

**CITY OF SANTA CLARA
ORDINANCE NO. 2018-15**

**AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, AMENDING THE
ZONING ORDINANCE BY ADOPTING THE SOLACE PROJECT PLAN AS THE
OFFICIAL PLAN OF THE PDR DISTRICT LOCATED ON APPROXIMATELY 52.58
ACRES EAST OF THE EXISTING BELLA SOL SUBDIVISION.**

Section 1. Amendment

WHEREAS, the applicant, Cole West Development, is requesting an amendment of the current zone designation from Planned Development Residential (PDR) incorporating the Knoll Pasture Master Plan, to PDR incorporating the proposed Solace Project Plan, on approximately 52.58 acres immediately east of the existing Bella Sol Subdivision; and

WHEREAS, the proposed Solace Project Plan includes 250 dwelling units, for an overall proposed 4.7 du/acre density, which dwellings will be of three residential product types, including 80 single family dwelling units, 100 townhome units, and 70 dwelling units available for nightly rentals, to be developed in five (5) phases; and

WHEREAS, pursuant to the requirements of the Santa Clara Municipal Code, the Land Use Authority/Planning Commission conducted a properly advertised public hearing on the proposed zone change, on September 13, 2018; and

WHEREAS, the Planning Commission, during its regular meeting held on said date, voted to recommend approval of the proposed amendment to the City Council, subject to certain recommended conditions set forth in the minutes of said meeting; and

WHEREAS, the City Council, during its regular meeting held on September 26, 2018, considered the applicant's proposal and the Planning Commission's recommendations, and voted to approve the proposed amendment, subject to certain findings and conditions as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the Santa Clara City Council, State of Utah, as follows:

Section 2. Classification

This ordinance amends the zoning ordinance and official zoning map of the City of Santa Clara, Utah.

Section 3. General Provisions

1. The zoning ordinance and official zoning map of the City of Santa Clara, Utah is hereby amended to change the designation of the following described property from Planned Development Residential (PDR), incorporating a portion of the Knoll Pasture Master Plan, to

PDR incorporating the proposed Solace Project Plan, subject to the following conditions:

- a. Single family homes constructed on lots adjacent to the property line of the existing Bella Sol Subdivision shall be limited in height to single story homes, not to exceed twenty feet (20') in height as measured from top of curb on the lot frontage, and no roof decks or other similar platforms are permitted on said homes. These restrictions to be stated as a note on the final plat for the area currently designated as Phase 1 in the Project Plan, as a condition of final plat approval by the City.
- b. The Letter of Map Revision (LOMR) for Tuacahn Wash which has been submitted to the Federal Emergency Management Agency (FEMA) on this property shall be first approved by FEMA as a condition of Phase 1 final plat approval by the City.
- c. The use of dwellings as short term rentals shall be conditioned on the City Council's separate approval of the conditional use permit for short term rentals, with the conditions that said use be limited to the area currently designated as Phase 5 in the Project Plan, and that the amenities for short term rental users will be those set forth in the Project Plan, i.e., outdoor pool, clubhouse, two sport courts, and associated landscaped areas.
- d. The developer take reasonable efforts, including but not limited to signage, to discourage heavy construction equipment from utilizing Northtown Road.

2. Any additional findings of the City Council as stated on the official record and incorporated into the motion to approve this action are hereby incorporated with this reference.

DESCRIPTION:

Parcel Nos. SC-6-2-4-3302; SC-6-2-4-3301; SC-6-2-9-4402.

Section 4. Effective Date

This ordinance shall become effective immediately upon adoption, recording and posting in the manner required by law.

ADOPTED by a duly constituted quorum of the Santa Clara City Council this 26th day of September, 2018.

IN WITNESS THERETO:

Attest:

Rick Rosenberg, Mayor

Chris Shelley, City Recorder