

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, SEPTEMBER 22, 2021
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, September 22, 2021 at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah. Notice of the time, place and agenda of the meeting was provided to the Spectrum and to each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting. **The Meeting will be available to view live on the YouTube link:** https://www.youtube.com/channel/UCxLBLm30_XLqM1AEmhpcMA. Council Chambers will be available to residents, but we will have limited availability and follow Covid-19 guidelines.

Present: Mayor Pro Tem Jarett Waite
Council Members: Jarett Waite, Ben Shakespeare, Wendell Gubler, Leina Mathis and Denny Drake
City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Scott Bannon, Assistant City Manager; Dustin Mouritsen, Public Works Director; Brad Hayes, Parks & Trails Director; Gary Hall, Power Director; Randy Hancey, Fire Chief; Bob Nicholson, City Planner; Kristelle Hill, Admin. Assistant; Carol Urdahl; Jimi Kestin

1. **Call to Order:** Mayor Pro Tem Waite called the meeting to order at 5:00 p.m. He welcomed everyone and introduced the City Council. He excused Mayor Rosenberg who is out of town.
2. **Opening Ceremony:**
 - Pledge of Allegiance: Leina Mathis
 - Opening Comments: Leina Mathis
3. **Communications and Appearances: None.**
4. **Conflicts and Disclosures: None.**
5. **Working Agenda:**
 - A. **Public Hearing(s):** None.
 - B. **Consent Agenda:**
 1. **Approval of Claims and Minutes**
 - Sept. 8, 2021 Regular City Council Meeting Minutes
 - Claims through Sept. 22, 2021
 2. **Calendar of Events**

- Oct. 6, 2021 City Council Work Meeting
- Oct. 13, 2021 Regular City Council Meeting
- Oct. 27, 2021 Regular City Council Meeting

Motion to Approve the Consent Agenda.

Motion by Ben Shakespeare, seconded by Leina Mathis.

Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.

Voting Nay: None.

Motion Carried.

C. General Business:

1. Consider approval of a Project Plan in a Planned Development Commercial Zone located approximately 3542 Rachel Drive in front of Harmon's Store. The Project Plan consists of the site plan and building elevation drawings. Kristen Voros, Applicant. Presented by Bob Nicholson / Jim McNulty, City Planners.

- Bob Nicholson said this is a project plan for Pad A site area which is located in front of Harmon's Grocery Store and fronts along Rachel Drive. The property is zoned PD Commercial. This project plan includes the site plan and building elevation drawings. The pad is 0.7 ac with 6,133 sq ft of building floor area. There are 12 parking spaces located within Pad A, but another 22 spaces are located directly to the east and the entire Harmon's center has a shared parking arrangement. It is anticipated the building will have 4 occupants with two of the units having a drive-thru. They currently have Beans & Brews and Roxberry Juice as two of the tenants. The proposed building will be a similar style to the Cafe Rio building. The landscaping will match the landscaping done previously around the other Harmon's pads with the change of moving the planter boxes back to allow for more walkable space on the sidewalk. The current City ordinance for Planned Development Commercial says "the landscaping, which may include a sidewalk, shall be in the front 20 ft measured from the property line". There is about a 4 ft. encroachment into these dual drive-thru lanes. The code states that the Council upon recommendation from the Planning Commission can allow that encroachment into that setback as long as they have landscaping elsewhere on the site. In this case they have islands and landscape strip which are 14 ft in width. They also have planter boxes located in the sidewalk area. The Planning Commission held a public hearing on this item on Sept. 7. There were no public comments. Kristen Voros is the project architect. The Planning Commission recommended approval of the plan as presented. He said this slopes away from Rachel Drive. They plan to have a retaining wall where the landscape strip ends and it will drop down for the drive-thru lanes. The landscaping will be a sidewalk grade.

- Ben Shakespeare asked about the common trash enclosure on the adjacent pad.

- Bob Nicholson said he is not sure.

- Ben Shakespeare said that on the planters it gets pretty tight behind Café Rio. Will these match? He asked if we could have a little wider sidewalk.

- Brock Jacobsen, City Manager, said we did talk about it and doing similar to what we did and pushing them back to create more walkable space.

- Brad Hays, Parks & Trails Director, said the instruction we gave Kristen was to put them behind the back side of the sidewalk and the landscape so they have the 6 ft

- walkway. We wanted to make sure there was enough room for two people to walk side-by-side. Part of the back side of that planter box will be in the landscape itself.
- Leina Mathis said you won't even notice that they are offset because the entrance that comes in separates the two pads.
 - Brad Hays said he thinks it will be fine.
 - Brock Jacobsen said the plans show the planters outright on the curb so in the motion to approve we need to approve them to be setback into the landscape strip allowing for the 6 ft.
 - Mayor Pro Tem Waite asked about the landscaping on the east side. Is that there just so they can meet the requirements of the ordinance?
 - Bob Nicholson said it could be. Kristen Voros should be aware that the ordinance says that Council can approve an encroachment provided there is landscaping elsewhere. That could be the "elsewhere" to make up for the 4 ft encroachment.
 - Denny Drake said with our new 6-month plan for our landscaping plan anyway we could make adjustments for that.
 - Bob Nicholson said this was reviewed under the current ordinance that has been in place for years. He said he doesn't know if anyone has seen the details yet on that new landscape plan.
 - Brock Jacobsen said with what was done in the other pads around there, they would comply with the new landscape ordinance. We wouldn't have any problem with them meeting that.
 - Ben Shakespeare said the ordinance is under development. This would be almost like a building lot within a development so it probably wouldn't be effective on something like this. Regardless, this would meet any changes coming.
 - Mayor Pro Tem Waite asked Council if we want that landscape strip out there in front of the building. That will be a one-time thing in that parking lot. Do we want it to look different than the rest?
 - Leina Mathis said they do have the two landscaping strips down the center. There is even a sidewalk in the middle of them.
 - Denny Drake said the trees add shade to those cars parking in the parking lot. Shade in there would be good.
 - Leina Mathis said there are three of them that go east and west as you drive in off of Rachel Drive because it is a driveway. She is okay with it.
 - Mayor Pro Tem Waite asked if this is going to be the same situation that happened with the Café Rio building where the project wasn't done and then the merchants that came in had to pay some of the impact fees. Will this be built and totally done and ready for the merchants that move in?
 - Brock Jacobsen said the way we adjusted for these is that the landlord, Harmon's, would pay for the infrastructure, those impact fees of water, sewer, power, they would pay those. The tenants would pay the street impact fees when they came in to do their tenant finish on the pads. If a new tenant coming in needed more than the 200 amp service then Harmon's would have to work that out with that tenant to upgrade that service at the time of permit. We are leaving that to the landlord to handle that situation.

Motion to Approve a Project Plan in a Planned Development Commercial Zone located approximately 3542 Rachel Drive in front of Harmon's Store as presented with the caveat that the planters be setback into the landscaping strip. The Project Plan consists of the site plan and building elevation drawings.

Motion by Denny Drake, seconded by Wendell Gubler.

- Mayor Pro Tem Waite asked if we want to specify that those planters match what was done in front of Tagg'n Go?
- Brock Jacobsen said it is just pushed back. It is not 100% in the landscape strip.

Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.

Voting Nay: None.

Motion Carried.

6. Reports:

A. Mayor / Council Reports

Ben Shakespeare:

- The Constitution Day program was very well done. He said he hopes this will be a great tradition moving forward.
- He thanked Staff for their work on Swiss Days. Everything is looking good.
- The work Dustin's crew did on Gates Lane looks really good.
- Dustin Mouritsen said they are going to stripe that today so it should be opened up and done.

Leina Mathis:

- LPC met. They are having group committee meetings for the land use task force. There isn't much to report on that right now.

Jarett Waite:

- The CEC meeting was cancelled.
- He has had feedback from citizens that they really missed Swiss Days last year and are excited about the events. He is looking forward to it as well. He reminded Council to be at the Swiss Days breakfast a little before 7:30 a.m. and the parade is after that.
- Brock Jacobsen said the Swiss Days community dinner is tomorrow night from 5-7 p.m. with the opening ceremonies following that. He asked if the Council could participate in that.

Denny Drake:

- He had a Water District meeting today. The reservoirs are much better off then they were a month ago. They are going to drain down Quail Lake to do some fixing underneath. They are going to be maintaining Sand Hollow at a higher rate because of it. There is talk of the conservation ordinance that the County is going to produce for us to review and make our adjustments. That should be coming fairly shortly. They are going to start construction of the Toquerville Reservoir next Fall.
- Everyone is working hard to prepare for Swiss Days. He invited Council to come out to all the events.

Wendell Gubler:

- Nothing to report.

Brock Jacobsen:

- He talked about the Constitution Day program and the work that was done for that. The Staff did a fantastic job putting that together.
- The League of Cities & Towns is next week in Salt Lake. Gary Hall has a tool kit workshop with UAMPS on Tuesday starting at noon so if Council wants to go up and attend that they are invited to do so.
- On Monday Wheeler Machinery is hosting a barbecue at 11:30 a.m.
- Jim McNulty starts with the City on Monday.

7. **Executive Session: None.**

8. **Adjournment:**

Motion to adjourn by Leina Mathis.

Seconded by Ben Shakespeare with all members present voting aye.

Meeting Adjourned at 5:29 p.m.

Chris Shelley – City Recorder

Date Approved: _____