

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, June 12, 2025**

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

Staff: Jim McNulty, Planning and Economic Development Director
Debbie Andrews, Administrative Assistant

Absent: Curtis Whitehead

1. Call to Order.

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

2. Opening Ceremony.

A. Pledge of Allegiance: Shelly Harris.

Chair Blake reported that there was a good turnout at the Tuesday, June 10, 2025, General Plan Open House. Copies of the parks, trails, roads, and Land Use maps were passed out, and attendees were encouraged to provide feedback. Community and Economic Development Director, Jim McNulty reported that two additional open houses would be held prior to adoption of the updated plan.

3. Conflicts and Disclosures.

There were no conflicts or disclosures.

4. Working Agenda.

A. Public Hearing.

- i. **Consider a proposed Code Amendment to Chapter 17.92, Water Efficient Landscape and Conservation Standards, specifically Section 17.92.010, Applicability. This amendment would allow a development applicant to comply with the Washington County Water Conservancy District's Ultra Water Efficient Landscape Standards, which are more restrictive than the City's landscape and irrigation standards, and upon proof of compliance from the Water Conservancy District being provided to the City by the applicant, said compliance will be accepted in lieu of compliance with the City's own landscape and irrigation standards.**

Planning and Economic Development Director, Jim McNulty, presented the staff report and reported that, Mayor Rosenberg; City Manager, Brock Jacobsen; and Public Works Director, Dustin Mouritsen have been attending monthly meetings with the Washington County Water Conservancy District ("WCWCD") since Santa Clara first adopted its Water Efficient Landscape and Conservation Standards in 2021.

The WCWCD recently adopted Ultra Water Efficiency Standards. Mr. McNulty reported that the WCWCD is not a supplier for the City, but adoption of the standards would allow applicants to secure Impact Fee credits by complying with the program. City staff and legal counsel determined that the additional provision could be added to Santa Clara City Code Chapter 17.92.010 without changes to the existing Code language, and Mayor Rosenberg requested that the Planning Commission review the proposed amendment and consider recommending approval to the City Council.

The following language was proposed to be added to Chapter 17.92.010: Applicability:

- B. The Washington County Water Conservancy District has adopted Ultra Water Efficient Landscape Standards, which may be more restrictive than this Chapter in many ways, but which also may allow an applicant to secure more or additional Impact Fee credits from WCWCD. An applicant to the City under this chapter may voluntarily elect to comply with the WCWCD Ultra Water Efficient Landscape Standards. In the event that the applicant obtains approval or certification from WCWCD of landscape plans meeting the Ultra Water Efficient Standards, then the applicant may present documentation evidencing WCWCD's approval of landscape plans under the Ultra Water Efficient Landscape Standards and the City will accept said approval in lieu of the City's review and approval of the same plans under this chapter.

Mr. McNulty reported that per Utah State Code Section 10-9a-205, the Planning Commission must hold at least one public hearing on any proposed Land Use amendments and notice must be posted within 10 days of the hearing. City staff determined that all State requirements were met and recommended that the Commission consider forwarding a recommendation of approval to the City Council.

Mr. McNulty explained that Santa Clara has its own water system, and WCWCD water is only purchased by the City during dry periods in summer. Other cities like Ivins do not have their own system and must use WCWCD for all growth and development.

Chair Blake opened the public hearing. There were no public comments. The public hearing was closed.

Chair Blake reported that developers that build in Santa Clara pay the WCWCD Impact Fee even though the City is their water supplier, and as such they should have the option of opting into the standards. In response to his question, Mr. McNulty confirmed that municipalities that do not have their own water will be required to adopt the standards as mandatory.

Commissioner Clark stated that to his understanding, all wells on the west side of Washington County contain arsenic at varying concentrations and asked if the City or WCWCD was responsible for mixing the water. Chair Blake stated that to his knowledge, no actual mixing is required.

In response to a question from Commissioner Clark, it was confirmed that adoption of the WCWCD's Ultra Water Efficiency Standards would be optional for developers in Santa Clara. Developers that voluntarily adopt the standards would be eligible for reduced Impact Fees. Mr. McNulty stated that developments like Pioneer Pointe that have xeriscaping and a community pool would meet the requirements. If they opt into the program, they agree to maintain the standards in perpetuity.

Commissioner Venuti stated that the standards appeared to only apply to large developments with Homeowners Associations ("HOAs") and asked if there was an option for smaller developments to take advantage of the reduced fees. Chair Blake stated that they may be eligible, but homeowners would be prohibited from adding grass or pools to their lots. In response to a follow-up question, Mr. McNulty clarified that the WCWCD would enforce the standards, not the City, but agreed that an HOA would likely be required.

Mr. McNulty reported that the WCWCD was considering regulations that would limit the size of backyard pools but allow community pools up to 14,000 square feet in size. The WCWCD's sod buyback program runs with the property; future owners of properties in the program will be prohibited from reinstalling sod. They are also considering prohibiting water parks. He was unsure how many developers would opt into the Ultra Water Efficiency Standards but believed that some projects would be well suited for the program. For example, subdivisions with primarily corporate-owned or second homes often have little to no lawns.

Chair Blake stated that developments with smaller unit sizes have requested discounts due to the lowered water usage per unit, and adoption of the standards would be a way for those developers to take advantage of additional credits. Many new developments already meet the standards. Mr. McNulty reported that new homes are only allowed to have 8% lawn area up to a maximum of 2,500 square feet if they do not have access to secondary water.

Chair Blake noted that the Planning Commission's focus should be on the wording of the amendment, not the WCWCD's standards.

Commissioner Venuti approved of the amendment as long as it was voluntary, as developers of projects with community pools may be interested in taking advantage of the reduced Impact Fees.

5. General Business.

A. Recommendation to City Council.

i. Recommendation to the City Council for a proposed Code Amendment to Chapter 17.92.010, Water Efficient Landscape and Conservation Standards Applicability.

Commissioner Westbrook moved to forward a POSITIVE recommendation to the City Council for a proposed Code Amendment to Chapter 17.92.010, Water Efficient Landscape and Conservation Standards Applicability. Commissioner Harris seconded the motion. The motion passed with the unanimous consent of the Commission.

6. Discussion Items.

A. General Plan Update.

Mr. McNulty was unable to attend the Open House and thanked Chair Blake for his report on the event.

The June 26, 2025, Agenda would include a public hearing for the Silverado (Cole West) property. The Commission would be considering a rezoning application for the front portion of the project to Planned Development Commercial and a PDR Amendment on the rear portion. The residential portion will include both multifamily and small lot single-family housing. A public meeting would also be held to amend the Plat from three lots to two. Mr. McNulty indicated that the project presented a great opportunity to bring more retail into Santa Clara. He reported that there was a high turnout at the last public hearing on the parcel, and he anticipated multiple comments on the item. The City offices would be closed on Monday, June 16, 2025, in honor of the Juneteenth holiday, so notices of the hearing were mailed earlier that day.

7. Approval of Minutes.

B. Request Approval of the Regular Meeting Minutes – May 22, 2025.

Chair Blake reported that on Page 5, his vote on Item II was inaccurately registered as a "no." He voted in favor of the item.

Commissioner Walton moved to approve the minutes of the May 22, 2025, Santa Clara Planning Commission Regular Meeting, as corrected. Commissioner Westbrook seconded

the motion. The motion passed unanimously with two abstentions. Commissioners Harris and Venuti abstained from the vote as they were not present at the meeting.

8. Adjournment

The Planning Commission Meeting adjourned at 6:07 PM.

Jim McNulty

Jim McNulty
Planning Director

Approved: June 26, 2025