

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, August 14, 2025**

Present: Logan Blake, Chair
Joby Venuti
Kristen Walton
Josh Westbrook

Absent: Curtis Whitehead
Shelly Harris
David Clark

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

1. Call to Order

Commissioner Blake called the Santa Clara City Planning Commission meeting to order on August 14, 2025, at 5:30 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Logan Blake

3. Conflicts and Disclosures

Commissioner Blake asked if there were any conflicts and disclosures on any items for the evening. No conflicts or disclosures were reported by any Commissioners.

4. Working Agenda

A. Public Hearing

1. None

B. Public Meeting

1. Consider an Amended Site Plan Review for Indigo Fields Home & Antiques located at 3003 Santa Clara Drive. Cynthia Derrick, applicant.

Mr. McNulty presented the amended site plan review for Indigo Fields Home & Antiques. He explained that Cynthia Derrick was proposing to utilize the property at 3003 Santa Clara Drive as retail space for a business called Indigo Fields Home and Antiques. The home sits

on a 0.75-acre site with approximately 1,500 square feet total and 1,000 square feet on the main floor to be used for the business.

Mr. McNulty noted that this is one of eight homes on the National Register of Historic Places in Santa Clara City, exemplifying the Utah Vernacular Greek Revival style from approximately 1880 to 1910. He referenced the Historic District Design Guidelines, mentioning the home appears on page 6 and in a recent photo on page 44. He noted it was the yellow house that everyone was familiar with.

The property is in the Historic District Mixed-Use Zone, which allows commercial or office use through an Amended Site Plan application process. Mr. McNulty explained that the process included a recent Heritage Commission meeting, followed by the Planning Commission's recommendation, and would conclude at City Council on August 27th.

Regarding the Site Plan layout, Mr. McNulty described how staff worked with the applicant to reconfigure parking spaces out of the driveway area. The new layout includes two spaces next to the building (one ADA-compliant) and two parallel spaces along the east property line, allowing the gravel and dirt driveway to remain open for vehicle access. The parking requirement of four spaces with one being ADA-compliant would be met. He noted this layout was more comfortable for the city compared to the "cluttered" configuration from last year's proposal.

Mr. McNulty detailed several project elements:

1. Colors: The applicant intends to preserve the original color of the home. Any future exterior painting would require discussion with the Heritage Commission.
2. Landscaping: The site has been cleaned up over the past year with further improvements planned. The applicant plans to incorporate pioneer-era ornamentals such as roses, lilacs, and hollyhocks. Existing lawn areas and two sycamore trees on Santa Clara Drive will remain.
3. ADA Compliance: An ADA ramp is not required due to the property's National Historic Register status.
4. Signage: A blue and purple sign was discussed at the Heritage Commission meeting.

Mr. McNulty stated that public notices were not required for the site plan, though the agenda was properly posted. No comments from residents had been received. He confirmed that all state code requirements under Section 52-4-202 had been met.

City staff recommended that the Planning Commission forward a positive recommendation to the City Council for the amended site plan approval, subject to the conditions stated in the staff report.

When Commissioner Blake asked if the applicant wanted to add anything, Cynthia Derrick indicated she had nothing to add. Mr. McNulty mentioned that the Heritage Commission met in July and "were excited about Cynthia's business and product. They were familiar with her wares," adding that they were excited she was coming to town to occupy the building.

Commissioner discussion was brief, with clarification sought about the Site Plan showing the old configuration versus the new one. Mr. McNulty explained how the previous plan had four spaces that conflicted with the drive aisle, and the Technical Review Committee (TRC) recommended keeping the drive aisle open with the new parking design. He noted they worked directly with the applicant on the drawing rather than requiring her to hire an engineer.

5. General Business

A. Recommendation to the City Council

1. Recommendation to the City Council for Amended Site Plan Review for Indigo Fields Home & Antiques located at 3003 Santa Clara Drive. Cynthia Derrick, applicant.

Commissioner Blake called for a motion on item 4.B.1.

Commissioner Walton made a motion to forward a positive recommendation to the City Council for the amended Site Plan approval for retail space Indigo Fields Home & Antiques located at 3003 Santa Clara Drive, conditioned upon and subject to the discussed conditions. Commissioner Westbrook seconded the motion. The motion carried unanimously.

Mr. McNulty informed the applicant that the matter would go to City Council on August 27th, after which she could move forward. The applicant indicated she was hoping to open around Labor Day.

6. Discussion Items

A. Discussion Item: Rosenbruch Annexation (future use of property).

Mr. McNulty provided the Planning Commission with an update on the Rosenbruch Annexation, which was approved and adopted by ordinance by the City Council the previous night. The ordinance was signed, and while the annexation plat must still be recorded and sent to the Lieutenant Governor's office, the city's annexation process was essentially complete.

He explained that this was the first project to go through the Annexation Policy Plan process adopted last year. The process took about three months, following State Code requirements for multiple notices and public hearings. Mr. McNulty, having done five or six annexations previously, expressed confidence that "the hard part's done" and anticipated no pushback during the final administrative steps over the next 30 days.

Mr. McNulty explained that per city code, the property comes in zoned as Open Space. However, the applicant intends to pursue rezoning for both the north and south halves of the property, which was why he wanted to discuss it with the Commission. While he didn't know how quickly applications would come in, he expected to see rezoning requests to entitle the property for development.

South Section Development Overview:

Mr. McNulty showed the south portion of the property, explaining its connection to The Hills @ Santa Clara, Phase 2 via Colby Loop. He pointed out where access was platted but not yet built, noting it was always intended to connect through to the Rosenbruch property. The Santa Clara River runs through the area, creating a no-build, no-disturbance hillside area that would need to be addressed after potential rezoning.

The concept shows half-acre and acre lots, with the intention to rezone to RA (Residential Agriculture) to allow larger lots. Mr. McNulty noted there are sensitive land constraints and slope issues.

Commissioner Blake raised an important point: "Wouldn't you want them to zone that R-1-10 even though they're bigger so that they're subject to the restrictions? Because isn't The Hills R-1-10?" He expressed concern about not wanting to allow roosters or farming on the hillside. Mr. McNulty acknowledged this was "a good point" and something they could propose, noting the applicants initially discussed RA for the large lots but R-1-10 could work.

Mr. McNulty then pointed out a significant infrastructure element: "That's the alignment of the western corridor right there." This regional roadway is on the Master Transportation Plan, the Five-County Association of governments Plan, and the Regional Transportation Plan (RTP). When residents asked if it would really happen, officials confirmed it's planned, though probably "5 to 10 plus years out."

Commissioner Westbrook questioned whether the road would fit between the lots. Mr. McNulty confirmed the lots have over 100 feet of depth, showing 100 feet for the corridor. When asked who would develop it, Mr. McNulty said he didn't know yet, explaining this was just a conceptual discussion.

The property is owned by Randy and Sue Yocum through Free Range LLC. They own 43 acres, with the canal company owning an additional 7 acres, totaling approximately 50-51 acres. The Concept Plan was prepared by Bush and Gudgel, who have done previous work with Rosenbruch.

North Section Development Overview:

Two existing houses are already on the property - one visible from the cul-de-sac at the top of The Hills, and another more hidden. The property was previously zoned RA-20 in the county, allowing two building permits for single-family homes, each exceeding 5,000 square feet (approximately 5,500 square feet each). One home features an indoor pool, and there are several outbuildings.

The applicants intend to use the two homes as nightly rentals or short-term rentals, requiring rezoning to PD (Planned Development). Mr. McNulty noted it could be PDR or PDC. Additionally, they're considering building a wedding reception center in an area shown in blue with arrows on the Aerial.

Mr. McNulty emphasized that bringing in a commercial use like a wedding reception center would require significant public improvements. If they expand with a wedding reception center, they will need to:

1. Connect to city power
2. Install a proper road
3. Connect to city water/upgrade the line (currently on city water)
4. Connect to sewer (currently on septic)

He explained that City Officials, including the attorney, mayor, and engineering department, have discussed how these commercial improvements would require substantial upgrades. The road would likely be half width, curb gutter, and 25 feet of asphalt. The City has done some maintenance on the existing road over the years.

Commissioner Blake asked about the annexation boundaries, specifically regarding the existing dirt road that goes up the canyon, which appears to be outside city limits. He questioned where paving would occur and how access would work. Mr. McNulty explained the geographic context: 1700 North goes by the city shop and offices, with lines extended in 2010 due to flooding that contaminated wells, leading to an agreement with Jimmy Rosenbruch to provide water.

Mr. McNulty also mentioned Kelly Graff, who owns property below the city shed and is considering light industrial uses like storage units, RV and boat parking. Graff had discussions with the city last summer and fall, though progress had stalled. Mr. McNulty emphasized that the pieces need to be put together to create proper public road access, as the city won't maintain a dirt/gravel road for a wedding reception center.

He clarified that if the owners only pursue short-term rentals through a PD process, many new improvements wouldn't be required. However, expanding with a wedding reception center or parking lot would trigger the need for full public improvements.

Commissioner Venuti asked about water rights, specifically mentioning 72 acre-feet of water rights for pastureland. Mr. McNulty said he would need to check but noted this would be addressed through the Development Agreement process currently being discussed with the City Attorney.

Mr. McNulty explained that the current open space zoning would need to be strategically rezoned. For the northern portion, they would likely request PDC zoning for the homes, short-term rentals, wedding reception center, and barn, while keeping the rest as open space. For the southern portion, they would request R-1-10 or RA for a certain acreage while maintaining the hillside, sensitive areas, and Santa Clara River corridor as open space. The Development Agreement would likely restrict them to six lots due to limited development potential.

Mr. McNulty concluded by informing the Commission about the Annexation and what they could expect to see soon. While he didn't know if applications would come by year's end, he anticipated seeing rezoning applications for one or both portions before the end of the year.

7. **Approval of Minutes**

A. **Request for Approval of Meeting Minutes: July 10, 2025**

The Planning Commission reviewed the minutes from the July 10, 2025 meeting. Commissioner Walton stated she "didn't see anything" requiring correction. Commissioner Blake noted he was absent from that meeting but had reviewed the minutes and found them to be good.

Commissioner Westbrook made a motion to approve the minutes of July 10th, 2025. The motion was seconded by Commissioner Walton. The motion passed unanimously.

8. **Adjournment**

Mr. McNulty noted the next meeting would be in two weeks on August 28, 2025. He knew of a couple of items already and would see if more came in before then. He thanked everyone for attending.

- A motion was made to adjourn, which was seconded. The meeting adjourned at 6:00 PM.

Jim McNulty

Jim McNulty
Planning Director

Approved: August 28, 2025