



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
July 13, 2023 @ 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, July 13, 2023, 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: Curtis Whitehead
- B. Opening Comments (Invocation): Curtis Whitehead

3. Communications and Appearances

4. Working Agenda

A. Public Hearing

- 1. Consider a proposed General Plan Amendment application for property at the intersection of Pioneer Parkway and future extension of Red Mountain Drive. These properties have been legally subdivided and are known as Lots 1, 2 and 3 of the Silverado Commercial Subdivision. Silverado Development, LLC, is proposing a General Plan Amendment from Main Street Commercial, MSC and Open Space, OS to Mixed Use Residential, MUR for Lots 1 & 2, and Main Street Commercial, MSC and Open Space, OS to Main Street Commercial, MSC for Lot 3. The proposed General Plan Amendment is part of the process to allow for a future Mixed-Use Development including commercial, office, and residential uses on the property.

5. General Business

A. Recommendation to City Council

- 1. Recommendation to the City Council to consider a proposed General Plan Amendment application for property at the intersection of Pioneer Parkway and future extension of Red Mountain Drive. These properties have been legally subdivided and are known as Lots 1, 2 and 3 of the Silverado Commercial Subdivision. Silverado Development, LLC, is proposing a General Plan Amendment from Main Street Commercial, MSC and Open

Space, OS to Mixed Use Residential, MUR for Lots 1 & 2, and Main Street Commercial, MSC and Open Space, OS to Main Street Commercial, MSC for Lot 3.

2. Recommendation to the City Council to consider Site Plan Approval for a Mixed-Use Building located at 3098 Santa Clara Drive. Justin Anderson and Steven Beesley, applicants.
3. Recommendation to the City Council to consider Final Plat approval for the Lugano Subdivision. The property is located directly south of Vineyard Drive and east of Riverwood Lane. Jason Lindsey, applicant.

6. Discussion Items

- A. None

7. Approval of Minutes

- A. Request Approval of Regular Meeting minutes: June 22, 2023

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 6th day of July 2023.

Jim McNulty, Planning Manager



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

Staff Report

General Plan Amendment Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: July 13, 2023

Current Zone: Planned Development Residential, PDR

General Plan Designation: Main Street Commercial, MSC & Open Space, OS

Property Location: Intersection of Pioneer Parkway & future extension of Red Mountain Drive

Property Size: 14.27 Acres

Request: General Plan Amendment

Applicant Name: Silverado Development LLC (*Julian Stemmer*)

Staff Planner: Jim McNulty

Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicant, ***Julian Stemmer (Silverado Development LLC)***, is requesting a General Plan Amendment for property at the intersection of Pioneer Parkway and future extension of Red Mountain Drive. These properties have been legally subdivided and are known as Lots 1, 2, and 3 of the Silverado Commercial Subdivision. Lot 1 is 6.44 acres, Lot 2 is 5.22 acres, with Lot 3 being 2.61 acres. The applicant is proposing a General Plan Amendment from Main Street Commercial, MSC and Open Space, OS to Mixed Use Residential, MUR for Lot 1 & Lot 2, and Main Street Commercial, MSC and Open Space, OS to Main Street Commercial, MSC for Lot 3. The proposed General Plan Amendment is part of the process to allow for a future Mixed-Use Development including commercial, office, and residential uses on the property.

The applicant has submitted a Concept Plan along with architectural elevations for the proposed future mixed-use project. Lot 1 would include multi-family townhome units intended to be used as Toy Storage Garages with a dwelling unit. Lot 2 would include a 96-unit Apartment Project with a pool and other amenities. Lot 3 is intended for commercial, and office uses including restaurants. The Concept Plan also includes an outdoor plaza in-between commercial buildings along with a public stairway to the Harmon's Center. Reciprocal access will also be required to the Harmon's Center allowing for safe vehicle travel to and from the site.

Future Access to the property will be provided via Pioneer Parkway and the future extension of Red Mountain Drive. Additionally, a traffic signal will be required when it's warranted. This will be further discussed during the public hearing process for a Rezoning & Project Plan if the General Plan Amendment is approved.

City staff and legal counsel have determined that a General Plan Amendment is required for the subject properties prior to pursuing a revised property Rezoning and Project Plan application. This will allow for a clear and transparent record of property entitlement moving forward.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. The subject property was also posted as per State Code. No responses have been received by city staff as of the writing of this report.

However, The Planning Commission will recall that several residents came out to the public hearing last year for the property Rezoning and Project Plan application.

GENERAL PLAN CONSIDERATION

The Santa Clara City General Plan Map includes **two (2) land use designations for the property**. This includes Main Street Commercial, MSC and Open Space, OS.

The description for MSC to remain on Lot 3 only (Section 3.4.2 Mixed-Use Land Uses) states the following:

“Predominantly commercial uses on the ground level, including uses such as stores, restaurants, and offices with residences and/or office on the 2nd and 3rd floors”.

The description for OS (**Section 3.3.4 Parks & Conservation Land Uses**) states the following:

“Includes permanent, natural open space, as well as limited passive recreation such as golf courses and trails. The open space designation is applied to most sensitive lands”.

A minimal amount of Open Space is included on the subject properties as per the General Plan Land Use Map. City staff intends to clean up the Land Use Map and remove these areas with this General Plan Amendment.

The description for the proposed MUR designation for Lots 1 and 2 (Section 3.4.2 Mixed-Use Land Uses) states the following:

“The mix of uses is mostly residential, in the form of townhomes, multi-unit buildings, but also might include small-lot single-family homes. MUR may also include small retail stores, coffee shops, and offices at intersections with collector streets. Second-floor residences or offices are encouraged”.

The General Plan states that a **Mixed-Use designation, Section 3.4.2** encourages a mix of residential, retail, and employment uses that are typically segregated.

Policy 3.1 states that all mixed-use development will be accompanied by:

1. Attractive landscaping.
2. Pushing buildings to the street or right-of-way.
3. Pedestrian-oriented streetscape.
4. Street trees.

Section 4.6 of the General Plan includes the “Pioneer Parkway Retail Core” and states the following:

“The Pioneer Parkway Retail Core is ideal for future mixed-use retail development. It is located adjacent to two major streets, near a large park, a school, a firehouse, and part of the City’s proposed trail network. Public input from residents strongly supported creating future retail centers. This includes stores that form a continuous shopping street, connected by wide, shaded sidewalks with benches,

Request: General Plan Amendment

decorative paving, plazas for gathering, and convenient on-street parking. In addition, when Santa Clara North is developed, a significant customer base will live within walking distance”.

The Pioneer Parkway Retail Core Objective states:

“Ensure the flow of traffic in a major transportation corridor while providing significant retail and employment opportunities in a pedestrian-oriented center”.

Policy 4.10 in support of this objective states:

“In the Pioneer Parkway Retail Core, the City encourages the creation of a quality pedestrian-oriented center with a mix of commercial, business, and residential uses”.

Section 6 of the General Plan includes “Economic Development” and states the following:

Economic Development Objective: Attract new businesses and retail to Santa Clara to broaden and increase the sales tax base and to provide increased local employment opportunities. **Policy 6.1 states the following:**

“The City supports development that proposes mixed-use land uses to help diversify the City’s income and maintain City services”.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-404 includes requirements for a general plan amendment. To consider a general plan amendment and rezoning, a city must hold at least one public hearing. Additionally, a public hearing to consider the item requires 10 days’ notice rather than 24 hours’ notice. A notice must also be sent to all property owners within 300’ of the subject property, with a notice in a visible location, with a sign of sufficient size and durability. The city is also required to post on the State Public Notice website. All State Code requirements have been met.

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission review the submitted General Plan Amendment to determine if the application is complete. If the application is determined to be complete, City staff would recommend that the Planning Commission forward a recommendation to the City Council for their review and consideration of the General Plan Amendment application subject to the following conditions:

1. That the proposed General Plan Amendment complies with Section 3.4.2 of the General Plan **(Mixed-Use Land Uses)**.
2. That the proposed General Plan Amendment complies with Section 3.4.2 of the General Plan **(Policy 3.1, Mixed-Use Development)**.
3. That the proposed General Plan Amendment complies with Section 4.6 of the General Plan **(Pioneer Parkway Retail Core)**.
4. That the proposed General Plan Amendment complies with Section 4.6 of the General Plan **(Pioneer Parkway Retail Core Objective, and Policy 4.10 in support of objective)**.
5. That the proposed General Plan Amendment complies with Section 6 of the General Plan **(Economic Development Objective and Policy 6.1)**.



Fee: \$500.00 + acreage fees.

GENERAL PLAN AMENDMENT

Zone change requests which are not consistent with the General Plan of Santa Clara must submit this application to the Planning Division.

A TRC meeting (typically held each Thursday morning at 8:30 AM) is required prior to the application submittal; please call (435) 656-4690 Ext. 2 to make an appointment.

Date of TRC meeting: _____ Time: _____ Staff member assigned to process application: _____

APPLICATION SUBMITTAL CHECKLIST

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application doesn't guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

1. **Submit one (1) original copy of a completed application** for staff and Technical Review Committee (TRC) review. An **additional 11 copies will need to be submitted**, which have incorporated staff recommended changes, for Planning Commission review.
2. **Exact legal description prepared** and stamped by a licensed surveyor and a survey map of the property ownership plat. If there are multiple property owners, all must submit one legal description. If there are multiple properties, all must be combined into one legal description, unless these properties are not contiguous, in which case a separate application and legal description must be submitted for each property. For requests for multiple General Plan amendments, a separate application and legal description must be submitted for each amendment required.
3. **Additional sheets, if necessary** with multiple owners' and/or applicants' information.
4. **Copy of deed restrictions**, if necessary.
5. **Fees of \$500, plus an acreage** fee as follows;
 - less than one acre: no charge.
 - 1 – 100 acres: \$50 per acre
 - 101 – 500 acres: \$25 per acre
 - >500 acres: \$10 per acre
6. **Some zoning classifications require additional items to be submitted** along with this application for a General Plan amendment. Please **refer to the table on the next sheet** for additional items potentially required by the amendment being requested.
7. **Development agreement**, unless not required by staff.

ADDITIONAL ITEMS TO BE SUBMITTED

Classification	Additional Items
Open Space Zone (OS)	None
Residential Agriculture Zone (RA)	None
Single-Family Residential Zone (R-1)	None
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	None

APPROVAL CRITERIA AND PROCESS

With regards to General Plan Amendments, the Planning Commission is the Land Use Authority to hear and act on applications to amend the General Plan, as stated in Santa Clara City Ordinances (**17.16.020, B, 2**).

Criteria for Utah Municipal General Plans can be found in **Utah Code, Title 10, Chapter 9a, Part 4 (10-9a-4)**

The process for a General Plan Amendment is as follows:

1. General Plan Amendment approval will be subject to **deliberation and recommendations** by TRC and Planning Commission.
2. After this, a **public hearing** will take place following a decision by the Planning Commission.
3. **After a public hearing, the Planning Commission may modify** the proposed amendment again based on feedback and input.
4. Planning Commission will then **make a recommendation** to City Council.
5. **City Council may make further revisions** to the amendment that it considers appropriate or necessary.
6. City Council may then **adopt or reject** the amendment.
7. If the amendment is **rejected, City Council may provide suggestions** to the Planning Commission for its reconsideration.
8. If the amendment is **approved**, City Council will adopt (as part of the amendment) a **land use element, a transportation and traffic circulation element**, and, **if applicable, an adjustment to the city's plan to meet estimated needs for moderate income housing**.

This is an abridged version of the process required in Utah Code for General Plan and General Plan Amendment adoption (**10-9a-404**). See Utah Code online at <https://le.utah.gov/xcode/code.html>.

FOR YOUR INFORMATION

This application can be filled out online at: <https://sccity.org/building-planning-zoning/>. Links to the Santa Clara City Zoning Ordinances and other helpful information can also be found at this web link.

GENERAL PLAN AMENDMENT APPLICATION

Date Submitted/Completed: _____ Fees (Office Use): _____ Receipt Number (Office Use): _____

PROPERTY OWNER CONTACT INFORMATION*

Name(s): Joe Brown - Silverado Storage SG LLC

Phone: 801-787-0532 Email Address: joe@silveradobc.com

Mailing Address: 1510 E 840 N # 201 City: Orem State: UT ZIP: 84097

*If applicable, please attach an additional sheet containing the information requested above for each additional property owner.

AUTHORIZED REPRESENTATIVE CONTACT INFORMATION (IF APPLICABLE)*

Name(s): Julian Stemmer - Silverado Development LLC

Phone: 801-698-8984 Email Address: julian@silveradobc.com

Mailing Address: 1510 E 840 N # 201 City: Orem State: UT ZIP: 84097

*If applicable, please attach an additional sheet containing the information requested above for each additional representative.

PROPERTY INFORMATION*

Full Address: Pioneer Parkway & Red Mountain Drive Parcel ID: SC- SILS- 1, 2 & 3

*additional information requested on next page

ADDITIONAL INFORMATION*

What is the present zoning on the property?: PD-R

What is the current General Plan designation of the property/area?: Main Street Commercial and Open Space

What is your proposed General Plan designation of the property/area?: Mixed Use Residential and Main Street Commercial

What is the purpose for amending the General Plan? (Please describe the proposal.): _____

We are planning to put Toy Garages and apartments in Lot 1 & 2, wich requires us to change the General Plan to Mixed Use Residential for those lots.
Lot 3 will be restaurants, which requires Main Street Commercial.

How will the proposed project affect adjoining properties?: _____

Traffic and noise study has been provided to the city in 2022.

We will need a traffic light at Red Mountain Drive

Total acreage of the proposed General Plan change? 11.666

Does the property contain any floodplains, wetlands, and/or any slopes at or above 20%?: No

If so, please describe: _____

Will any major planned roads be affected by this proposed change?: No

If so, please list: _____

*Attach more sheets if necessary.

PROPERTY OWNER AFFIDAVIT

I (We), Joe Brown, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached documents, and other exhibits are in all respect true and correct to the best of my (our) knowledge.

Joe Brown
Property Owner



Property Owner

Subscribed and sworn to me this 21 day of June, 2023.

Lorie Wright
Notary

AUTHORIZED REPRESENTATIVE AFFIDAVIT

I (We), _____, the owner(s) of the property described in the attached application, do authorize as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body regarding the attached application and the act in all respects as my (our) agent in matters pertaining to the attached application.

Property Owner

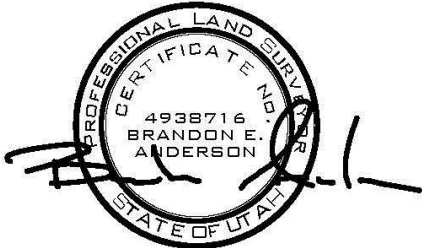
Property Owner

Dated this ___ day of _____, 20___, personally appeared before me, _____, the signer(s) of the Authorized Representative Affidavit who duly acknowledged to me that the executed the same.

Notary

Exhibit "A"

All of Lots 1, 2 & 3 of Silverado Santa Clara, as found on file with the Washington County Recorder's Office.



June 21, 2023

RESIDENTIAL PARKING: (APARTMENTS)	
DWELLING UNITS -	96
SPACES PER UNIT -	x 2.0
TOTAL SPACES REQ'D. -	192
STANDARD SPACES PROVIDED -	196
VAN ACCESSIBLE PROVIDED -	4
TOTAL SPACES PROVIDED -	200
COVERED SPACES REQ'D. -	(192/2 = 96)
COVERED SPACES PROVIDED -	96

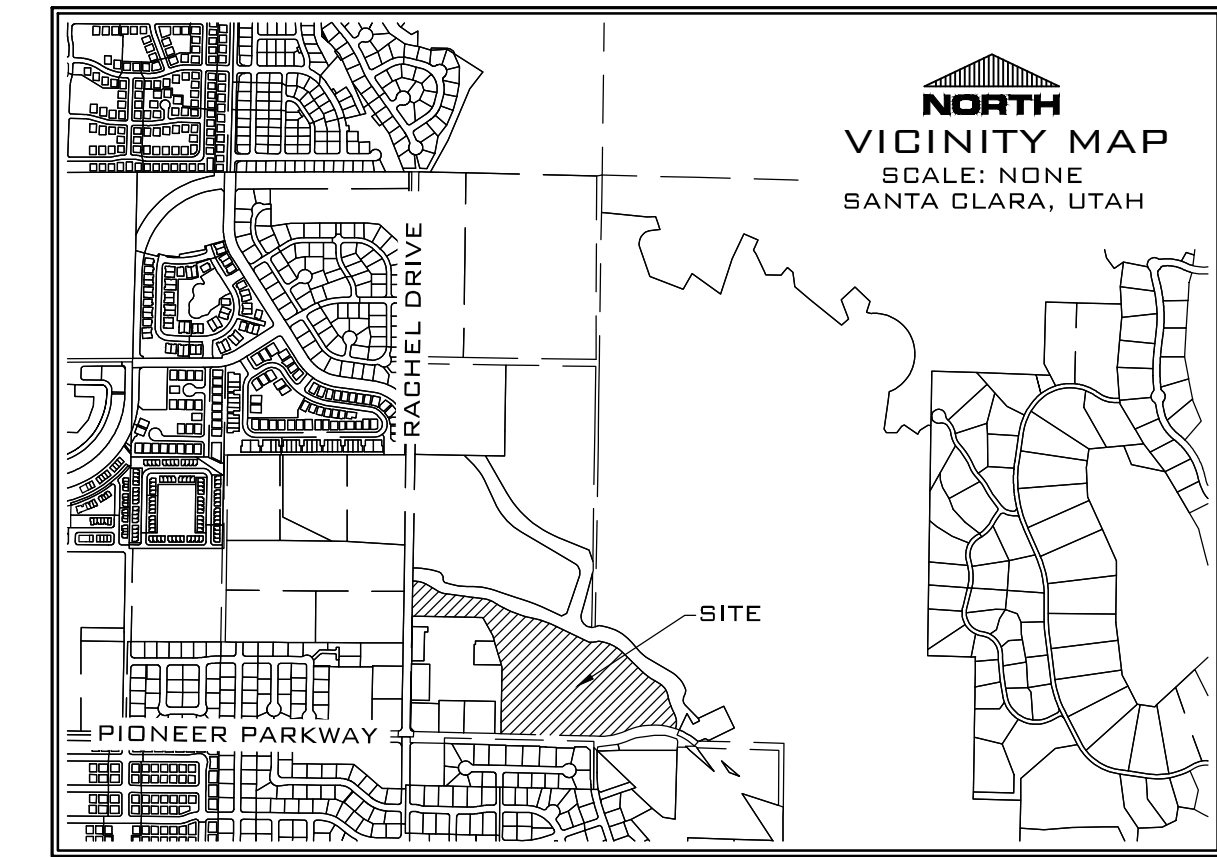
RESIDENTIAL PARKING: (MAN CAVES)	
DWELLING UNITS -	28
SPACES PER UNIT -	x 2.0
TOTAL SPACES REQ'D. -	56
STANDARD SPACES PROVIDED -	56
SHARED SPACES PROVIDED -	10
TOTAL SPACES PROVIDED -	66
COVERED SPACES REQ'D. -	(56/2 = 28)
COVERED SPACES PROVIDED -	56

COMMERCIAL PARKING:	
UNITS -	3
TOTAL SQ. FT. OF UNITS -	16,900
SPACES PER SQ. FT. -	1/250
TOTAL SPACES REQ'D. -	68
STANDARD SPACES PROVIDED -	62
VAN ACCESSIBLE PROVIDED -	6
TOTAL SPACES PROVIDED -	68

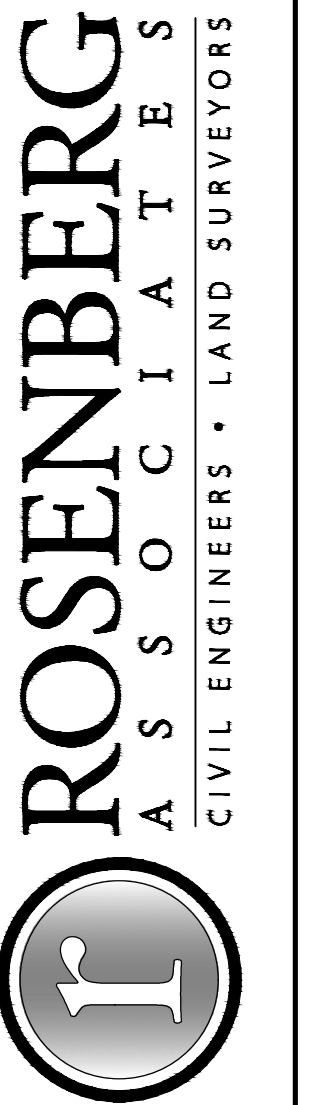
PROJECT PARKING TOTALS:	
PARKING REQUIRED -	316
PARKING PROVIDED -	354
ADDITIONAL PARKING PROVIDED -	38

SILVERADO SANTA CLARA DEVELOPMENT

LOCATED IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

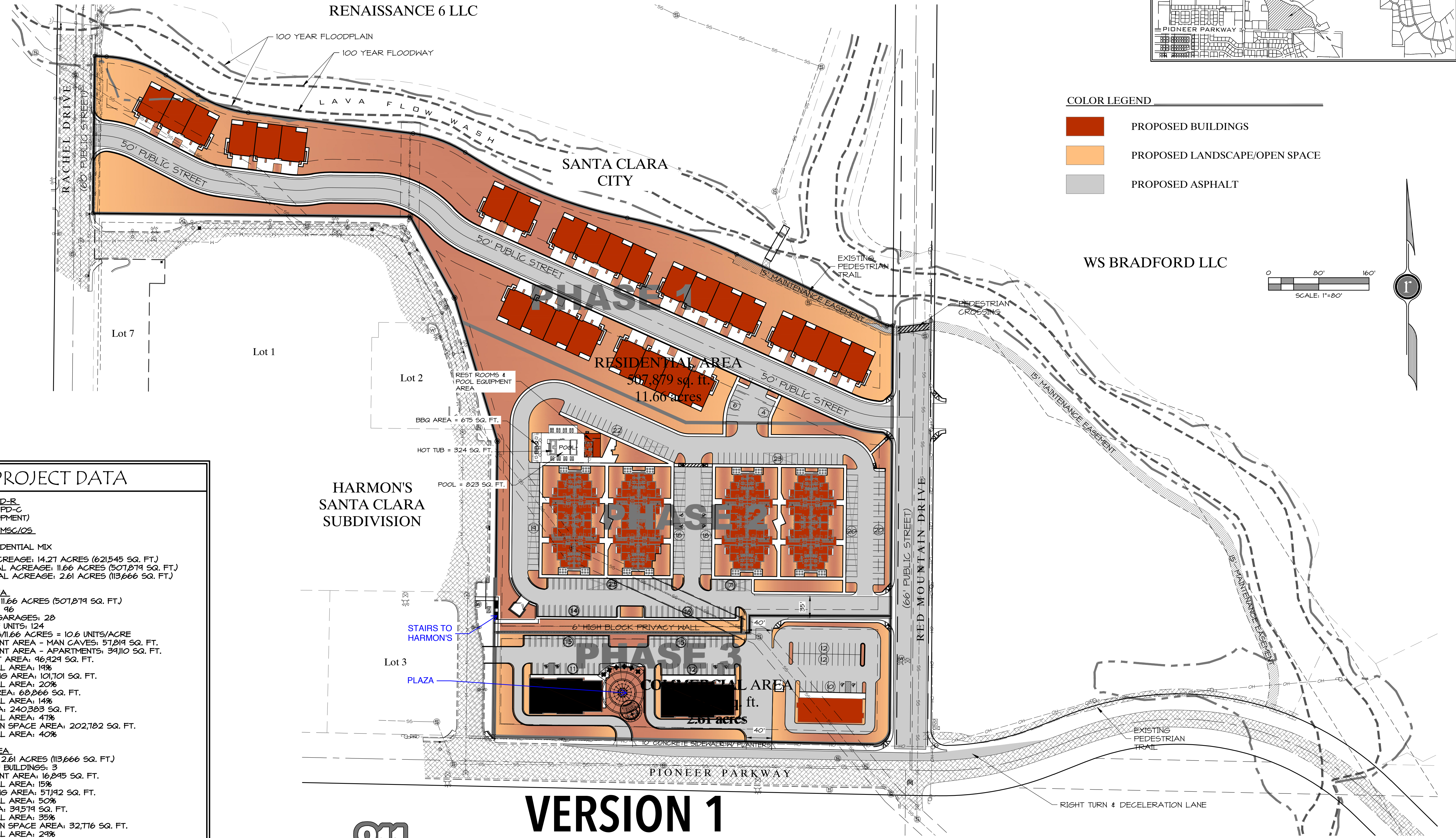


DATE:	4/25/22
JOB NO.:	12472-21-001
DESIGNED BY:	AMH
CHECKED BY:	JNB
DWG.:	Site Plan
DATE:	
REVISIONS:	

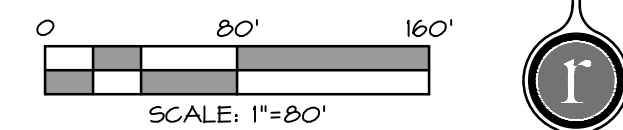


352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586, Fx (435) 673-8397
www.rscivil.com

SITE PLAN FOR SILVERADO SANTA CLARA DEVELOPMENT SANTA CLARA UTAH



COLOR LEGEND	
	PROPOSED BUILDINGS
	PROPOSED LANDSCAPE/OPEN SPACE
	PROPOSED ASPHALT



PROJECT DATA	
CURRENT ZONE: PD-R PROPOSED ZONE: PD-C (PLANNED DEVELOPMENT)	
GENERAL PLAN: M5C/OS PROPOSED USE: COMMERCIAL/RESIDENTIAL MIX	
TOTAL PARCEL ACREAGE: 14.27 ACRES (621,545 SQ. FT.) TOTAL RESIDENTIAL ACREAGE: 11.66 ACRES (507,879 SQ. FT.) TOTAL COMMERCIAL ACREAGE: 2.61 ACRES (113,666 SQ. FT.)	
RESIDENTIAL AREA TOTAL ACREAGE: 11.66 ACRES (507,879 SQ. FT.) APARTMENT UNITS: 96 MAN CAVES/TOY GARAGES: 28 TOTAL NUMBER OF UNITS: 124 DENSITY: 124 UNITS/11.66 ACRES = 10.6 UNITS/ACRE BUILDING FOOTPRINT AREA - MAN CAVES: 57,819 SQ. FT. BUILDING FOOTPRINT AREA - APARTMENTS: 34,110 SQ. FT. GROSS FOOTPRINT AREA: 96,429 SQ. FT. PERCENT OF TOTAL AREA: 19% DRIVEWAY/PARKING AREA: 101,701 SQ. FT. PERCENT OF TOTAL AREA: 20% PUBLIC STREET AREA: 69,866 SQ. FT. PERCENT OF TOTAL AREA: 14% OPEN SPACE AREA: 240,383 SQ. FT. PERCENT OF TOTAL AREA: 47% LANDSCAPED OPEN SPACE AREA: 202,782 SQ. FT. PERCENT OF TOTAL AREA: 40%	
COMMERCIAL AREA TOTAL ACREAGE: 2.61 ACRES (113,666 SQ. FT.) TOTAL NUMBER OF BUILDINGS: 3 BUILDING FOOTPRINT AREA: 16,945 SQ. FT. PERCENT OF TOTAL AREA: 15% DRIVEWAY/PARKING AREA: 57,192 SQ. FT. PERCENT OF TOTAL AREA: 50% OPEN SPACE AREA: 34,574 SQ. FT. PERCENT OF TOTAL AREA: 35% LANDSCAPED OPEN SPACE AREA: 32,716 SQ. FT. PERCENT OF TOTAL AREA: 29%	



811
Know what's below.
Call before you dig.

VERSION 1

PROJECT OWNER/ DEVELOPER
SILVERADO DEVELOPMENT CO.
1810 EAST 840 NORTH
OREM, UT 84097

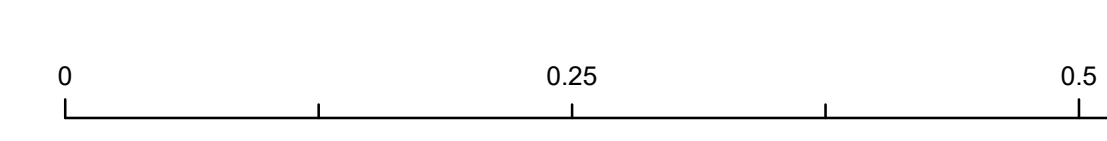
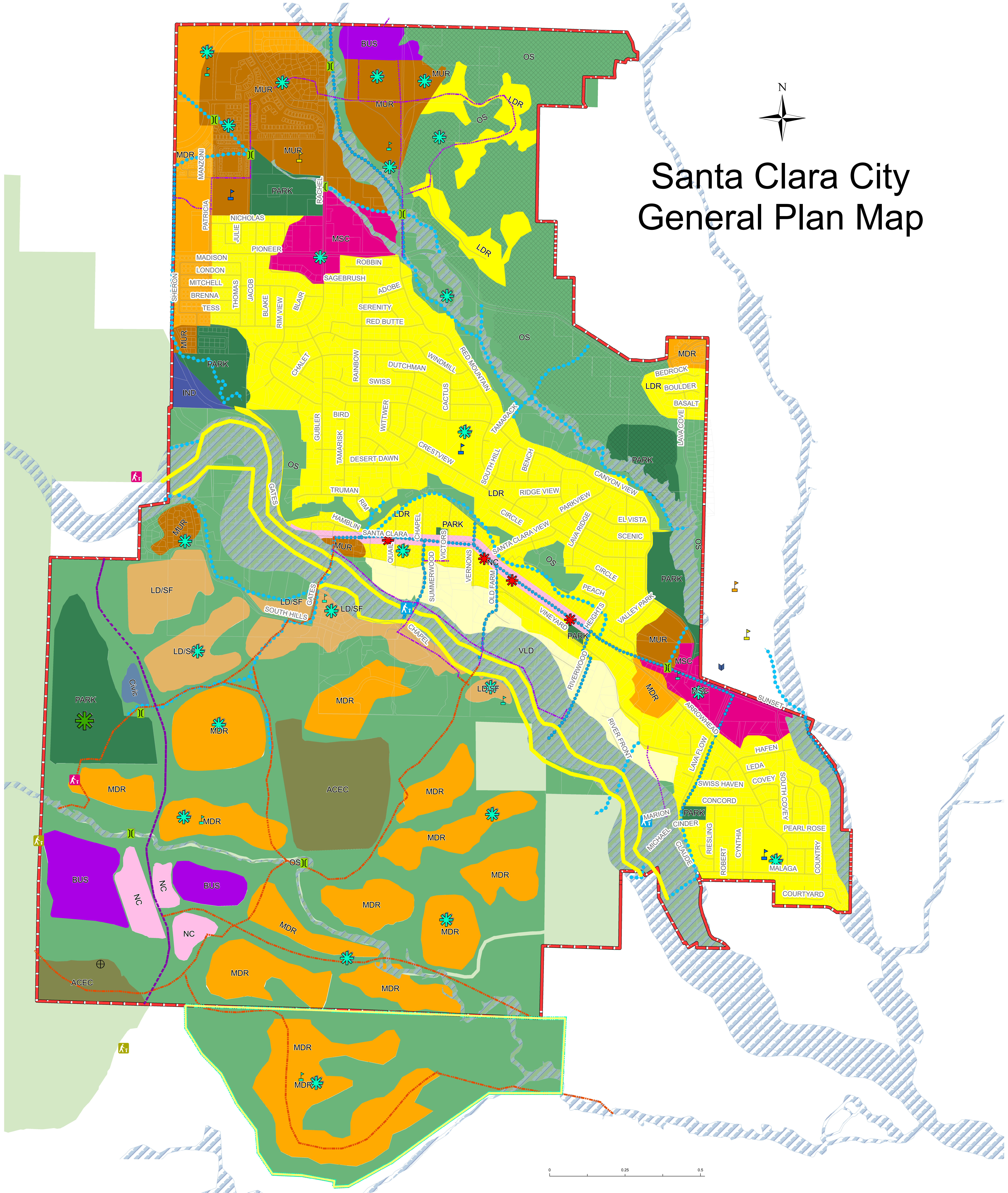
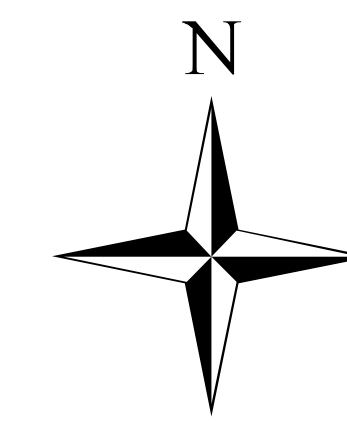
PROJECT ARCHITECT
METHOD STUDIO
360 WEST ASPEN AVENUE
SALT LAKE CITY, UTAH 84101 (801) 532-4422

PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790 (435) 673-8586

GEOTECHNICAL ENGINEER
APPLIED GEOTECHNICAL AGE
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790 (435) 673-6850

- UTILITY NOTES**
- ALL UTILITIES FOR THIS PROJECT WILL BE UNDERGROUND.
 - ANY EXISTING UTILITIES ACROSS THE SITE THAT MAY INTERFERE WITH ANY OF THE PROPOSED SITE ELEMENTS WILL BE RELOCATED BY DEVELOPER AND NEW EASEMENTS WILL BE GRANTED.

Santa Clara City General Plan Map



Legend	
	Potential Annexation
	Downtown Commercial Nodes
	Future Public Works Facility
	Existing Public Works Facility
	Library
	Existing Elementary School
	Existing Middle School
	Existing High School
	Existing Trail Head (BLM)
	Future Trail Head (BLM)
	Future Elementary School
	Future Community Park
	Future Neighborhood Park
	Future Shooting Range
	Future Pedestrian Underpass
	Future Trail Head
	Potential Transportation
	Proposed Western Corridor
	Proposed Road Network
	Emergency River Access
	Future On-Street Trail
	Future Off-Street Trail
	Santa Clara Boundary
	Anticipated 100 Year Flood
	Historic District
	Lava Fields
	Floodplain
	Santa Clara River Reserve (SCRR)
	Civic
	ACEC
	Low Density Single Family
	Open Space (OS)
	Park
	Very Low Density (VLD) (2 Dns/Acre)
	Low Density Residential (LDR) (3-5 Dns/Acre)
	Medium Density Residential (MDR) (5-8 Dns/Acre)
	Mixed Use Residential (MUR) (9-12 Dns/Acre)
	Main Street Commercial (MSC) (7 Dns/Acre)
	Neighborhood Commercial (NC) (5 Dns/Acre)
	Business (BUS)
	Industrial (IND)

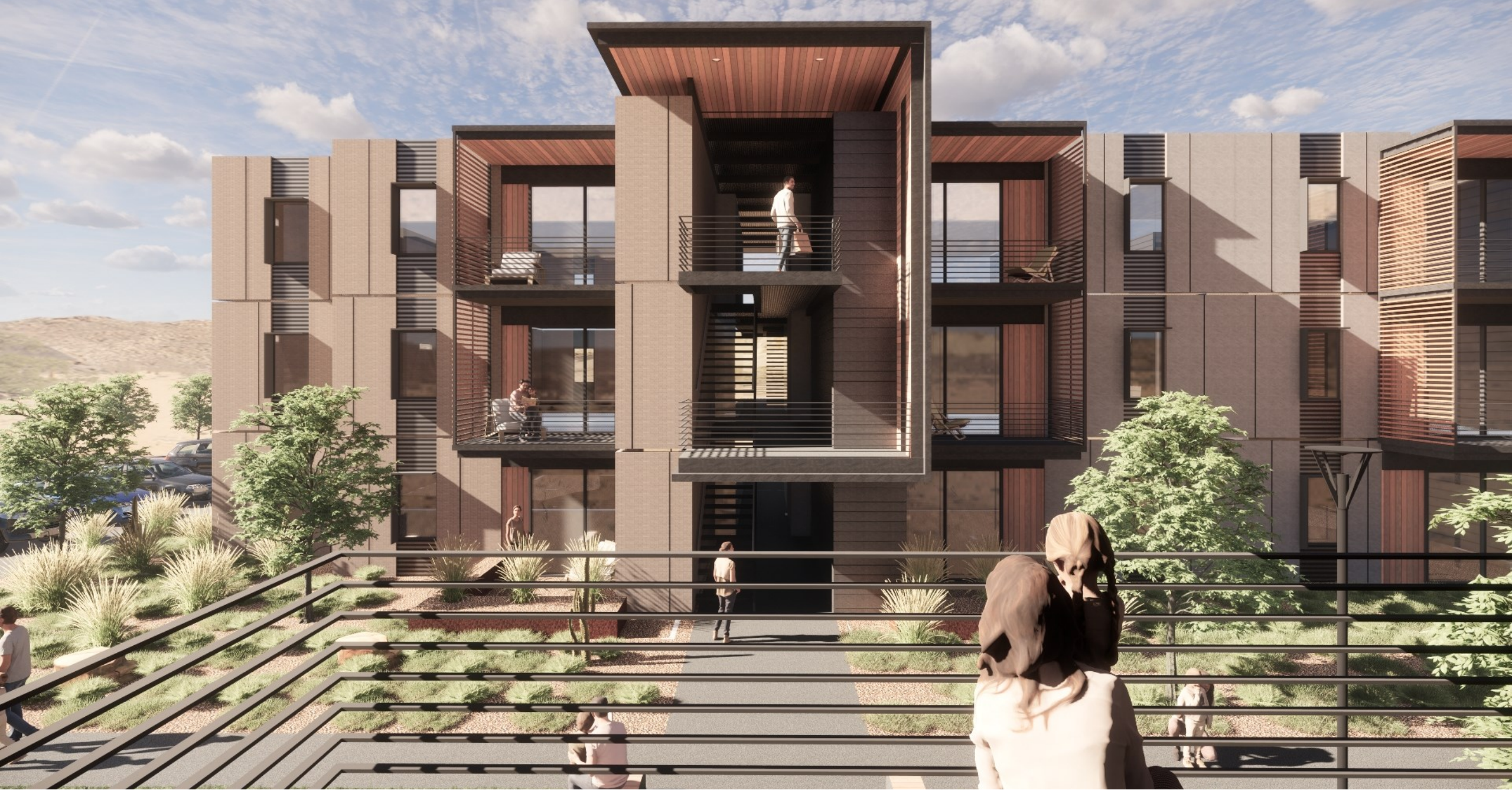
2014

AMENDED 2017 (SO. HILLS AREA)

Disclaimer: The General Plan Map is for long-range planning purposes only. Trail and road alignments as well as parks, underpasses and school locations do not convey ownership or legal access rights.



APARTMENT CONCEPT
SANTA CLARA, UTAH
11/02/2021



APARTMENT CONCEPT
SANTA CLARA, UTAH
11/02/2021

methodstudio¹⁰



APARTMENT CONCEPT
SANTA CLARA, UTAH
11/02/2021

methodstudio¹⁰



GARAGE CONCEPT
SANTA CLARA, UTAH
11/02/2021

methodstudio¹⁰



GARAGE CONCEPT
SANTA CLARA, UTAH
11/02/2021

methodstudio¹⁰













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 Planning Commission
Meeting Date: July 13, 2023
Current Zone: Historic District Overlay/Mixed Use Zone
Property Size: 0.45 acres
Property Location: 3098 Santa Clara Drive
Request: Site Plan Approval (*Mixed-Use Building*)
Applicant Name: Justin Anderson
Architect Name: Steven Beesley
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approve with conditions.
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicants, **Justin Anderson, and Steven Beesley are requesting Site Plan Approval** for a Mixed-Use Office/Residential Building at 3098 Santa Clara Drive. The proposed mixed-use building is **a two-story structure that's approximately 9,939 square feet in size**. This includes two levels of office/retail space (2,970 square feet), and four (4) two-story apartment units that range in size from 1,382 to 1,424 square feet. Each unit also includes a two-car garage which is calculated into the overall building square footage. 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 (Mixed-Use office and multi-family residential) is permitted. This **item was reviewed by the Heritage Commission on June 15, 2023**. The Heritage Commission recommended approval to the Planning Commission for the proposed building subject to the Heritage Commission reviewing final building materials as discussed at their meeting. Since this meeting, the applicant has submitted an option which includes a brick color (tan) to better match the Merc Building across the street. A fenced courtyard area has also been included. This information will be shared with the Heritage Commission after the Site Plan has been reviewed by the Commission and City Council.

Chapter 17.74, Historic District/Mixed Use Zone, 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 3098 Santa Clara Drive. The property has frontage along Santa Clara Drive and is located across the street (north) from the Santa Clara Merc, and directly west of Swoon Interior Design. 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:** The proposed building has been placed with a 20' setback from front property line as allowed in the zone. ***Ingress/Egress will be provided via Santa Clara Drive along the western portion of the site with public parking to the rear of the building.*** This will include a 26' private driveway providing access to the multi-family residential units (two-car garage for each unit), as well as the twelve (12) parking spaces being provided for office use at the rear of the site. The Site Plan includes a 5' walkway along the front (south), rear (north), and side (east) property lines allowing for pedestrian movement through the site. A fenced courtyard area has been provided for each apartment unit. Additionally, a planter area with street furniture will be placed along the building frontage and entry to the office space.
2. **Building Materials/Colors/Roofing:** The ***proposed building materials*** include hardi-board (vertical & horizontal siding), large stone on the business front façade, brick veneer, cultured field stone, stucco, limited wood siding, and standing seam metal roofing. The ***proposed building colors*** include white hardi-board siding, white stucco, cream colored stone, tan brick, and dark brown wood siding/metal roofing. This is typical of the architectural style and period. The ***flat roof style*** with a parapet is like the Merc Building design directly across the street. Additionally, the portion of the building behind the office area includes both a 4:12, and 9:12 pitched roof.
3. **Required Parking:** The project is required to have a minimum of ***12 parking spaces*** for the proposed office use as per Chapter 17.32 of city code. The Site Plan includes a total of 12 parking spaces (including 1 ADA space) adjacent to the east side of the building allowing for access to a walkway that connects to the front of the building. Two (2) parking spaces per residential unit (1 covered, 1 uncovered) is required. The Site Plan includes ***2 covered parking spaces per residential unit.***
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 the placement of landscaping on the site. City staff will work with the applicants to make sure that all proposed landscaping will meet city requirements. The Site Plan also includes the location of one (1) existing large sycamore tree to remain along the southeastern property frontage.
5. **Outdoor Lighting:** Chapter 17.36.070 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.
6. **Dumpster Enclosure:** A dumpster enclosure is proposed along the rear (northwest) portion of the site. The dumpster enclosure will include a 6' block wall with a solid metal gate to comply with Section 17.66 of city code.

Request: 3098 Mixed-Use Building

7. **Project Signage:** Chapter 17.45 allows for signs in a Historic District. The applicants have included the location of possible wall signs on the front (south) and side (east) building elevations for reference. The signs for the building are required to be approved by the Heritage Commission. This will occur later.
8. **Other Project Items:** *Section 17.74.030 of city code* indicates that two-family dwellings, such as a duplex, twin home, or townhome are permitted use. This section of code also allows for the Planning Commission to determine other permitted uses, with input from the Heritage Commission. The Heritage Commission and City staff are comfortable with four (4) residential apartment units as proposed for this project.

The proposed mixed-use office building has been designed to fit in with other historic structures in the immediate vicinity (e.g., Santa Clara Merc and Swoon). **Section 17.74.040 of city code** indicates that the building height shall be the average height of adjacent units on the same block unless a greater height is approved by the Planning Commission, upon recommendation from the Heritage Commission. Generally, height has been limited to approximately 25' in the historic district. However, there are several structures that exceed this height in the historic district. The applicant is proposing a **building height of 29' to top of parapet** along the front elevation, with a **height of 27' – 8"** to peak of roof for the residential units. City staff is comfortable with the proposed height as the building is designed to blend in with the historic district. Additionally, the Heritage Commission was in favor of the proposed building height.

NEIGHBORHOOD RESPONSE

Public notices are not required for a Site Plan. The Planning Commission agenda has been posted in multiple locations as per State code. 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. All requirements have been met.

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission forward a positive recommendation for Site Plan Approval to the City Council for the 3098 Santa Clara Drive Mixed-Use Building 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 requirements as discussed in the staff report.
3. That the building materials, colors, and roofing design comply with the requirements as discussed in the staff report. That revisions to this approval be required to go back to the Heritage Commission.
4. That a minimum of 12 parking spaces (including 1 ADA space) be provided for the site for the office use as per Chapter 17.32 of city code. That a minimum of 8 covered parking spaces (two per unit) be provided for the four (4) multi-family apartment units.

Request: 3098 Mixed-Use Building

5. That the final landscape plan be required to comply with City Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). That the existing large sycamore tree along the southeastern property frontage remain in place.
6. That all outdoor lighting complies with Chapter 17.36 of city code.
7. That the dumpster enclosure complies with Chapter 17.66 of city code.
8. That project signage complies with Chapter 17.45 of city code. Signage approval is required by the Heritage Commission.
9. That the four (4) apartment units proposed for this project be approved and be used as long-term rentals.
10. That the building height be allowed at 29' to the top of parapet along the front elevation, with a height of 27'-8" to peak of roof for the residential units.

D

C

B

1 2 3 4 5

PROJECT INFORMATION

SITE SPECIFIC INFORMATION
 PARCEL # SC-153
 SITE AREA 0.45 ACRES (19,602 S.F.)
 CURRENT ZONE HDMU - HISTORIC DISTRICT/ MIXED USE

UNIT BREAKDOWN
 4 3 BED/ 2-1/2 BATH
 4 TOTAL UNITS

PARKING CALCULATIONS
RESIDENTIAL:
 4 UNITS * (2) = 8 STALLS
 TOTAL REQUIRED 8 STALLS

(2) SPACES REQUIRED PER UNIT. (1) SPACE PER UNIT IS REQUIRED TO BE COVERED.
 (2) SPACES ARE PROVIDED IN EA. GARAGE AND ARE COVERED.
TOTAL PROVIDED 8 COVERED STALLS

COMMERCIAL:
 2,970 SF / 250 SF = 12 STALLS
TOTAL REQUIRED 12 STALLS

(1) SPACE REQUIRED PER 250 SF OF COMMERCIAL FLOOR AREA
TOTAL PROVIDED 12 STALLS

LOT COVERAGE
 5,288 S.F. (BLDG) / 19,602 S.F. (LOT) = **26.9%**

LANDSCAPE
 2,678 S.F. (LANDSCAPE) / 19,602 S.F. (LOT) = **13.6%**



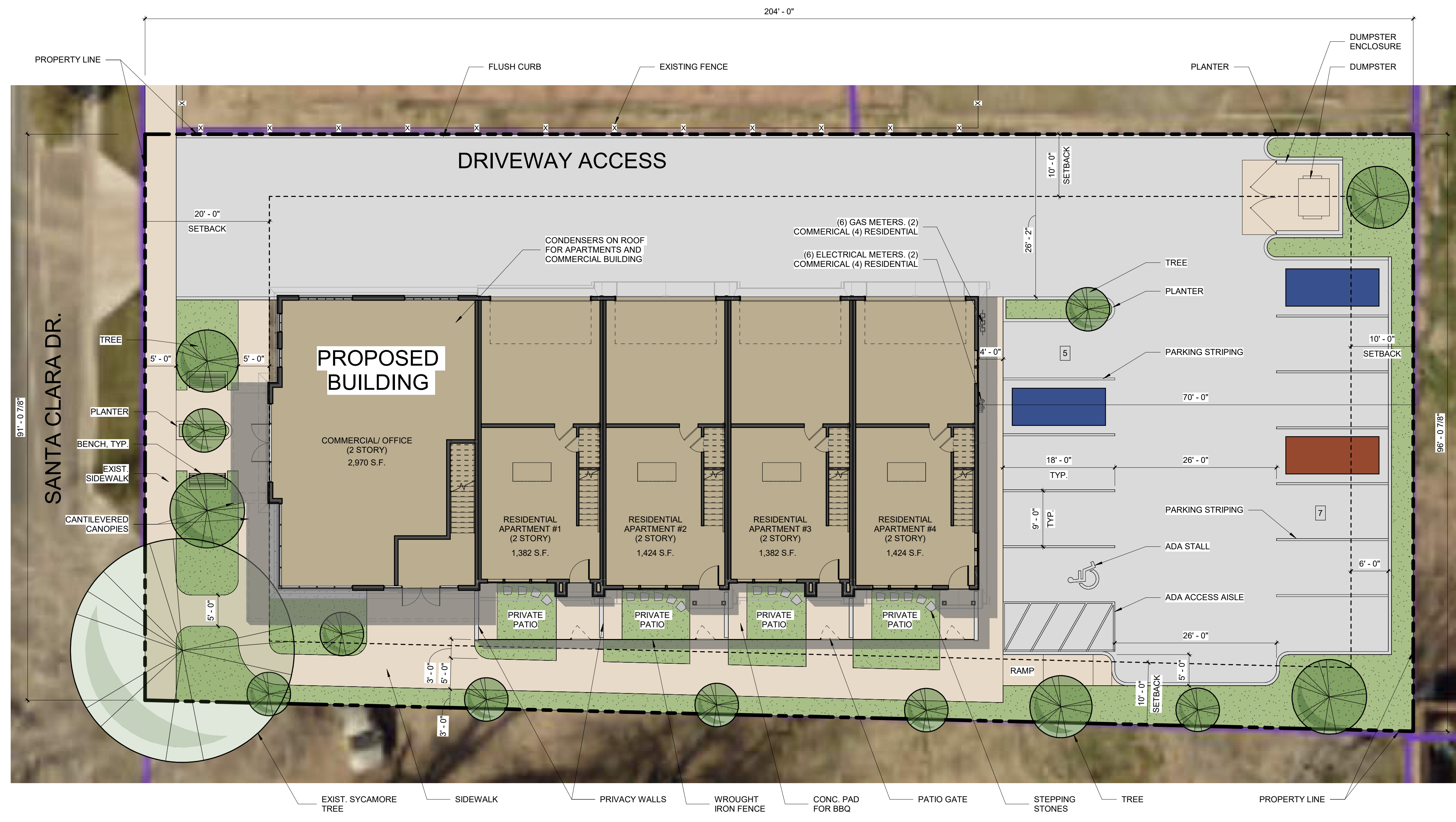
SANTA CLARA PROPERTY
 3098 SANTA CLARA DR.
 SANTA CLARA, UTAH 84765

STAMP

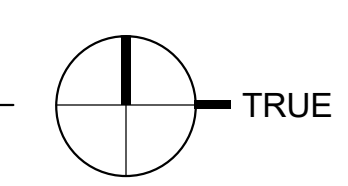
ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	06-27-2023
PROJECT NUMBER:	001063
DRAWN BY:	SB
CHECKED BY:	SB

ARCHITECTURAL SITE PLAN

AS101



A1 ARCHITECTURAL SITE PLAN
 1" = 10'-0"





DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

SANTA CLARA PROPERTY

3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

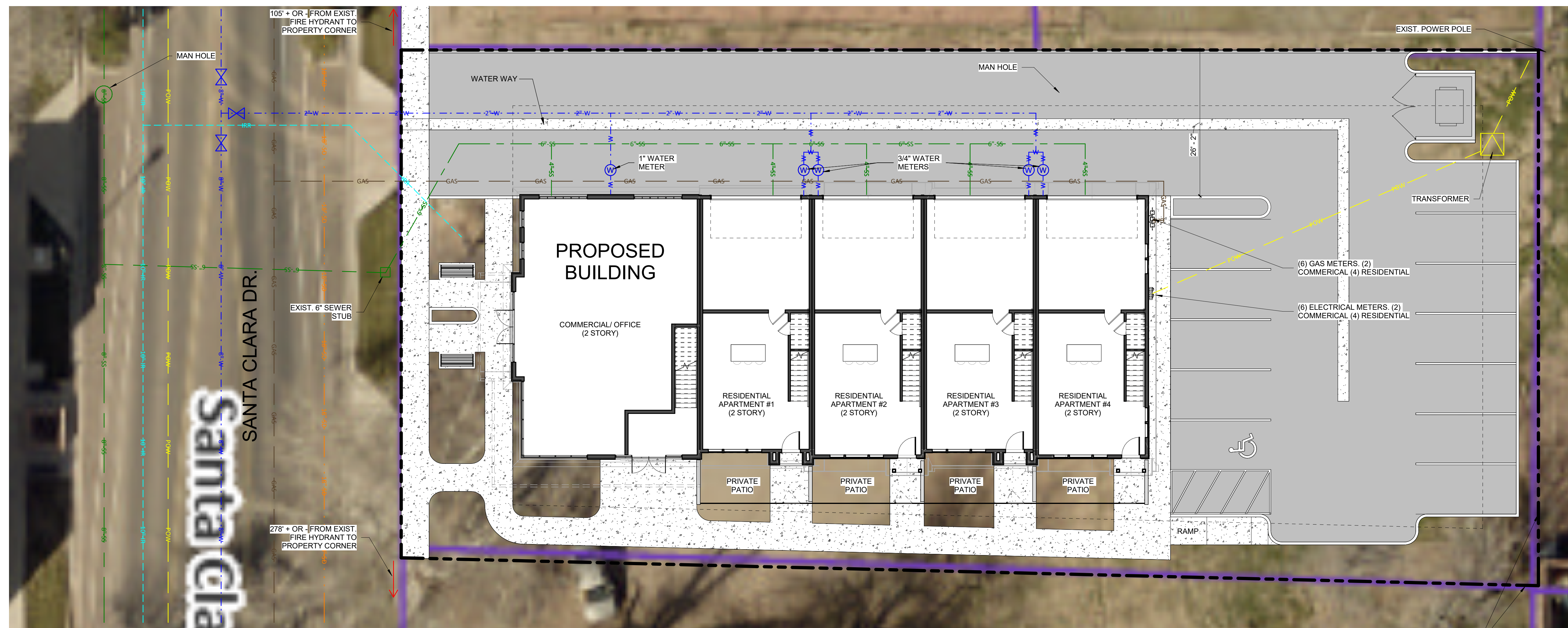
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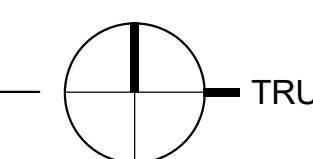
PROJECT NUMBER: 001063
DRAWN BY: SB
CHECKED BY: SB

PRELIMINARY UTILITY PLAN

AS102



A1 PRELIMINARY UTILITY PLAN
1" = 10'-0"



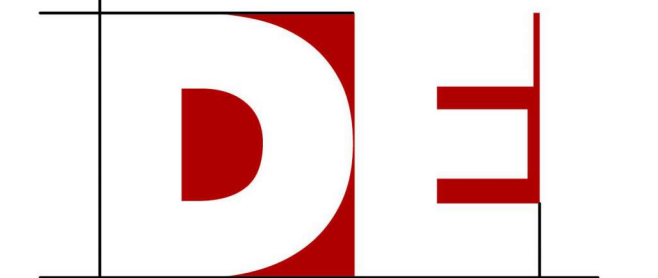
1

2

3

4

5



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

SANTA CLARA PROPERTY

3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

STAMP

ISSUE TYPE: NOT FOR CONSTRUCTION
DATE: 05-18-2023

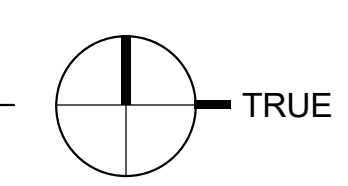
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DRAWN BY: Author
CHECKED BY: Checker

MAIN LEVEL FLOOR PLAN

AE101



A2 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"



D

C

B

1

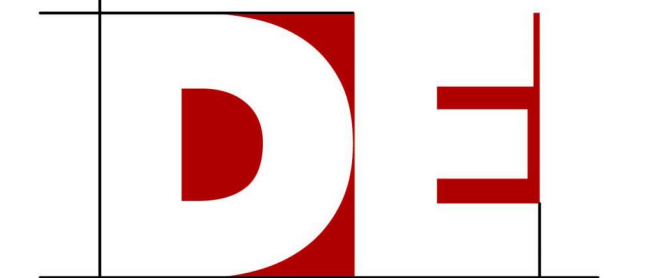
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3

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5

KEYNOTES



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

SANTA CLARA
PROPERTY

3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

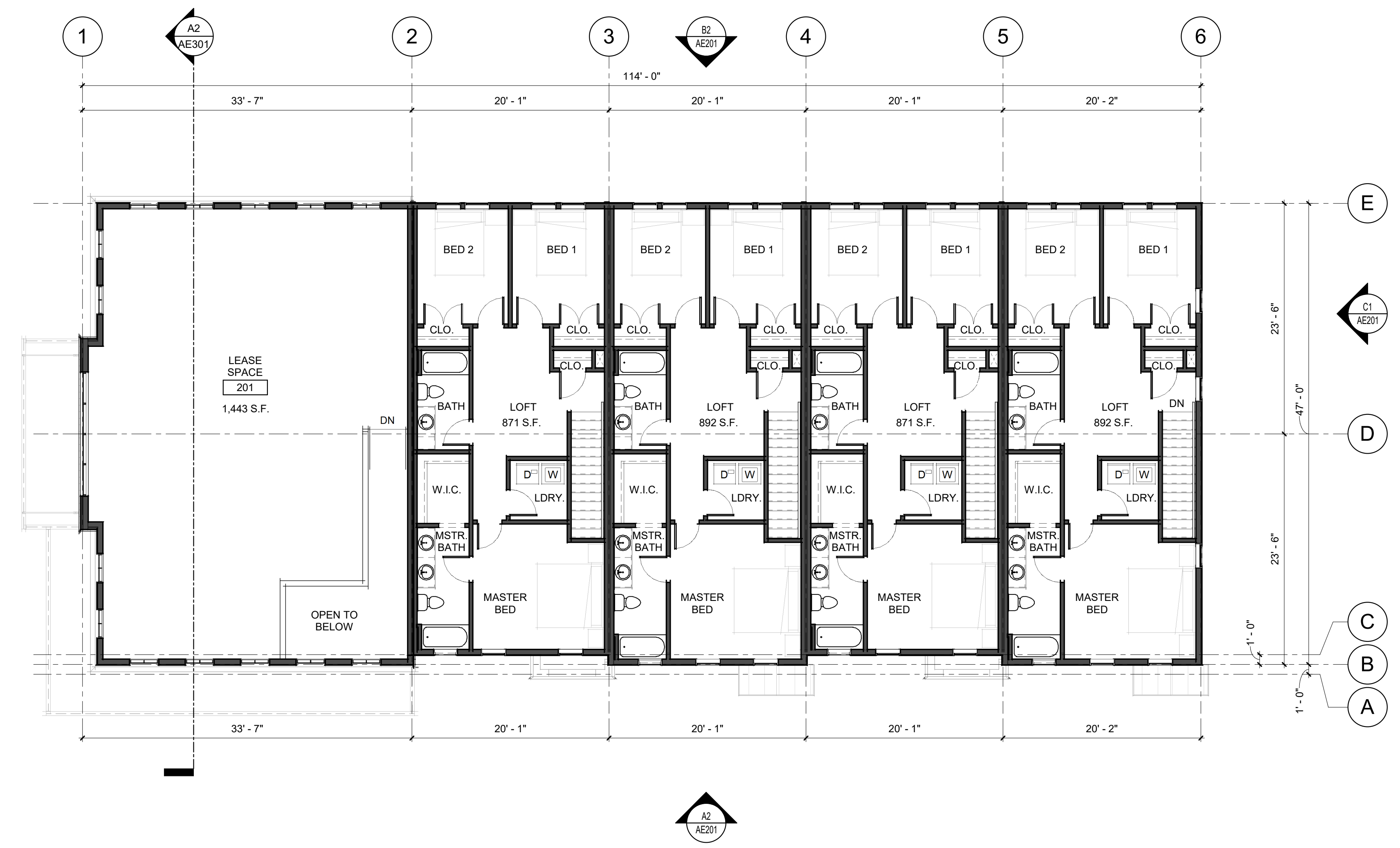
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DATE: 05-18-2023

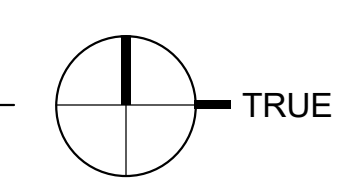
PROJECT NUMBER: X
DRAWN BY: Author
CHECKED BY: Checker

UPPER LEVEL
FLOOR PLAN

AE102



A2 UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"



D

C

B

1

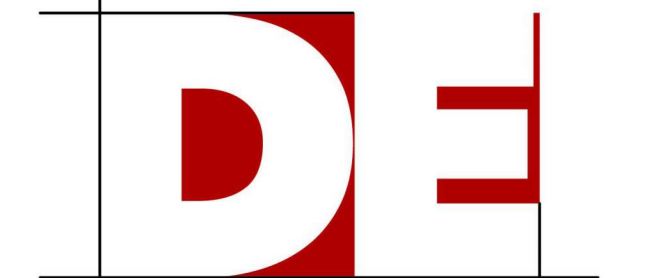
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KEYNOTES



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

SANTA CLARA
PROPERTY

3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

STAMP

EXTERIOR MATERIALS LEGEND

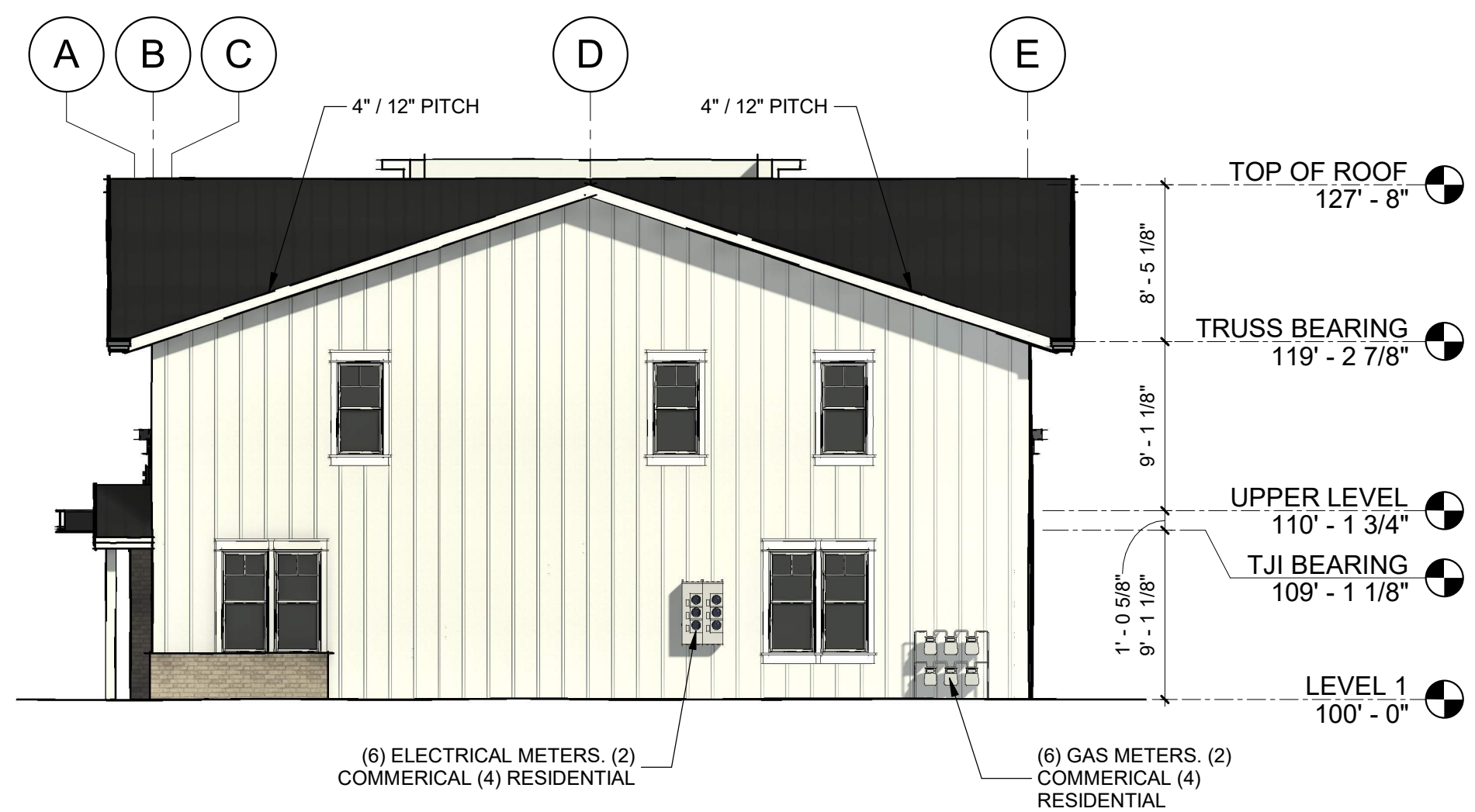
BOARD & BATTEN VERTICAL SIDING (WHITE)	
WOOD HORIZONTAL LAP SIDING (WHITE)	
LARGE FORMAT STONE (CREAM)	
THIN BRICK VENEER (TAN)	
WOOD SIDING (DARK BROWN)	
STUCCO (WHITE)	
STANDING SEAM METAL ROOFING (DARK GREY)	

ISSUE TYPE: NOT FOR CONSTRUCTION
DATE: 05-18-2023

PROJECT NUMBER: X
DRAWN BY: Author
CHECKED BY: Checker

EXTERIOR
ELEVATIONS

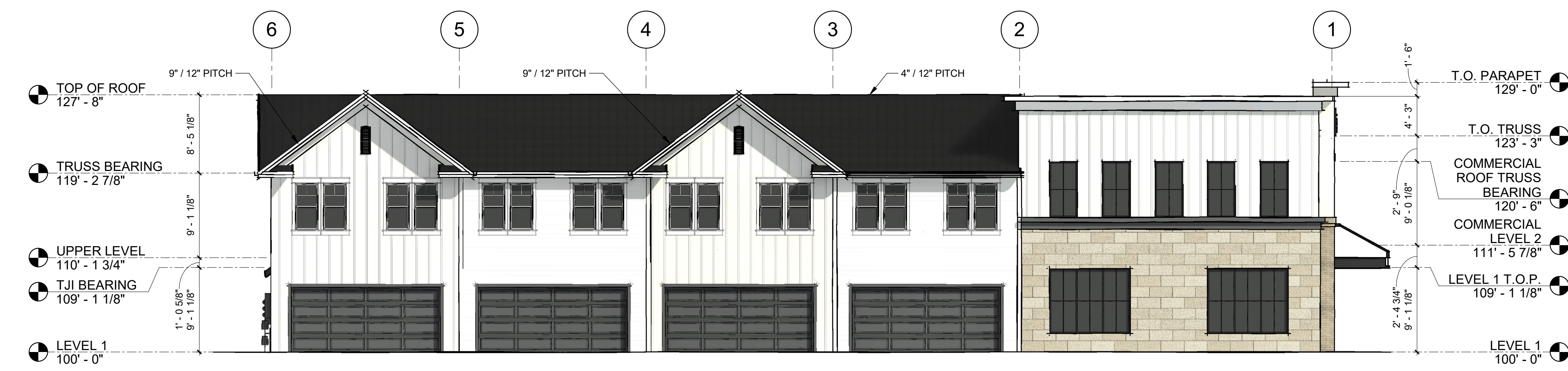
AE201



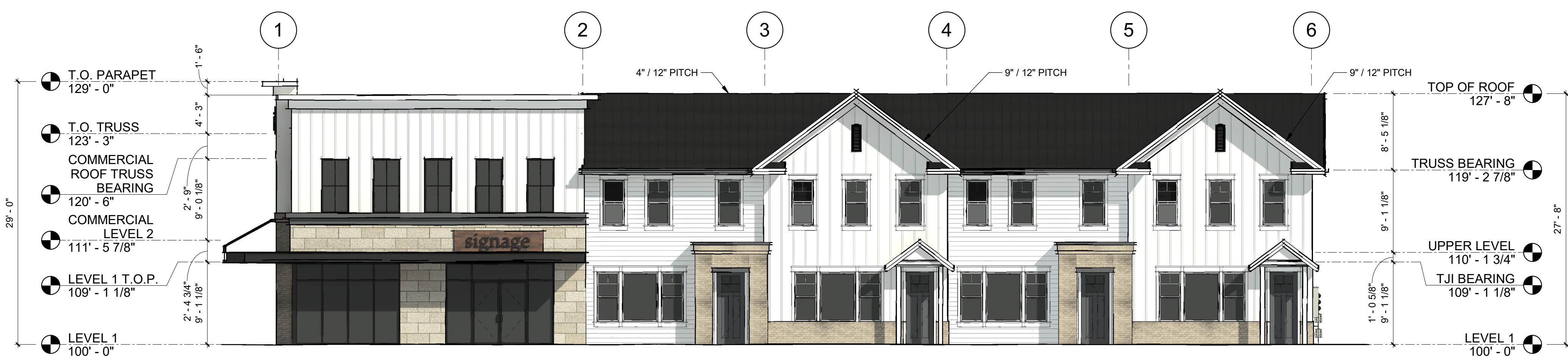
C1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



C3 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



B2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

D

C

B

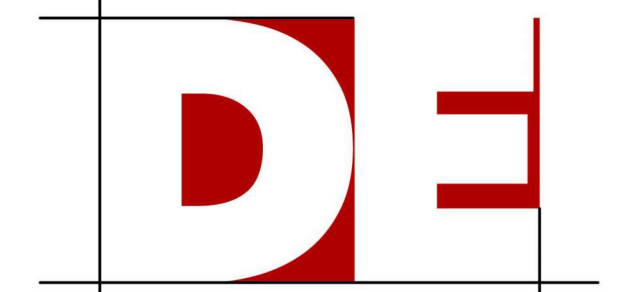
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DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

SANTA CLARA
PROPERTY

3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

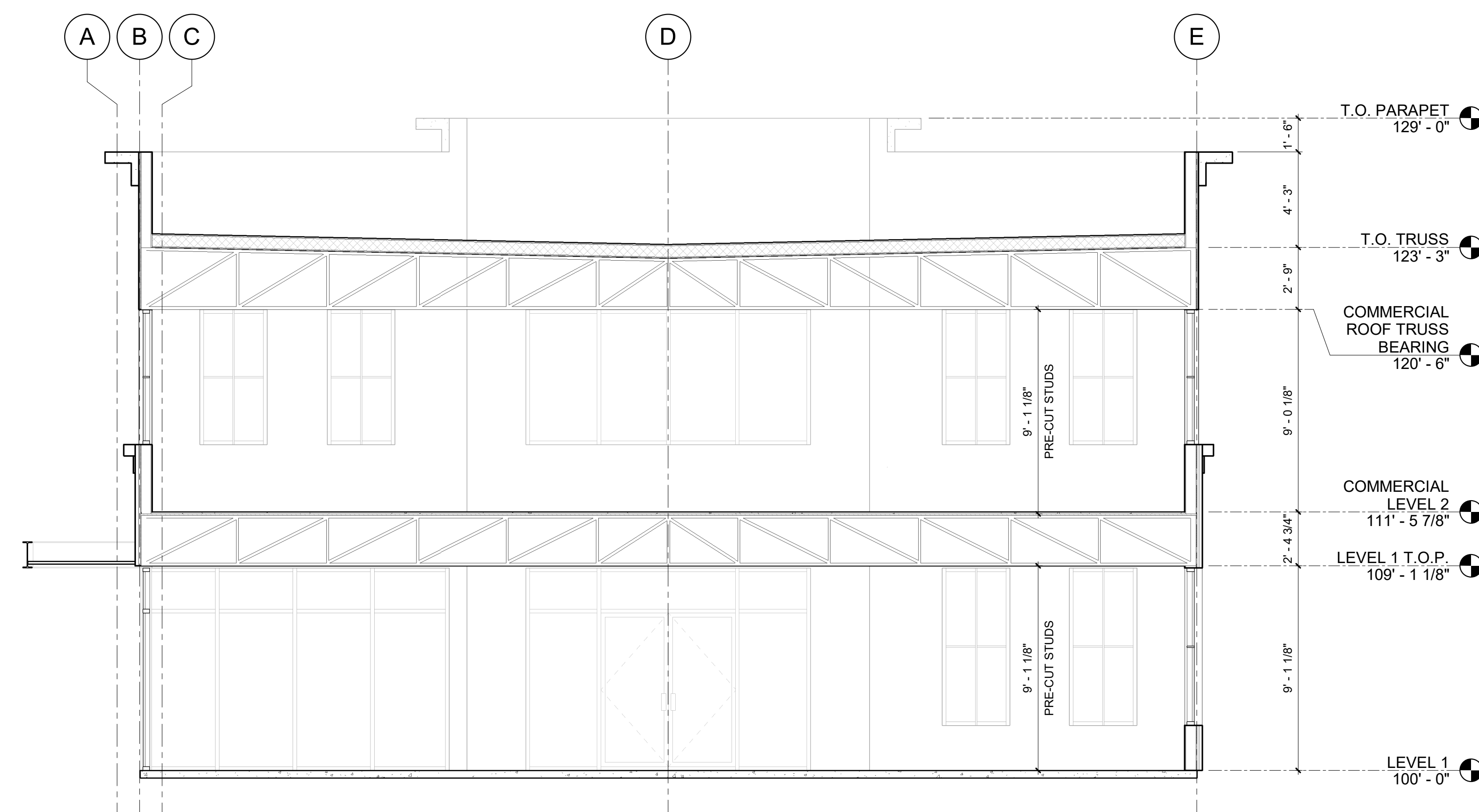
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ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	05-18-2023

PROJECT NUMBER:	X
DRAWN BY:	Author
CHECKED BY:	Checker

BUILDING SECTIONS

AE301



D

C

B

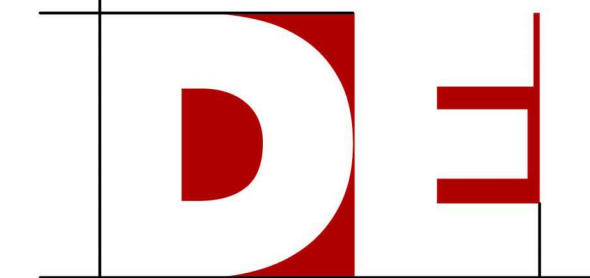
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4

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DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790



C1 3D View 1



D3 RIGHT PERSPECTIVE



B1 LEFT PERSPECTIVE



B4 FRONT RIGHT PERSPECTIVE



A3 REAR RIGHT PERSPECTIVE

SANTA CLARA
PROPERTY

3098 SANTA CLARA DR.
SANTA CLARA, UTAH 84765

STAMP

ISSUE TYPE: NOT FOR CONSTRUCTION
DATE: 05-18-2023

PROJECT NUMBER: X
DRAWN BY: Author
CHECKED BY: Checker

PERSPECTIVE
VIEWS

AE901

11/15/2023 11:00 AM
C:\Users\jdoyle\OneDrive\Documents\Projects\AE901\3D Views\3D View 1.dwg
2023/05/18 11:00 AM



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: Justin Anderson
 Address: 481 E 1000 S, Ste. C
 City: Pleasant Grove
 State: UT Zip: 84062
 Contact Number: 801-362-4600

Name: Steve Beesley
 Address: 720 S River Road Bldg D Suite 2100B
 City: St. George
 State: UT Zip: 84790
 Contact Number: 435-673-7362

Attach additional sheet if more than two applicants.

Name of Property Owner(s):

Name: Panamint LLC
 Address: 1309 Coffeen Ave. Ste. 1200
 City: Sheridan
 State: WY Zip: 82801
 Contact Number: 801-362-4600

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

Attach additional sheet if more than two property owners.

Property Description

Address/Location of Property (Attach legal description): 3098 Santa Clara Dr. Santa Clara, UT 84765

Major Street(s): Santa Clara Dr.

Section(s): _____ Township(s): _____ Range: _____

Parcel Size (acres): 0.45 ACRES

Present Land Use: Vacant Land

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: Santa Clara Mixed Use

Project Address: 3098 Santa Clara Dr. Santa Clara, UT 84765

YES	NO	N/A
-----	----	-----

I. SKETCH PLAN/CONCEPT PLAN

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)

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

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)):

- | | | | |
|----------------------------------|---|--------------------------------------|---|
| <input checked="" type="radio"/> | N | N/A | 1. Building locations |
| <input checked="" type="radio"/> | N | N/A | 2. Yard setbacks |
| <input checked="" type="radio"/> | N | N/A | 3. Ingress & egress drives |
| <input checked="" type="radio"/> | N | N/A | 4. Parking areas |
| <input checked="" type="radio"/> | N | N/A | 5. Landscaped areas |
| <input checked="" type="radio"/> | N | <input checked="" type="radio"/> 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	<u>Without site plan approval</u> , application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. <u>With site plan approval</u> , 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: Panamint LLC

Contact Number: 801-362-4600

Name of Property Owner: _____

Contact Number: _____

Address of Subject Property: 3098 Santa Clara Dr. 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.

Justin Anderson
Signature of Property Owner

Date: 6/27/2023

Signature of Property Owner

Date: _____

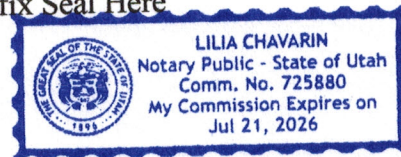
Personally appeared before me on - Justin Anderson

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

[Signature]
Notary Public

June 27, 2023
Date

Affix Seal Here



For comprehensive information on land use amendments and/or the planned development requirements/process, refer to appropriate City Codes and Statutes.

Office Use Only:

Date plan submitted: _____ Date plan accepted: _____



SANTA CLARA CITY SUBMITTAL DEADLINES

Development Submittal Deadlines

Effective as of November 15, 2006

REZONINGS	
Classification	Submittal Deadline Requirements for Planning Commission
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	<u>Without site plan approval</u> , application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. <u>With site plan approval</u> , application submittal deadline is seven (7) 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.
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.

Before receiving any petition, all fees must be paid along with the submittal of a complete application.

*Staff acceptance date refers to the day staff formally accepts the application as complete, all required staff reviews are

complete, and final changes made to the application materials are complete.

****Conceptual reviews, prior to the submittal deadline, by staff and the Planning Commission are strongly 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 staff acceptance deadline due to unforeseen issue(s).**

Misc. Planning & Zoning Approvals	
Site Plan Reviews	Three (3) weeks prior to intended Planning Commission Meeting and two (2) weeks prior to intended City Council Meeting.
PD Master Plan Amendment	Same as Planned Development approval
Conditional Use Permits and Home Occupations	Week & a half (1 1/2) weeks prior to the Technical Review Committee Meeting

Typical Meeting Schedules:

Note: Please refer to the submittal deadline requirements that must be met in order to have a formal Planning & Zoning application placed on the agenda and considered for approval. Agendas for these meetings are posted prior to the meeting date and can be found on the City's web site: www.santaclaracityutah.com

Technical Review Committee (TRC) Meetings – Generally every Thursday at 8:00 a.m.

Planning & Zoning Meetings – 2nd and 4th Thursday of each month at 5:30 p.m.

City Council Meetings—2nd & 4th Wednesday of each month at 5:00 p.m.

Final Note: Due to the time it takes to conduct reviews by staff, incorporate changes by the engineers, and meet state and local advertising deadlines, the submittal deadline requirements are firm.

Project Narrative

3098 Santa Clara Dr. Santa Clara, Utah

This is a mixed use project with four proposed two-story apartments and 2,970 sq. ft. of commercial retail/ office space. The proposed site is located off Santa Clara Drive and will have twelve parking stalls located toward the back of the site. The apartments are 3-bed, 2-1/2 bath with two-car garages provided for each unit. Refer to the provided AS101 site plan sheet for path of ingress & egress information, as well as the proposed building location on the site. See also exterior elevations for a list of building materials that were chosen to manifest a modern pioneer look that coincides with the historical district themes in the area.

For the residence portion of this concept, we wanted to bring to light the historical nature of pitched roofs and gables. Keeping in mind that the ceilings will be 9' at both levels per standard, we decided on a 4:12 pitch at the main gable of the residences to put us at a height of 27'-8" to the main ridgeline. This is the shallowest pitch we are comfortable proceeding with at this area. For the gables on the front of the residences we decided on a 9:12 pitch that is not to exceed the ridge height of the main gable.

For the commercial space, we proceeded with a lower than standard ceiling height of 9', a 2' floor truss, and a 30" roof truss that puts us at a building height of 22'-6" excluding parapets. In addition, to effectively screen rooftop equipment at the flat roof commercial area, we are planning on a parapet that is 29'-0" at the tall side and 27'-6" at the low side in the best interest of concealing roof top elements. For the commercial flat roof area please refer to building section A2 on sheet AE301 for the intent of floor, roof framing, and parapet screening.

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, June 15, 2023**

Present:

Commission Members: Rob Lamoreaux-Chairman
Mandi Gubler
Mimi McKenna
Megan Smith

City Council Representative: Leina Mathis

Staff: Jim McNulty, Planning and Economic Development Manager
Sherry Laier, Clerk
Cody Mitchell, Building Official

Others Present: Justin Anderson
Steven Beesley

Chair Rob Lamoreaux called the meeting to order at approximately 4:05 p.m.

1. Approval of Minutes for May 18, 2023.

Mandi Gubler moved to approve the minutes of the May 18, 2023 Meeting. Mimi McKenna seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

2. Discussion and/or Approval of a Proposed Mixed-Use Office/Residential Building at 3098 Santa Clara Drive, located in the Historic District/Mixed-Use Zone. Applicant, Steven Beesley.

Planning and Economic Development Manager, Jim McNulty introduced the applicants, Steven Beesley and Justin Anderson. Mr. Beesley was hired recently to design the project. The property is located at 3098 Santa Clara Drive across the street from the Merc Building. It was noted that Heritage Commission Member, Mandi Gubler, lives across the street from the subject property. The surrounding properties were identified with vacant property behind the subject property to the north. Mr. McNulty reported that the Heritage Commission is part of the process when going through a Site Plan Review in the Historic District. It functions as a Design Review Board for the City for new construction, remodeling, signage, etc.

The site plan was presented with access from the west into the site. A mixed-use building was proposed with the front being the 3,000-square-foot office retail component. Four

townhomes/apartments were proposed directly behind. The first floor of the office retail space was proposed at just under 1,300 square feet in size. The units are approximately 500 square feet in size on the ground floor. The garage is a 20' x 20' two-car garage and was not calculated into the square footage. An outdoor patio area was also provided. The second story of the office space is slightly larger at just over 1,400 square feet. The loft area/upper floor of the residential units has three bedrooms and one full bath with 871 to 892 square feet of space.

The building elevations and materials were presented. The backside of the building will feature Hardie board with a metal roof. The south elevation on the opposite side will face Santa Clara Drive with a false front, the parapet, and awnings. The west elevation will face the existing single-family home with two-car garages. The east elevation will face Swoon where there is an allowance for signage. Drawings were displayed to provide a good rendition of the proposed building.

The Project Architect, Justin Anderson, reported that the client wants to have some office space on the first and second floors with one or two tenants. The intent was for the commercial space to differentiate from residential. The commercial will have a more traditional look with queues taken from The Merc and the Santa Clara Inn. The applicants transitioned from the flat roof in front to the pitched roof in the rear to make it feel more like a traditional residential home and break up the elevation. Large canopies were proposed out front with bench seating to create a more welcoming feel. The height restriction makes it difficult to get two levels and screen mechanical equipment. Mr. McNulty commented that the parapet is intended to screen the rooftop mechanical equipment. Mr. Anderson remarked that that will be difficult. The ceiling heights are currently nine feet with a truss to run the mechanical equipment through. They plan to hide the condensers for the rooftop unit in the commercial space in the alcove area of the roof. The current height of the commercial site is 29 feet in front and 27 feet in back.

Mr. McNulty reported that the proposed heights exceed the 25-foot maximum and will need to be addressed by the Planning Commission and City Council as part of the site plan review process. Mr. Anderson explained that adjacent to the entry is the steeper pitch. He addressed the proposed materials and stated that near the entry is gray brick, which is common on commercial projects. Other buildings constructed with the same material were referenced. Mr. Anderson stated that it is a cultured stone that is very flat with texture to provide a varied, speckled look. Regular stone was proposed to differentiate between the residential portion with lap siding. The board and batten are also very similar to the Santa Clara Inn. White and gray brick veneer was proposed across the front of the residential portion.

Landscaping issues were discussed. Mr. Anderson stated that they have not yet designed the landscaping but the existing sycamore on the site will remain. Two-car garages will be provided for each of the residential units with a sidewalk along the east side toward the front doors. Landscaping will be provided alongside it. The courtyard areas were provided as a transition from the commercial parking lot to the residential, which will be long-term rentals. The types of businesses envisioned were professional office uses. A comparable project in the City was referenced. Mr. Anderson stated that in the front they are planning to do drought-tolerant landscaping along with trees, rocks, and bushes rather than grass. The City maintains the strip in front of the sidewalk shown in the rendering that contains grass. A Commission Member suggested that a raised planter style that has been implemented by the City may be a good option.

As the sycamore trees will need water once the landscaping is installed, a question was raised regarding the intent to provide water. Mr. McNulty stated that the City's Parks Director and Public Works Director, Dustin Mouritsen are aware of the situation. The current steps taken to properly water existing trees in the City will be employed for this tree as well. The objective is for the tree to remain healthy going forward. It was noted that the walkway was designed around the tree.

Mr. McNulty referenced Code Section 17.74.040 which specifies that the building height shall be the average height of adjacent units on the same block unless a greater height is approved by the Planning Commission upon recommendation from the Heritage Commission. He explained that generally, height has been limited to approximately 25 feet in the Historic District, however, some structures exceed that height in the Historic District. The heights of surrounding structures were discussed. Mr. McNulty was aware of some homes in the area that are approaching heights of 30 feet.

Mr. McNulty referenced Code Section 17.74.030 which specifies that two-family dwellings such as a duplex, twin home, or townhome are permitted uses. This section of the Code allows the Planning Commission to determine other permitted uses with input from the Heritage Commission. Staff was comfortable with the proposed number of units being reviewed by the Planning Commission and with the proposed height of the building as designed as it is intended to blend in with the Historic District. Mr. McNulty explained that the Historic District mixed-use allows for a detached or accessory building to be 25 feet in height. Overnight rentals would require conditional use review and site plan approval. The ordinance is very specific. If someone comes back after owning the property for five to 10 years and it is sold and another user comes in, they will be required to go through conditional use and site plan review with the Planning Commission and City Council.

A Commission Member commented that she would prefer to see a material that is more historic, such as brick, rather than stone. She liked the color and the horizontal siding that matches the Santa Clara Inn and stated that it is a great mix. She preferred not to see the large format of stone on the front of the buildings. She suggested the alternative of using real-sized brick. She liked the detail along the roofline as well. Mr. McNulty stated that the materials identified to be changed were the cultured fieldstone and the large format stone both in cream. It was noted that the structure discussed at the last meeting was all brick and a good reflection of the historic feel.

A Commission Member supported actual brick that looks like it has been there for some time rather than a veneer or artificial brick or stone. Mr. Anderson stated that numerous products can be chosen from. He offered to visit various suppliers and explore other options. A question was raised regarding the color of the brick as it seems to be stark white. Near the front of the building, there are gables but the black and white look along the front does not feel as historic. For that reason, brick with some color was suggested. Mr. Anderson stated that if they change the stone and brick they will have to figure out what to do with the brick. Other buildings in the Historic District that will never go out of style were identified. A new bank building by Popeye's Restaurant was referenced that has large format stone that is natural sandstone. The sandstone material is available in varying thicknesses that could provide more color. The material used at the Granary Café was confirmed to be sandstone. A Commission Member suggested it be similar

to that in appearance. Mr. Anderson agreed that larger format sandstone would look good. A Commission Member commented that she likes the drama of the big pieces if it is the right material.

Reference was made to the Best Western Hotel at Exit 13 which utilizes a similarly sized sandstone. The option of limestone was also mentioned. While attractive, a limestone building would never have existed historically in Santa Clara. A material similar to the Granary Café was recommended. The comment was made that what is proposed will be a nice addition to the property.

A question was raised regarding how the front of the commercial building differs from the building that was considered at the last meeting. It is a different color but looks similar. The comment was made that there is a different texture. The building considered at the last meeting was all flat brick and glass and looked like a factory. The proposed structure has more texture, elevation, and roof changes, and is more appropriate for the Historic District. It is large but does not appear to be a big box. The breakup in materials seemed to give it a less industrial feel than the building considered at the last meeting. It was noted that it is a different type of building altogether.

Commissioner Gubler commented that the current trends are white and black. At any point, the proposed building could be painted a different color and still look nice. A Commission Member commented that she likes the limestone look but the grey brick is trendy and will not withstand the test of time. It was recommended that the applicants explore rock, brick, or stone that is not a popular trend, which will be more historic and traditional. It was suggested that the limestone be replaced with sandstone and the gray brick with a different color of brick that will complement the sandstone. Commissioner Gubler preferred to see a traditional style of brick. The applicants were commended for their efforts designing the site.

Procedural issues and possible options were discussed. It was noted that the applicants intend to begin construction immediately once approval is granted. Mr. McNulty commented that the next Planning Commission Meeting is scheduled for July 13. Timing issues were discussed.

In response to a question raised, Mr. Anderson stated that they have not yet determined what material will be used for the courtyard wall. He assumed it would be a white picket fence. Another option was a simple back iron. It would blend in as there is already black on the front.

The applicants were asked if they would consider gearing the retail space more toward a retail store without a second floor with an open ceiling. Mr. Anderson stated that that decision would have to be made permanently and in advance. It would also effectively cut the income from the space in half.

Megan Smith moved to recommend APPROVAL to the Planning Commission of a proposed mixed-use office/residential building at 3098 Santa Clara Drive located in the Historic District/Mixed-Use Zone subject to the Commission reviewing materials as discussed at this meeting. Megan Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

3. **Miscellaneous Items.**

There were no miscellaneous items to be discussed.

4. **Adjournment.**

The Heritage Commission Meeting adjourned at approximately 4:57 p.m.

Approved: _____
Sherry Laier, Clerk



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

Staff Report

Final Subdivision Plat Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: July 13, 2023

Current Zone: Residential Agriculture (Single-Family), RA

General Plan Designation: Very Low Density Residential, LDR

Property Address: South of Vineyard Drive and east of Riverwood Lane

Request: Final Plat Approval

Applicant Name: Jason Lindsey

Staff Planner: Jim McNulty

Planning Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Jason Lindsey, is requesting Final Plat Approval** for the Lugano Subdivision. This subdivision plat includes a total of five (5) single-family lots. The subject property is 6.49 acres in size. The Residential Agriculture, RA Zone requires a minimum lot size of ½ an acre (21,780 sq. ft. minimum). The proposed lots range in size from 26,518 sq. ft. (0.61 acres) to 54,609 sq. ft. (1.25 acres). The project density equates to 0.77 dwelling units/acre.

All lots within the proposed subdivision will be required to meet the area, width, and yard regulations as per Section 17.60.050 of city ordinance. The property owner intends to build a single-family home on one of the proposed lots, with other lots being available for purchase.

Ingress/Egress to the site will be provided via Vineyard Drive and Riverwood Lane. The final plat includes two (2) open space areas adjacent to these two access points. The applicant will be required to form an HOA allowing for maintenance of the common areas.

SITE & VICINITY DESCRIPTION

The subject property is located directly south of Vineyard Drive and east of Riverwood Lane. Major cross streets in the vicinity include Vineyard Drive, Heights Drive, and Santa Clara Drive.

ITEMS TO ADDRESS WITH FINAL PLAT

City staff has identified the following preliminary review items that need to be addressed at this time:

1. **Public Streets & Dedication:** 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 56-foot cross-section (park strip included) as per the final plat. Additionally, full street improvements are required for the Lot 5 frontage along Vineyard Drive.
2. **Street Trees:** The recommended street trees for the Lugano Subdivision include the Chinese Pistache (medium to large tree), the Live oak (medium to large tree), and the Crape Myrtle (small to medium size tree).
3. **Building Setbacks/Height:** The building setbacks are required to meet the requirements of Chapter 17.60.050, Residential Agriculture, RA Zone. The building height for all homes in the subdivision is limited to 35'.
4. **Open Space Areas :** The final plat includes two (2) open space areas. One is adjacent to Lot 5, and one is adjacent to existing single-family homes in a different subdivision (Cottonwood Creek #3), as well as on Riverwood Circle providing access to Riverwood Lane. City staff recommends that an HOA be formed to own and maintain Open Space Areas #1 and #2. Notes have been added to the final plat addressing this item.
5. **Culinary Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to final plat recordation.
6. **Secondary Water Availability:** The applicant is required to connect/install secondary water for outdoor water use.
7. **Dust Control:** The applicant will be required to submit a dust control plan prior to final plat recordation. Precautionary measures are needed to protect the general health, safety, and welfare of residents living in the vicinity.

NEIGHBORHOOD RESPONSE

Public notices are not required for a subdivision. The Planning Commission agenda has been posted in multiple locations as per State code. No comments have been received by city staff as of the writing of this report.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: A geotechnical report will be required for each residential building prior to building permit issuance.

Required Revisions: None at this time.

DEPARTMENT: *Parks & Trails*

Recommendations: N/A

Request: Lugano Subdivision

DEPARTMENT: *Police & Fire*

Recommendations: N/A

DEPARTMENT: *Power*

Recommendations: Public Utility Easements (PUE's) are required.

Required Revisions: None at this time.

DEPARTMENT: *Public Works*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat. All public streets must be included on the final plat. A mylar with signature blocks is required for the final plat.

Required Revisions: None at this time.

STATE CODE CONSIDERATIONS

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.

CITY STAFF RECOMMENDATION

City Staff recommends that the Planning Commission consider recommending Final Plat Approval for the Lugano Subdivision to the City Council, 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 (56-foot cross-section with park strip) which meet city standards. That public street improvements be required for the Lot 5 frontage along Vineyard Drive.
3. That street trees be allowed as per the City's recommended list.
4. That the building setbacks for this subdivision meet the requirements of Chapter 17.60.050, Residential Agriculture, RA Zone.
5. That the building height for all homes in this subdivision be limited to 35'.
6. That the two (2) open space areas included on the final plat be identified as Open Space Areas #1 and #2. That the applicant be required to form an HOA for maintenance and ownership of the open space areas.
7. That all landscaping (including HOA owned and maintained areas) be required to comply with City Ordinance #2022-05 (Water Efficiency & Conservation).
8. That the applicant provides a will-serve letter or other verified documentation from the WCWCD prior to final plat recordation.
9. That a secondary water system is required for outdoor water use.
10. That the applicant provides a dust control plan prior to final plat recordation.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC ROADS, COMMON AREAS, LOTS, AND PUBLIC UTILITY & DRAINAGE EASEMENTS, TO BE HEREAFTER KNOWN AS:

LUGANO SUBDIVISION

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAN, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", OF "LUGANO SUBDIVISION", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS DAY OF _____, 2023 ENTRY NO. _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAN. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS PUBLIC STREETS & EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO SANTA CLARA CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

TEAM LINDSEY, LLC, A UTAH LIMITED LIABILITY COMPANY

JASON C. LINDSEY - MANAGER (TEAM LINDSEY, LLC)

ACKNOWLEDGMENT:

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME JASON C. LINDSEY, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF TEAM LINDSEY, LLC, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LLC BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE LLC EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

NOTES:

- 1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE STREET, UNLESS OTHERWISE NOTED ON PLAN.
- 2. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25.00 FOOT FRONT YARD SETBACK, AN 8.00 AND 12.00 FOOT SIDE YARD SETBACK, AND A 10.00 FOOT REAR YARD SETBACK.
- 3. NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
- 4. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- 5. ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.
- 6. INDIVIDUAL LOTS OWNERS ARE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE STRIPS WITHIN PUBLIC STREET RIGHT OF WAYS FRONTING EACH LOT AS SHOWN ON THIS PLAN.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED JANUARY 05, 2023. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY, OWNER. BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS. DOCUMENT NO. 2222284

LINE TABLE with columns: LINE, LENGTH, DIRECTION. Rows L1 through L12.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA. Rows C1 through C19.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAN I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, COMMON AREA PUBLIC STREETS, AND PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

LUGANO SUBDIVISION

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

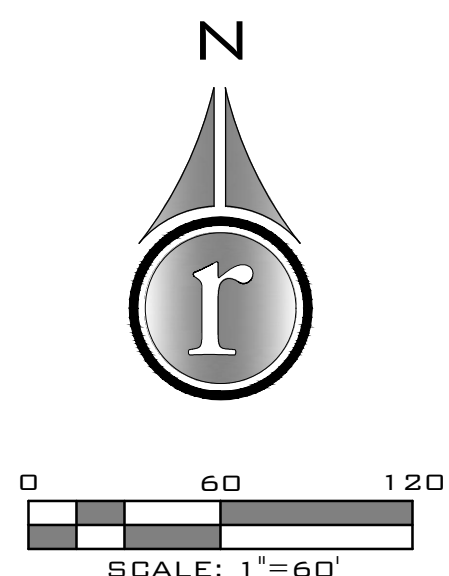
BEGINNING AT A POINT ON THE WESTERLY LINE OF RIVER FRONT ESTATES SUBDIVISION AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°12'30" WEST 516.20 FEET ALONG THE SECTION LINE AND NORTH 00°47'30" EAST 62.86 FEET, FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

- THENCE SOUTH 70°57'28" WEST 103.23 FEET;
- THENCE NORTH 62°58'09" WEST 118.05 FEET;
- THENCE NORTH 62°43'45" WEST 258.42 FEET;
- THENCE NORTH 22°40'54" EAST 392.98 FEET TO AND ALONG THE SOUTHEASTERLY LINE RIVERWOOD LANE TO THE SOUTHERLY LINE OF COTTONWOOD CREEK PHASE 3, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE;
- THENCE ALONG THE SAID LINE OF COTTONWOOD CREEK PHASE 3 THE FOLLOWING (3) COURSES:
- THENCE SOUTH 54°06'40" EAST 169.30 FEET;
- THENCE NORTH 71°23'54" EAST 21.49 FEET;
- THENCE NORTH 22°09'51" EAST 603.88 FEET TO THE SOUTHERLY LINE OF VINEYARDS DRIVE;
- THENCE SOUTHEAST 145.76 FEET ALONG AN ARC OF A 600.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 43°01'14" WEST, LONG CHORD BEARS SOUTH 40°01'12" EAST 145.40 FEET WITH A CENTRAL ANGLE OF 13°55'07") ALONG THE SOUTHERLY LINE OF SAID VINEYARDS DRIVE;
- THENCE SOUTH 33°03'39" EAST 68.97 FEET ALONG THE SOUTHERLY LINE OF SAID VINEYARDS DRIVE;
- THENCE SOUTH 15°51'10" WEST 64.07 FEET;
- THENCE SOUTH 17°16'39" WEST 112.22' FEET;
- THENCE SOUTH 9°31'57" WEST 39.97' FEET;
- THENCE SOUTH 15°43'39" WEST 112.46' FEET;
- THENCE SOUTH 16°17'51" WEST 130.39 FEET;
- THENCE NORTH 75°01'02" WEST 6.10 FEET TO THE NORTHERLY LINE OF SAID RIVER FRONT ESTATES;
- THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID RIVER FRONT ESTATES THE FOLLOWING (3) COURSES;
- THENCE SOUTH 19°51'52" WEST 70.14 FEET;
- THENCE SOUTH 15°43'39" WEST 112.46 FEET;
- THENCE SOUTH 15°31'35" WEST 144.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 282,686 SQUARE FEET OR 6.49 ACRES.

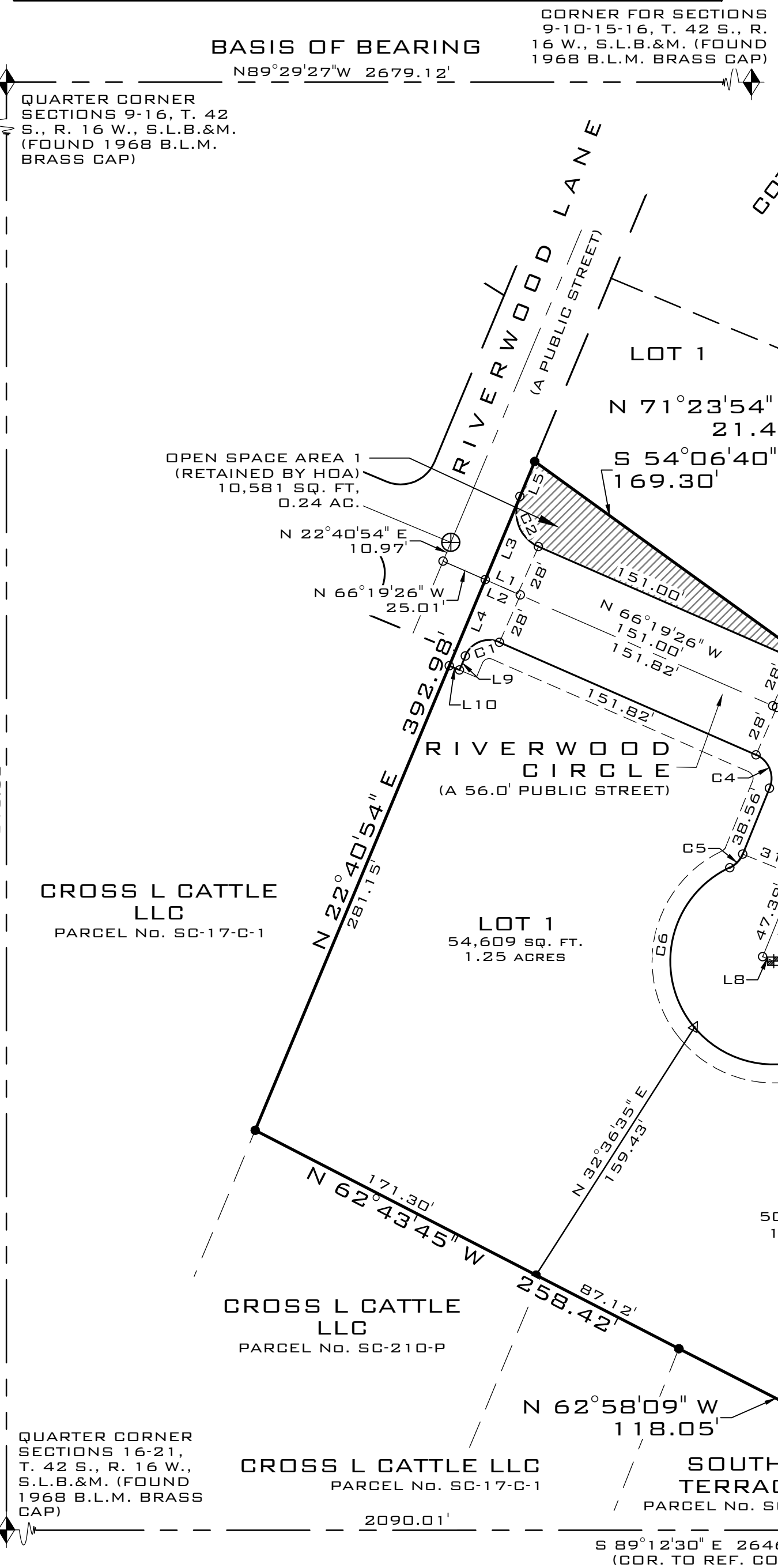
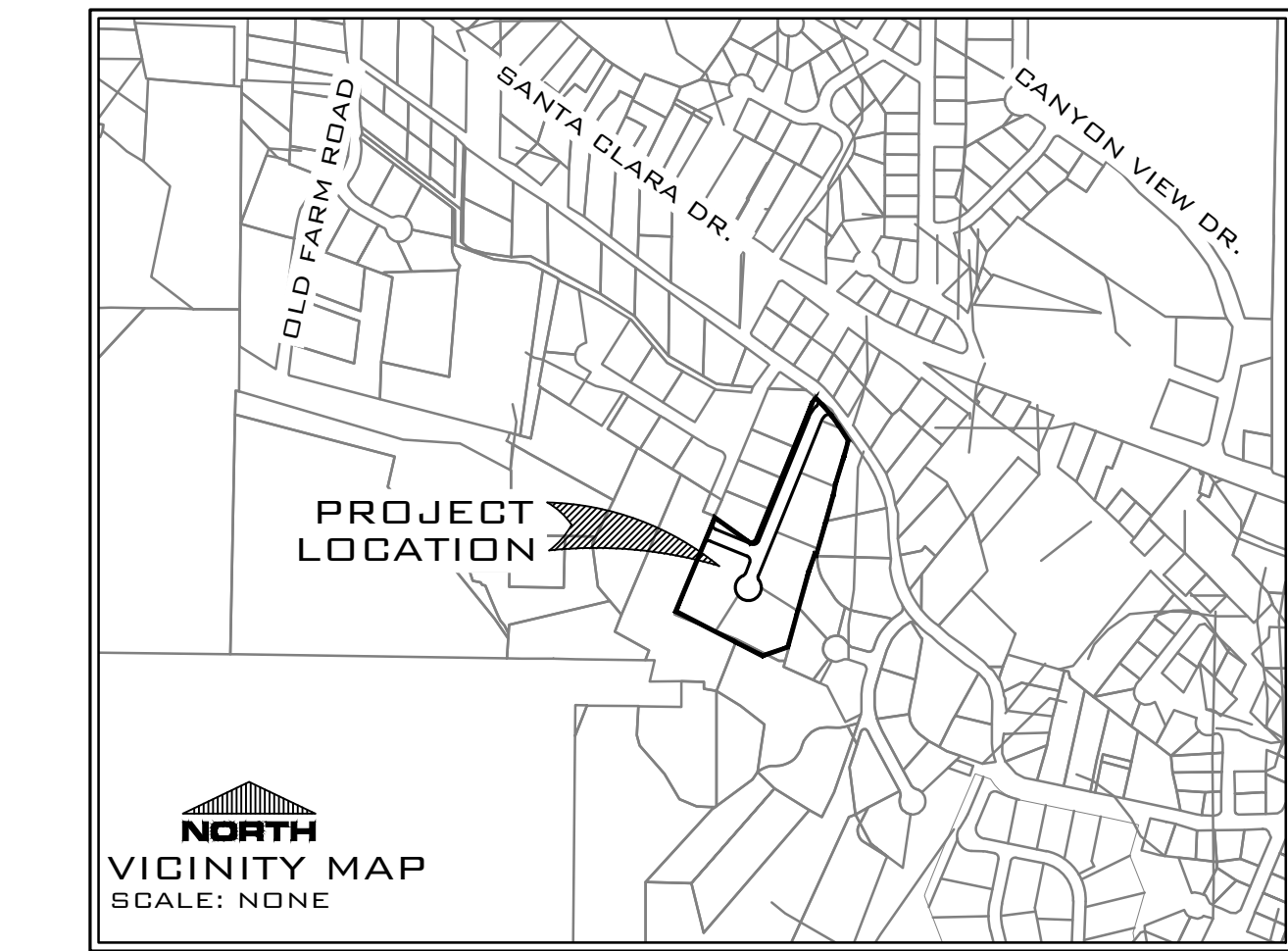
LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ▲ FRONT PROPERTY CORNERS ARE OFFSET IN THE CURB, WITH A PK NAIL/WASHER
- NOTHING SET OR FOUND
- ⊕ TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
- ⊕ TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS II ALL MONUMENTS ARE SET ON TANGENT LINES UNLESS OTHERWISE NOTED



LUGANO SUBDIVISION

LOCATED IN THE S.W. 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.



ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397, WWW.RACIVIL.COM

Table with columns: SURVEY/FPLAT FILE NUMBER, DATE, C.G.A. DRAWN, JOB NUMBER, SCALE, B.E.A. CHECKED.

ENGINEER'S APPROVAL:
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____.

APPROVAL OF THE PLANNING COMMISSION:
ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAN AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.

CITY SURVEYORS CERTIFICATE:
I THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAN AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:
WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAN AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

APPROVAL AS TO FORM:
APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.


TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

RECORDED No.
FEE: _____ COUNTY RECORDER WASHINGTON COUNTY, UTAH

DATE: 6-16-23
 JOB NO.: 2461-22-006
 DESIGNED BY: ETY
 CHECKED BY: JWB
 DWG: SIGHT TRIANGLES

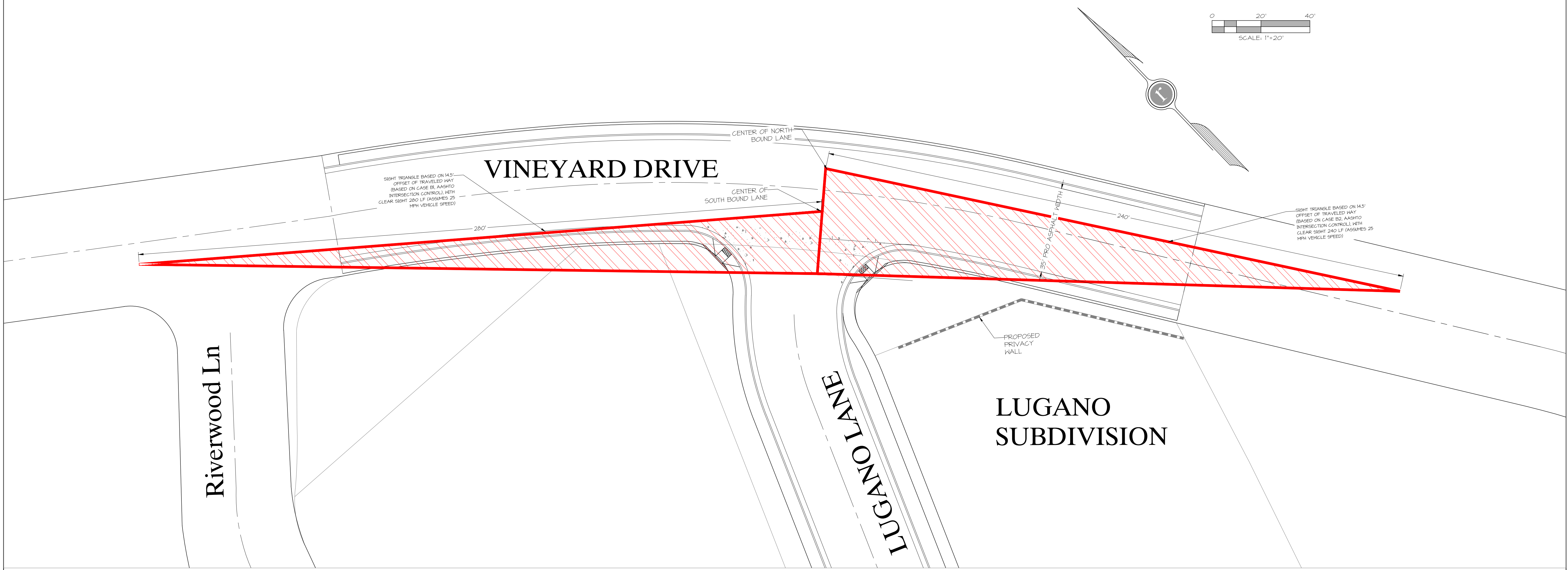
DATE	REVISIONS

ROSENBERG
 ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS



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SIGHT DISTANCE TRIANGLES
 FOR
LUGANO SUBDIVISION
 SANTA CLARA
 UTAH



**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, June 22, 2023**

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

Staff: Jim McNulty, Planning and Economic Development Manager
Cody Mitchell, Building Official
Matt Ence, City Attorney
Selena Nez, Deputy City Recorder

Excused: James Call

1. Call to Order.

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

2. Opening Ceremony.

A. Pledge of Allegiance: Mark Weston.

B. Opening Comments (Invocation): Mark Weston.

3. Communications and Appearances.

There were no communications or appearances.

4. Working Agenda.

A. Public Hearing.

- i. Consider a Proposed General Plan Amendment Application for Property located at the Southeast Corner of Santa Clara Drive and Gates Lane (Parcel #SC-6-2-16-435, Described as 2.43 acres). Granite Peaks Investments, LLC is Proposing a General Plan Amendment from the Mixed-Use Residential (“MUR”) and Neighborhood Center (“NC”) Land Uses to the Main Street Commercial (“MSC”) Land Use for the Subject Property.**

Planning and Economic Development Manager, Jim McNulty, presented the Staff Report and recognized the presence of the applicant Neil Walter from Granite Peaks, LLC. The request is for a General Plan Amendment for a 2.43-acre property located on the southeast corner of Santa Clara

Drive and Gates Lane. The applicant is proposing a General Plan Amendment from the Mixed-Use Residential (“MUR”) and Neighborhood Center (“NC”) land use designation to the Main Street Commercial (“MSC”) land use designation for the subject property. The applicant has submitted a Concept Plan along with architectural elevations for a proposed office building to be located on the southeast corner of Gates Lane and Santa Clara Drive. The proposed office building is a three-story structure that is approximately 35,000 square feet in size. This includes three levels of office space (each level is approximately 9,000 square feet), with a 7,500-square-foot basketball court/gym facility.

Future access to the property will be provided via Santa Clara Drive to Gates Lane to the future extension of Bonneli Trail. The extension of Bonneli Trail will be provided along the southern portion of the project. Notices were sent to property owners within 300 feet of the subject property and the subject property was also posted per State Code. A real estate sign was provided with a description of what is being proposed as well as a public hearing banner which is not required by the State Code and is used to be transparent and get the word out. No responses were received until later in the afternoon when a few emails were forwarded to the Planning Commission for their review after 3:00 p.m.

The subject property is in the Santa Clara Historic District, which requires Heritage Commission review. The item was presented to the Heritage Commission on May 18, 2023. In general, the Heritage Commission was in favor of the project moving forward through the process. One of the comments made during the meeting included the thought of the proposed building being a bookend for the west end of the Historic District and City Hall being the eastern bookend.

The proposed building has been designed to accommodate the existing grade of the property, which includes a 12 to 15-foot drop in elevation from north to south off of Santa Clara Drive. As a result, the building would be 30 feet in height to the top of the parapet along the street side (north building elevation) and 42 feet in height to the top of the parapet/walkout basement side (south building elevation). The proposed building will be located close to Santa Clara Drive with parking to the rear of the building. A pedestrian-oriented streetscape with attractive landscaping was also proposed.

The proposed project will be required to go through a second public hearing process for a Rezoning and Project Plan where more discussion regarding the Building Design and Site Plan layout will be discussed if the General Plan Amendment is approved.

Mr. McNulty explained that the Santa Clara City General Plan Map includes two land use designations for the property. This includes Mixed-Use Residential and Neighborhood Center.

The description for MUR (Section 3.4.2 Mixed-Use Land Uses) states the following:

“The mix of uses is mostly residential, in the form of townhomes, and multi-unit buildings, but also might include small-lot single-family homes. MUR may also include small retail stores, coffee shops, and offices at intersections with collector streets. Second-floor residences or offices are encouraged”.

The description for NC (Section 3.4.2 Mixed-Use Land Uses) states the following:

“Intended to support residential neighborhood convenience shopping, services, and community facilities, as well as mixed-use multi-family residential and office uses.

Mr. McNulty explained that both designations would allow for a mix of uses and apartments on a second story.

The description for the proposed MSC designation (Section 3.4.2 Mixed-Use Land Uses) states the following:

“Predominantly commercial uses on the ground level, including uses such as stores, restaurants, and offices with residences and/or office on the 2nd and 3rd floors”.

The General Plan states that a Mixed-Use designation, Section 3.4.2 encourages a mix of residential, retail, and employment uses that are typically segregated. Policy 3.1 states that all mixed-use development will be accompanied by:

- Attractive landscaping.
- Pushing buildings to the street or right-of-way.
- Pedestrian-oriented streetscape.
- Street trees.

Section 4.2 of the General Plan includes the “Historic Downtown Core” and states the following:

“Santa Clara’s Historic Downtown Core includes the area from the Bluff to the Santa Clara River and from the East Gateway Subarea to where Santa Clara Drive climbs out of the valley towards Ivins. The downtown with its historic buildings and settlement patterns, has a character that makes it truly unique in the region. This identity is an asset for attracting and keeping residents, businesses, and visitors”.

Consistent with these goals, future development in the Subarea (Section 4.2 Historic Downtown Core) should strive to mix office, residential, and commercial uses. A large portion of the Subarea will retain its low-density character. Pedestrian access and appeal will be enhanced with a heritage trail along the Santa Clara River.

Policies to achieve the objective for the Historic Downtown Core includes Policy 4.5 as follows:

“All Town Core development should be pedestrian-oriented, maintain the core area’s existing small-scale character, and maintain historic building setbacks.”

Actions to achieve the objective for the Historic Downtown Core Subarea includes Action 4.4 as follows:

“Work with the Economic Development Committee (“EDC”) to attract cottage/specialty retail, restaurants, businesses, and convenient commercial uses.”

Section 5.2.2 of the General Plan includes “Historic Preservation & Economic Development” and states the following:

“Without exception, economic development studies confirm that preservation and enhancement of historic resources yields significant economic benefits”.

There are distinct economic advantages to certain kinds of businesses and residents to locate in a unique, authentic, and attractive place such as a historic area. Public investment in historic areas, such as the recent improvements to Santa Clara Drive, increases the confidence of property owners to attract and leverage significant private capital. This, in turn, has a positive impact on property values, within the historic district and the entire community.

Section 6 of the General Plan includes “Economic Development” and states the following:

Economic Development Objective: Attract new businesses and retail to Santa Clara to broaden and increase the sales tax base and to provide increased local employment opportunities. Policy 6.1 states the following:

“The City supports development that proposes mixed-use land uses to help diversify the City’s income and maintain City services”.

Staff recommended that the Planning Commission review the submitted General Plan Amendment to determine if the application is complete. If the application is determined to be complete, Staff would recommend that the Planning Commission forward a recommendation to the City Council for their review and consideration of the General Plan Amendment application subject to the conditions set forth in the Staff Report.

Mr. Walter identified himself as the owner of the property and was also representing the end user of the property, Onset Financial. He thanked City Staff for their help getting the project to this point. They met with the Heritage Commission who generously spent their time reviewing the project. He explained that one of the reasons they chose the use they did was because they wanted to identify what they thought would be the lowest impact use. Professional office is one of the lowest-impact uses and as they considered how they could be responsive to some of the concerns that were raised previously, they felt that they needed to come up with a low-impact use. Professional Office fit that criteria in terms of hours of operation, trips, and traffic.

The current zoning is RA and extends across the balance of the parcel that was originally proposed to be part of the assisted living center. They are only considering the 2.43 acres on the corner, which is in the Historic District. A sample of a residential concept was presented and is similar to other residential in the area. Mr. Walter explained that there is a significant elevation change between Santa Clara Drive and the subject property. They will likely have to either bring in an extraordinary amount of fill to get access to Santa Clara Drive or place the back of the property toward Santa Clara Drive. The concept that was presented a few years earlier was displayed and included 118,000 square feet with two stories with pitched roofs and heights of 30 feet. They listened to the comments received with many residents not wanting townhomes or apartments and feeling that the project was too large. They also did not want increased traffic or a Maverik, self-storage, or other high-impact use there. Mr. Walter stated that they tried to address the concerns that were raised at that time.

The current request is for Main Street Commercial. The project was originally to be set back near the river but it was recommended that it be moved close to the street. They underwent a massive change to the architecture based on feedback from staff. The building is approximately 35,000 square feet, which is about one-third the size of the original proposal. What is proposed is very low impact with no apartments or townhomes.

Mr. Walter reported that Onset Financial will ultimately be the owner and user of the building. They provide financing to companies that want to lease equipment. They do not sell equipment and are simply a financing firm that provides financing to manufacturing, mining, and aircraft companies throughout the country. They are based in Salt Lake City and would like to have two sites in Southern Utah. They have been very successful and will bring high-paying jobs to the community.

Onset Financial does a lot of charitable giving and examples of the work they have done were described. It has been rated as one of the best workplaces and has received numerous accolades. They expect to have 50 full-time employees and provide a professional career path for those who want to live and stay in the community. Mr. Walter stated that it provides a good opportunity to add an economic development component to Santa Clara City.

Mr. Walter stated that the hope is that the property owners will act to enhance the quality of the Historic District, which is what they are attempting to do. Five key elements were identified that they felt could be incorporated into the concept to enhance and add to Santa Clara Drive, which has become a destination. They focused on the following:

- Colors;
- Elevations;
- Building Materials;
- Porches; and
- Community Space.

Mr. Walter reported that they focused on colors found in the Jacob Hamblin Home. That building sets the tone for the color schemes.

There is not much commercial development on Santa Clara Drive and inside the Historic District, there is only one commercial building that is reflective of turn-of-the-century architecture, which was straight, clean lines set near the street with as much glass and natural light as possible. They felt that was the best example in the City of what historic commercial looks like.

On Santa Clara Drive, the most prevalent building material is brick. They felt that using brick would be consistent with what was most commonly used in the first structures that were built here. Porches were an important concept and many homes in the area have them. This building will incorporate an outdoor porch as well. Community space was identified as important and having a place where the community can gather. City Hall and the Old Relief Society House both serve as community space and draw the public in. He used Salt Lake City as an example of turn-of-the-century architecture, some of which they were trying to emulate.

Mr. Walter explained that the building was set close to the street in keeping with the homes that exist on the south side of the street. That allows them to use the outdoor space. All of the parking will be

set back. The street view was displayed showing the view from across the street. They tried to provide a number of angles to see the context, size, and scope of what is proposed. The proposed concept showed a walkout facing the river, which will allow them to use the space that drops off from Santa Clara Drive.

Commissioner Blake asked for a rendering of the east side. Mr. Walter did not have one but stated that there is currently a fence and wall there. It will be difficult to see as it will be set back at the same distance as the home that is next door. Commissioner Blake asked to see one when they present the zone change request. He asked if the applicant has plans for the strip of land between the existing home and the building. He was informed that there would not be any room there and that it would be a landscaped setback area. There could potentially, however, be room for a walkway there. It was noted that there could be employee parking behind the property. There is currently a sidewalk around the other side of the building and across the front.

Commissioner Blake commented that in considering the General Plan for Swiss Days, this will be a place where people can walk around and it would be nice for people to be able to access the site.

Mr. Walter commented on the rooftop and stated that the developers do not want to set any HVAC equipment on top of the roof. It has a very small parapet and they want a clean, beautiful building. It would instead be screened behind the building on the south side near the parking.

Chair Hendrickson noted that their previous buildings in St. George used the latest technology with a reduced impact.

Chair Hendrickson opened the public hearing.

Eric Marriott gave his address as 4335 Colby Loop in The Hills. He wished to read a statement from *Denise Webster*. Chair Hendrickson indicated that the Commission has already been provided with the letter and stated that it will be made part of the record. Mr. Marriott discussed his understanding of the project, the concept, and what is allowable. He had no objection to the proposed development and mixed-use and commented that the proposed building could not be considered a historic building as it is 1970s architecture. He preferred to see more wood, barn doors, and heavy timbers. He did not object to flat roofs but he did not believe that the concept fits in downtown historic Santa Clara. He did not understand how the proposal passed the Historic Committee. Mr. Marriott commented that if there are not going to be any roof penetrations he could see no screened areas where the condensers will be as they are not shown in the rendering. He did not think it had been thought through well and stated that a lot more detail needed to be provided with the building that doesn't show up in the renderings. He stated that the building looks very large and appears larger than City Hall. To him, the proposed building looks like a big box.

Neil Fiourum gave his address as 4447 Colby Loop and asked if the Onset Financial will be the sole occupant of the property. Chair Hendrickson responded that that is how it has been represented.

Justin Caplin gave his address as 1457 Boys Pond Circle and appreciated Mr. Walter's presentation. He did not object to the proposed use or building and thought it would be an attractive place for his law office. He remarked that although the Heritage Commission recommended approval of the request, it was with a modification to the exterior to make it look more historic. He agreed with the comments of the Heritage Commission and Mr. Marriott and agreed that it is not historic looking. He

commented that it will set the standard for the City. He suggested that rock be incorporated into the design so that it is not just a big box with large windows and gives it a more historic feel.

Penny Willard gave her address as 3262 Hamblin Drive and stated that she, her husband, and others in the area near the Jacob Hamblin Home are opposed to changing the General Plat and the zone. They have stated many times in the past that they want it to remain residential and agricultural. They do not want commercial buildings and businesses coming in. It is a nice building but not in the City's Historic District. They are trying to preserve this narrow area and stated that there is plenty of land all around. Mrs. Willard reported that she grew up in Santa Clara and was saddened by the fact that the historic areas are being developed. She asked that their wishes be honored and preserve what makes the valley so quaint. Many moved here because of the beauty of the area and she asked that this small portion of the City be preserved.

Melvin Taylor gave his address as 1401 Victor Street and stated that the world is driven by money and this land is valuable. If the change to commercial is allowed, it will only be the beginning of further development. He suggested that a survey be sent to all those in the Historic District to see if they support a zone change from Agricultural Residential to Commercial. If more than 50% agree, it should be allowed. Mr. Taylor stated that those living in the area do not want commercial and want it to remain residential.

Richard Hughes gave his address as 3298 Hamblin Drive and was pleased with the Heritage Commission's concern about the flat roof. He was concerned about the gym and wondered why one is needed when a new one was just built down the street. If the gym portion were eliminated the footprint would be much smaller.

Patty Warby gave her address as 3268 Santa Clara Drive and commented that when she looks out her front door she will see the proposed building as she lives on the corner of Gates Lane and Santa Clara Drive. Her preference was to leave the land as-is but realizes that things are changing and eventually there will be some type of structure built there. She would, however, like to see something more historic in nature in terms of architecture.

Alan Warby identified himself as the husband of Patty Warby. He commented that they built their home in 2004 at which time there were fields across the street. In January 2005, it changed significantly. When they built their home, they met with the contractor and the Historic District who gave feedback. As a result, there is a lot of brick and wood on their home. He has enjoyed having architecture that adds to the character of the area. He suggested that the proposed structure be modified to look more historic.

There were no further public comments. The public hearing was closed.

ii. **Consider a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.08, Definitions. This includes an Updated Definition for Building Height in the City.**

Mr. McNulty reported that the above item is a public hearing and staff recommended approval.

City Building Official, Cody Mitchell, reminded the Commission that the matter was before them on June 8, 2023, as a discussion item and before the City Council in a work meeting on May 17, 2023.

Three sections in the current ordinance address building height. One is for the old township that takes an average subterranean home and a building definition. He commented that in his opinion, the current building height definition is dated. Some of the language does not pertain to the modern style of construction that is currently seen.

Commissioner Anderson's understanding was that they were going to do something different with Exception #1 regarding the upper and lower grades being 10 feet. He thought it would be worded differently. Mr. Mitchell stated that it was unclear to some and clear to others. He asked for direction but never received any so it remained unchanged. Chair Hendrickson suggested that the maximum variation be a maximum of 10 feet. Mr. Mitchell was not opposed to that. It was suggested that the language specify that the average grade be no more than five feet below the upper grade. Mr. Mitchell explained that the maximum height allowed is 35 feet but with the walkout dynamic, the upper and lower grades must not be more than 10 feet different. They then take the average, which is five feet. A walkout basement scenario decreases the maximum height of the structure by five feet. Mr. Mitchell stated that the current Code does not address walkout basements. He read from Code Section 17.08.010, which was used to calculate the average height of a building.

Chair Hendrickson opened the public hearing. There were no public comments. The public hearing was closed.

5. **General Business.**

A. **Recommendation to City Council.**

- i. **Recommendation to the City Council to consider a proposed General Plan Amendment application for property located at the southeast corner of Santa Clara Drive and Gates Lane (Parcel #SC-6-2-16-435, described as 2.43 acres). Granite Peaks Investments, LLC is proposing a General Plan Amendment from the Mixed Use Residential, MUR, and Neighborhood Center, NC land uses to the Main Street Commercial, MSC land use for the subject property.**

Commissioner Whitehead asked if the request is approved and if the applicant decides to sell the property if it could be developed as proposed. City Attorney, Matt Ence, reported that a change to the City ordinance was passed that will change the way they deal with General Plan Amendment applications. The decision was made to only present General Plan Amendments to the Planning Commission once per quarter. If approved, a property owner would have one year to get a zone change approved consistent with that amendment. If they do not, after one year it would revert to the previous General Plan designation. Because this application predates that change, it would not apply. If the General Plan Amendment is approved by the City Council there would not be an automatic reversion in place for this particular application. It could, however, be listed as a condition.

Mr. Ence explained that many aspects of the project are not requirements of the General Plan Amendment and they have gone above and beyond to show the concept and elevations. The General Plan Amendment, however, would not incorporate those things, which will be formally considered and approved when the matter comes back for a zone change and project plan approval. Conditions can be set with any approval if so desired.

Mr. Ence stated that anytime there is a General Plan Amendment or a zone change, the final decision is made by the City Council. The Planning Commission's role is to serve as an information-gathering body. They review the application and input from the public and make a recommendation to the City Council. The City Council then has the responsibility as the City's legislative body, to make a decision and are given very broad deference. They can consider just about any information as long as their decision is not arbitrary, capricious, or illegal.

Commissioner Weston asked Mr. Walter if this same presentation was presented to the Heritage Commission. Mr. Walter stated that there are a couple of very minor changes but the renderings are the same. Commissioner Weston stated that the Heritage Commission recommended approval of the request based on a modification to the exterior to make it look more historic. He agreed with the comments made by the public, particularly Mrs. Warby.

Commissioner Blake was taken aback by the building that is proposed as it was not what he was expecting. He agreed that it should look more historic. He liked the glass on the bottom floor but felt that the top floor should have more windows and perhaps reveals in the brick. He has seen historic buildings with all brick with many have reveals and definition. He liked that the roof is empty and suggested skylights to accentuate that. He suggested that the upper floor be made to look more residential from the exterior. He liked the porch. Commissioner Blake had hangups about changing the General Plan and did not think it was necessary. He was opposed to changing the General Plan because he does not like what it matches. He liked the office use in Historic Downtown but did not like the idea of bringing certain businesses to the area. He was more inclined to expand the neighborhood center or allow what is proposed under mixed-use residential.

Mr. Walter reported that the General Plan request was made at the request of staff after discussing how to move through the process appropriately. They weren't trying to go a different direction but looked at the use with a residential component. The recommendation was to remain compliant with the various segments of the General Plan. In terms of architecture, he felt he could give the Planning Commission guidelines that might be helpful. There are various views regarding what is or might be historic. There are things they would be more than happy to accommodate and others they were not. They were not willing to do a pitched roof on the building. With regard to building materials, they were not comfortable moving forward with stone or block rather than brick. In terms of making adjustments to other features, there were things they were willing to do.

Commissioner Blake commented that Main Street Commercial does not match the recommendation. Mr. McNulty stated that it is difficult because they are limited in their land use designations. There are three in the mixed-use designations as follows:

- Neighborhood Center is limited and intended to support residential neighborhood convenience shopping, services, and community facilities as well as mixed-use multi-family residential and office uses.
- Mixed-Use Residential allows for a mix of uses that is mostly residential in the form of townhomes and multi-unit buildings but may include small lot single family, small retail stores, coffee shops, and offices.
- Main Street Commercial is closest to what is proposed and calls for predominantly commercial uses on the ground level including uses such as stores, restaurants, and offices with the potential for residential on the second or third floor.

Mr. McNulty explained that the applicants are seeking 100% office use and are not looking for a mix of uses that the designation allows for and what they are limited to. When the General Plan is rewritten, more land use designations need to be created. On the ground floor facing Santa Clara Drive, they may potentially have space that could be used as a coffee shop or small bistro-type use. Many startup companies also have a café on the interior for employees.

Mr. Ence supported Mr. McNulty's comments but clarified that this is not a staff-driven process. It is driven by a property owner who would like to develop his property. Mr. McNulty stressed that there is one land use designation on the property. Procedural issues were discussed. The request was to rezone from RA to Planned Development Commercial ("PDC"). With that application, the next step would be to submit additional project details. Tonight's request is conceptual in nature. The matter would also go back to the Heritage Commission prior to a zone change being granted.

Commissioner Blake was hesitant to change to Main Street Commercial. He sees a lot of PDC on Main Street that is not residential. He was of the opinion that the use works in the NC zone. He was not opposed to the use of the building and would simply like the top floor to look different. He was not concerned about the flat roof. Mr. McNulty referenced the renderings of the original Merc and the Post Office and they incorporated the flat roof and parapet type of design. Others were looking at property across the street from the Merc that might employ a similar design. Mr. McNulty explained that there are currently two land use designations on the property and the applicants were clear that they want there to be one land use designation on the property. With the split zone they made one zone. Having two land use designations and two zones creates problems.

Commissioner Whitehead compared it to the last time they received public input on the site and the current proposal seemed much less controversial. He did not think people were necessarily opposed to the commercial use but to the exterior of the building. The Heritage Commission also had concerns with the exterior. He was of the opinion that the proposal fits well as long as the design of the exterior can be modified to look more historic.

Commissioner Harris agreed with Commissioner Blake and was hesitant to recommend a General Plan Amendment. After reading the General Plan notes cited in the Staff Report, she could not make what is proposed fit. Particularly, the historic core refers to a small-town feel and scale. To her, what is proposed is not that.

Commissioner Weston liked what was proposed with caveats.

Commissioner Hendrickson moved forward a recommendation of APPROVAL to the City Council for their review and consideration of the General Plan Amendment on the property at Santa Clara Drive and Gates Lane subject to the following:

Conditions:

- 1. That the proposed General Plan Amendment complies with Section 3.4.2 of the General Plan (Mixed-Use Land Uses)**
- 2. That the proposed General Plan Amendment complies with Section 4.2 of the General Plan (Policy 3.1, and Historic Downtown Core Subarea).**

3. That the proposed General Plan Amendment complies with Section 4.2 of the General Plan (Historic Downtown Core Objective, Policy 4.5).
4. That the proposed General Plan Amendment complies with Section 4.2 of the General Plan (Historic Downtown Core Objective, Action 4.4).
5. That the proposed General Plan Amendment complies with Section 5.2.2 of the General Plan (Historic Preservation & Economic Development).
6. That the proposed General Plan Amendment complies with Section 6 of the General Plan (Economic Development Objective and Policy 6.1).
7. Take into consideration the ordinance passed last night giving a one-year time limit to get the zone changed to Planned Development Commercial (“PDC”).

Commissioner Weston seconded the motion. Vote on motion: Commissioner Blake-Nay, Commissioner Anderson-Aye, Commissioner Harris-Nay, Commissioner Whitehead-Aye, Commissioner Weston-Aye, Chair Hendrickson-Aye. The motion passed 4-to-2.

- ii. Recommendation to the City Council to Consider a Proposed Code Amendment to the Santa Clara City Zoning Ordinance, Section 17.08, Definitions. This includes an Updated Definition for Building Height in the City. Santa Clara City, Applicant.

Commissioner Weston moved that the Planning Commission recommend APPROVAL to the City Council of the Code Amendment to the Santa Clara City Zoning Ordinance Section 17.08 regarding the Building Height definition in City Code, as described. 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 – June 8, 2023.

Commissioner Blake moved to approve the minutes of the June 8, 2023, Santa Clara Planning Commission Regular Meeting. Commissioner Whitehead seconded the motion. The motion passed with the unanimous consent of the Commission.

8. Adjournment

The Planning Commission Meeting adjourned at 7:02 p.m.

Jim McNulty
Planning Manager

Approved: _____

DRAFT