

NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, November 9, 2022
Time: 5:00 p.m.
AGENDA

Public Notice is hereby given that the Santa Clara City Council will hold a Regular Meeting in the City Council Chambers, located at 2603 Santa Clara Drive, Santa Clara, Utah on Wednesday November 9, 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. Opening Ceremony:

- Pledge of Allegiance: Jarett Wait
- Opening Comments: St. George Catholic Church (Interfaith Council)

3. Conflicts and Disclosures

4. Working Agenda:

A. Public Hearing(s) 5:00 p.m.

B. Consent Agenda

1. Approval of Claims and Minutes:

- Oct. 26, 2022 Regular City Council Meeting Minutes
- Nov. 2, 2022, City Council Work Meeting Minutes
- Claims through Nov. 9, 2022

2. Calendar of Events:

- Nov. 23, 2022 Regular City Council Meeting
- Dec. 7, 2022 City Council Work Meeting
- Dec. 14, 2022 Regular City Council Meeting
- Dec. 28, 2022 Regular City Council Meeting

3. Cancel the November 23, 2022 Regular City Council Meeting.

C. General Business:

1. Dowdle Presentation. Presented by David Halling from Dowdle Puzzle.
2. Consider approval of bid for waterline replacement on Santa Clara Drive and Truman Drive. Presented by Dustin Mouritsen, Public Works Director.
3. Consider approving a Site Plan for Swoon Interior Design located at 3086 Santa Clara Drive.(April & Bill Hickman applicants) Presented by Jim McNulty, City Planner.

Reports:

- a. Mayor / Council Reports:

6. **Executive Session:**

7. **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. Email calendar invitations will be sent out in advance of the meeting. Instructions for each meeting will include the meeting 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. 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 3rd day of November 2022 at 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 6, 2022.

Chris Shelley – City Recorder

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, OCTOBER 26, 2022
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, October 26, 2022 at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah. Notice of the time, place and agenda of the meeting was provided to the Spectrum and to each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting. The meeting will be broadcast via You Tube linked on our website at <https://sccity.org/meetings>.

Present: Mayor Pro Tem Jarett Waite
Council Members: Jarett Waite, Christa Hinton, Leina Mathis and Denny Drake
City Manager: Brock Jacobsen
Deputy Recorder: Selena Nez

Others Present: Dustin Mouritsen, Public Works Director; Ryan VonCannon, Parks & Trails Deputy Director; Gary Hall, Power Director; Andrew Parker, Fire Chief; Jim McNulty, City Planner; Cody Mitchell, Building Official; Officer Studley; Jerold Jnodvik; Jason Lindsey; Lance Smith

1. **Call to Order:** Mayor Pro Tem Waite called the meeting to order at 5:03 p.m. He welcomed everyone and introduced himself and the City Council. He stated that Mayor Rosenberg, who is ill, will be joining the meeting on Zoom. Councilman Ben Shakespeare is also ill and will not be at the meeting.
2. **Opening Ceremony:**
 - Pledge of Allegiance: Denny Drake
 - Opening Comments: Denny Drake
3. **Conflicts and Disclosures:** None.
4. **Working Agenda:**
 - A. **Public Hearing(s):** None.
 1. Public Hearing to receive public comment regarding an amendment to the power pole attachment fees.
 - Mayor Pro Tem Waite said this item is going to be tabled.
 - Brock Jacobsen, City Manager, stated that this item will be brought back at a future date pending review by legal.

C. General Business:

1. Discussion and possible action regarding approval of fees for Power Pole Attachment Agreement. Presented by Gary Hall, Power Director.

Motion to Table Items 4A1 and 4C1 for a Public Hearing to receive public comment regarding an amendment to the Fees for Power Pole Attachment Agreement.

Motion by Denny Drake, seconded by Leina Mathis.

Voting Aye: Leina Mathis, Jarett Waite, Denny Drake and Christa Hinton.

Voting Nay: None.

Motion Carried.

B. Consent Agenda:

1. Approval of Claims and Minutes
 - Oct. 12, 2022 Regular City Council Meeting Minutes
 - Claims through Oct. 26, 2022
2. Calendar of Events
 - Nov. 2, 2022 City Council Work Meeting
 - Nov. 9, 2022 Regular City Council Meeting
 - Nov. 23, 2022 Regular City Council Meeting

Motion to Approve the Consent Agenda.

Motion by Leina Mathis, seconded by Christa Hinton.

Voting Aye: Leina Mathis, Jarett Waite, Denny Drake and Christa Hinton.

Voting Nay: None.

Motion Carried.

C. General Business:

2. Discussion and possible action regarding a proposed Preliminary Plat for Lindsey Estate, a 5 lot Subdivision located on Vineyard Drive. Presented by Jim McNulty, City Planner.

- Jim McNulty reported that Jason Lindsey, the applicant, is requesting preliminary plat approval for the Lindsey Estate Subdivision. The subdivision plat includes a total of five (5) single-family lots on 6.47 acres. The Residential Agriculture, RA Zone requires a minimum lot size of ½ acre. The proposed lots range in size from 28,132 sq. ft. (0.65 acres) to 57,389 sq. ft. (1.32 acres). Ingress/Egress to the site will be provided via Vineyard Drive and Riverwood Lane. The preliminary plat includes a total of three (3) common areas which will require an HOA for future maintenance of these areas. City Staff recommends that an HOA be formed to maintain these three areas. Staff further recommends that each common area be labeled on the plat. He said the property owner is proposing to build a home for his family on one of the lots. The other lots will be made available for purchase. He said he feels it will be well received by the residents as well as the future homeowners. He said that all required public street improvements must meet city standards and be installed or bonded for prior to Subdivision Plat Recordation. The public streets required for this subdivision include a 50-foot cross-section as per the

preliminary plat. Additionally, full street improvements are required for the Lot 5 frontage along Vineyard Drive. He further stated that the applicant will be required to connect/install secondary water for outdoor water use for each building lot and the common areas. He stated that concerning the Public Utility Easements, the preliminary plat includes public utility easements. It is City Staff's understanding that the public utilities will be located within the front yard setback; however, a 15' easement is shown within Lot 1. The applicant will be required to work with City Staff to make sure all public utility easements are correct. He stated that the Building Department will require a geotechnical report for all lots within the subdivision at the time of building permit submittal. Public Utility Easements (PUE's) are required and will have to be shown on the plat. He reported that Utah Code, Section 52-4-202 includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. 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 and Post Office) 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. He said that the Planning Commission held a public meeting on October 13, 2022 and forwarded a recommendation of approval to the City Council. City Staff recommends that the Council approve the Preliminary Plat for the Lindsey Estate Subdivision subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all City reviewing departments.
 2. That the applicant be required to install public street improvements (50-foot cross-section) which meet city standards. That public street improvements 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'. That the applicant be required to form an HOA for the maintenance of the common areas.
 4. That the applicant be required to connect/install secondary water for outdoor water use for each building lot and the common areas.
 5. That the applicant provides a will-serve letter from the WCWCD or other required verification for culinary water prior to final plat recordation.
 6. That the applicant be required to submit a final subdivision plat application prior to final plat recordation.
- Leina Mathis asked if the applicant is aware that he will be required to maintain the common areas.
 - Jim McNulty said yes. That is the HOA. They are going to form an HOA that will run with the subdivision.
 - Leina Mathis also said that under our Water Efficiency Ordinance, 17.92.030, because these are larger than ½ acre lots they are required to install the secondary water system. She said she wants to make sure they are clear that that needs to be done.
 - Jim McNulty asked Mr. Lindsey if that was understood. He said that is something he can discuss with Mr. Lindsey because this is the preliminary plat, and he will have to come back for final plat. He said this is just the landscaping requirement that we put in place for the City and the WCWCD has too in an effort to be more water efficient and limit the outdoor landscaping and water use.

- Jason Lindsey stated that he saw what was passed in St. George but in this case, he is bringing water shares he has purchased specifically for this subdivision, and he said his understanding is there would be some sort of exchange that he would be giving water shares to the City in exchange for the ability to water these lots and not have only gravel on these huge lots.
- Dustin Mouritsen said he doesn't believe so. The way our ordinance states, once he gives us those shares, it becomes the City's water, and he has to meet that landscape ordinance.
- Jason Lindsey asked that on a lot that is 1.3 acres he is only going to have 1,500 sq ft of green.
- Jim McNulty said the lawn area can be 8% and the total irrigated area can be 16% of the lot area. That is quite a bit. He said it cannot be all sod. That defeats the purpose County-wide. He said there will be some limitations, but Mr. Lindsey will still be able to have some sod in the front and the back.
- Jason Lindsey said he is living here and is really trying to do something against all of his best economic interest to make something that is really nice, and he could cut it up a whole lot more and probably make a lot more money as a developer, but he has been working on this project for 12 years now because he wanted to live here. He said he has the shares, and he has the land, and he is really trying to do something nice.
- Jim McNulty reminded Mr. Lindsey that this is a preliminary plat, and he still has to come back for final plat approval and go through that process and record a plat and at the point the building lots are sold and developed, and homes are built, and the landscaping and irrigation is done through that process. He said he can discuss this with Mr. Lindsey's engineer, Jared Bates, and he can figure out, based on the parameters what would be allowed on each lot. There will be some ability to get what he wants but the whole thing won't be able to be sod.
- Jason Lindsey said the lots are big for a certain look and feel and if he is going to have 250 ft of gravel, then he is going to cut them up into smaller frontages like everybody else in town does.
- Jim McNulty said he is not going to have that. There will be a little more limited lawn area in the front and the back, and they are still able to accommodate a pool as well as some desert scape and some plants and bushes and drips. He said he will talk to Jared Bates and will figure those calculations out for Mr. Lindsey. He should be able to accommodate what his vision or dream is. We do have an ordinance in place that Mr. Lindsey will have to comply with but there is some flexibility, and we can talk more about that.
- Jason Lindsey talked about irrigating with secondary water and he went and got those shares specifically knowing he was going to have to hand them over in order to get a secondary water system for these lots.
- Mayor Pro Tem Waite said we are creating double fronted lots. Is that a concern at all?
- Jim McNulty said no because there will be an existing wall they have in place and there will be a sidewalk on both sides so it will be walkable and then there will be a 10 ft planting strip.
- Jason Lindsey said he spent a lot of money building a really nice fence all the way around it so that it was uniform and also creates some sort of insulation between the two. Also, the setback rule was 10 ft and on his own he made that back more than 17 ft on both sides of the road. He talked about the large size of the common area. He put a lot of

buffer there.

- Christa Hinton asked is the WCWCD is issuing the will serve letters now.

- Jim McNulty said no, they are not issuing those yet so we are getting a receipt if they have paid for those fees so that we know that has been paid and they will have to provide that information to us to move forward. By the time we get to final plat they may be issuing those letters. We will be able to record with just a receipt.

- Denny Drake said he feels this is an excellent subdivision and it is proper for where it is located. Mr. Lindsey has done a great job.

Motion to Approve a proposed Preliminary Plat for Linsey Estate, a 5 lot Subdivision located on Vineyard Drive including the six conditions recommended by City Staff and Planning Commission as presented.

Motion by Denny Drake, seconded by Christa Hinton.

Voting Aye: Jarett Waite, Leina Mathis, Christa Hinton and Denny Drake.

Voting Nay: None.

Motion Carried.

3. Discussion and possible action modifying Chapter 15, “Building & Construction”, Sections 15.08.010 - 15.30.010, updating the building codes currently on city record to coincide with building codes as adopted by the State of Utah and approve Ordinance 2022-24. Presented by Cody Mitchell, Building Official.

- Cody Mitchell stated this is an amendment to amend Ordinances 15.08 – 15.32. This is the amendment of 10 Building Codes including the National Electrical Code and Fire Code. He said that he would cover the Building Codes and the Electrical Code and Andrew Parker, Fire Chief, will propose the amendment to the Fire Code. He read, “The proposed city ordinance amendments are intended to update the building codes currently on city record to coincide with building codes as adopted by the State of Utah. Proposed is the adoption of the amended International Building, plumbing, fuel gas, mechanical, energy, existing building, and residential codes as currently adopted by the State. During the 2022 legislative session, the State of Utah elected to adopt various editions of the published codes regulating and governing the maintenance and construction of structures. The International Code Council (ICC) publishes code updates every three years releasing the most current version in 2021. Typically, Utah adopts the latest version of the I-Codes one year following publication, implementing the 2021 edition in 2022. Recently, Utah legislation has not been consistent in following this pattern, routinely adopting later additions of the available code editions. For instance, the 2018 and 2021 International Residential Code have not been adopted by Utah, instead, the 2015 has been in place since 2016 when it was initially adopted. Additionally, Utah has also elected to remain in the 2018 code editions of the building, plumbing, fuel gas, mechanical, energy, pool & spa, and existing building when customarily, the available 2021 publishing’s would have been adopted in 2022. The National Electrical Code (NEC) published by the National Fire Protection Association (NFPA) is also updated in three-year cycles, one year behind the ICC. This code provides guidelines to regulate and govern electrical installations serving as a minimum standard initiating provisions with intent to protect life and property. The most recent series was published in 2020 and adopted by Utah in 2021. The language proposed with this ordinance amendment does not identify the edition or

series of code to be adopted due to the irregularity at the state level. Rather, this proposal is written to govern and regulate construction activity by adopting the current building codes as amended and adopted by the State of Utah.” He said that the last time this was reviewed and adopted was by an ordinance in 2014. He said this is long overdue and we would like to get this taken care of. He stated that the language he has proposed in the ordinance cleans up conflicting and duplicated language. He said that the duplicates fall within some of the City Standards as well as the Code so the ordinance duplicates sometimes two or three times throughout those references. He stated that he is also revising language to make it more clear and concise. He said that additionally this amendment includes and upgrades the valuation schedule. He said he has gone over this with Brock Jacobsen. We are currently behind so the new schedule and the data, also published by ICC, it updates twice a year, in February and August, so it gives us more current data and also flows with the market. He stated that the Building Code covers commercial buildings. It is applicable to all commercial uses. He said he struck most of the language initially and proposed new language. The biggest change in the new language is that there is no year identified because we don’t know what the State is going to do. He added language that says we want to adopt this Code currently as adopted and amended by the State of Utah. This will allow us to follow what the State does. He went over each section with the City Council. In Section 101.1 we inserted “the City of Santa Clara” and it also asks for some flood plain mapping in 16.12.3 so we inserted the date of our last LOMAR.

- Mayor Pro Tem Waite said that Cody talked about the valuation. Does that mean that someone’s building permit would be a different price based on how we decide the square foot.

- Cody Mitchell said yes, it comes up in Section 15.08.040. He said he will address that when we get to the point. He next talked about the permit fee schedule. He said that we currently use the 1997 addition of the uniform Building Code. That was in place prior to the ICC. The ICC is currently adopted and used in variation throughout the States, and they now have a building valuation data for us to use. He said that the uniform Building Code, we assign a price per square foot and that goes up in increments per the larger the value of the home, so we established the base number. Currently we are at \$80.08 per sq ft. He said it is tough to follow the trends and the classifications of construction and use where the new data for the ICC prescribes that. He described the proposed form and stated that it gives us classifications of all types of construction and gives us a dollar amount for classification and use. He said the proposal is that we introduce this. He stated that we have devised a multiplier that would assess 85% of the number and sneak it up over the next five years. He said the building permit fee also affects three other fees: the plan review fee (25%), the State tax fee (1%) and a habitat fee (.03%) but the biggest difference would be in the building permit fee. He said the information is reproduced twice a year and fluctuates with the market.

- Leina Mathis asked that if the ICC updates twice a year, is it published so the developer can see that so that they know what the estimate cost is going to be so they can plan for that in their costs.

- Cody Mitchell said yes, they can access that information or call us. He said no one has ever called and ask him how much that base amount is.

- Leina Mathis said our ordinance doesn’t have that 85% in there so is that something that we are just doing on the side.

- Brock Jacobsen said we chose that amount because we are trying to soften going in because going to 100% would be a big jump. We will incrementally increase to 100%.
- Leina Mathis asked if this is something we are doing by resolution or making a notation and putting it in place for how long.
- Brock Jacobsen said we don't have anything written in there. He said the increases would be at Cody Mitchell's discretion based on the Building Code as presented in the chart and reviewed every six months.
- Leina Mathis said she thinks it might be helpful to know how long we are going to keep the 85% in place.
- Cody Mitchell said he has always sent out a notification when the fees are going up. He said the increases will be very minimal if we take it 3-5%.
- Brock Jacobsen said that it could be stated in the motion that we are going to move it 3% a year for the next 5 years or 5% a year for the next 3 years if Council would feel more comfortable to have that more clearly stated as part of the adoption.
- Mayor Pro Tem Waite asked Cody Mitchell to explain what the "1A, 1B", etc. mean on the chart.
- Cody Mitchell said that those are classifications of construction.
- Brock Jacobsen explained that we are not setting a fee, we are setting a number that evaluates that valuation, so we are not adopting a set fee.
- Cody Mitchell said the biggest fluctuations will be when ICC releases the new numbers.
- Leina Mathis said we would capture that if we make it 85% of the valuation data and put in 5% every 3 years to get us to full valuation after 3 years.
- Cody Mitchell talked about the Energy Code which is also a commercial code. He stated that he eliminated a lot of language in this and simplified it and again adopting the most current version of the Utah State Code as the State amended it. It states: "The edition of the International Energy Conservation Code, as currently adopted by the State of Utah, regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems, is hereby referred to and adopted as the Energy Conservation Code for Santa Clara City." He said he struck 16.10.020 and just made a revision under 15.10.010. He said it was similar in the existing Building Code Section 15.14.010. The language is adopting the current Code as amended by the State of Utah. He said he struck a bunch of language as well 15.14.020 and he added the revision and inserted "Santa Clara City". He stated that the Electrical Code is not published by ICC but instead by NFPA from 2020. This is the current code and the one the State is up to date on. With that, he struck a bunch of language and inserted, "edition of the National Electrical Code, as published by the National Fire Protection Agency and currently adopted by the State of Utah, regulating minimum electrical standards to ensure the protection of life and property by regulating the installation and repair of all electrical, wiring, equipment is hereby referred to and adopted as the Electrical Code for Santa Clara City." He said that in section 15.16.020 he struck all the language. He said he doesn't feel we need that in our ordinance. In section 15.16.030 where it talks about permits and inspections and goes into powerhouses and substations and items that are not regulated by the Building Department but fall under the Power Department, he struck that section to simplify it. He said that in section 15.16.040 this is another permit fee schedule for someone who has a generator or solar system or something like that, the permit fees would fall back to the consolidated fee schedule. The only change in that section is just some removal and replacement of some language. It

now says, “established by resolution”.

- Mayor Pro Tem Waite asked about the permits (Section 15.16.020). He asked about people adding receptacle in their garages. Will people need to come in for permits for that?

- Cody Mitchell said that wouldn't be regulated by ordinance but it would be regulated by the adoptive code and gives parameters on what a person can and can't do when adding receptacles. Anytime someone modifies their existing electrical system they should pull a building permit and have it inspected. He said if someone is hiring a contractor it is the obligation of the contractor to acquire the building permit. He said on Section 15.16.060, Electrical Disturbances, he struck that entire section. He cleaned up the language on the Swimming Pool and Spa Code and as stated, “the edition of the International Swimming Pool and Spa Code, as currently adopted by the State of Utah” and he added “safety”. He also inserted the words, “Santa Clara City” in 101.1. He talked about the Fuel Gas Code. It says it is adopted by the State of Utah as adopted in the amended version. He also added some language, “regulating installation of gas piping from the point of delivery to the inlet connections of appliances and the installation and operation of gas appliances installed in residential and commercial applications is hereby referred to and adopted as Fuel Gas Code for Santa Clara City.” It addresses from the point of introduction to the distribution point. He said he also inserted “Santa Clara City” in 101.1.

- Denny Drake said in all these scenarios we are referring to the State of Utah adopting. If they haven't adopted anything more current than 2012 that is where we would turn for the actual code. Is that correct?

- Cody Mitchell said that is correct. He talked about the Mechanical Code, 15.24 we are adopting and amending as adopted by the State of Utah. He said he has removed some of the redundant language. It comes with a revision of Section 101.1 inserting “Santa Clara City”. He said that 15.24.020 is the permit fees. It just duplicates. It falls under a different fee schedule than the Building Code. He said he struck the section “Violation and Penalty”. He said he spoke with Matt Ence, City Attorney, on addressing a fee schedule for violations of the City Ordinance and we are looking at moving in a different direction off that and consolidating them and that would be a place for the Code Enforcement Officer to go and there would be an avenue to enforce or write citation or warnings. He said he is going to work on that. He talked about the Plumbing Code, 15.28. He said he did a general clean-up of that section with more clear and concise language and adopting the code as amended by the State of Utah and revising 101.1 and inserting “Santa Clara City”. 15.28.020 is the Permit Fees. We cleaned up the language and removed “adjusted from time to time” and added “established by resolution”. We struck 15.28.030 “Violation and Penalty”. Next is the Residential Code. The whole code section was stricken. The adopted language says, “The current edition of the International Residential Code, as adopted by the State of Utah, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two (2) family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories in height with separate means of egress; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code, is hereby referred to and adopted as the Residential Code for Santa Clara City, together with the additions, insertions, and changes specifically set forth in this chapter.” And 101.1 was revised by inserting “the City of Santa Clara”. He

said that along with that in Table 030, we inserted the snow load, wind speed, termite, frost line, decay and temperatures that would fall within our climate zone or location and inserted those into that table to give us design parameters. He said the fee schedule is a duplication of the fee schedule that was first introduced so this would be applicable for new residential construction as well as commercial construction. He said that Staff makes a strong recommendation to move forward with adopting the amendment of these ordinances. He asked Chief Parker to address the Council concerning Fire Code.

- Mayor Pro Tem Waite asked about Section 15.32.010 Display of Property Number Required. He asked why that section was stricken out.

- Cody Mitchell said that section is redundant and inaccurate. The Code already identifies how your numbers should be posted, the size of the lettering, the width of the stroke of the number and it is already in the adopted Code and this section contradicts that.

- Chief Parker said regarding the Fire Code section, 15.02, we are pulling some language out specific on hazards such as hazardous materials and flammable liquids. He said looking at Chapter 34, they no longer correspond with the chapter. He talked about the adoption of the language, "The Fire Chief or designee responsible for fire code enforcement, shall use and adopt the 2018 edition of the International Fire Code (IFC) as adopted by the State of Utah Legislature. This includes appendices A-N as recommended by the Western Fire Chiefs Association and the International Code Council, and printed as a code in book form, copies of which have been and are now filed in the office of the city recorder for the use and examination by the public; be and is hereby adopted as the fire code of the city of Santa Clara, for the purpose of prescribing regulations governing conditions hazardous to life and protecting property from fire or explosion; and as adopted and amended by the state of Utah, together with amendments thereto in the future made by the state as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in subsequent sections of this chapter. (Ord. 2014-05)". He talked about adding appendages, so we now have A through N. These appendages are important.

- Denny Drake said he knows the date has been changed from 2012 to 2018 but what if we eliminated the date, period, and have it just state that the Fire Chief or designee responsible for fire code enforcement shall use and adopt International Fire Code as adopted by the State of Utah Legislature.

- Chief Parker said he spoke with Matt Ence as far as legal counsel and the thought was it was good to put that in there and we can come back and present it to Council to make sure we are renewing it. He said he is recommending what we have here.

- Christa Hinton asked if the flammable liquids and things like that are covered in the appendages.

- Chief Parker said that is correct. It is covered much more thoroughly in the appendages.

- Leina Mathis said she is fine leaving the 2018 date in. She said in her opinion if Matt Ence said it is worthwhile having that in there, she is fine with that. She said she likes the idea of increasing the 5% over 3 years. It gets it where we need to be and makes it much simpler. She said that is her recommendation. She said it should be done in both of the sections, 15.080.020 and 15.30.020 and then the one revision that didn't have the Section 101 (15.18).

- Chief Parker said that 15.18.101 would add "Designation A" as the body and then a revision as B, adopting "Santa Clara City".

- Mayor Pro Tem Waite thanked the Staff for the work on this.

Motion to Approve the modification of Chapter 15, “Building & Construction”, Sections 15.08.010 - 15.30.010, updating the building codes currently on city record to coincide with building codes as adopted by the State of Utah and approve Ordinance 2022-24 as presented with the following revisions: 1. To add in Section 15.18, 010 Revision and in the two Permit Fees Sections, 15.08.020 and 15.30.020 to add the 5% over 3 years starting at 85% so that within 3 years we get to 100% of full valuation.

Motion by Leina Mathis, seconded by Denny Drake.

Amended Motion to Approve the modification of Chapter 15, “Building & Construction”, Sections 15.08.020 - 15.30.020, updating the building codes currently on city record to coincide with building codes as adopted by the State of Utah and approve Ordinance 2022-24 as presented with the following revisions: 1. To add in Section 15.18, 010 Revision and in the two Permit Fees Sections, 15.08.020 and 15.30.020 to add the 5% over 3 years starting at 85% so that within 3 years we get to 100% of full valuation.

Motion by Leina Mathis, seconded by Denny Drake.

Voting Aye: Denny Drake, Jarett Waite, Christa Hinton and Leina Mathis.

Voting Nay: None.

Motion Carried.

5. Reports:

A. Mayor / Council Reports

Leina Mathis:

- We held the Youth Council meeting yesterday. Brock came and talked about municipal government, and he did a really good job. Two of our Youth Council members questioned the stop sign that was put in.
- We had LPC last week. There are a number of bills that are going to be coming our way. Some of the things being discussed are developer infrastructure districts and possible administrative process changes to subdivision ordinances.

Jarett Waite:

- He attended a UIA/Utopia meeting. We approved the bonding parameters for a city up north.
- He reached out to the County Assessor and asked for numbers on our housing and how it compares to other cities. They sent numbers over and we are verifying those right now. It will help Council to know how we compare.

Denny Drake:

- He said the Solid Waste District is moving forward with major changes and we are reviewing some bid amounts and it be requiring an additional increase in our fees. It will not be significant but not minimal either. He said that once that is established, he will bring it back to Council.

Christa Hinton:

- Nothing to report.

Brock Jacobsen:

- We will have a ULCT recap at the Work Meeting next week.

Jim McNulty:

- He sent out an email on Oct. 13 regarding the City Alliance with Utah Tech. We have identified a total of 9 projects. He said he hasn't heard from all the Council and Staff concerning the committees they would like volunteer for.

6. Executive Session: None.

7. Adjournment:

Motion to adjourn by Leina Mathis.

Seconded by Christa Hinton with all members present voting aye.

Meeting Adjourned at 6:11 p.m.

Chris Shelley – City Recorder

Date Approved: _____

**City of Santa Clara
Check Register
Checking 1889 - 11/02/2022 to 11/02/2022**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
BUCKS ACE SANTA CLARA	70112	1310	09/26/2022	11/02/2022	16.34	INV1310-MOUSE TRAPS-PARKS DEPT	104510-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70112	1322	09/28/2022	11/02/2022	123.24	INV1322-PAINT, PESTC BUCKET-PARKS	104510-256 - TOURNAMENT EXPENS	
BUCKS ACE SANTA CLARA	70112	1327	09/29/2022	11/02/2022	441.90	INV1327-SHOP CLEANING SUPPLIES POWER D	535310-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70112	1328	09/29/2022	11/02/2022	8.89	INV1328-IMPACT SOCKET ADAPTER POWER DE	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70112	1329	09/29/2022	11/02/2022	4.09	INV1329-BOLT TRAY POWER DEPT	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70112	1330	09/29/2022	11/02/2022	-160.19	CREDIT RETURNED TOWER LIGHT DUAL M12	535310-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70112	1357	10/05/2022	11/02/2022	40.04	INV1357-DOLLY PARKS DEPT	104510-256 - TOURNAMENT EXPENS	
BUCKS ACE SANTA CLARA	70112	1369	10/10/2022	11/02/2022	31.96	INV1369-PVC PARTS FOR BLANKET TUBE POW	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70112	1372	10/11/2022	11/02/2022	82.66	INV1372-HARDWARE, CHAIN, SAW BLADES, SIG	104410-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70112	1373	10/11/2022	11/02/2022	18.32	INV1373-PICTURE HANGING KIT, DUST CLOTH P	535310-240 - OFFICE SUPPLIES	
BUCKS ACE SANTA CLARA	70112	1375	10/12/2022	11/02/2022	55.64	INV1375-POTTING SOIL, PLANTING SUPPLIES P	104510-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70112	1381	10/13/2022	11/02/2022	59.58	INV1381-GOPHER TRAP, RSTP SPRAY-PARKS	104510-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70112	1391	10/17/2022	11/02/2022	11.37	INV1391-FASTENERS, UTIL LIGHTER - PW	104410-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70112	1392	10/17/2022	11/02/2022	-10.62	CREDIT UTIL LIGHTER & FASTENERS-PW	104410-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70112	1413	10/24/2022	11/02/2022	15.42	INV1413-STREET LIGHT PARTS-POWER DEPT	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70112	B06996-CREDIT	10/11/2022	11/02/2022	-0.30	CREDIT B06996 STATEMENT CORRECTION	104410-250 - OPERATING SUPPLIES	
					\$738.34			
					\$738.34			
CHILD SUPPORT SERVICES	70113	110222-873789	10/31/2022	11/02/2022	206.77	CASEY-C000873789 PAY PERIOD END 11/02/22	102595-000 - GARNISMENTS PAYABL	
					\$206.77			
CITY OF ST GEORGE - S	70114	OCT 22-SEWER	10/31/2022	11/02/2022	36,811.50	2910 SEWER CONNECTIONS @12.65 OCT 2022	525210-945 - SEWER TREATMENT -	
					\$36,811.50			
DEERE CREDIT INC	70115	2707359	10/24/2022	11/02/2022	366.50	Bill Thru PropTax acct 030-0067580-000	104410-253 - REPAIRS & MAINTENA	
DEERE CREDIT INC	70115	2707359	10/24/2022	11/02/2022	366.50	Bill Thru PropTax acct 030-0067580-000	535310-253 - REPAIRS & MAINTENA	
					\$733.00			
					\$733.00			
DR. ROBERT R. FOSTER, D.O. P.C.	70116	NOV 22-MED SE	10/31/2022	11/02/2022	1,200.00	MEDICAL SERVICES DIRECTOR-EMS & FIRE	104230-370 - PROFESSIONAL SERVI	
					\$1,200.00			
ERIC GENTRY	70117	OCT 22-CITY PR	10/31/2022	11/02/2022	1,500.00	PROFESSIONAL SERVICES	104120-330 - LEGAL SERVICES	
					\$1,500.00			
EXPRESS LUBE	70118	60626	08/04/2022	11/02/2022	91.49	INV#60626 OIL CHANGE PARKS 2022 SIV 2500H	104510-253 - REPAIRS & MAINTENA	
EXPRESS LUBE	70118	62828	10/05/2022	11/02/2022	67.04	INV#62828 OIL CHG PW TRUCK 21 FORD F-150	515110-253 - REPAIRS & MAINTENAN	
					\$158.53			
					\$158.53			
IPSA	70119	3024	10/06/2022	11/02/2022	300.00	HOTLINE SCHOOL REG THOMAS HAILSTONE	535310-360 - TRAINING	
					\$300.00			
JOY MILES	70120	110122-JM	11/01/2022	11/02/2022	79.62	COURT INTERPRETER 11-1-22 MULTIPLE CASE	104120-330 - LEGAL SERVICES	
					\$79.62			
LAURA SQUIRES	70121	87-OCT CC MIN	10/28/2022	11/02/2022	300.00	Inv#87 CC MINUTES OCT 2022	104130-370 - PROFESSIONAL SERVI	
					\$300.00			
LEANY, JACOB RICHARD	70122	110122-BAIL REF	11/01/2022	11/02/2022	13.00	BAIL REFUND CASE 215201398	102560-000 - BAIL & RESTITUTION	
					\$13.00			
PITNEY BOWES/RESERVE ACCO	70123	110122-POSTAG	11/01/2022	11/02/2022	400.00	POSTAGE METER REFILL	104130-245 - POSTAGE	
					\$400.00			

**City of Santa Clara
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<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>	<u>Activity Code</u>
SUNRISE ENGINEERING, INC.	70124	129213	10/12/2022	11/02/2022	846.00	INV#129213 GIS TRAINING	525210-464 - SEWER MATERIALS &	
					\$846.00			
UTAH STATE TREASURER / FINES	70125	OCT 22-COURT	11/01/2022	11/02/2022	6,442.93	COURT SURCHARGES	104120-905 - STATE FINE COLLECTI	
					\$6,442.93			
WASH. CO. FLOOD CONTROL DIS	70126	OCT 22 FLOOD	11/01/2022	11/02/2022	4,645.50	FLOOD CONTROL DISTRICT 53-3301000004-OC	545410-770 - FLOOD CONTROL DIST.	
					\$4,645.50			
					\$54,375.19			

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Denny Drake

Leina Mathis

Ben Shakespeare

Jarett Waite

Christa Hinton

CITY COUNCIL

Meeting Date: November 9, 2022 **Agenda Item: 2**

Applicant: Dustin Mouritsen

Requested by: Dustin Mouritsen

Subject: Consider approval of waterline replacement on Santa Clara Drive and Trueman Drive.

Description:

Santa Clara Drive from Canyonview to Santa Clara Parkway and Trueman Drive from Gubler to cul-de-sac is 6" Class 200 pipe that is aged and in need of replacement. The city will provide material, traffic control and asphalt removal and replacement. Contractor will install new 8" C900 waterline. I have 3 bids for material and labor with Ferguson water works being the low bid for material at \$45,888.07 and Whitaker Construction being low bid for labor at \$68,125.00. Streets department will saw cut, remove and install new asphalt for \$17,140.00. Total \$131,153.07.

Recommendation: Approval

Cost: \$131,153.07

Legal Approval: Yes

Finance Approval: Yes

Budget Approval: Yes

Attachments:

<https://sccity.org/wp-content/uploads/formidable/41/Santa-Clara-Drive-water-line-project-80x80.jpg>, <https://sccity.org/wp-content/uploads/formidable/41/Trueman-Drive-Watermain-80x80.jpg>



Connect to existing 8" and install 8" valve.

Tie to existing service line.

Tie into existing 8" X 10" Tee and install 8" gate valve.



Remove and replace fire hydrant
Replace 425' of watermain

GUBLER DR

TRIMMAN DR

HD

R1-10

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



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

CITY COUNCIL

Meeting Date: November 9, 2022

Agenda Item: 3

Applicant: April & Brian Hickman

Requested by: James McNulty

Subject: Site Plan Approval for Swoon Interior

Design

Description:

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 use which is permitted in the Historic District/Mixed Use Zone.

Recommendation: Approval

Attachments:

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A



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.

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
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 Council
Meeting Date: November 9, 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 meets 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 City Council 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

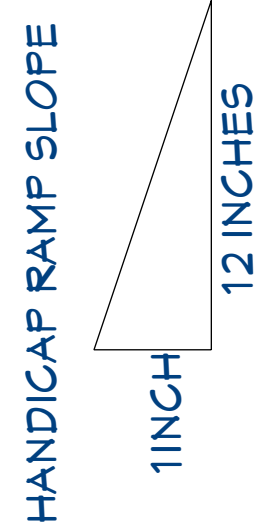
Utah Code, Section 52-4-202 includes requirements for a Site Plan. The city must hold at least one public meeting to consider a Site Plan. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall, Local Post Office & Library)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

PLANNING STAFF RECOMMENDATION

On October 27, 2022, the Planning Commission reviewed the Site Plan and forwarded a recommendation of approval to the City Council. City staff recommends that the City Council grant Site Plan Approval 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.

	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



VERBALI
CONTRACTORS
DRAFTING & DESIGN

DATE:
10/7/2022

SCALE:
1/8"=1'

PAGE:

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



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.

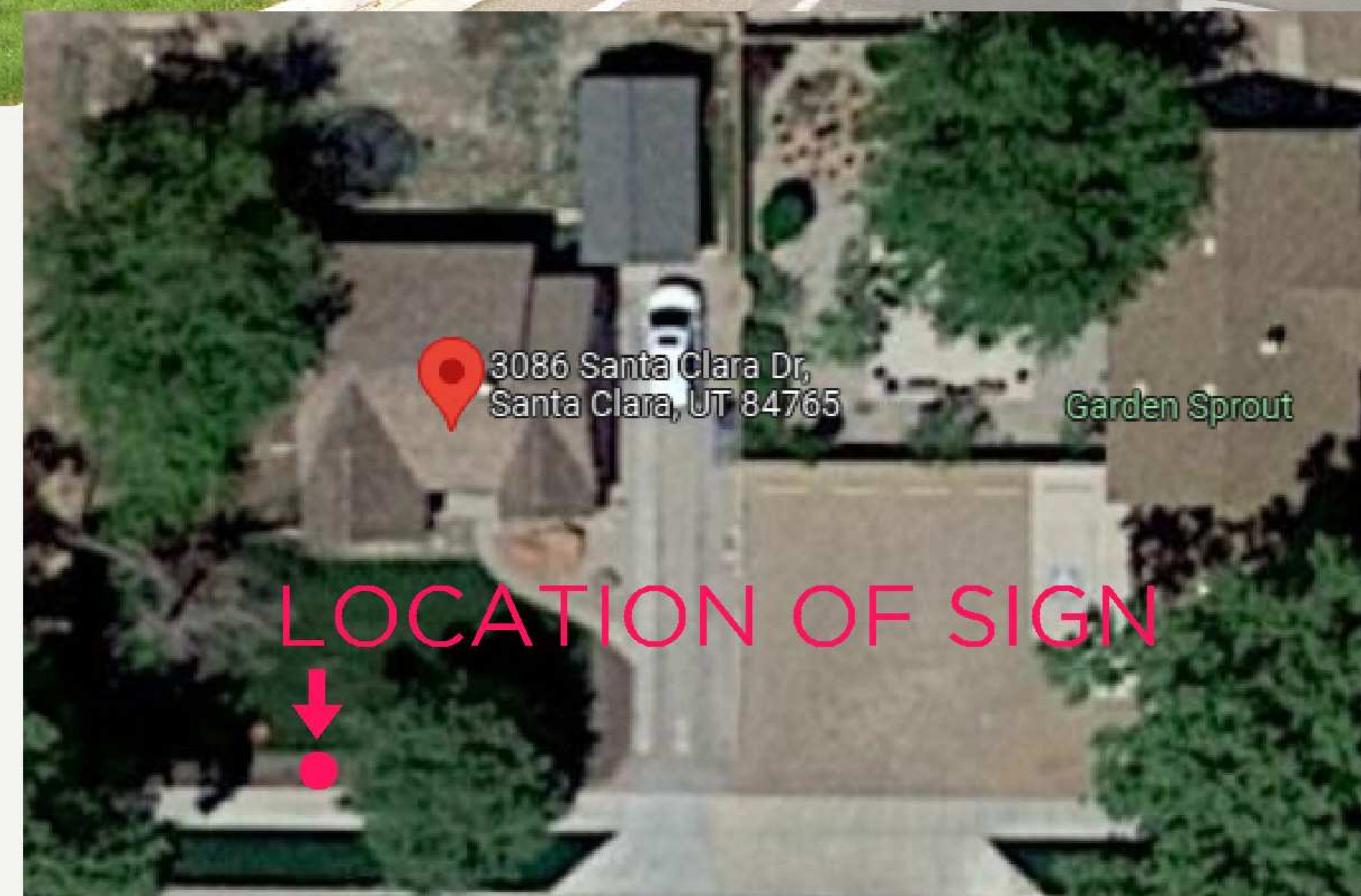
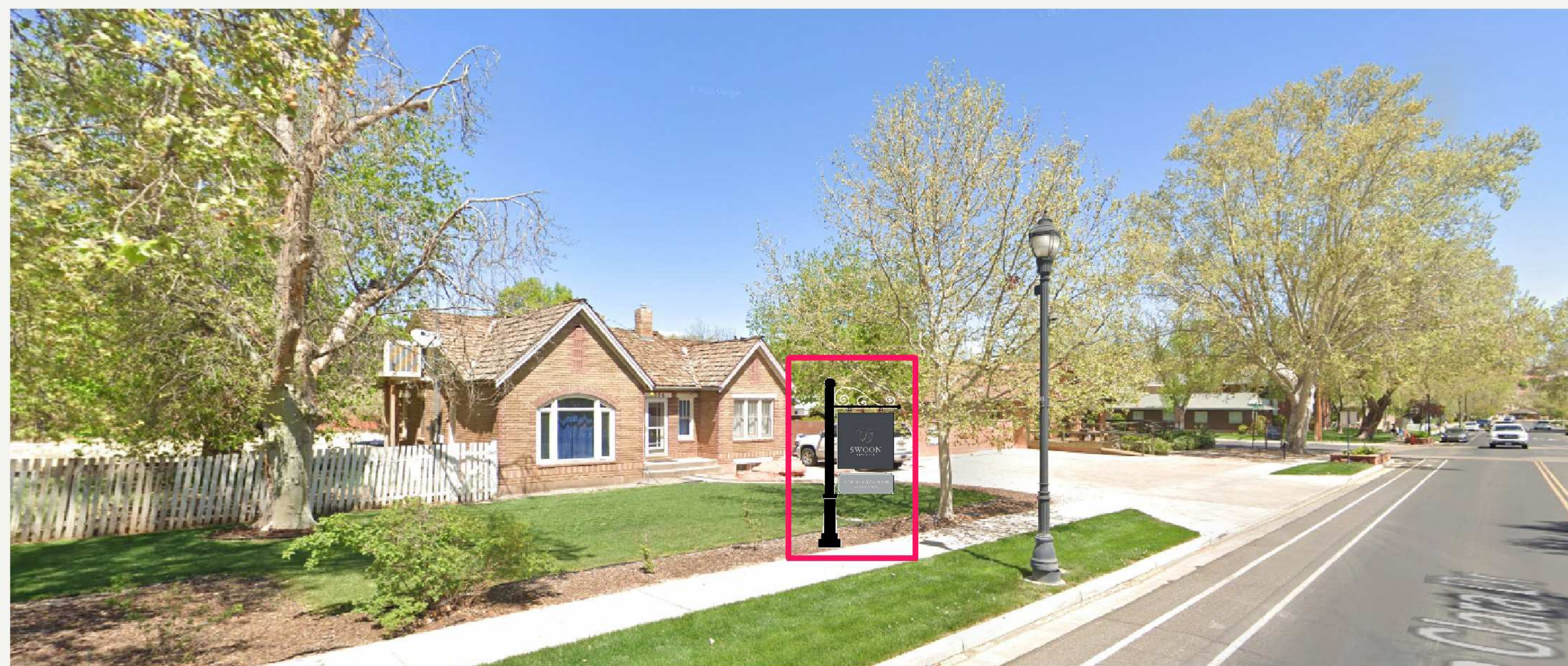
- ◆ **Sign(s) may NOT be installed until permit is issued**
- ◆ **Incomplete applications will not be accepted**
- ◆ **Planning & Zoning approval may be required before application can be processed.**

Print Applicant Name: Bradley Salay

Signature of Applicant: Bradley Salay

Date: 9/28/22

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 © 2022
 ALL RIGHTS RESERVED



PROJECT NAME
& LOCATION:

SALESPERSON: Steve Davis

DESIGNER: Steve Davis

CUSTOMER APPROVAL & DATE

LANDLORD APPROVAL & DATE

THIS DRAWING IS COPYRIGHTED AND WAS CREATED TO ASSIST YOU IN VISUALIZING
 OUR PROPOSAL IT MAY NOT BE COPIED OR REVISED IN ANY FORM
 THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF RAINBOW SIGN & BANNER
 UNTIL TRANSFERRED 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









3086