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Gary Christensen Washington County Recorder
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By SANTA CLARA CITY



**CITY OF SANTA CLARA
ORDINANCE NO. 2023-18**

**AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, AMENDING THE
GENERAL PLAN & LAND USE MAP FROM MAIN STREET COMMERCIAL (MSC)
AND OPEN SPACE (OS), TO MIXED USE RESIDENTIAL (MUR) FOR SILVERADO
SANTA CLARA SUBDIVISION LOTS 1 & 2, AND TO MAIN STREET COMMERCIAL
(MSC) ON LOT 3, PARCEL NOS. SC-SILS-1, -2, AND -3.**

WHEREAS, the applicant, Silverado Development, LLC, is requesting an amendment of the General Plan and Land Use Map from Main Street Commercial (MSC) and Open Space, to Mixed Use Residential (MUR) for Silverado Santa Clara Subdivision Lots 1 & 2, and to Main Street Commercial (MSC) for Silverado Santa Clara Subdivision Lot 3, being Parcel Nos. SC-SILS-1, -2, and -3, respectively; and

WHEREAS, the purposes for the amendment are to unify the land use designations on each of the three lots into a single designation per lot, and to permit application for subsequent zone changes for a potential mixed-use development, including multi-family townhome units (specifically to be used as “man caves” but each including a dwelling unit), apartment units with a pool and other amenities, and commercial uses, including office and restaurant use; and

WHEREAS, pursuant to the requirements of the Santa Clara City Code, the Planning Commission conducted properly advertised a public hearing on the proposed General Plan and Land Use Map amendment on July 13, 2023; 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, with certain conditions; and

WHEREAS, the City Council, during its regular meeting held on July 26, 2023, considered the applications for the proposed amendment, the public comments received, and the Planning Commission’s recommendation of approval, and voted to approve the proposed amendment.

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

Section 1. Classification

This ordinance amends the General Plan and Land Use Map of the City of Santa Clara, Utah.

Section 2. Amendment

2.1 The General Plan and Land Use Map of the City of Santa Clara, Utah, is hereby amended to change the following described property from Main Street Commercial (MSC) and Open Space (OS), to Mixed Use Residential (MUR).

DESCRIPTION:

Parcel Nos. SC-SILS-1 and SC SILS-2, and more particularly described as follows:

Lots 1 and 2, Silverado Santa Clara Subdivision, as the same is described in the official records of the recorder for Washington County, State of Utah.

2.2 The General Plan and Land Use Map of the City of Santa Clara, Utah, is hereby amended to change the following described property from Main Street Commercial (MSC) and Open Space (OS), to Main Street Commercial (MSC).

DESCRIPTION:

Parcel No. SC-SILS-3, and more particularly described as follows:

Lot 3, Silverado Santa Clara Subdivision, as the same is described in the official records of the recorder for Washington County, State of Utah.

Section 3. Findings, Conditions

The amendment approved herein is subject to the following findings:

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).

The amendment approved herein is subject to the following conditions:


1. That this amendment is approved subject to the approval of a zone change consistent with the applicant's presentation within one year of the date of approval of this amendment, and if not approved within one year, the land use designation shall revert back as if this amendment had not been approved.

Section 4. Effective Date

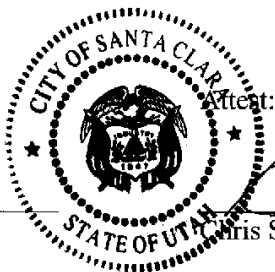
This ordinance shall become effective immediately upon adoption, recording and posting in the manner required by law.


ADOPTED by a duly constituted quorum of the Santa Clara City Council this 26th day of July, 2023.

IN WITNESS THERETO:



Rick Rosenberg, Mayor



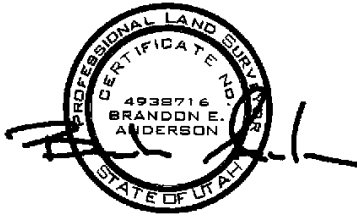


Chris Shelley, City Recorder



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