



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
July 10, 2025 @ 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 10, 2025, commencing at 5:30 PM. The meeting will be broadcasted on our City website at <https://santaclarautah.gov>.

The agenda for the meeting is as follows:

1. Call to Order

2. Opening Ceremony

A. Pledge of Allegiance: Josh Westbrook

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. None

5. General Business

A. Planning Commission Approval

1. Wall Sign Approval for K-ARI Korean Skincare located at 3687 Pioneer Parkway, Suite #3. Bradley Salay, Rainbow Sign & Banner, applicant.

6. Discussion Items

A. Planning Commission Training.

7. Approval of Minutes

A. Request Approval of Regular Meeting minutes: June 26, 2025

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 3rd day of July 2025.

Jim McNulty, Planning Director



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

Staff Report

Wall Sign Approval Summary and Recommendation

Public Body: Santa Clara Planning Commission
Meeting Date: July 10, 2025
Current Zone: Planned Development Commercial, PDC
General Plan Designation: Main Street Commercial, MSC
Property Location: 3687 Pioneer Parkway, Suite #3
Request: Approval of Wall Sign for K-ARI Korean Skincare
Applicant Name: Bradley Salay (Rainbow Sign & Banner)
Staff Planner: Jim McNulty
City Staff Recommendation: Approve with conditions.
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Bradley Salay, Rainbow Sign & Banner**, is requesting Wall Sign Approval for the K-ARI Korean Skincare located at 3687 Pioneer Parkway, Suite #3 (Giovengo Building). The Santa Clara City Sign Ordinance, Chapter 17.44, states that wall signs are allowed in the Planned Development Commercial, PDC Zone subject to Planning Commission approval. This building tenant space was previously occupied by POSH Blow Dry Bar.

One (1) wall sign is proposed for the building. Chapter 17.44.090(C) of the city code indicates that wall signs may not exceed 10% of the total square footage of the wall on which it is placed. The applicant has provided calculations which indicate that 10% would allow for a larger wall sign (up to 47.5 square feet) than what's being proposed for the building. The **east building elevation wall sign is proposed at 39.2 square feet**. The wall sign includes white acrylic letters that will be mounted flush to the building. No internal illumination is proposed for this sign. The proposed wall sign meets the standards as per Chapter 17.44 of the city code.

ISSUES OF CONCERN/PROPOSED MITIGATION

No items of concern have been identified for this application.

CITY STAFF RECOMMENDATION

City Staff recommends that the Planning Commission approve the proposed Wall Sign for K-ARI Korean Skincare, subject to the following conditions:

1. That the east building elevation wall sign be allowed at 39.2 square feet.
2. That the east building elevation wall sign includes white acrylic letters mounted flush to the building without internal illumination.
3. That a building permit be applied for and obtained prior to placement of the wall sign on the building.

I

SIGN 01 - NON LIT FCO LETTERS

OVERVIEW

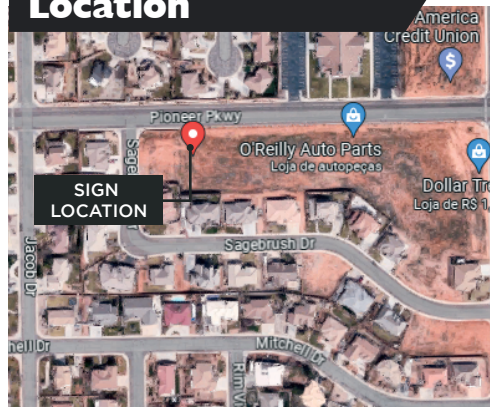
Mockup

19'

K-ARI
Korean Skincare

25'

Location



50" (h) x 115" (w) x 1/4" (d)

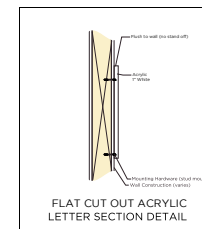
Building Sqft: 475 sqft (10% - 47.5 sqft)
Sign Sqft: 39.2 sqft

DIMENSIONS

Qty. 1

1/4" White Acrylic Letters

Stud Mounted Flush to Wall



SCOPE OF WORK



Paint
WHITE - No Texture

COLORS

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR MORE ACCURATE COLOR SPECIFICATIONS



SALESPERSON: Harleigh Larsen

PROJECT: Building Signage

ADDRESS: 3687 Pioneer Pkwy suite 3,
Santa Clara, UT 84765

DESIGNER: Harleigh Larsen

COMPANY: K-ARI

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CUSTOMER
APPROVAL
6/5

LANDLORD
APPROVAL
6/5

2

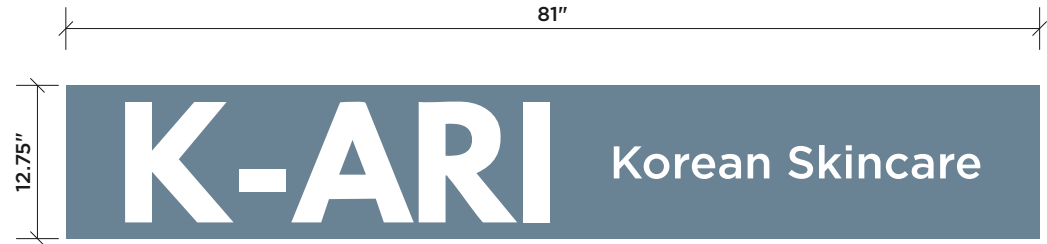
SIGN 02 - Print & Cut

OVERVIEW

Mockup



Measurements



Qty. 2

Digitally Printed Translucent
Monument Graphics

OLD GRAPHICS REMOVED

SCOPE OF WORK



PRINT WHITE



PRINT HEX 6a8193

COLORS

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR MORE ACCURATE COLOR SPECIFICATIONS



SALESPERSON: Harleigh Larsen

PROJECT: Building Signage

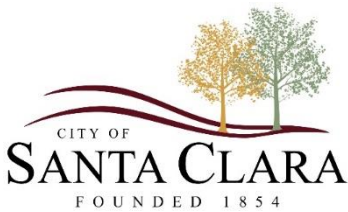
ADDRESS:

DESIGNER: Harleigh Larsen

COMPANY: K-ARI

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APPROVAL



SANTA CLARA CITY
2603 Santa Clara Dr.
Santa Clara, UT 84765
(435) 656-4690 Fax: (435) 879-5298

Permit #: _____

Fee: _____

SIGN PERMIT APPLICATION

Fee: \$2 per sq. ft.

Address of Sign Location: 3687 Pioneer Parkway Suite 3
Name of Business: K-ARI Korean Skincare Phone #: 801-410-0407
Sign Company: Rainbow Sign and Banner Phone #: 435-628-5107
Sign Co. Address: 181 East Riverside Dr. St. George, UT 84790 State License #: 290762-5551

Type of Sign:

☒ Monument (low profile) Sign
☐ Wall Sign
☐ Free-standing Sign
☐ Temporary Sign (max. length - 30 days) Display dates: from _____ to _____

Total Square Footage of Sign: 39.2 sqft Value of Sign: \$450

Two copies of the following are required to process permit application:

ALL SIGNS:

1. Accurately dimensioned, scaled drawings showing height, color, square footage, dimensions, sign composition, type of illumination, and how the sign will appear from the street.
2. Details of sign construction
3. Electrical schematics

MONUMENT & FREE-STANDING SIGNS (in addition to All Signs requirements):

1. Plot plan showing relationship of sign to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways.
2. Number of acres.
3. Length of lineal frontage of property.

WALL SIGNS (in addition to All Signs requirements):

1. A profile drawing showing how the sign will appear from the street/parking area and on the building. Drawing must show all existing signs on wall faces and proposed sign(s).

TEMPORARY SIGNS (in addition to All Signs requirements):

1. Plot plan showing relationship of sign(s) to buildings, property lines, setback from public rights-of-way, intersections, easements and driveways.

- ◆ **Sign(s) may NOT be installed until permit is issued**
- ◆ **Incomplete applications will not be accepted**
- ◆ **Planning & Zoning approval may be required before application can be processed.**

Print Applicant Name: Bradley Salay

Signature of Applicant: Bradley Salay Date: 6/18/25

Date Approved: _____ By: _____ Application Fee: _____

Ordinance - 17.44.050: TYPES OF SIGNS:

Wall Signs:

Wall signs may be placed upon any side of a building in a commercial zone in the eastern entrance to the city on Santa Clara Drive, east of the city office. Wall signs may be allowed in a planned development commercial zone subject to planning commission approval as part of the planned development zone approval.

1. Wall signs shall be so placed as to utilize existing architectural features of a building without obscuring them. Wall signs shall be oriented toward pedestrians or © on the building it is placed shall be no greater than **ten percent (10%)** of the total square footage of the wall on which it is placed.
2. Signage on a mansard roof will be considered to be a part of a wall sign, and calculated as part of the total square footage allowed.

Window Signs:

1. Merchants may advertise special sales with temporary signs on the inside or outside of the windows provided that they do not cover the complete window in which they are placed.
2. Window signs are not intended to be displayed for long periods of time, but rather for a short sale period not to exceed thirty (30) days in duration.

Banners on Private Property:

Banners shall be permitted on a temporary basis on private property in the commercial and commercial corridor areas subject to the following:

1. No more than one banner per street front may be displayed at any one time on any business property;
2. A permit shall be issued by the city staff for any banner request and no specific banner may be approved for an event such as a business opening for a period longer than thirty (30) days before the opening advertised and for thirty (30) days after. The location of the banner shall be approved by the city staff;
3. No banner may be approved to be placed on any building in excess of the percentage of the building for which wall signs may be approved. **Ten percent (10%)**

Temporary Signs:

Temporary signage has a place in the community for specialized purposes, such as announcing properties for sale or lease, construction activities, temporary sales and campaign signs of a noncommercial nature. Temporary signs are installed on a property but are not a part of the permanent land use on the property and are not intended to be displayed for a long period of time. However, a temporary sign must be well maintained at all times or it may be subject to removal or cited as a violation of this chapter.

1. **Temporary signs shall not exceed six (6) square feet in area or four (4) feet in height.**
2. Temporary signs are permitted in any zone, provided that they are located a minimum of two feet (2') behind the property line. Only one temporary sign is permitted on any one parcel of property, except that for sixty (60) days proceeding a general, local government or special election, up to three (3) temporary signs may be placed on any one parcel of property, all of which must comply with the size, color, and placement standards of this title.
3. **A temporary sign advertising a subdivision or housing project may be used for a period of time not to exceed one year, unless extended by city staff.**
 - a. The temporary sign shall not exceed four feet by eight feet (4' x 8') in size, or a total of thirty two (32) square feet.
 - b. Such signs must be removed when the project is sold out or completed.
 - c. Only one temporary advertising sign may be erected per development project unless there are several access roads serving the project, in which case the planning commission may determine the total number of signs to be allowed.
4. **Real estate property for sale or lease signs shall be no more than four feet by eight feet (4' x 8') in size and shall not exceed thirty two (32) square feet in area.**
 - a. The top of the sign or supporting members shall not exceed eight feet (8') in height above the ground level.
 - b. All such signs shall be a minimum of two feet (2') inside the property line.
 - c. A sign permit for this type of sign shall not be required. Such signs shall be removed within thirty (30) days of sale or lease taking place.

TO VIEW FULL ORDINANCE GO TO www.sccity.org - MUNICIPAL CODES AND ORDINANCE TITLE 17:44 SIGNS

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, June 26, 2025**

Present: Logan Blake, Chair
Shelly Harris, Vice-Chair
David Clark
Joby Venuti
Kristen Walton
Josh Westbrook
Curtis Whitehead

Staff: Jim McNulty, Planning and Economic Development Director
Debbie Andrews, Administrative Assistant
Cody Mitchell, Building Official
Matt Ence, City Attorney

1. Call to Order.

Chair Logan Blake called the meeting to order at 5:30 PM.

2. Opening Ceremony.

A. Pledge of Allegiance: Commissioner Whitehead.

3. Conflicts and Disclosures.

There were no conflicts or disclosures.

4. Working Agenda.

A. Public Hearing.

- i. Consider a proposed Rezoning and Project Plan for the undeveloped property at the intersection of Pioneer Parkway and Red Mountain Drive and directly east of Harmon's Shopping Center. Cole West LLC is proposing to rezone the property from the Planned Development Residential PDR Zone to the Planned Development Commercial PDC Zone to allow for a commercial development project. The subject property is 6.91 acres.**

Planning and Economic Development Director, Jim McNulty, presented the Staff Report and reported that the Property Rezoning and Project Plan Review was for the undeveloped property on the northwest corner of Pioneer Parkway and Red Mountain Drive, directly east of the Harmon's Shopping Center. The property is currently zoned Planned Development Residential ("PDR"),

and the application proposed to rezone it to Planned Development Commercial (“PDC”) to allow for a commercial development project. The subject portion of the property is its lower half. The upper half is proposed to be a residential development.

The previous Applicant for the property was Silverado LLC. Public hearings were held in 2022 and 2023 to consider Property Rezoning and Project Plan Review for plans that included a small amount of commercial along Pioneer Parkway, an apartment complex, and man cave units, which included second story living space.

Santa Clara City Code Chapter 17.68, Planned Development Zones, requires review of the following aspects of the Project Plan:

1. Site Plan Layout

There are two primary ingress/egress points from Red Mountain Drive and Pioneer Parkway. One access will be from the signalized intersection. A second access point will be through the center of the commercial center. A reciprocal access will also provide access to the Harmon’s Shopping Center. A deceleration lane will be added for right-hand turns into the project from Pioneer Parkway, as well as a center turn lane and associated striping. Driveway widths will be a minimum of 26 feet to allow two-way traffic. Pedestrian crossings are included in the plan, as well as an outdoor patio and dining space.

2. Building Design and Materials

Materials will include brick, CMU block, metal paneling and awnings, stucco, and glazing along the storefronts. There will be a total of seven buildings. The proposed maximum building height is 34 feet, which complies with the PDC Zone maximum of 35 feet. Buildings will be complementary and are intended to be an aesthetic transition between Harmon’s Shopping Center design and nearby residential projects. Potential uses include medical offices, a bank or credit union, and multiple restaurants.

3. Project Landscaping

All Landscaping and Irrigation Plans must comply with the City’s Water-Efficient Landscaping and Conservation Standards. If the project were to move forward, each building pad would require an individual Site Plan Review by the Planning Commission and City Council, and landscaping compliance would be determined at that time.

4. Outdoor Lighting

All lighting is required to be shielded and directed downward to avoid light spill. Parking lot lights are limited to 16 feet in height, including the base. Compliance will be determined during Site Plan Review.

5. Required Parking

The Site Plan indicates a total of 389 parking stalls. City Staff wants to ensure adequate parking for each commercial tenant while also ensuring that the property is not overparked. The number of parking stalls will likely change as the project is built out, as necessary parking for each individual building will be determined during individual Site Plan Review. Mr. McNulty reviewed parking requirements for different use types.

6. Fencing

Project fencing will likely be proposed between commercial and residential projects. Requirements will be determined during Preliminary Subdivision Plat and/or Site Plan Review.

7. Project Signage

Compliance will be determined during individual Site Plan Review. Mr. McNulty reported that each individual sign must be approved by the Planning Commission.

8. Water Availability

All projects must verify capacity with the Washington County Water Conservancy District ("WCWCD") prior to obtaining a Building Permit.

9. Soils Report

A Subsurface Investigation Report completed by Applied Ge-Tech was previously submitted for the property, which indicates that the property is suitable for various types of development, including both commercial and residential.

10. Traffic Study

A Traffic Impact Study was completed by Focus Engineering that assumed five access projects for the entire project, including the residential portion, and resulted in an acceptable level of service at each intersection at anticipated project buildout in 2028 and five years later in 2033.

11. Development Agreement

The City and Cole West, LLC are working on a Development Agreement. Once finalized, it would be reviewed and approved by the City Council.

12. Project Narrative

A Project Narrative was included in the Meeting Packet for review and consideration.

The Santa Clara General Plan designates the subject property as Main Street Commercial, which is described as follows:

Predominantly commercial uses on the ground level, including uses such as stores, restaurants, and offices, with residences and/or offices on the 2nd floor. Projects should strive for continuous building frontage, with the ground floor being mostly storefront windows to create a pedestrian-friendly development.

Mr. McNulty reported that the proposed use is encouraged by the City's General Plan and meets all standards outlined in Chapter 17.8.090 of the Santa Clara City Code.

Utah Code Section 10-9a-205 includes requirements for rezoning of property. One public hearing is required, and notice must be sent to all property owners within 300 feet of the subject property and posted on the property. Notice must also be posted on the State Public Notice website. City Staff determined that all State Code requirements were met. Mr. McNulty noted that no responses were received to the notice, but members of the public were present at the meeting to speak about the matter.

City Staff recommended that the Planning Commission review the submitted Rezoning Application and Project Plan to determine if the application was complete and consider forwarding a recommendation of approval to the City Council, subject to the findings and conditions outlined in the Staff Report.

Chair Blake stated that the Planning Commission was considering two items related to this development. The first public hearing was specifically for the commercial project, so any comments related to the residential project should be held until the next public hearing.

McKenna Christensen spoke on behalf of Cole West LLC and indicated that they had done their best to anticipate tenant demand in the Site Plan. If prospective tenants' needs require modifications to the Concept Plan, the Development Agreement includes parameters regarding the types of changes that would require additional Planning Commission and City Council review.

In response to a question from Commissioner Whitehead, Ms. Christensen stated that she could not disclose the names of prospective tenants at the time, but they have received several Letters of Intent from drive-through, fast-casual, and full-service restaurants.

Chair Blake opened the public hearing.

Linda Clark stated that she has only lived in Santa Clara for a few years, but a chronic issue seems to be water. She does not understand the reasoning behind allowing buildings that will require more water when it is scarce and undependable. She asked how the City would manage all the water needs.

Commissioner Venuti stated that restaurants and commercial uses require less water than residential development of the same parcel.

Karen Styka gave her address at 3895 Sweetwater Drive and stated that there is a new restaurant near Harmon's that has a nice view of the mountains, which could be obstructed by the new

buildings. Residents are losing lava and mountain views due to development. Chair Blake stated that the maximum building height in the zone is 35 feet, which is also the maximum height for residential development. Mr. McNulty added that a typical two-story home is 30 feet high.

Mark Wittwer gave his address as 2000 Red Mountain Drive and stated that the development looks like a good use of the land. He expressed concerns about a gas station in the area and asked if the Applicant could come back with a different project once the property is rezoned.

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

- ii. **Consider a proposed PDR Zone Amendment and Project Plan for the undeveloped property at the intersection of Pioneer Parkway and Red Mountain Drive and directly northeast of the Harmon's Shopping Center. Cole West LLC is proposing to develop the site with eighty (80) residential dwelling units on 7.35 acres.**

B. Public Meeting.

- i. **Consider a proposed Plat Amendment for the Silverado Santa Clara Subdivision. Cole West LLC is proposing to amend Lots 1, 2, and 3 of the original subdivision plat. The proposed Plat Amendment includes 2 lots instead of 3 lots. Lot 1 is 7.35 acres, with Lot 2 being 6.91 acres.**

Mr. McNulty reported that the PDR Zone Amendment and Project Plan Review was for the property to the north of the proposed commercial area considered in Item A. The Applicant proposes to construct 80 residential units. The previous Applicant was Silverado LLC, and apartments and man-cave units were proposed for the property.

Santa Clara City Code Chapter 17.68, Planned Development Zones, requires review of the following aspects of the Project Plan:

1. Residential Unit Count

A total of 80 units is proposed, including 58 two-story front-loaded town homes, 12 three-story rear-loaded town homes, and 10 small single-family lots. The PDR Zone allows for a variety of housing types and styles.

2. Density Bonus

The total project density would be 10.9 units per acre, including a requested density bonus of 2.9 units per acre. In order to qualify for the bonus, Chapter 17.68.050 of City Code requires that the project meet criteria for Exceptional Building Design and Materials, Site Design, Landscaping, and Project Amenities.

Mr. McNulty reviewed the Phasing Plan. Phase 1 would include the majority of units and primary amenities. Phase 2 would include the remainder of the units.

3. Building Design, Materials, Height, and Setbacks

- **58 front-loaded units.** Each unit will include three to four bedrooms, two-and-a-half bathrooms, and a two-car garage. The units will range in size from 1,550 square feet to 1,850 square feet and will be approximately 26 feet in height. Two elevations were proposed, and exterior building materials include brick wainscot, stucco, and asphalt shingle roofs.
- **12 rear-loaded units.** Each unit will include four bedrooms, three-and-a-half bathrooms, and a two-car garage. Units will be approximately 34 feet in height, which complies with the maximum height requirement for the zone. One elevation was proposed, and building materials would match those of the other units.
- **10 single-family lots.** One elevation was proposed for two-story homes with a two-car garage. The homes will be approximately 28 feet in height. Ramblers would also be allowed. Exterior materials would match those of the townhome units and possibly include Hardie Board.

4. Project Amenities

A dog park with a shade structure, picnic area with pavilion, playground with shade structure, and fire pit with outdoor seating were proposed, as well as areas of open space and walking paths.

5. Public Trail Access

The City will complete the section of Lava Flow Trail in the area. The trail easement has been shown on the Project Plan.

6. Open Space

The project will include 32% (2.3 acres) of open space, which exceeds the required 30%.

7. Project Landscaping

A final Landscaping Plan and Irrigation Plan will be required to comply with the City's Water-Efficient Landscaping and Conservation Standards. Compliance will be determined during Preliminary Subdivision Plat Review.

8. Outdoor Lighting

Lighting will include wall lights on the homes and streetlights on the roads. All lighting must be shielded and directed downward to avoid light spill.

9. Public Road and Private Driveway Design

The Project Plan includes a 45-foot public roadway connecting Rachel Drive with Red Mountain Drive and a private driveway through the center of the project. It includes 30 feet of asphalt plus

curb, gutter, and sidewalk. The private driveway will include 26' of asphalt with a five-foot sidewalk.

10. Parking

A total of 160 parking spaces are required by City Code, including 80 covered and 80 uncovered. All homes will have two-car garages and two-car driveways, and 10 guest parking stalls will be available.

11. Fencing

Fencing will likely be placed between the commercial and residential projects and will be reviewed during Preliminary Subdivision Plat and Site Plan review.

12. Water Availability

The Applicant is required to obtain a will-serve letter from the WCWCD prior to obtaining a Building Permit.

13. Project Signage

Entry features are expected at the entrances from Rachel Drive and Red Mountain Drive and will be reviewed with the Preliminary Subdivision Plat.

14. Road Maintenance Fund and Covenants, Conditions, and Restrictions (“CC&Rs”)

City Staff recommended that a Road Maintenance Fund be established by the Applicant for future maintenance of the private driveway. Provisions may be in a separate document or included with the CC&Rs and will be reviewed by Staff prior to final plat recordation.

15. Project Narrative

The Project Narrative was included in the Meeting Packet.

Utah Code Section 10-9a-205 includes requirements for a Zoning Map Amendment. At least one public hearing is required, and notice must be sent to all property owners within 300 feet of the subject property and posted on the property. Notice must also be posted on the State Public Notice website. City Staff determined that all State Code requirements were met. Mr. McNulty noted that no responses were received to the notice, but members of the public were present at the meeting to speak about the matter.

City Staff recommended that the Planning Commission review the submitted PDR Zone Amendment Application and Project Plan to determine if the application was complete and consider forwarding a recommendation of approval to the City Council, subject to the findings and conditions outlined in the Staff Report.

Ms. Christensen reported that the following changes had been made since the Planning Commission last reviewed the Project Plan:

- Shade structures were added to the playground and dog park.
- One foot of space was added to each of the end townhome units.
- Language was added to the Development Agreement to restrict the project to owner-occupied, for-sale units, and a single owner can own no more than three units in the project.

Colors and materials were chosen to complement the commercial development and differentiate the project from the townhome development to the north.

In response to a question from Commissioner Whitehead, Ms. Christensen stated that the CC&Rs had not yet been created, but in the past, they have limited projects to no more than 30% to 35% rentals. Cole West has committed in the Development Agreement that all units will be sold to end users, and no single owner will be allowed to own more than three units.

Commissioner Harris asked if Cole West has other projects in Southern Utah that do not include pools or other water features. Ms. Christen stated that they have a similar community in Washington. They are trying to be conscious of affordability in this development, and that is reflected in the amenity package. Mr. McNulty added that the WCWCD has also limited water features for Washington County communities.

Commissioner Walton asked for details on the density bonus. Mr. McNulty stated that City Code allows the developer to request a density bonus based on the four criteria he outlined. Mayor Rosenberg requested that the developer modify their plan to include single-family homes, and they removed some townhome units to accommodate that request. The previous applicant planned for a small, 2.5-acre commercial development, whereas Cole West has agreed to the City's request to bring needed commercial space to Santa Clara and has dedicated half the site to commercial uses.

Commissioner Clark asked how much sod will be included in the development. Ms. Christensen stated that the green spaces indicated on the initial landscaping plan are waterwise, xeriscaped landscaping. There may be some sod on the single-family lots, but the amenity spaces will not have significant areas of sod. They are planning to install turf in the dog park.

In response to a follow-up question, Ms. Christensen reported that Cole West hires a management company to manage the Homeowners Association ("HOA") until the units are sold. Rental restrictions are included in the CC&Rs. Typically, a maximum of 35% of units can be rented out, and HOA Board approval is required for rentals. Commissioner Clark expressed concern over the enforcement of that requirement.

In response to a question from Chair Blake, Mr. McNulty confirmed that the Development Agreement includes a restriction that a single owner can only own three units. He clarified that the Planning Commission was not considering the Development Agreement. Mr. Ence added that City Code does not impose restrictions on or monitor owner occupancy. The City can require that CC&Rs include a rental restriction. For example, Pioneer Crossing allowed up to 50% of units to be rentals. However, enforcement of the CC&Rs is the sole responsibility of the HOA.

Commissioner Whitehead suggested adding a restriction regarding short-term rentals to the Planning Commission's recommendation. Mr. McNulty clarified that it is not a short-term rental project, and a Conditional Use Permit is required for the entire project for it to contain short-term rentals.

Chair Blake opened the public hearing.

Mark Wittwer expressed his appreciation for the Planning Commission's attention to community comments and Cole West's efforts to mitigate neighbors' concerns. He was pleased to hear that the homes would be individually owned and asked that individuals be limited to only owning one unit each. He did not like the colors or density but was in favor of the project overall. He asked if Cole West would build individual homes or sell the undeveloped lots.

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

5. General Business.

A. Recommendation to City Council.

i. Recommendation to the City Council for a proposed Rezoning and Project Plan for the undeveloped property at the intersection of Pioneer Parkway and Red Mountain Drive and directly east of the Harmon's Shopping Center.

Chair Blake addressed citizen concerns regarding water and reported that Santa Clara has water reserves. The WCWCD ensures that there is adequate water for growth, and the community needs more commercial uses. Mr. McNulty added that, as Commissioner Venuti indicated, commercial uses require less water than residential. The City has its own water system and utilizes WCWCD. Water as needed in the summer.

Santa Clara City Code Chapter 17.92, Water Efficient Landscaping and Conservation Standards, prohibits lawn areas in commercial development. Drought-tolerant, xeriscaped landscaping is encouraged, and drip irrigation is required for each individual plant or tree. The City Council also approved Ultra-Efficient Water Standards at its June 25 meeting, which will encourage residential developments to comply with WCWD's standards in return for discounted Impact Fees. The standards prohibit individual pools and limit lawn space.

Chair Blake clarified that the green areas on the Site Plan indicate open space, not lawn areas.

City Attorney, Matt Ence reported that the WCWCD has adopted a 20-year plan which accounts for anticipated growth in that time period. He encouraged anyone who is concerned about water to review the plan so they can better understand where the water comes from and the WCWCD's plans to meet future needs.

Mr. McNulty addressed building height concerns and clarified that the tallest proposed building is 34 feet in height. Mr. Ence added that views are not protected unless a property owner has been granted that right in the form of an easement. He understood the concern, but property owners can build on their property, and it can potentially impact other property owners' views. Under Utah law, that cannot be prevented.

Regarding allowing convenience stores, Mr. McNulty reported that Maverik was previously interested in the site. The zoning would potentially allow for that use, but it would require a Project Plan and Site Plan review. Ms. Christensen stated that they had no plans to bring a convenience store to the site. They intend to focus on the restaurant experience. One goal of the development is to bring a full-service, sit-down restaurant to Santa Clara, and they do not believe those two uses are complementary. If they wanted to add a use that was not indicated in the Site Plan, it would come back before the Planning Commission and City Council and require additional hearings.

Commissioner Venuti asked if the City had plans to widen Pioneer Parkway to four lanes in the area. Mr. Ence reported that the City is already planning to stripe for five lanes (four travel lanes and one center turn lane) in anticipation of the project. Mr. McNulty reported that it is indicated in the Traffic Impact Study, and it had also been discussed with the Applicant.

Commissioner Whitehead expressed support of the project. He believes it makes more sense and has a lower impact on area residents than other proposed uses for the property. Chair Blake agreed and noted that the proposed design will blend in well with the area.

Commissioner Westbrook noted that there is a substantial elevation change on the property and asked for the developer's plans to address that issue. Ms. Christensen stated that they will be bringing in dirt to adjust the grade relative to the Harmon's Shopping Center, but a gradual slope will remain. Mr. McNulty indicated that specific grading plans will be required during individual Site Plan Reviews.

In response to a question from Chair Blake, Mr. McNulty confirmed that the Planning Commission would be making recommendations regarding rezoning and the Project Plan. The Development Agreement would be approved by the City Council.

Commissioner Whitehead moved that the Planning Commission forward a positive recommendation of APPROVAL to the City Council for the proposed Rezoning and Project Plan for the undeveloped property at the intersection of Pioneer Parkway and Red Mountain Drive and directly east of the Harmon's Shopping Center, subject to the following:

Conditions of Approval:

- 1. That the Applicant is required to go through the Site Plan Review process for each project phase/building.**
- 2. That the building design/materials/height/setbacks comply with the Project Plan as presented by the Applicant. That substantial changes to these items require an amendment to the Project Plan.**

3. That rooftop mechanical equipment be appropriately screened and located behind a parapet wall.
4. That the final landscape and irrigation plans be required to comply with City Ordinance 2024-02, Water Efficient Landscaping & Conservation Standards.
5. That all outdoor lighting be shielded and directed downward to avoid light spill. Parking lot lighting is limited to 16 feet in height, which includes the base of the light pole. That lighting details be provided with each individual Site Plan review.
6. That the required parking be reviewed with each individual Site Plan review for the project.
7. That project fencing information be provided with individual Site Plan review if needed.
8. That project signage be reviewed with each individual Site Plan review.
9. That the Applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District (WCWCD) prior to obtaining a Building Permit.
10. That an updated Geotechnical Report for each project phase/building be required prior to site construction.
11. That the Traffic Impact Study, TIS for the project be implemented.
12. That a Development Agreement for the overall project be required and approved by the City Council prior to any site development.
13. That the proposed property Rezoning complies with Chapter 17.18.090 items:
 - a. The proposed use is suitable in view of the zoning and development of adjacent and nearby property;
 - b. The proposed use will not adversely affect the existing use or suitability of adjacent or nearby property;
 - c. There are not substantial reasons why the property cannot or should not be used as currently zoned;
 - d. The proposed use will not cause an excessive or burdensome use of public facilities or services, including, but not limited to streets, schools, water or sewer utilities, and police or fire protection;
 - e. The proposed use is compatible with the purpose and intent of the General Plan;

- f. The proposed use is consistent with the purpose and intent of the proposed zoning district.
- g. The proposed use is not supported by new or changing conditions anticipated by the General Plan;
- h. The proposed use does reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to the unrestricted use of property.

Findings:

- 1. That the Rezoning is compliant with the Santa Clara City General Plan, Section 3.4.2, Mixed-Use Land Uses (Main Street Commercial, MSC).
- 2. The MSC Land Use Designation allows for commercial uses on the ground floor, including stores, restaurants, and offices.
- 3. That the Harmon's Shopping Center directly west of the subject property is located within the Planned Development Commercial, PDC Zone.

Commissioner Venuti seconded the motion. The motion passed with the unanimous consent of the Commission.

- ii. Recommendation to the City Council for a proposed PDR Zone Amendment and Project Plan for the undeveloped property at the intersection of Pioneer Parkway and Red Mountain Drive and directly northeast of the Harmon's Shopping Center.

Ms. Christensen clarified that the townhomes will be built by Cole West, and they also intend to build the single-family homes. They will either build and sell spec homes or work with the buyers to design their individual homes.

In response to a question from Commissioner Clark, Ms. Christensen clarified that there is an existing 10-foot easement for the portion of Lava Flow Trail that is on the property.

Commissioner Clark asked if the developer would consider lowering the price point to justify the density bonus. Chair Blake clarified that affordability is not a condition of a density bonus. Those conditions are regarding landscaping and amenities, not price. Mr. McNulty stated that affordability is a concern they discuss on most projects. Other developers have indicated that they will sell at a certain price point, but then the homes sell for more. It is hard for the City to control price points. Mr. Ence indicated that Chair Blake and Mr. McNulty had referenced the four areas that can be considered for a density bonus. Questions can be asked of the developer about their plans regarding affordability, but the density bonus cannot be contingent upon it.

Ms. Christensen stated that the rear-load townhomes are a different product than they have done previously in the area, and those are generally sold at a lower price point than the two-story units. However, she could not provide exact pricing at that time. Regarding the density bonus, they tried

to include nice amenities in the project. They also view the commercial project as an amenity for both residents of the subject development and the community at large. They read the City Council and Planning Commission meeting minutes regarding the previous proposals and took their comments into consideration when planning the project.

Commissioner Clark stated that he believes both proposed projects are of high quality, and he was happy to see them move forward. However, he was of the opinion that there should be a benefit to the City, and a benefit to the community would be affordable housing. He encouraged the Applicant to do everything they could to ensure affordability. Ms. Christensen stated that she is a renter and understands the challenge of being able to afford to buy a home. She would speak with the Cole West team regarding the matter.

Ms. Christensen asked if the Planning Commission would like to discuss the three-unit maximum per owner or rental restrictions. Commissioner Walton stated that one owner per unit, instead of three, would also affect how many units were rentals. Commissioner Whitehead stated that a two-unit maximum would be more realistic but agreed that a three-unit maximum was too high. Chair Blake expressed concern about placing too many restrictions, as so many people cannot afford this type of home, and their only opportunity would be to rent. He was in favor of the three-unit maximum. Commissioner Walton noted that the Cole West neighborhood across from Lava Ridge is all rental, and she believed there should be more owner-occupied homes in the area. Mr. McNulty reported that the Commission could recommend that change to the City Council, which would then make the final decision.

Commissioner Walton asked if Cole West had any three-story units in Washington County. Ms. Christensen reported that they have some similar units in Saint George. That was also a for-sale project.

Commissioner Venuti stated that he is happy to see the public road through the development. He believes residents will primarily be younger families, and the road will provide access to the elementary school. The developer committed almost one acre of property to the public road. He was also pleased that the units would be for sale. He is concerned about the project to the north because it meets all the criteria to become Department of Housing and Urban Development (“HUD”) homes, which he believes will happen within the next decade. He also appreciates the concessions made by Cole West in increasing the amount of commercial space.

In response to a question from Commissioner Venuti, Ms. Christensen confirmed that the development will be governed by a single HOA.

Commissioner Walton expressed her support for both the commercial and residential projects.

Chair Blake noted that the density bonus would allow 20 additional units, and he believed they had met the criteria for approval. He liked the mixture of unit types, as well as the creative placement of amenities. In response to his question, Mr. McNulty stated that the original unit count of 86 was decreased to 80 after Mayor Rosenberg’s request to include single-family lots was accommodated.

Commissioner Whitehead asked if his fellow Commissioners were comfortable with the three units per owner maximum. Commissioner Westbrook stated that there are ways to get around the maximum, such as creating LLCs. Commissioner Whitehead agreed. Commissioner Harris noted that a recommendation is not a requirement. Chair Blake suggested recommending that the maximum percentage of rentals allowed be included in the CC&Rs. After discussion, it was decided that a 35% maximum would be included in Condition #17.

Commissioner Westbrook moved that the Planning Commission forward a positive recommendation of APPROVAL to the City Council for the proposed Commissioner Whitehead moved that the Planning Commission forward a positive recommendation of APPROVAL to the City Council for the proposed Rezoning and Project Plan for the undeveloped property at the intersection of Pioneer Parkway and Red Mountain Drive and directly east of the Harmon's Shopping Center, subject to the following:

Conditions of Approval:

- 1. That the applicant be required to go through the Subdivision Review process for each project phase, overall Preliminary Plat and Final Plat(s).**
- 2. That a total of eighty (80) units on 7.35 acres be allowed as per the Project Plan. This equates to a density of 10.9 units/acre.**
- 3. That a Project Phasing Plan is required for the overall project. That the Phasing Plan be reviewed at preliminary subdivision plat submittal for compliance with each project phase.**
- 4. That the building design/materials/colors/height/and setbacks comply with the Project Plan as presented by the Applicant. That substantial changes to these items require an amendment to the Project Plan.**
- 5. That at least 30% of the project area is in common open space. The Project Plan includes approximately 32.0% (2.30 acres) of open space.**
- 6. That the project amenities be provided and put in place as per the Project Plan and Phasing Plan.**
- 7. That the required 10' public multi-use trail (2018 Trails Master Plan) as shown on the Project Plan be installed by the City. That this detail be shown on the Preliminary Subdivision Plat submittal.**
- 8. That the Applicant is required to comply with City Ordinance 2024-02, Water Efficient Landscaping and Conservation Standards. That this information be provided with the Preliminary Subdivision Plat submittal.**
- 9. That outdoor lighting details be provided with the preliminary subdivision plat submittal.**

10. That a 45-foot public right-of-way running through the center of the project connecting Rachel Drive with Red Mountain Drive is required. That a 26-foot private driveway with a 5-foot sidewalk on one side be allowed providing access to front-loaded and rear-loaded townhomes. That additional cross-section information is required at Preliminary Subdivision Plat submittal.
11. That a minimum of 160 parking spaces for the 80 residential units (two-car garages and two-car driveways) be provided along with 10 guest parking spaces adjacent to the amenity areas as per the Project Plan.
12. That project fencing information be provided with the Preliminary Subdivision Plat submittal.
13. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District (WCWCD) prior to obtaining a Building Permit.
14. That project signage/entry feature details be submitted with the Preliminary Subdivision Plat.
15. That a Road Maintenance Fund be established by the Applicant for the future maintenance of the private driveways within the project. That this document be submitted to City Staff for review and approval prior to Final Plat recordation.
16. That project CC&Rs be submitted to City Staff for review and approval prior to Final Plat recordation.
17. That project CC&Rs include a restriction limiting rentals to 35% of the project.

Commissioner Harris seconded the motion. The motion passed with the unanimous consent of the Commission.

Mr. McNulty reported that the projects would be considered by the City Council at its July 9, 2025, meeting.

- iii. **Recommendation to the City Council for a proposed Plat Amendment for the Silverado Santa Clara Subdivision to be known as the CW Santa Clara Amended Subdivision.**

Mr. McNulty presented the Staff Report and reported that the Applicant proposed to amend the Plat to reduce the number of lots from three to two to accommodate the commercial and residential projects. Lot 1 would be 7.35 acres for the proposed residential project, and Lot 2 would be 6.91 acres for the proposed commercial project.

Utah Code Section 10-9a-207 includes requirements for Subdivision Amendments. At least one public meeting is required, and notice must be sent to all property owners in the subdivision and posted on the site. City Staff determined that all State Code requirements were met.

City Staff recommended that the Planning Commission review and consider forwarding a recommendation of approval to the City Council, subject to the conditions outlined in the Staff Report.

Commissioner Clark moved that the Planning Commission forward a positive recommendation of APPROVAL to the City Council for the proposed Plat Amendment for the Silverado Santa Clara Subdivision to be known as the CW Santa Clara Amended Subdivision, subject to the following:

Conditions of Approval:

- 1. That the Applicant is required to comply with the recommendations from all City reviewing departments.**
- 2. That the Owner's Dedication & Acknowledgement be signed prior to Final Plat recordation.**
- 3. That an updated Title Report be provided prior to Final Plat recordation.**
- 4. That the Applicant be required to record the amended Subdivision Plat and provide an electronic copy to City Staff.**

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 12, 2025.**

Commissioner Clark moved to APPROVE the minutes of the Thursday, June 12, 2025, Santa Clara Planning Commission Regular Meeting. Commissioner Harris seconded the motion. The motion passed with the unanimous approval of the Commission.

Mr. McNulty reported that the Planning Commission will meet on July 10, 2025. The July 24, 2025, meeting had been cancelled.

8. Adjournment.

The Planning Commission Meeting adjourned at 7:15 PM.

Jim McNulty
Planning Director

Approved: _____

DRAFT