

**NOTICE OF AGENDA**  
**SANTA CLARA CITY PLANNING COMMISSION**  
**Tuesday, June 14, 2016**  
**2603 Santa Clara Drive**  
**Time: 6:00 PM**

NOTICE is hereby given that the Santa Clara City will hold a Planning Commission meeting on the 14th day of May at the Santa Clara Town Hall located at 2603 Santa Clara Drive, which meeting will begin at 6:00 PM. The agenda for the meeting is as follows:

1. **Call to Order**

2. **Opening Ceremony**

- Pledge of Allegiance: Leina Mathis
- Opening Comments: (Invocation): Leina Mathis

3. **Communications and Appearances**

A. General Citizen Communication

4. **Working Agenda**

A. **Public Hearing(s):**

1. Hearing to receive public input for request of zone change from Planned Development Residential- 8 units/acre to Planned Development Residential 8.9 units/acre on 9.74 acres located to the northeast corner area of Tuscany Drive and 400 East. Dennis Garr and Tim Lyle, Applicants. Allen Hall, Rosenberg & Associates, representing.
2. Hearing to receive public input for amending the ordinance, Title 17, Section 17.20.270 Long Term Residential Rental Property, Section 17.44.130, Temporary or Short Term Signs.

B. **General Business:**

1. Recommendation to City Council for request of a zone change from Planned Development Residential- 8 units/acre to Planned Development Residential 8.9 units/acre on 9.74 acres located to the northeast corner area of Tuscany Drive and 400 East. Dennis Garr and Tim Lyle, Applicants. Allen Hall, Rosenberg & Associates, representing.

2. Recommendation to City Council for request of a Preliminary Plat for a minor subdivision located at 1311 Vernon Street. Tentatively named Andrew's Garden. Marv Blosch, Applicant, Allen Hall with Rosenberg & Associates, representing.
3. Recommendation to City Council of a Preliminary Plat for Snow Canyon Estates, Phase 2, located at Lava Cove Drive and Little League Drive. Kent Frei, Applicant. Allen Hall, Rosenberg & Associates, representing.
4. Recommendation to City Council for amending a Final Plat for Pioneer Crossing, Phase 2. Santa Clara Development, Applicant, Allen Hall with Rosenberg & Associates, representing.
5. Conditional Use Permit request for construction of a new Verizon Wireless cellular tower facility, located on parcel SC-6-2-22-3130, which is closest to the south end of Lava Flow Drive and Malaga Avenue. Jared White, Technology Associates, representing.
6. Recommendation to City Council for amending the ordinance, Title 17, Section 17.20.270 Long Term Residential Rental Property, Section 17.44.130, Temporary or Short Term Signs. Title 16, Section 16.32.060, Owner/Builder/Developer.

5. **Discussion Items**

None.

6. **Approval of Minutes**

- A. Request Approval of May 10, 2016, Regular Meeting minutes.

7. **Adjournment**

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

Posted this 9<sup>th</sup> day of June, 2016.

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Corey Bundy-Community Development Director

COOPER KIMBERLY CORENE & JERRY  
SG-PAS-1-2  
264 EMERAUD DR  
SAINT GEORGE, UT 84770-1830

CRENSHAW PHILLIP J & CINTHANIE R TRS  
SC-VY-9-1  
1041 SHADOW POINTE DR  
SAINT GEORGE, UT 84770

HILLSTEAD ROBERT D & SHERYL L  
SC-VY-2-6  
2485 CATAWBA CIR  
SANTA CLARA, UT 84765-5613

HAFEN RAMONA C & ARLO J TRS  
SC-6-2-22-3131  
1401 CHAPEL ST  
SANTA CLARA, UT 84765

CERVI BLANCA ROSA  
SC-VBM-2-4  
2433 MALAGA AVE  
SANTA CLARA, UT 84765

ST GEORGE CITY  
SG-6-2-27-4180  
175 E 200 N  
SAINT GEORGE, UT 84770-2845

J CLAUD FREI & SONS  
SG-6-2-22-341  
2357 SANTA CLARA DR  
SANTA CLARA, UT 84765

MAGNESEN STEVEN & ADRIENNE  
SC-VY-3-8  
355 LEGRANDE CIR  
SANTA CLARA, UT 84765

OLMSTEAD SHARILEE G TR  
SC-VY-2-7  
2487 CATAWBA CIR  
SANTA CLARA, UT 84765

RITCHIE WALLACE R & JENNIE E  
SC-VY-2-20  
417 ROBERT CIR  
SANTA CLARA, UT 84765

STRONG MIKE  
SC-VY-3-9  
2498 MALAGA AVE  
SANTA CLARA, UT 84765

SUBURBAN LAND RESERVE INC  
SG-6-2-22-3341  
PO BOX 511196  
SALT LAKE CITY, UT 84151-1196

HAFEN RAMONA C & ARLO J TRS  
SG-6-2-22-324  
1401 CHAPEL ST  
SANTA CLARA, UT 84765

CHANDLER MICHAEL A & JANICE M  
SC-VY-2-14  
2482 CATAWBA CIR  
SANTA CLARA, UT 84765-5613

GONZALEZ BYRON A TEO & MERLIN A  
SC-VY-2-4  
2471 CATAWBA CIR  
SANTA CLARA, UT 84765

HAFEN PRESTON LTD, ET AL  
SG-6-2-22-31001  
2133 JACOB DRIVE  
SANTA CLARA, UT 84765

J CLAUD FREI & SONS  
SG-6-2-22-343  
2357 SANTA CLARA DR  
SANTA CLARA, UT 84765

WINDY PEAK LC  
SC-226-B  
1670 DESERT DAWN DR  
SANTA CLARA, UT 84765

HUNT STEVEN ARTHUR & RANDI LEE  
SC-VY-2-21  
461 ROBERT CIR  
SANTA CLARA, UT 84765-5617

ANDERSON JUSTIN & BRITTNEY  
SC-VY-2-22  
499 ROBERT CIR  
SANTA CLARA, UT 84765-5617

HAFEN RAMONA C & ARLO J TRS  
SG-6-2-22-320  
1401 CHAPEL ST  
SANTA CLARA, UT 84765

PEACOCK DIANA SHERMAN  
SG-6-2-22-3101  
58 LIGHTHOUSE CT  
NAPA, CA 94559-4814

GREEN STEVEN RAY & SHELLY  
SC-VY-3-7  
265 LE GRANDE CIR  
SANTA CLARA, UT 84765-5630

STEWART STACY TR, ET AL  
SC-VY-3-10  
202 N 3500 W  
VERNAL, UT 84078

WHITEHEAD DAVID A & CARA L  
SC-VY-3-1  
400 CLAUDE DR  
SANTA CLARA, UT 84765

WINDY PEAK LC  
SC-219-A  
1670 DESERT DAWN DR  
SANTA CLARA, UT 84765

WINDY PEAK LC  
SC-226-A  
1670 DESERT DAWN DR  
SANTA CLARA, UT 84765

GREEN DAVID R & LEAH J  
SC-VY-2-15  
2464 CATAWBA CIR  
SANTA CLARA, UT 84765-5613

SUBURBAN LAND RESERVE INC  
SG-6-2-22-347  
PO BOX 511196  
SALT LAKE CITY, UT 84151-1196

ROSSBACH FRANCIS X & GEORGINA  
SG-PAS-1-1  
252 N EMERAUD DR  
SAINT GEORGE, UT 84770-1830

mailed 6/1/16

ALLRED JOSHUA W & K PAIGE TRS  
SC-VY-2-1  
2480 MALAGA AVE  
SANTA CLARA, UT 84765

SHAKESPEARE SCOTT & MELISSA  
SC-VY-2-3  
2463 CATAWBA CIR  
SANTA CLARA, UT 84765

COOMBS INVESTMENT PROPERTIES LLC  
SG-6-2-22-325  
144 W BRIGHAM RD STE 5  
SAINT GEORGE, UT 84790

TYCAM LLC  
SC-VY-3-11  
2524 MALAGA AVE  
SANTA CLARA, UT 84765

SPOSI BRUCE & MARY BETH  
SG-PAS-1-3  
286 N LOST CREEK DR  
SAINT GEORGE, UT 84770

PATTERSON CRAIG E & DEBORAH A  
SC-VY-2-5  
2477 CATAWBA CIR  
SANTA CLARA, UT 84765-5613

DAME MATTHEW & CODY LYNN  
SC-VY-2-2  
501 S HALL ST  
GRANGEVILLE, ID 83530

HAFEN PRESTON LTD  
SC-VBM-2-1  
2133 JACOB DRIVE  
SANTA CLARA, UT 84765

WINDY PEAK LC  
SC-6-2-22-3130  
1670 DESERT DAWN DR  
SANTA CLARA, UT 84765

HEATON RUBY LEE HAFEN TR  
SC-VBM-2-2  
491 E 840 SOUTH CIR  
SAINT GEORGE, UT 84770

BILLS LAUREL  
SC-VBM-2-3  
1809 E 1815 N  
LOGAN, UT 84341

TRUSSELL ORIN V & MELINDA A TRS  
SG-PAS-1-5  
312 N LOST CREEK DR  
SAINT GEORGE, UT 84770

HENRY THOMAS E & JOAN A  
SG-PAS-1-4  
298 LOST CRK  
SAINT GEORGE, UT 84770-5562

BUEHNER JEFF & JONI  
SC-VY-8-1  
350 CLAUDE DR  
SANTA CLARA, UT 84765

SPENCER HOWARD A & BARBARA A TRS  
SC-VY-2-13  
2435 W 14400 S  
RIVERTON, UT 84065

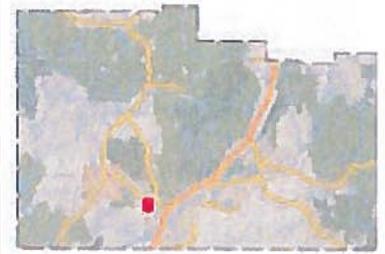
LARSEN ROSALIND & DAVID  
SC-VY-2-19  
2448 MALAGA AVE  
SANTA CLARA, UT 84765-5534

MARTIN BRUCE E & KOELLE H TRS  
SC-VY-2-18  
488 RIESLING AVE  
SANTA CLARA, UT 84765

WEST KYLE A & MEGAN  
SC-VY-2-17  
2991 SWISS DR  
SANTA CLARA, UT 84765-5171



# Verizon Cell Tower



### Legend

- Parcels
- Type
  - Bureau of Land Management
  - Municipally Owned
  - National Park Service
  - School District
  - Shiwits Reservation
  - State Park
  - State of Utah
  - U. S. Forest Service
  - Utah Division of Transportation
  - Utah Division of Wildlife Resources
  - Washington County
  - Water Conservation District
  - Wilderness Area



### Notes

1,504.7 0 752.34 1,504.7 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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



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