

AGENDA
SANTA CLARA HERITAGE COMMISSION
THURSDAY, July 17, 2025
Time: 4:00 p.m.

Notice is hereby given that the Santa Clara Heritage Commission will hold a meeting on the 17th day of April, in the Santa Clara Town Hall conference room at 2603 Santa Clara Drive. The meeting will begin at 4:00 pm.

Call to Order:

Approval of Minutes for April 17, 2025

Business:

1. Proposed Indigo Fields Home & Antiques Store at 3003 Santa Clara Drive. Cynthia Derrick, applicant.

Adjournment.

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at 435-673-6712 at least 24 hours in advance of the meeting.

Members of the public may attend a meeting; however, comments are not allowed unless the Heritage Commission Chair allows it. Seating is limited.

Posted this 10th day of July 2025.

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, April 17, 2025**

Present:

Commission Members: Bob Lamoreaux, Chairman
Mimi McKenna
Mandi Gubler
Megan Smith
Pam Graff Gardner

Staff: Jim McNulty, Planning and Economic Development Director
Sherry Laier, City Treasurer

CALL TO ORDER

Planning and Economic Development Manager, Jim McNulty called the meeting to order at approximately 4:00 PM. Mimi McKenna assumed the Chair in the absence of Rob Lamoreaux. It was reported that Pam Graff Gardner submitted her resignation, and this would be her last meeting.

1. Approval of Minutes for November 21, 2024.

Mandi Gubler moved to APPROVE the minutes of November 21, 2024. Megan Smith seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

2. Proposed Short-Term Rental Property at 3013 Santa Clara Drive. Kathy Barton, Applicant.

Mr. McNulty presented the Staff Report and stated that the property is in the Historic District Mixed-Use Zone. It is just under one-half acre in size at 20,038 square feet. The existing home on the property was completed in 1971. The home is well-kept and has a main floor square footage of 1,700 square feet with a full basement of the same size. The home has a ranch-style architectural design that was most commonly built between 1930 and 1960. Reference was made to Part 1, Section 2 of the Design Guidelines which states, "When changes are proposed to property in the Historic District, it is expected that property owners will act to enhance the quality of the Historic District." After reviewing this section, Staff determined that the application meets the Design Guideline goals A through L. Staff reviewed Chapter 17.74 – Historic District Mixed-Use and made updates to 17.74 and 17.76 when the Design Guidelines were adopted last year. Conditional uses were identified that may be recommended by the Heritage Commission and approved by the Planning Commission within the zoning district.

Mr. McNulty stated that a short-term rental is identified as a conditional use with specific requirements. Chapter 17.74 specifies that each short-term residential rental property shall have one parking space for each bedroom. The proposed short-term rental includes three bedrooms in the basement. The applicant provided photos that indicate that sufficient parking is available in the driveway and carport to park the owner's two vehicles and three additional vehicles as required by the zoning district.

A site map was provided showing proof of parking for three + cars. It was reported that the owner or property manager of the short-term rental property shall obtain a yearly Residential Business License as required by Santa Clara City. Mr. McNulty stated that the owner has completed a Business License Application; however, the proposed short-term rental must be approved prior to the City sign off of the application. The matter is before the Heritage Commission because the property is in the Historic District and, as a conditional use, must be reviewed by the Heritage Commission before being reviewed by the Planning Commission.

Mr. McNulty explained that the short-term residential property shall meet all other standard requirements of the zone. The proposed application appeared to meet the requirements. The Conditional Use Permit ("CUP") application will be reviewed by the Planning Commission to determine compliance with Chapter 17.40 of City Code. The standard conditional use requirements are reviewed by the Planning Commission. Mr. McNulty explained that access to the stairwell to the short-term rental is around the back of the carport area. The main entrance to it is through the carport door.

Mr. McNulty referenced requirement number four that specifies that there shall be no violations of laws, ordinances, or regulations of the Code with any violation being grounds for termination or revocation of the CUP. Staff was unaware of any violations. Staff recommended that the Heritage Commission consider recommending approval of the proposed short-term rental subject to the conditions set forth in the Staff Report.

Mimi McKenna asked if it was anticipated that the prospective renters would park along the side of the carport or if they would enter from Chapel Street and park in the rear. The applicant, Kathy Barton, stated that the intent is for renters to park where indicated.

Mandi Gubler asked Ms. Barton if she is renting the unit as one individual rental or if it will be split into rooms. Mr. Barton stated that the entire basement area will be rented as a whole.

Ms. McKenna asked what would happen if someone brings a boat or ATVs. Ms. Barton stated that she has property available to park such items near the post office. She does not, however, foresee that happening. The parking area will be gated off and is privately owned by her. Ms. McKenna expected many people to bring ATVs or other toys with them. Ms. Barton stated that her property could be used to store those types of items.

Ms. McKenna commended Ms. Barton for always keeping her home so nice and noted that it always looks beautiful from the front. She did not expect the proposed use to have a negative impact.

Bob Lamoreaux commented that there are laws in place to keep disruptions to a minimum. He felt that people who stay downtown will be most likely to local shops and businesses. He expressed support for the proposal.

Ms. McKenna supported the request and stated that if Ms. Barton has issues with parking she has a way to remedy them.

Bob Lamoreaux moved to recommend APPROVAL of the proposed Short-Term Rental property at 3013 Santa Clara Drive subject to the following:

- 1. A minimum of three (3) parking spaces for the short-term rental shall be provided in the driveway or carport area as required by City Code.**
- 2. The main floor of the home shall remain as an owner-occupied residence, with the basement to be used for a short-term rental.**
- 3. The Heritage Commission shall decide if additional items need to be addressed by the applicant.**
- 4. The Conditional Use Permit application shall proceed to the Planning Commission for review and approval prior to issuance of a business license.**

Mimi McKenna seconded the motion. The motion passed with the unanimous consent of the Commission.

3. Proposed Permanent Awnings for Frei's Fresh Produce at 1401 Vernon's Street. Mikayla Frei, Applicant.

Mr. McNulty presented the Staff Report and stated that the applicant, Mikayla Frei, is proposing two permanent awnings in front of Frei's Fresh Produce. The first awning is proposed on the southeast side of the building. It is to be 14' x 22' or just over 300 square feet in size, with a height of 10 feet. The second awning is proposed on the northeast side of the building. It is to be 20' by 30' or 600 square feet in size and will also be 10 feet in height. The proposed materials include steel posts, powder coat brown, with Aluma wood patio coverings. The applicant has indicated that the awnings will provide shade for fruit and produce during the summer as well as serve as an outdoor display to create an attractive front for the existing business. A project narrative was included as well for the Commission's consideration. The site plan was displayed that shows the buildings.

Mr. McNulty reported that there was an issue with the distance from the awning to the property line. It is to be a minimum of two feet and the applicants are in compliance. The subject property is in the Historic District Mixed-Use Zone. When the zoning district was updated as part of the Design Guidelines, the City created the use of fruit and produce stand. It is now a permitted use. The site is approximately one-third acre in size and is located at 1401 Vernon's Street. There are existing single-family homes to the north and south. Mr. McNulty referenced Part 2, Section 6, of the Design Guidelines that address awnings and canopies which must be designed in place so that

they do not span or detract from the character and defining details. Awnings and canopies shall be complementary to the color scheme of the structure and unique color palettes of the area. They should also be encouraged to shelter patrons and add to the pedestrian streetscape. The intent was for the proposed awnings to provide needed shade for fruit and produce and pedestrians in the summer months. The proposed location for the two awnings does not appear to detract from the market warehouse building. It appears that the color scheme does not detract from the building.

Part 2, Section 12 of the Design Guidelines addresses roof design and specifies that roof forms and planes shall vary to add visual interest to the street environment, provided that they are aesthetically appropriate. Roof materials shall be fire retardant, and non-reflective, including asphalt shingles with a wood appearance. Staff believed that the proposed roof materials are fire retardant and non-reflective metal product products with a general pitch for drainage.

Part 2, Section 14 addresses signage. Any proposed signage would have to come to the Heritage Commission and comply with the Sign Ordinance. At this time, the applicant has not included signage with the request.

Staff recommended that the Heritage Commission review the proposed permanent awnings for Frei's Fresh Produce and consider recommending approval to the Planning Commission subject to the set forth in the Staff Report. Renderings of the proposed awnings were presented. Mr. McNulty recalled that the applicants were seeking a more permanent awning last year. The primary concern was to create an area that is more open to pedestrians and protects their product.

In response to a question raised, Ms. Frei stated that all of the parking is in front of the business. She noted that the proposed awning will replace the tent that was previously on the site. Ms. McKenna pointed out that the awning will also provide shade in the afternoon. Ms. Gubler asked about the colors of the posts, which will be dark brown. Support was expressed by the Commission Members for what is proposed.

Mandi Gubler moved that the Heritage Commission recommend APPROVAL of the proposed permanent awnings for Frei's Fresh Produce at 1401 Vernon's Street to the Planning Commission subject to the following:

- 1. The applicant shall be allowed to build the two (2) permanent awnings in front of Frei's Fresh Produce as presented to the Heritage Commission.**
- 2. The applicant shall be required to come back to Heritage Commission if changes are made to the proposed plans as presented in the Staff Report.**
- 3. The Heritage Commission shall decide if additional items need to be addressed by the applicant.**
- 4. The application shall proceed to the Planning Commission for approval prior to Building Permit issuance.**

Pam Graff Gardner seconded the motion. The motion passed with the unanimous consent of the Commission.

4. Annual Election of Heritage Commission Officers, including Chair and Vice-Chair, in accordance with City Code 17.76.

Mr. McNulty reported that when the Code updates were made last year, they included the annual election of a Chair and Vice-Chair. The intent was to allow others to serve. It was noted that Bob Lamoreaux has served as Chair since 2019.

Megan Smith moved to NOMINATE Mimi McKenna to serve as the New Heritage Commission Chair. Pam Graff Gardner seconded the motion. The motion passed with the unanimous consent of the Commission.

Mimi McKenna moved to NOMINATE Mandi Gubler to serve as the New Heritage Commission Vice-Chair. Pam Graff Gardner seconded the motion. The motion passed with the unanimous consent of the Commission.

Mr. McNulty stated that a new election will take place at the first meeting each year going forward.

Chair Lamoreaux stated that he has enjoyed working with his fellow Heritage Commission Members and he appreciated how the group has evolved over time.

Mr. McNulty offered to reach out to the Mayor to explore how to appoint another member to the Heritage Commission. He mentioned that a New Planning Commission Member, David Clark, was appointed a few weeks earlier.

New businesses coming into the City were described, including a barber shop.

5. Adjournment.

Mandi Gubler moved to ADJOURN. The motion passed with the unanimous consent of the Commission.

The Heritage Commission Meeting adjourned at 4:44 PM.

Approved: _____
Sherry Laier, Clerk



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

Staff Report

Heritage Commission Summary and Recommendation

Public Body: Santa Clara City Heritage Commission

Meeting Date: July 17, 2025

Current Zone: Historic District/Mixed Use Zone

Property Address: 3003 Santa Clara Drive

Applicant Name: Cynthia Derrick

Staff Planner: Jim McNulty

City Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicant, **Cynthia Derrick**, is proposing to convert the existing single-family home located at 3003 Santa Clara Drive into retail space to be known as Indigo Fields Home & Antiques. The subject property is approximately 0.75 acres (32,670 sq. ft.) in size. The home is **approximately 1,500 square feet in size**, with approximately 1,000 square feet to be utilized for business purposes. The applicant intends to clean up the home as needed to allow for the proposed commercial use of the property.

This home is one of eight homes (8) on the National Register of Historic Places in Santa Clara City. Please see page #6, Historic District Design Guidelines. The existing home is an example of the Utah Vernacular “Greek Revival” style from approximately 1880 – 1910. A recent photo of this home is included in Exhibit C, page #44 of the Historic District Design Guidelines.

The subject property is in the Historic District/Mixed Use Zone. The applicant will be required to submit an Amended Site Plan application. This process will include a public meeting with the Planning Commission and approval of the City Council before proceeding. Heritage Commission review is the first step in the overall process for this item.

SITE & VICINITY DESCRIPTION

The subject property is located at 3003 Santa Clara Drive. The property has frontage along Santa Clara Drive. An existing single-family home is located on the property. Existing single-family homes abut the east and west property lines.

PROJECT REVIEW ITEMS

City staff has reviewed the Historic District Design Guidelines and determined that the following items need to be addressed:

1. **Part II, Section 1, Site History:** Each property owner, developer, or other interested party should research and understand the historical values of the property being developed to draw upon past ideas, concepts, and methods in establishing a link between past and new development in the Historic District. *The applicant has researched the site's history and provided this information (see attached).*
2. **Part II, Section 2, Site Features:** Historical site features, as an integral part of the original development pattern, should be retained as part of the street scene. *The applicant intends to keep the historical authenticity of the home intact. The applicant plans to incorporate pioneer-era ornamentals such as roses, lilacs, and hollyhocks in tasteful and visually appealing ways.*
3. **Part II, Section 8, Doors & Entrances:** The primary doorway or entrance to a building should be oriented to Santa Clara Drive. Doors and entrances shall be constructed to complement the architecture of the building. *City staff would recommend that the applicants consider painting the front door of the building. The Color Matrix – Exhibit B in the Design Guidelines should be reviewed.*
4. **Part II, Section 11, Building Colors:** Building color is one of the most critical elements in design. Careful attention shall be paid to create colors that blend with the panoramic views and natural landscapes of the area. The applicants intend to keep the original colors of the home. *The applicant intends to preserve the home's original color palette and will ensure that any touch-ups or repainting is reviewed by the Heritage Commission. City staff recommends that the applicant review the Color Matrix – Exhibit B in the Design Guidelines.*
5. **Part II, Section 13, Lighting:** Lighting should be positioned in a manner that enhances visibility without detracting from a buildings' historic character. Lighting shall not visually dominate the site or intrude on adjacent property. All lighting should be shielded and directed downward. Fixture design shall complement the design of the building. *The applicant plans to remove the interior modern light fixtures and replace them with more vintage or historically appropriate fixtures; however, no exterior lighting changes are proposed.*
6. **Part II, Section 14, Signage:** All signage shall comply with the Santa Clara City adopted sign ordinance and shall be reviewed by the Heritage Commission prior to approval. All signage shall utilize the color scheme as outlined in these design guidelines (e.g., Building Colors) for their signage color structure. *All signage will be designed to align with the home's architectural style, using appropriate materials, fonts, and colors. Final designs will be submitted to the Heritage Commission for review and approval later.*
7. **Part II, Section 15, Streetscape Elements and Landscape Design:** Retain and preserve original elements that combine to form the streetscape. New streetscape improvements shall respect the historic character of the area and complement historic scales, designs, and landscaping. *The applicant intends to clean up the front and rear yard areas of the property. The landscaping plan includes planting flowers and greenery that reflect the time period of the home.*
8. **Part II, Section 16, Parking:** Parking areas should be located away from the street frontage and where they are least visually obtrusive. Off-street parking should be located to the side or behind a building, where its visual impact will be minimized. *A total of 5 parking spaces have been proposed. The*

Request: Indigo Fields Home & Antiques

parking spaces and access driveway are proposed along the east side of the building. One (1) ADA space will be required as per the Building Code. An ADA ramp is not required as the property is on the National Register of Historic Places.

9. **Part II, Section 17, Mechanical Equipment:** Mechanical service equipment shall be designed and installed where it will not be readily seen from the public way. ***No information has been provided on mechanical equipment. City staff are unsure if new HVAC equipment is proposed or already in place on the property.***
10. **Part II, Section 18, Residential Compatibility:** Commercial uses and/or development which adjoins residential zones or residential uses or is across the street from residential zones or uses shall consider site design that minimizes the impact of the commercial use on the residences. ***Converting the existing home to commercial use for the proposed Home Goods & Antique Store should be compatible with the residential zoning in the area. Similar projects along Santa Clara Drive have been successful. This is encouraged by the General Plan and the Historic District Design Guidelines.***

CITY STAFF RECOMMENDATION

City staff recommends that the Heritage Commission consider approving the Building Use & Site Layout for the proposed Indigo Fields Home & Antiques Store to be located at 3003 Santa Clara Drive, subject to the following conditions:

1. That the project be completed as approved by the Heritage Commission, and that the Historic District Design Guidelines as summarized in the staff report be complied with.
2. That the applicant comes back to the Heritage Commission if changes to any items as summarized in the staff report are proposed.
3. That the applicant comes back to the Heritage Commission if any exterior touch-ups or repainting is needed.
4. That the applicant provides more detail on the proposed signage for review and approval by the Heritage Commission later.
5. That the Heritage Commission determine if any additional items are required by the applicant.
6. That the applicant proceeds with the Amended Site Plan Review process with Planning Commission and City Council.



HERITAGE COMMISSION APPLICATION

AS PROVIDED BY SANTA CLARA, UTAH, ZONING ORDINANCE CHAPTERS 17.74 AND 17.76

The undersigned applicant(s) is/are the owner(s) of the following legally described property, or an authorized representative of owner(s): (Include Subdivision Name, Lot/Parcel Number, and Street Address):

Parcel: Sc-126-A

Address: 3003 Santa Clara Drive

Attach a site plan/plot plan, drawn to scale, of the property with the following details:

1. Show existing building(s), and their location on the lot with dimensions to property lines and each other.
2. Show any proposed building(s), additions, and their location on the lot with dimensions to property lines and each other.
3. Show the location of any existing or proposed accessory buildings on the property.
4. Show parking lot layout and points of ingress/egress if applicable.
5. Include any other pertinent information (**project narrative and photos of the home**).

Attach building plans/architectural drawings to scale after reviewing the **2024 Historic District Design Guidelines** document with the following details:

1. Proposed building elevations.
2. Proposed building materials and colors.
3. Other drawings (e.g., schematics, renderings, etc.).
4. Include additional information as per the **2024 Historic District Design Guidelines**.

The Heritage Commission acts as a Design Review Committee for new construction, remodeling, or new signs within the Santa Clara Historic District. Review your plans and be sure all details have been included before submitting your application. The Heritage Commission meets on the 3rd Thursday of the month as needed. Please submit your application a minimum of 10 days before the meeting date to allow for city staff review.


Signature Applicant(s)/Rep

3781 Windmill Drive Santa Clara, Utah
Address Applicant(s)/Rep

Cynthia Derrick
Printed Name of Applicant(s)/Rep

435-862-2376 / cyndi@indigofieldsdesign.com
Phone Number/Email

Section 1: Site History

The Hans George Hafen House stands as a living testament to the resilience, craftsmanship, and cultural legacy of Santa Clara's Swiss-Mormon pioneers. Built in the 1860s and later expanded with Victorian-era flair, the home's blend of adobe simplicity and elegant cross-wing architecture tells a story of adaptation, community, and heritage. Its walls carry the spirit of early settlers who brought Old World traditions to the Utah frontier, creating a tangible connection between past and present. Recognized on the National Register of Historic Places, the house is more than a preserved structure, it's a cultural anchor that enriches the identity of Santa Clara and invites curiosity about its origins.

That same spirit of legacy and character makes the Hafen House an ideal setting for a vintage and antique retail store. Every corner of the home, its weathered brick, original woodwork, and period features, offers a backdrop that complements and elevates curated collections of furniture, textiles, and heirloom goods. More than just a retail space, Indigo Fields will offer an immersive experience where visitors step into history while discovering timeless treasures. The authenticity of the house will enhance the retail environment and help create a meaningful, story-driven experience for shoppers.

Section 2: Landscape Design Intent

To enhance the exterior of the Hans George Hafen House with historically inspired charm, I plan to incorporate pioneer-era ornamentals such as roses, lilacs, and hollyhocks in tasteful and visually appealing ways. These classic flowers reflect the time period of the home and will be thoughtfully arranged to complement its architecture.

The goal is to blend the rustic simplicity of the original landscape with a refined, intentional aesthetic that enhances curb appeal while honoring the home's historic character. These enhancements will help create a welcoming atmosphere that connects the past with the present.

Section 11: Building Colors

I intend to preserve the home's original color palette and will ensure that any touch-ups or repainting are reviewed and approved by the Heritage Commission in accordance with established guidelines.

Section 13: Exterior Lighting

I intend to remove the existing interior modern light fixtures and replace them with vintage or historically appropriate reproductions that better reflect the period character and architectural integrity of the home.

Section 14: Signage

Store signage will clearly communicate the purpose of the business while remaining consistent with the historical character of the property. All signage will be designed to align with the home's architectural style, using appropriate materials, fonts, and colors. Final designs will be submitted to the Heritage Commission for review and approval to ensure full compliance with historical guidelines. (See attached photo at the end of the document.)

Section 15: Streetscape and Landscape Design

I am actively working to clean and restore both the front and back areas of the property. The landscaping plan includes planting flowers and greenery that reflect the time period of the home, helping to preserve its historical charm. I will continue to remove weeds and make improvements to the back of the property to enhance both its appearance and functionality.

Section 16: Parking

Each standard parking space measures 9 feet by 18 feet. In accordance with non-residential parking requirements, one space per 250 square feet of gross floor area, I have measured and accounted for a total of five parking spaces. Please see the attached detailed parking plan, with designated parking spaces highlighted in yellow.

Hafen Home Narrative – Indigo Fields

At Indigo Fields, my vision for the Hafen Home is to create a retail space that celebrates the rich history and charm of downtown Santa Clara. The store will reflect the aesthetic and spirit of the early 19th century, offering a curated shopping experience inspired by the design sensibilities of the time. My focus is on gently refreshing the property, cleaning up the yard and surrounding land, tidying the home's exterior, and make thoughtfully touching up. My goal is to honor the historical character of this beautiful home and contribute to Santa Clara's unique identity as a destination for vintage-inspired retail and meaningful community experiences.

Products and Events at Indigo Fields

Indigo Fields will feature a carefully curated selection of vintage treasures, including antique furniture, home and holiday décor, and timeless clothing and accessories. Each item is chosen to reflect the charm and character of a bygone era, bringing warmth and authenticity into modern homes.

To nurture a sense of community and celebrate the changing seasons, I will host a series of open-house style events throughout the year, ranging from spring and summer specials to fall favorites like Swiss Days and Witches Night Out, and a festive holiday showcase in winter.

I also participate in Vintage Market Days throughout Utah, where I'll share the spirit of Indigo Fields and help introduce more visitors to the unique charm of Santa Clara and its small business community.

Preservation Statement for the Hans Hafen House

As a direct descendant of early settlers to this region, I feel a deep personal and generational responsibility to preserve and honor the legacy of the Hans Hafen House. My children are the great-great-great grandchildren of Hans Hafen and Anna Maria Stucki. This home represents not only a piece of Santa Clara's rich pioneer heritage, but also a part of my family's living history.

With the opening of Indigo Fields Home & Antiques, I intend to thoughtfully repurpose the Hans Hafen House into a welcoming retail space that reflects its historic charm and significance. Every design decision, from the preservation of original architectural elements to the use of vintage-inspired decor, will be made with the utmost respect for the home's story and its place in our community.

This is more than a business venture for me, it is a way to ensure that the Hans Hafen House remains a vibrant and loved landmark for future generations, just as it has been for the generations that came before. I have lived in this community for over 30 years and raised my family here. Santa Clara is home, and it is an honor to play a part in preserving its legacy.







Indigo Fields

Home & Antiques