where the island starts to bend, which will make it easier for large vehicles to exit the drive-thru without jumping the curb.

Commissioner Hendrickson pointed out that it is not 12 feet across but does widen to 18 feet. He did not think it would be a major issue because it is a 24-inch curb and gutter. The radius to turn is 18 feet. Commissioner Blake agreed that because the radius to turn is 18 feet he did not think there would be any significant issues. There was a consensus among the Commissioners that adding "Do Not Block" striping would be necessary.

Commissioner Hendrickson moved to recommend that the Planning Commission APPROVE the proposed Project Plan Amendment for the proposed Alumni Creamery, subject to the following:

Conditions:

1. **The applicant (Harmons/Alumni Creamery) shall be allowed to construct a drive-thru on the east end of the building.**

2. **The applicant shall provide queuing for four (4) vehicles in the drive-thru next to the building, with queuing for two (2) additional vehicles within the eastern driveway. That a solid painted line along with "Drive-Thru" and an arrow be painted on the asphalt.**

3. **The applicant shall provide landscaping in compliance with City ordinance #2022-05.**

4. **The applicant shall be required to obtain a building permit before work commences.**

5. **The applicant shall be required to add "Do Not Block" striping.**

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Finding:

1. **The amendment does not alter other aspects of the plan, including traffic circulation, a mixture of use types, or general physical layout.**

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

6. Discussion Items.

A. None.

7. Approval of Minutes.

A. Request Approval of the Regular Meeting Minutes – September 8, 2022.

Commissioner Harris moved to APPROVE the minutes of the September 8, 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 6:01 p.m.

_____
Jim McNulty
Planning Manager

Approved: _____

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