



## NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission  
September 11, 2025 @ 5:30 PM

2603 Santa Clara Drive  
Santa Clara, Utah 84765

Phone: (435) 673-6712  
Email: [contact@scity.org](mailto:contact@scity.org)

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**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, September 11, 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: Kristen Walton

**3. Conflicts and Disclosures**

**4. Working Agenda**

- A. Public Hearing

- 1. None

- B. Public Meeting

- 1. See General Business Items

**5. General Business**

- A. Planning Commission Approval

- 1. Preliminary Plat Review for the CW Santa Clara Commercial Subdivision located on the northwest corner of Pioneer Parkway and Red Mountain Drive. McKenna Christensen, Cole West LLC, applicant.
  - 2. Preliminary Plat Review for the CW Santa Clara Residential Subdivision located north of Pioneer Parkway and west of Red Mountain Drive. McKenna Christensen, Cole West LLC, applicant.
  - 3. Preliminary Plat Review for the Solace Townhome Subdivision located on the corner of Rachel Drive and Affirmation Drive. Dustin Garr, New Wave Construction, applicant.

**6. Discussion Items**

- A. Discussion Item: Temporary Buildings and Uses

**7. Approval of Minutes**

- A. Request for Approval of Meeting Minutes: August 28, 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 4th day of September 2025.

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Jim McNulty, Planning Director



**City of Santa Clara**  
2603 Santa Clara Drive  
(435) 656-4690, Ext. 225  
[jmcnulty@santaclarautah.gov](mailto:jmcnulty@santaclarautah.gov)

Staff Report

## Preliminary Subdivision Plat Summary and Recommendation

**Public Body:** Santa Clara Planning Commission

**Meeting Date:** September 11, 2025

**Current Zone:** Planned Development Commercial, PDC

**General Plan Designation:** Main Street Commercial, MSC

**Property Location:** Northwest Corner of Pioneer Parkway and Red Mountain Drive

**Request:** Preliminary Subdivision Plat Approval

**Applicant Name:** McKenna Christensen

**Staff Planner:** Jim McNulty

**City Staff Recommendation:** Approval with conditions

**Meeting Type:** Public Meeting

### PROJECT DESCRIPTION

The applicant, **McKenna Christensen, Cole West LLC**, is requesting to subdivide a 6.91-acre parcel. The proposed **CW Santa Clara Commercial Subdivision** includes **7-lots**. Lots will range in size from 0.76 acres (32,944 sq. ft.) to 1.28 acres (55,908 sq. ft.). Each of the proposed lots appears to be of sufficient size to allow for future development. **A copy of the Preliminary Plat is attached.**

**Lots 1 through 4** will have frontage off Pioneer Parkway, **with Lot 4** also having frontage off Red Mountain Drive. **Lots 5 and 7** will have frontage along a private 30' driveway access, **with Lot 5** also having frontage off Red Mountain Drive. Additionally, a 30' driveway access from Pioneer Parkway has been provided between Lots 2 and 3. The 30' driveway running east to west through the center of the subdivision is required to connect to the Harmon's Shopping Center allowing for reciprocal access between projects. Finally, a **deceleration lane** will be provided along a portion of **Lots 3 and 4** to allow safe turning movements into the site.

A **Site Plan Review & PDC Amendment** will be required for each of the seven (7) proposed lots. Each Site Plan Review will be brought to the Planning Commission for review and consideration prior to site construction. The subdivision of property will allow each owner to develop their property as per city code requirements.

### SITE & VICINITY DESCRIPTION

The subject property is in the northern part of the City, at the intersection of Pioneer Parkway and Red Mountain Drive. The property is currently undeveloped.

## NEIGHBORHOOD RESPONSE

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Public notices are not required for a subdivision. The Planning Commission agenda has been posted in multiple locations as per State Code.

## REVIEWING DEPARTMENTS

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### **DEPARTMENT: Building**

Recommendations: A geotechnical report will be required for each lot/building at the time of building permit submittal.

Required Revisions: None at this time.

### **DEPARTMENT: Parks & Trails**

Recommendations: N/A

Required Revisions: N/A

### **DEPARTMENT: Police & Fire**

Recommendations: N/A

Required Revisions: N/A

### **DEPARTMENT: Power**

Recommendations: Public Utility Easements (PUE's) are required to be shown on the subdivision plat. Both 10' and 15' PUE's are required on the final plat.

Required Revisions: None at this time.

### **DEPARTMENT: Public Works**

Recommendations: Public Utility Easement (PUE's) must be shown on the final plat. A final mylar with signature blocks is required.

Required Revisions: None at this time.

## STATE CODE CONSIDERATIONS

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Utah Code, Section 10-9a-604.1, includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall and Post Office) at least 24 hours before the meeting. The city is also required to post on the State Public Notice Website. City Staff has determined that all State Code requirements have been met with this application.

## CITY STAFF RECOMMENDATION

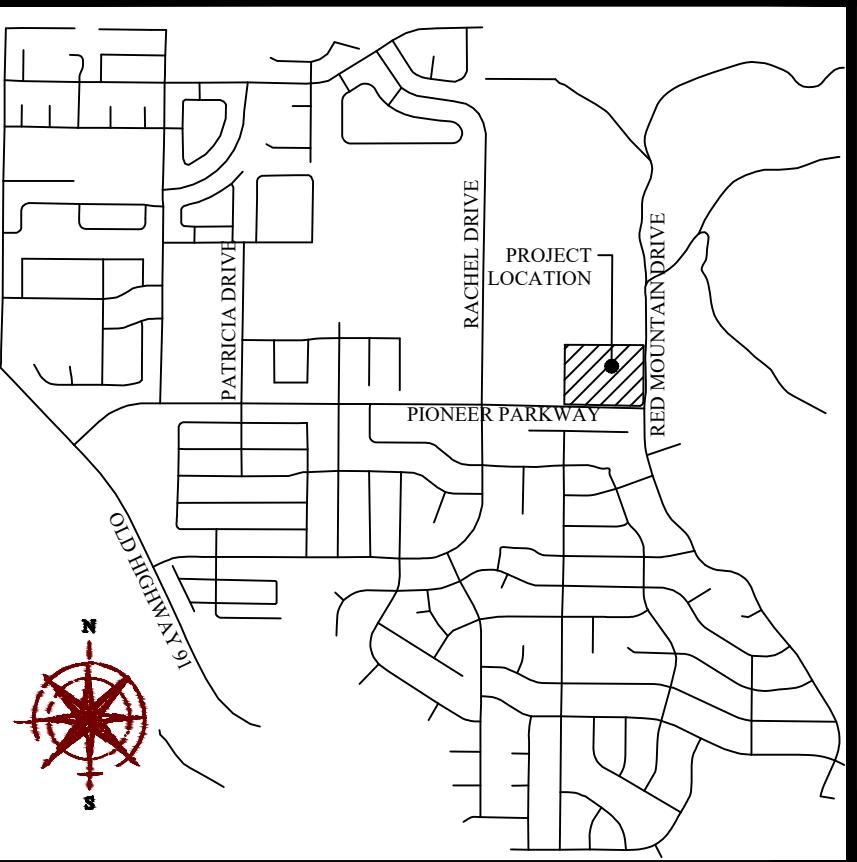
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City Staff recommends that the Planning Commission consider granting **Preliminary Subdivision Plat Approval** for the CW Santa Clara Commercial Subdivision, subject to the following conditions:

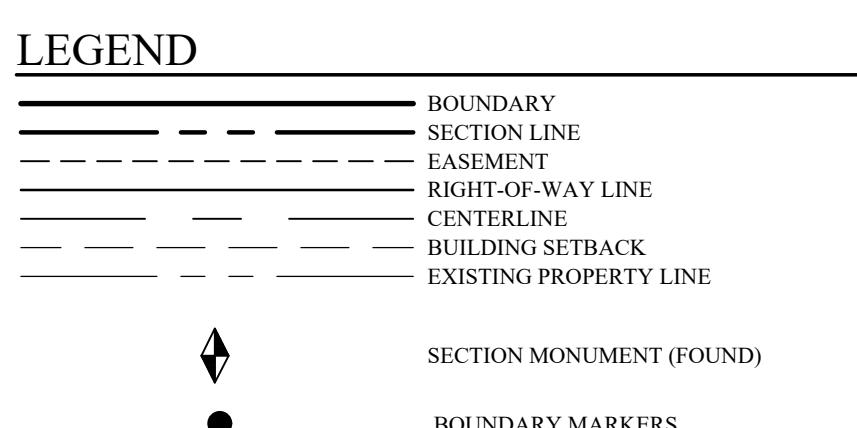
1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the 30' driveway running east to west through the center of the subdivision is required to connect to the Harmon's Shopping Center allowing for reciprocal access.
3. That a portion of the property (Lots 3 and 4) be dedicated to the City for a deceleration lane.

**Request: Preliminary Subdivision Plat**

4. That the applicant is required to include all Public Utility Easements (PUE's) on the final plat.
5. That the applicant provides a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
6. That the applicant is required to record the subdivision plat prior to building permit issuance.
7. That the applicant is required to submit a geotechnical report for each lot/building at building permit submittal.
8. That the applicant provides a Dust Control Plan for each lot/building at building permit submittal.



VICINITY MAP



ROW Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	25.00	38°16'56"	16.70	S19°06'05"W	16.39
(C2)	25.00	64°36'39"	28.19	S32°20'38"E	26.72
(C3)	235.00	16°12'24"	66.47	S81°56'07"E	66.25
(C4)	265.00	15°00'41"	69.43	S81°20'16"E	69.23
(C5)	50.00	8°00'59"	7.00	S84°50'07"E	6.99
(C6)	22.00	27°21'48"	10.51	N20°39'33"W	10.41
(C7)	12.50	22°46'59"	4.97	N15°17'31"E	4.94
(C8)	25.00	25°16'46"	11.03	N70°10'02"E	10.94
(C9)	50.00	9°32'08"	8.32	N86°44'28"E	8.31
(C10)	235.00	14°39'33"	60.12	S81°09'42"E	59.96
(C11)	265.00	16°12'24"	74.96	S81°56'07"E	74.71
(C12)	18.50	28°49'00"	9.30	N72°05'54"W	9.21
(C13)	30.00	27°09'34"	14.22	N46°50'17"W	14.09
(C14)	40.00	24°29'18"	17.10	N37°49'20"E	16.97

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	1°32'10"	6.70	N89°16'14"W	6.70
C2	250.00	6°44'39"	29.43	S85°07'49"E	29.41
C3	250.00	7°53'53"	34.59	S77°47'43"E	34.56
C4	250.00	15°44'10"	68.66	S81°42'01"E	68.45
C5	20.00	34°13'07"	11.94	N73°06'51"W	11.77
C6	25.00	8°51'01"	3.86	N60°13'27"W	3.86

**NOTES**  
1. #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS.  
2. ACCESS TO HARMON'S SANTA CLARA SUBDIVISION THROUGH A 30.0' ROW EASEMENT.

PREPARED FOR:

OWNER/DEVELOPER  
CW DEVELOPMENT  
610 N 800 W  
CENTERVILLE, UTAH 84014  
(801) 677-3810  
CONTACT: MCKENNA CHRISTENSEN

PREPARED BY:

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 SOUTH HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047 PH: (801) 352-0075  
www.focusutah.com

SHEET 1 OF 1

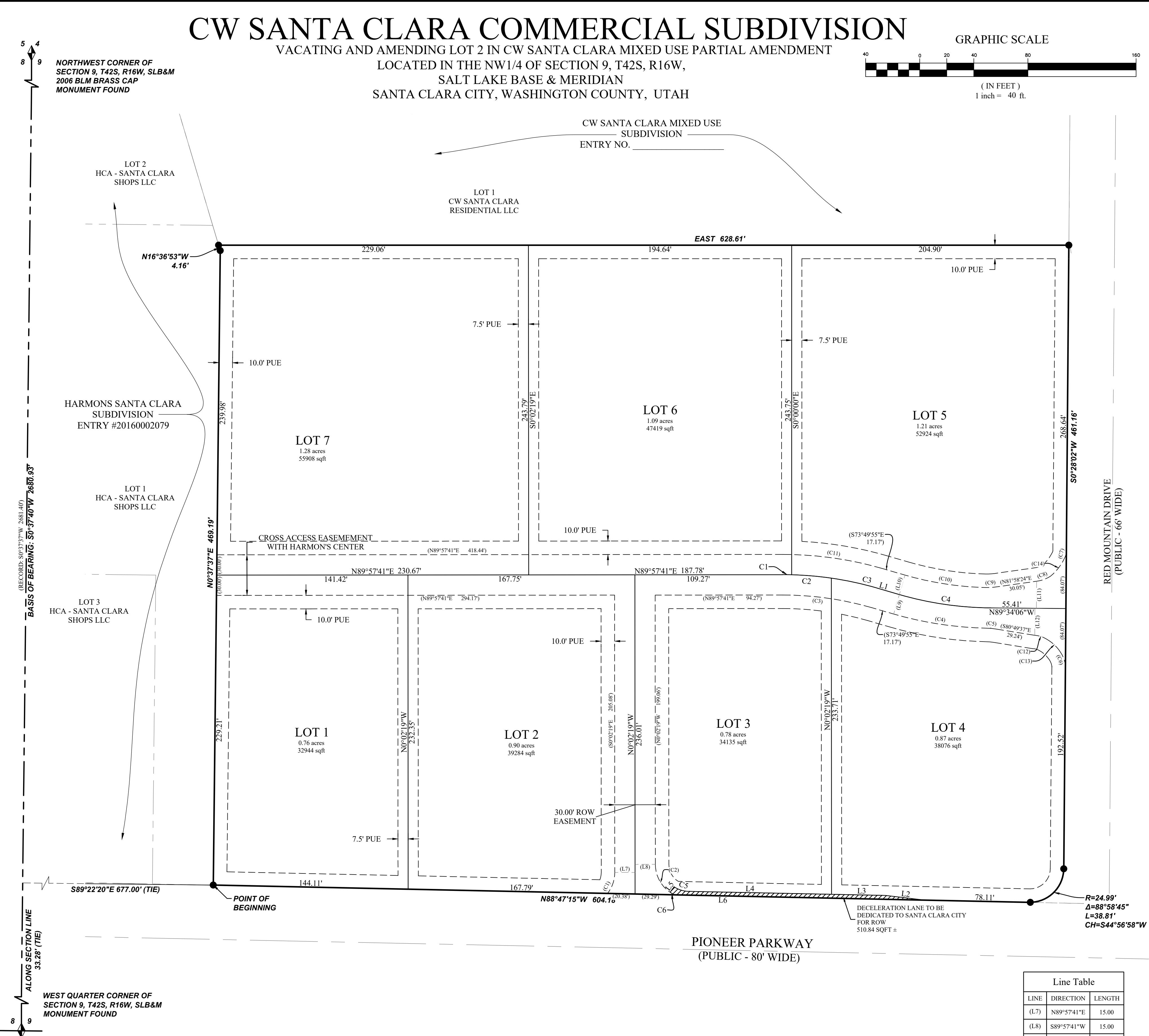
NUMBER _____	ACCOUNT _____	ENGINEER'S APPROVAL: _____
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE ON THIS OFFICE, THIS _____ DAY OF _____, 20_____.  SHEET 1 OF 1		

CITY PLANNING DIRECTOR
ON THIS THE _____ DAY OF _____, A.D. 20_____, THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.
CHAIRMAN OF THE PLANNING COMMISSION SANTA CLARA CITY, UTAH

CITY SURVEYOR'S CERTIFICATE:
I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
CITY SURVEYOR SANTA CLARA CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:
WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE DAY OF _____, A.D. 20_____. HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.
CITY RECORDER, DEPUTY SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM: APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20_____. CITY ATTORNEY SANTA CLARA CITY, UTAH
WASHINGTON COUNTY TREASURER I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20_____. THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.
WASHINGTON COUNTY TREASURER



Line Table		
LINE	DIRECTION	LENGTH
L1	N89°49'55"E	17.17
L2	N83°06'27"W	29.20
L3	N88°49'02"W	39.86
L4	N88°49'02"W	105.22
L5	S35°09'06"W	5.00
L6	S88°47'15"E	184.88

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°49'55"E	17.17
L2	N83°06'27"W	29.20
L3	N88°49'02"W	39.86
L4	N88°49'02"W	105.22
L5	S35°09'06"W	5.00
L6	S88°47'15"E	184.88

**SURVEYOR'S CERTIFICATE**  
I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 1255443 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS & EASEMENTS, HEREAFTER TO BE KNOWN AS:

**CW SANTA CLARA COMMERCIAL**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW ONLY

Date \_\_\_\_\_

**BOUNDARY DESCRIPTION**

A part of the Northwest Quarter of Section 9, Township 42 South, Range 16 West, Salt Lake Base & Meridian, located in Santa Clara City, Washington County, Utah, being more particularly described as follows:

Beginning at a point on the westerly subdivision line of Silverado Santa Clara recorded as Entry #20230017569 on June 15, 2023 by the Washington County Recorder, said point also being located N0°37'40"E 33.28 feet along the Section line and S89°22'20"E 677.00 feet from the West Corner of Section 9, Township 42 South, Range 16 West, Salt Lake Base & Meridian; running thence along said subdivision line the following two (2) courses: (1) N0°07'37"E 469.19 feet; thence (2), N16°36'53"W 4.16 feet; thence East 628.61 feet to the westerly right-of-way of Red Mountain Drive; thence along said Right-of-way the following two (2) courses: (1) S0°28'02"W 461.16 feet; (2) S0°28'25"W 36.81 feet; thence (2) Southwesterly along the arc of a non-tangent curve to the right having a radius of 24.99 feet (radius bears: N89°32'25"W) a distance of 36.81 feet through a central angle of 88°58'45" Chord: S44°56'58"W 35.03 feet to the northerly Right-of-way of Pioneer Parkway; thence along said Right-of-way N68°47'15"W, a distance of 604.18 feet to the point of beginning.

Contains 6.91 acres.  
Contains 7 Lots.

**OWNER'S DEDICATION**

KNOWN ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS & EASEMENTS TO HEREAFTER BE KNOWN AS

**CW SANTA CLARA COMMERCIAL**

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_.  
\_\_\_\_\_  
ENCLAVE RED MOUNTAIN ROW, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: CW RED MOUNTAIN MEMBER, LLC  
A UTAH LIMITED LIABILITY COMPANY  
ITS: ADMINISTRATIVE MEMBER

BY: COLE WEST ENTITY SERVICES, LLC  
A UTAH LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY:  
NAME: COLIN WRIGHT  
ITS: MANAGER

**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH  
S.S.  
COUNTY OF WASHINGTON  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_. PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF WASHINGTON, IN SAID STATE OF UTAH, COLIN WRIGHT, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF \_\_\_\_\_, A UTAH LIMITED LIABILITY COMPANY AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN WASHINGTON COUNTY  
MY COMMISSION NO. \_\_\_\_\_  
PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**CW SANTA CLARA COMMERCIAL SUBDIVISION**  
VACATING AND AMENDING LOT 2 IN  
CW SANTA CLARA MIXED USE PARTIAL AMENDMENT  
LOCATED IN THE NW 1/4 OF SECTION 9, T42S, R16W,  
SALT LAKE BASE & MERIDIAN  
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:  
\_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
\$ \_\_\_\_\_  
WASHINGTON COUNTY RECORDER  
SHEET 1 OF 1



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

Staff Report

## Preliminary Subdivision Plat Review Summary and Recommendation

**Public Body:** Santa Clara Planning Commission

**Meeting Date:** September 11, 2025

**Current Zone:** Planned Development Residential, PDR Zone

**General Plan Designation:** Mixed-Use residential, MUR

**Property Size:** 7.35 acres

**Property Location:** North of Pioneer Parkway and west of Red Mountain Road

**Request:** Preliminary Subdivision Plat Review

**Applicant Name:** McKenna Christensen

**Staff Planner:** Jim McNulty

**City Staff Recommendation:** Approval with conditions

**Meeting Type:** Public Meeting

### PROJECT DESCRIPTION

The applicant, **McKenna Christensen**, Cole West LLC, is requesting a Preliminary Subdivision Plat Review for the proposed **CW Santa Clara Residential Subdivision**. The preliminary plat includes 58 two-story front-loaded townhome units, 12 three-story rear-loaded townhome units, and 10 single-family lots. A total of eighty (80) residential units are proposed on 7.35 acres. This equates to a project density of 10.9 units per acre.

The **previous applicant for the subject property was Silverado LLC**. The Planning Commission may recall holding public hearings in both 2022 and 2023 which included a Property Rezoning and Project Plan Review. The previous plans included a small amount of commercial along Pioneer Parkway, an Apartment Complex, and Mancaves Units which included a second story living space.

**Chapter 17.68, Planned Development Zones**, requires a review of the Preliminary Subdivision Plat. The application must include all preliminary plat requirements as per Chapter 16.16 of city code. A preliminary subdivision plat may not be approved in any PDR Zone unless the plat is consistent with the approved Project Plan. City staff will further discuss the proposed project and requirements in the report.

## SITE & VICINITY DESCRIPTION

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The subject property is in the northern part of the City, and just north of the intersection of Pioneer Parkway and Red Mountain Drive. The property is currently undeveloped.

## PRELIMINARY SUBDIVISION PLAT REVIEW ITEMS

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City staff has determined that the Preliminary Plat is consistent with the Project Plan reviewed by the Planning Commission on June 26, 2025, and approved by the City Council on July 9, 2025. City staff has identified the following items that need to be addressed at this time:

1. **Residential Unit Count:** The Preliminary Plat includes a total of **eighty (80) residential units**. This includes 58 two-story front-loaded townhome units, 12 three-story rear-loaded units, and 10 small single-family lots. The subject property is 7.35 acres in size. This equates to a project density of 10.9 units/acre. The Phasing Plan indicates that two (2) project phases are proposed and includes the amenities for each phase of the project. **A copy of both plans is attached.**
2. **Density Bonus:** The Preliminary Plat includes a **density of 10.9 units per acre**. A density bonus of 2.9 units per acre has been requested by the applicant. The base density in the PDR Zone is 8 units per acre. On June 26, 2025, the Planning Commission recommended a density bonus to the City Council as per Chapter 17.68.050 of city code. On July 9, 2025, the City Council approved the density bonus for the project.
3. **Building Design/Materials/Height/Setbacks:** The proposed buildings include a two-story front-loaded townhome unit, a three-story rear-loaded townhome unit, and single-family detached units.
  - a. **Front-Loaded Units (58).** Each unit will include 3 or 4 bedrooms, 2.5 bathrooms, and a two-car garage. Units will range from 1,550 to 1,850 square feet in size. Exterior building materials include a brick wainscot, hardi-board, stucco, and asphalt shingles roofs. The two-story townhomes will be approximately 26' in height. Building setbacks will be as follows: Front yard setback minimum of 20' (minimum driveway depth of 20' required), side yard setback minimum of 12' between buildings or 15' from right-of-way for a corner unit, with a rear yard setback minimum of 10'. **Copies of the proposed Building Elevations (3) are attached.**
  - b. **Rear-Loaded Units (12).** Each unit will include 4 bedrooms, 3.5 bathrooms, and a two-car garage. Units will range from 1,800 to 1,850 square feet in size. Exterior building materials include brick, hardi-board, stucco, and asphalt shingle roofs. The three-story townhomes will be approximately 34' in height. Building setbacks will be as follows: Front yard setback minimum of 10' from roadway, side yard setback minimum of 12' between buildings, with a rear yard setback of 20' minimum (minimum driveway depth of 20' required). **A copy of the proposed Building Elevations is attached.**
  - c. **Single-Family Lots (10).** The small lot single-family area will allow for both ramblers and two-story homes with a two-car garage. Exterior building materials will include a brick wainscot, hardi-board, stucco, and asphalt shingle roofs. Building setbacks will be as follows: Front yard setback minimum of 20' (minimum driveway depth of 20' required), side yard setback minimum of 5' per side, with a rear yard minimum setback of 10'. **A copy of a proposed Building Elevation is attached.**

**Request: Preliminary Subdivision Plat Review**

4. **Project Amenities:** Chapter 17.68 requires project amenities including recreation facilities such as tennis courts, playground equipment, swimming pool, clubhouse, and other common amenities such as a gazebo, outdoor cooking/eating areas, walkways, etc. The **Phasing Plan** includes a dog park with a shade structure, playground with a shade structure, and fire pit with outdoor seating in **Phase 1**, with a park and shade structure in **Phase 2**. Additionally, open space and walking paths have been provided in both phases for future residents.
5. **Public Trail Access:** An existing 10' multi-use trail is in place just north of the subject property. The City will install the section of trail shown on the Project Plan (attached). This is the Lava Flow Trail that's required as per the **2018 Trails Master Plan**.
6. **Open Space:** Chapter 17.68 requires at least **30% of a project to be in common area open space**. The Preliminary Plat includes **32% (2.30 acres) of open space** for the project.
7. **Project Landscaping:** The final landscape and irrigation plans will be required to comply with **Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards)**. A secondary water connection will be required for outdoor water use. The applicant has provided landscape and irrigation plans that appear to meet code requirements. A **copy of the Landscape Plan** is attached.
8. **Outdoor Lighting:** Chapter 17.68.040 indicates that all outdoor lighting shall not adversely impact surrounding residential uses. All lighting shall be shielded and directed downward to avoid light spill. **Project lighting will include wall packs** mounted to individual units. **City streetlights** will also be required along the **public right-of-way** through the center of the project.
9. **Public Road/Private Driveway Design:** The Preliminary Plat includes a **45' public right-of-way** running through the center of the project connecting Rachel Drive with Red Mountain Drive. This public road cross-section includes 30' of pavement, 2.5' of curb and gutter on each side, with a 5' sidewalk on each side of the road. The Preliminary Plat also includes a **26' private driveway with a 5' sidewalk** on one side providing access to both front-loaded and rear-loaded townhomes. The private driveway provides access to 34 townhome units.
10. **Required Parking:** The project is required to have a minimum of **160 parking spaces (80 covered, 80 uncovered)** for the proposed residential development as per Chapter 17.32. The Preliminary Plat also includes **10 guest parking spaces**, as well as two car garages and two car driveways for each proposed unit. It appears that sufficient parking is offered for the project.
11. **Fencing:** Project fencing is proposed for the project. This will **include a 6' CMU masonry wall** around the perimeter of the residential area and adjacent to the commercial area. The applicant will need to work with City staff to coordinate fencing height, location, and site visibility at the two project access points (Rachel Drive & Red Mountain Drive) the commercial and residential projects. A **Fencing Plan** is attached.
12. **Water Availability:** The applicant is 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.
13. **Project Signage/Entry Feature:** The applicant intends to install matching entry signs at the project access points with Rachel Drive and Red Mountain Drive. The submitted information includes a **CMU masonry wall with project signage**. A building permit will be required prior to sign installation.

**Request: Preliminary Subdivision Plat Review**

14. **Road Maintenance Fund & CC&Rs:** City staff recommends that a **Road Maintenance Fund be established** by the applicant for the future maintenance of the private driveway within the project. This may include future slurry seals, crack sealing, pothole repairs, and other general maintenance as needed. The Road Maintenance Fund provisions may be a separate document or included within the CC&Rs for the project. The **project CC&Rs** will need to be reviewed and approved by City staff prior to final plat recordation.
15. **Dust Control:** The applicant will be required to **submit a Dust Control Plan** prior to final plat recordation. Precautionary measures are needed to protect the general health, safety, and welfare of residents living in the vicinity.

## **NEIGHBORHOOD RESPONSE**

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Public notices are not required for a subdivision. The Planning Commission agenda has been posted in multiple locations as per State code. No comments have been received by city staff as of the writing of this report.

## **REVIEWING DEPARTMENTS**

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**DEPARTMENT: Building**

Recommendations: A geotechnical report will be required for each residential building prior to building permit issuance.

Required Revisions: None at this time.

**DEPARTMENT: Parks & Trails**

Recommendations: N/A

Required Revisions: None at this time.

**DEPARTMENT: Police & Fire**

Recommendations: N/A

Required Revisions: None at this time.

**DEPARTMENT: Power**

Recommendations: Public Utility Easements (PUE's) are required.

Required Revisions: None at this time.

**DEPARTMENT: Public Works**

Recommendations: Public Utility Easements (PUE's) are required to be shown on the Final Plat. All public streets must be included on the Final Plat. A mylar with signature blocks is required for the Final Plat.

Required Revisions: None at this time.

## **STATE CODE CONSIDERATIONS**

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Utah Code, Section 52-4-202, includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall and Post Office) at least 24 hours before the meeting. The city is also required to post on the State Public Notice Website. City Staff has determined that all State Code requirements have been met with this application.

## **CITY STAFF RECOMMENDATION**

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City Staff recommends that the Planning Commission consider granting **Preliminary Subdivision Plat Approval** for the CW Santa Clara Residential Subdivision, subject to the following conditions:

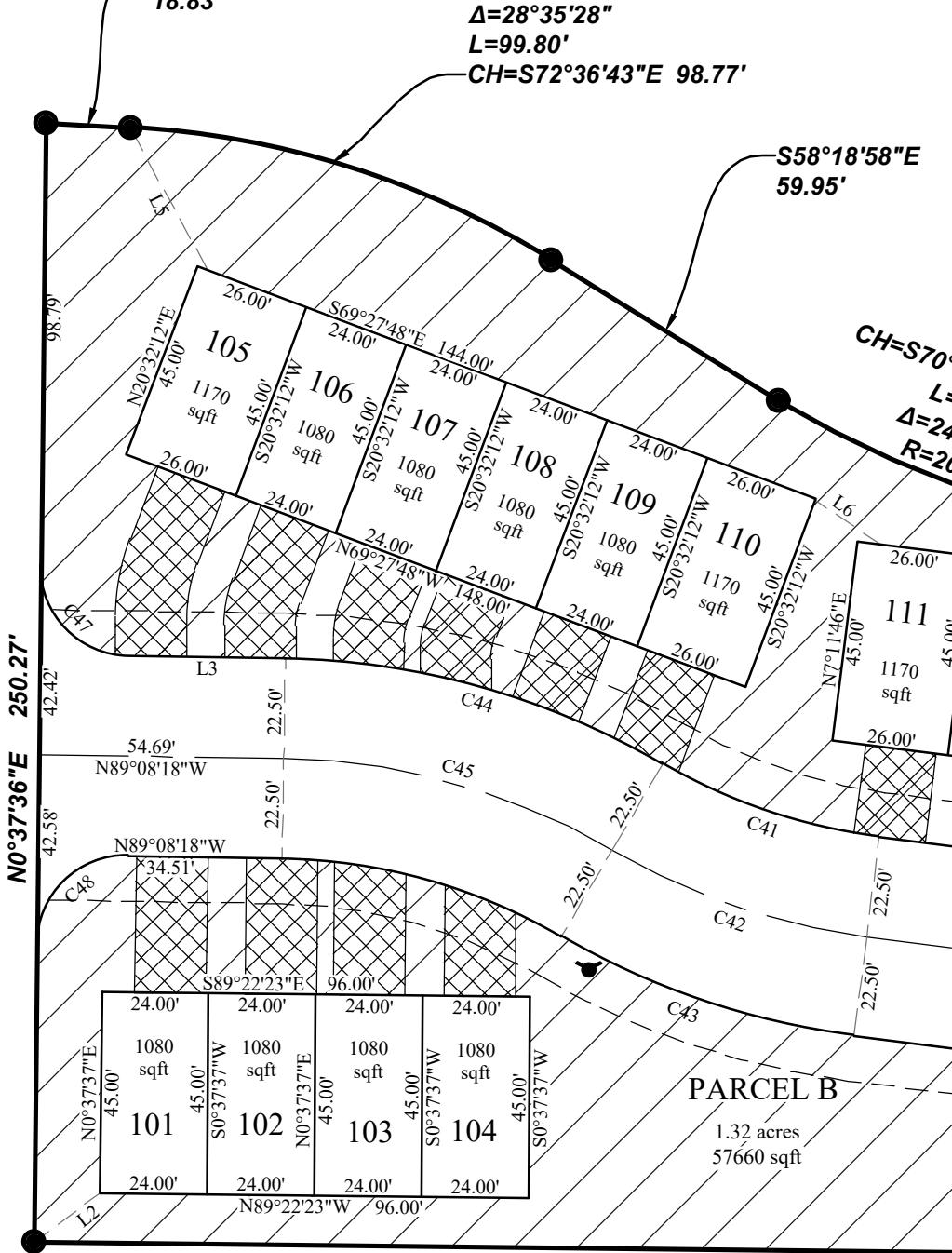
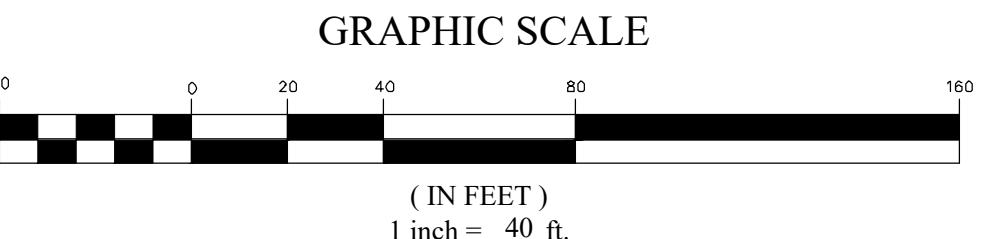
1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That a total of eighty (80) units on 7.35 acres be allowed as per the Project Plan. This equates to a density of 10.9 units/acre.
3. That a Project Phasing Plan be followed for the overall project.
4. That the building design/materials/colors/height/and setbacks comply with the information in the staff report as presented by the applicant. That substantial changes to these items require an amendment to the Subdivision Plat.
5. That at least 30% of the project area is in common open space. The Preliminary Plat 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 Phasing Plan.
7. That the required 10' public multi-use trail (2018 Trails Master Plan) as shown on the Preliminary Plat be installed by the City.
8. That the applicant is required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards. That a secondary water connection is required for outdoor water use.
9. That outdoor lighting includes wall pack lighting on individual units. Also, City streetlights are required along the public right-of-way through the center of the project.
10. That a 45' public right-of-way running through the center of the project connecting Rachel Drive with Red Mountain Drive is required. That a 26' private driveway with a 5' sidewalk on one side be allowed providing access to front-loaded and rear-loaded townhomes.
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 Preliminary Plat.
12. That project fencing includes a 6' CMU masonry wall. That the applicant coordinates with City staff on height, location, and site visibility at the two project access points (Rachel Drive & Red Mountain Drive).
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 the applicant is required to submit a Dust Control Plan prior to final plat recordation.
16. 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.
17. That project CC&Rs be submitted to City staff for review and approval prior to final plat recordation.
18. That the project Development Agreement and CC&Rs includes a restriction limiting rentals to a maximum of 35% of the project.



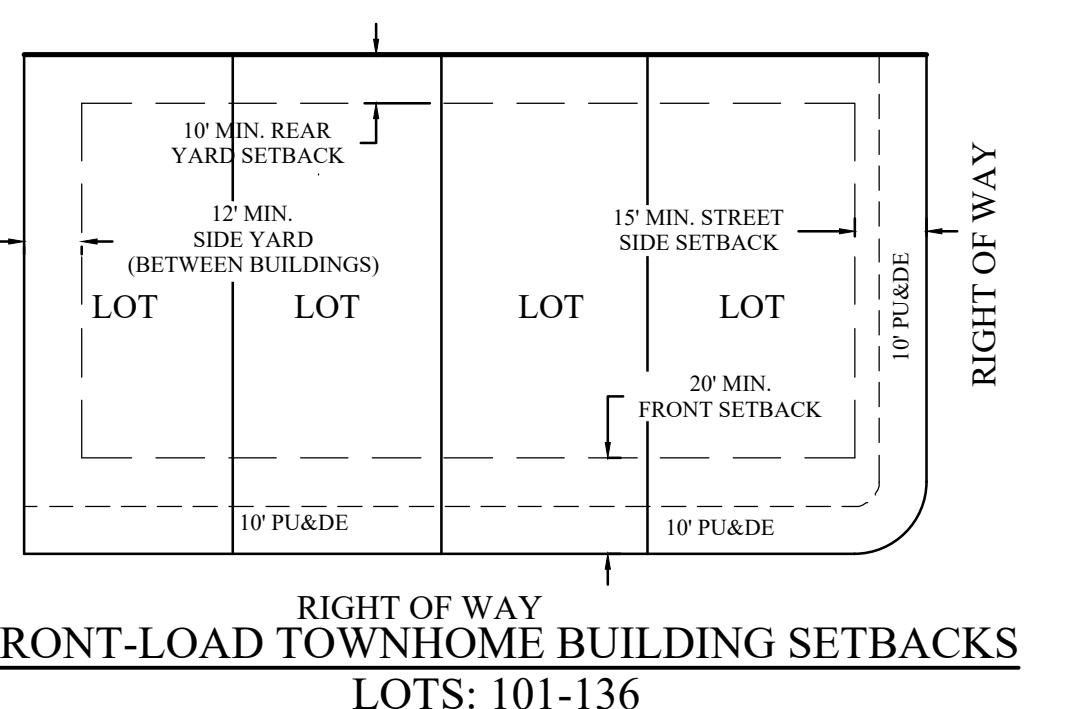
# SANTA CLARA RESIDENTIAL SUBDIVISION

VACATING AND AMENDING LOT 1 IN CW SANTA CLARA MIXED USE PARTIAL AMENDMENT

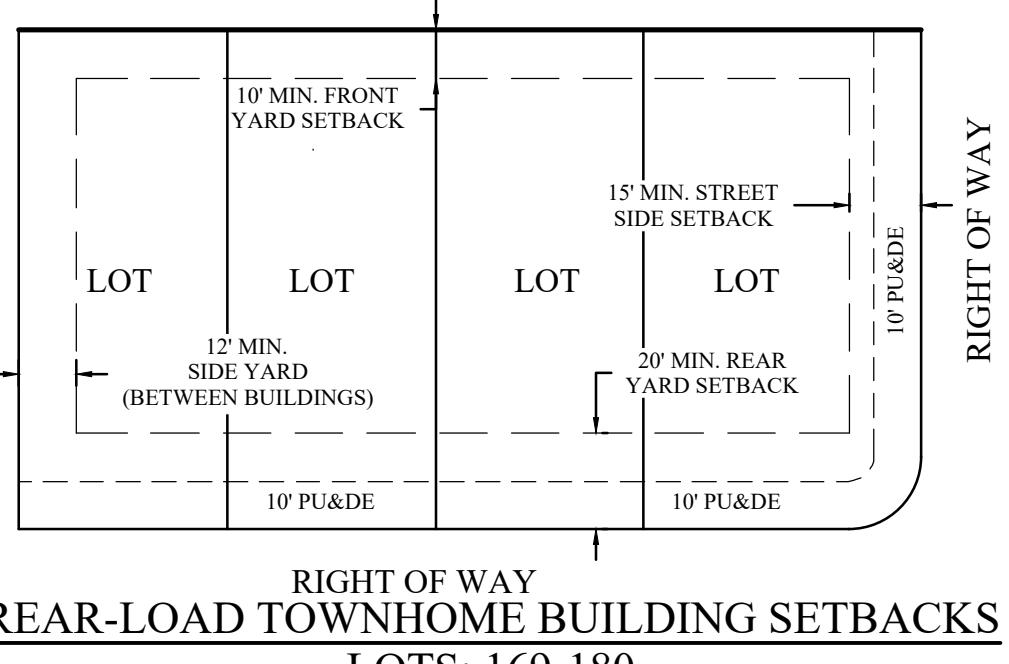
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SALT LAKE BASE & MERIDIAN  
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH



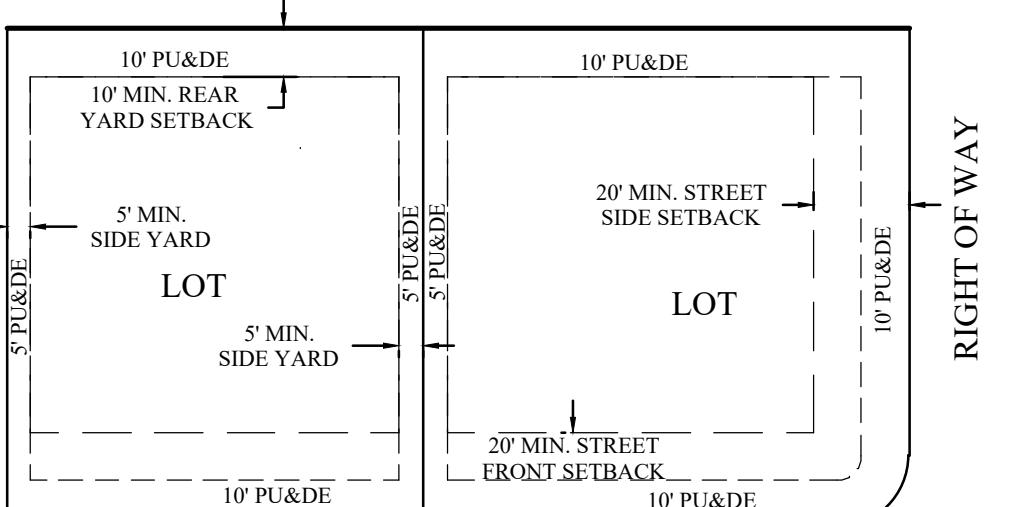
FRONT-LOAD TOWNHOME BUILDING SETBACKS  
LOTS: 147-168



FRONT-LOAD TOWNHOME BUILDING SETBACKS  
LOTS: 101-136



REAR-LOAD TOWNHOME BUILDING SETBACKS  
LOTS: 169-180



TYPICAL SINGLE-FAMILY BUILDING SETBACKS  
LOTS: 137-146

N.T.S.



PREPARED BY:  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 SOUTH HIGH TECH DRIVE SUITE 200  
MIDVALE, UT 84047 PH: (801) 352-0075  
www.focusutah.com

PREPARED FOR:

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 2 OF 2

TYPICAL SINGLE-FAMILY BUILDING SETBACKS

LOTS: 137-146

N.T.S.

SANTA CLARA RESIDENTIAL SUBDIVISION

VACATING AND AMENDING 1 IN CW SANTA CLARA

MIXED USE PARTIAL AMENDMENT

LOCATED IN THE NW1/4 OF SECTION 9, T42S, R16W,  
SALT LAKE BASE & MERIDIAN  
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH

NUMBER \_\_\_\_\_  
ACCOUNT \_\_\_\_\_  
SHEET 2 OF 2

FOR  
REVIEW  
ONLY

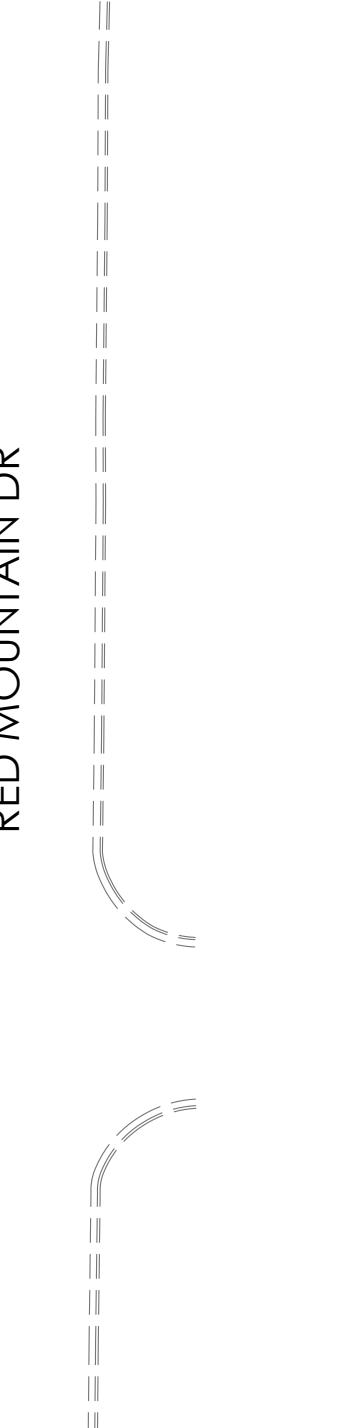
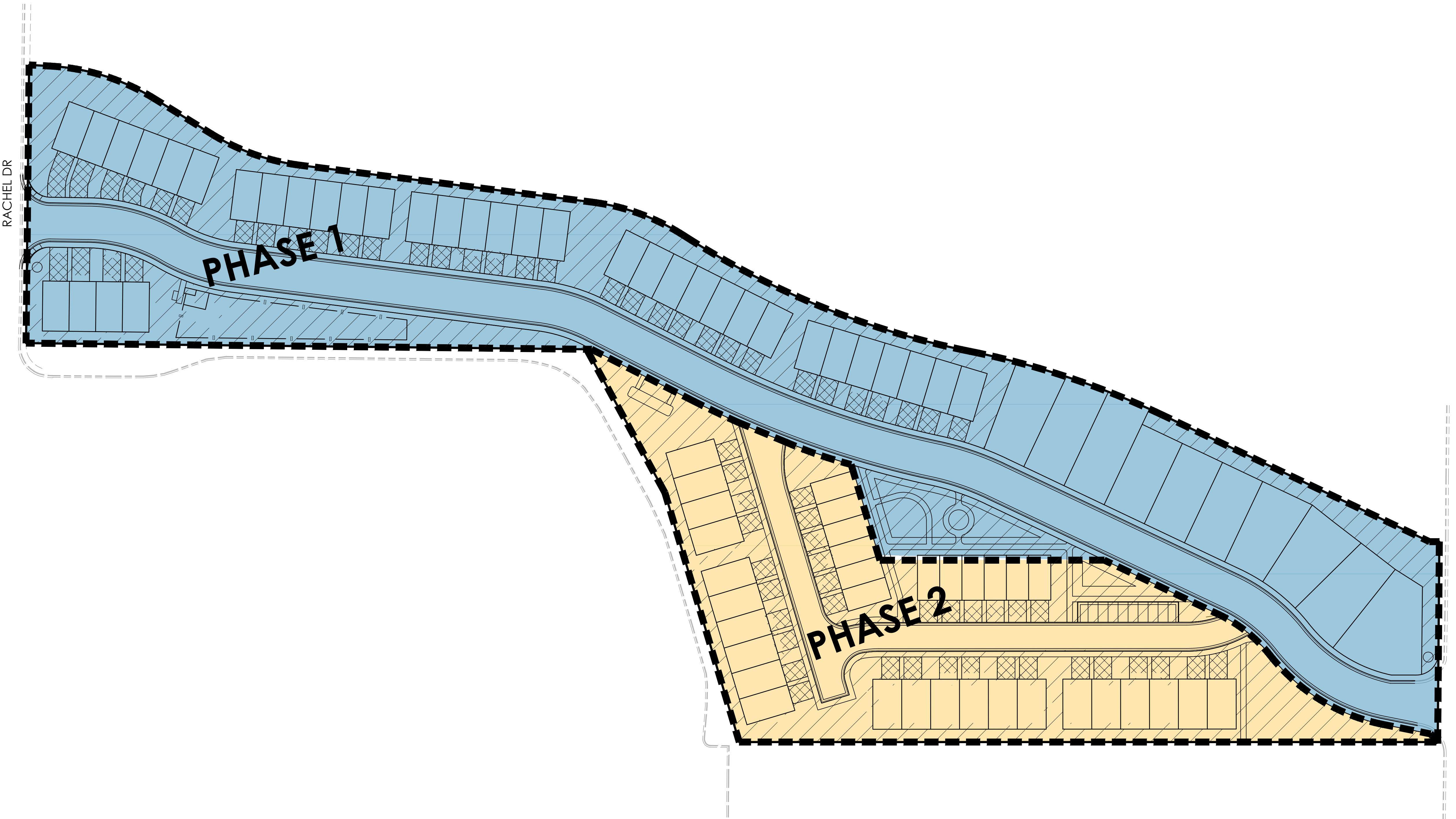
**SANTA CLARA RESIDENTIAL  
SANTA CLARA, UT  
PHASING PLAN**

**PHASING LEGEND**

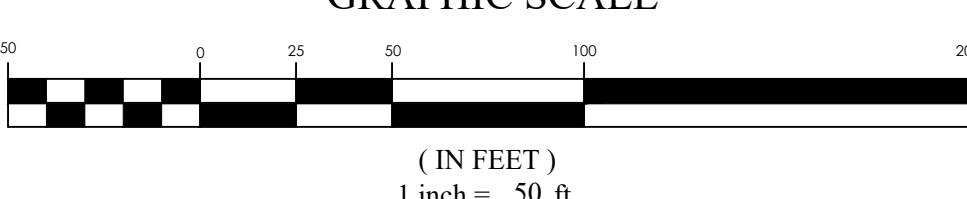
- PHASE 1
- PHASE 2

**NOTES:**

PHASE 1: 36 TOWN HOME UNITS  
10 SINGLE FAMILY UNITS  
PLAYGROUND &  
FIRE PIT AMENITIES  
PHASE 2: 34 TOWN HOME UNITS



**GRAPHIC SCALE**



**PHASING  
PLAN**

REVISION BLOCK	#	DATE	DESCRIPTION
	1	***	***
	2	***	***
	3	***	***
	4	***	***
	5	***	***
	6	***	***

Scale: 1"=50'	Drawn: OJD
Date: 05/20/25	Job #: 24-0446
Sheet: C3.1	2024-04-06 Santa Clara CW Mixed Use - Residential\Design 24-0446\DWG\Sheets\SC3.1.PDF



Call 811 before you dig.

# COLE WEST

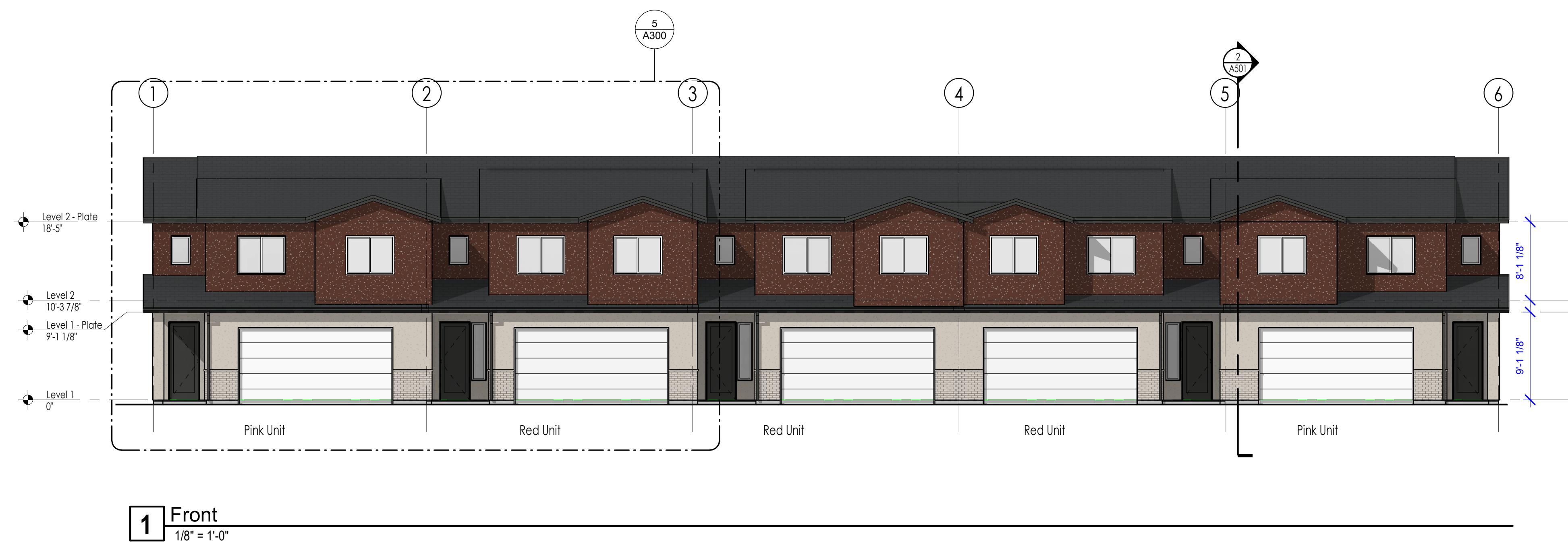
## **GENERAL NOTES**

- A. Provide an address on the building which is assigned by the City Engineering Department. If the space is subdivided then the unit number or letter shall be placed on or near the entrance of the unit. These numbers and letters shall be visible from the street and be a minimum 6 inches high and a stroke of  $\frac{1}{2}$  inch. Address numbers shall be Arabic numbers or alphabetical letters. This address shall be contrasting color of the background.
- B. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall not have openings into the garage per IRC R302.5.2.

## **EL E V A T I O N   K E Y   N O T E S**

STUCCO FINISH SYSTEM - COLOR PER SELECTION SHEET  
WINDOWS & DOORS PER SELECTION SHEET  
THIN BRICK VENEER - PER SELECTION SHEET  
CONCRETE FOUNDATION BELOW GRADE  
FINISHED GRADE  
AC UNIT & PAD PER SPEC SHEET  
1" DECORATIVE STUCCO BAND - COLOR PER SELECTION SHEET  
PREMANUFACTURED ALUMINUM PERGOLA  
TILE ROOFING - COLOR PER SELECTION SHEET  
CEMENT FIBER PANEL SIDING W/ 1" VERTICAL & HORIZ. TRIM AS SHOWN  
STUCCO SOFFIT AND FASCIA  
PROVIDE RAIN GUTTERS AND DOWNSPOUTS AT LOWER ROOF

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# BLDG. TYPE 'B' (5-PLEX)



## 5 Front - Enalrged Elevation

"4" = 1'-0"

**PLAN: Building B (5-Plex)**  
 **ELEVATION:**  
**DATE: 02/09/2024**

SHEET NAME + NUMBER:

## Elevations

# A300

# COLE WEST

## **GENERAL NOTES**

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## **EL E V A T I O N K E Y N O T E S**

- 1 STUCCO FINISH SYSTEM - COLOR PER SELECTION SHEET
- 2 WINDOWS & DOORS PER SELECTION SHEET
- 3 THIN BRICK VENEER - PER SELECTION SHEET
- 4 CONCRETE FOUNDATION BELOW GRADE
- 5 FINISHED GRADE
- 6 AC UNIT & PAD PER SPEC SHEET
- 7 1" DECORATIVE STUCCO BAND - COLOR PER SELECTION SHEET
- 8 PREMANUFACTURED ALUMINUM PERGOLA
- 9 TILE ROOFING - COLOR PER SELECTION SHEET
- 10 CEMENT FIBER PANEL SIDING W/ 1" VERTICAL & HORIZ. TRIM AS SHOWN
- 11 STUCCO SOFFIT AND FASCIA
- 12 PROVIDE RAIN GUTTERS AND DOWNSPOUTS AT LOWER ROOF

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**1** Rear  
1/8" = 1'-0"



**2** Rear - Enlarged Plan  
1/4" = 1'-0"

PLAN: **Building B (5-Plex)**  
ELEVATION:  
DATE: **02/09/2024**

SHEET NAME + NUMBER:

# Elevations

# A301

**GENERAL NOTES**

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**ELEVATION KEY NOTES**

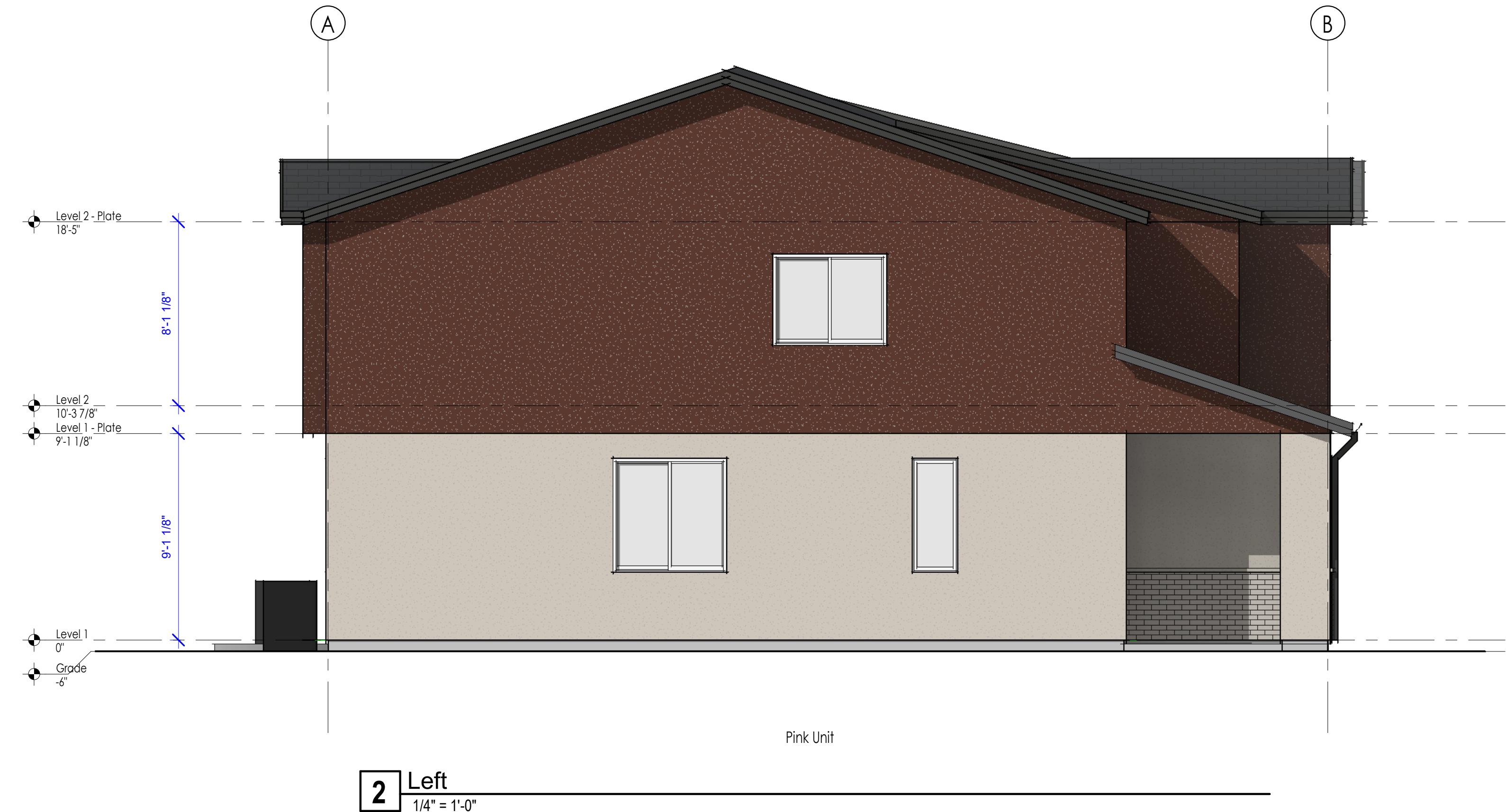
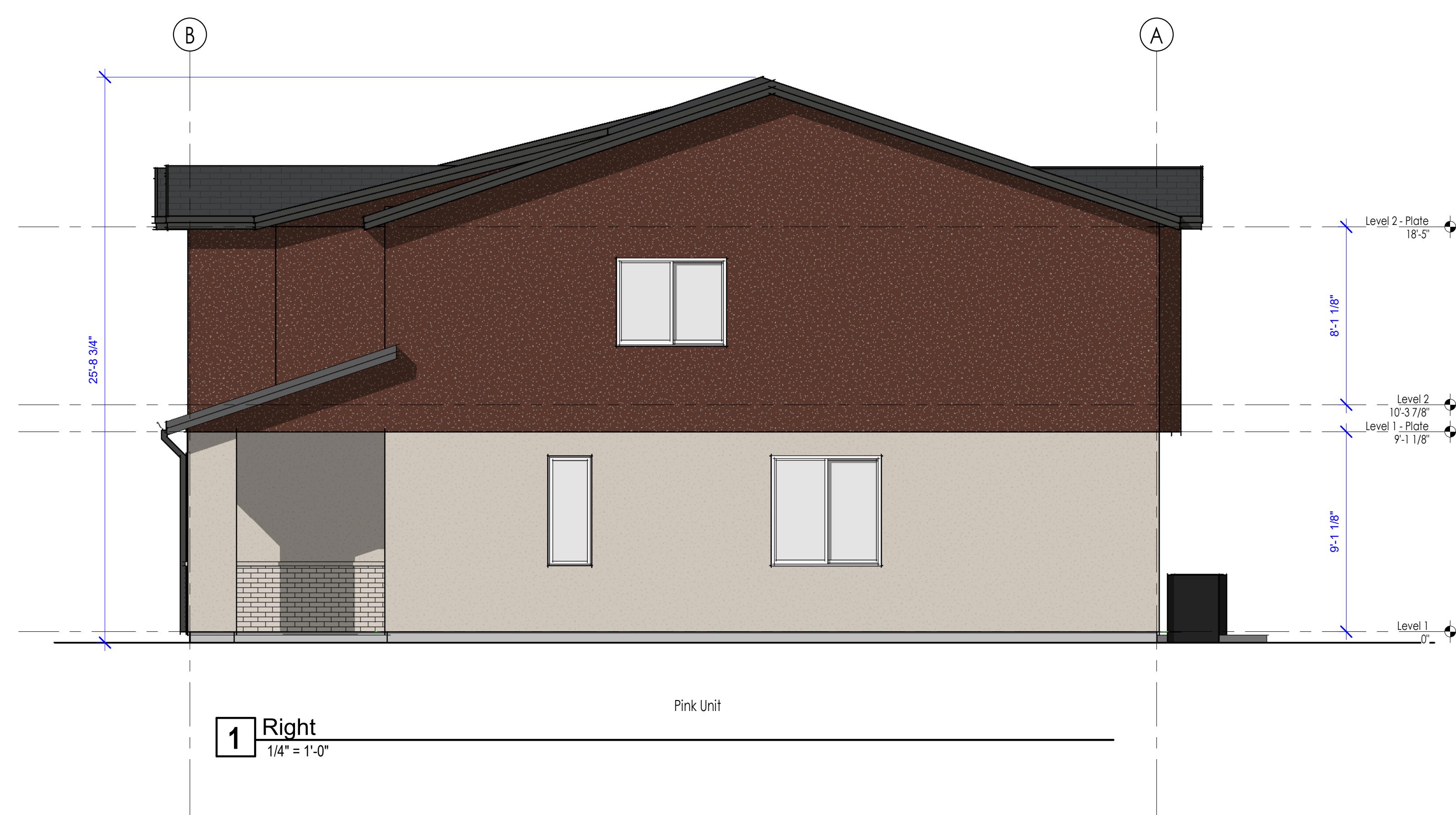
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**BLDG. TYPE 'B' (5-PLEX)**

RED MOUNTAIN

REVISION SCHEDULE		
#	REVISION	DATE



PLAN: Building B (5-Plex)  
ELEVATION:  
DATE: 02/09/2024

SHEET NAME + NUMBER:

Elevations

**A302**

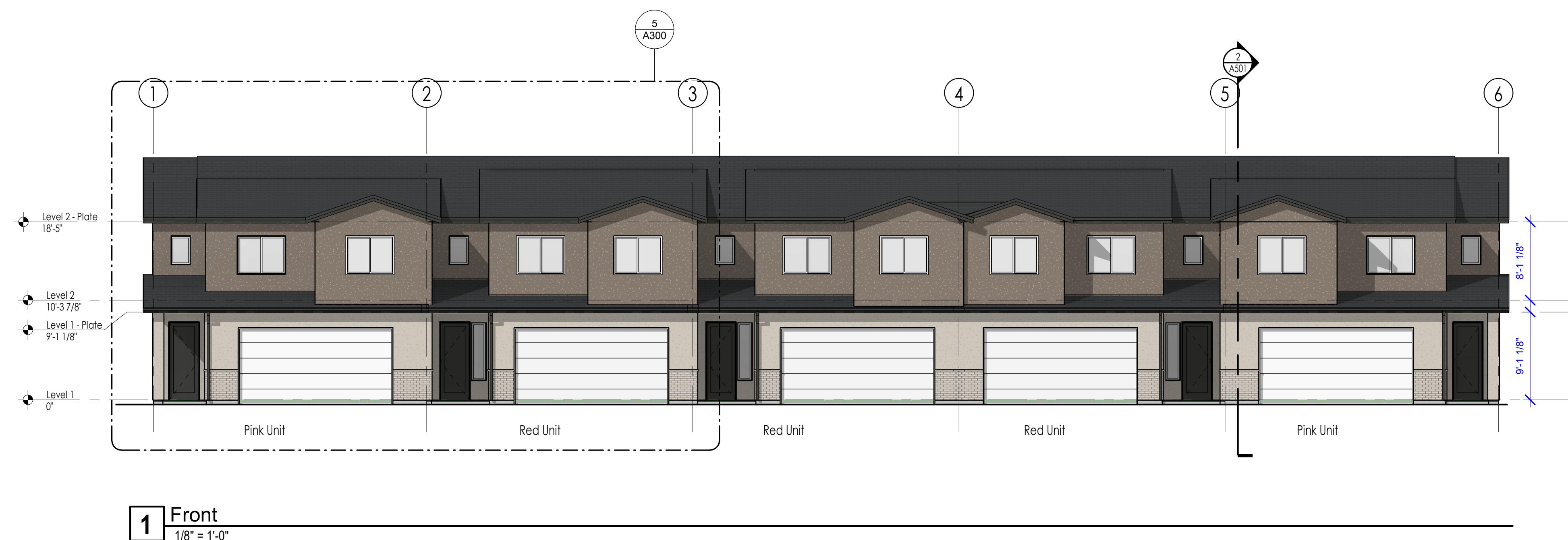
BID &amp; PERMIT SET

# COLE WEST

## **GENERAL NOTES**

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## **EL E V A T I O N   K E Y   N O T E S**

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WINDOWS & DOORS PER SELECTION SHEET  
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STUCCO SOFFIT AND FASCIA  
PROVIDE RAIN GUTTERS AND DOWNSPOUTS AT LOWER ROOF

# BLDG. TYPE 'B' (5-PLEX)



## 5 Front - Enalrged Elevation

4" = 1'-0"

**PLAN: Building B (5-Plex)**  
**LEVEL:**  
**DATE: 02/09/2024**

SHEET NAME + NUMBER:

## Elevations

## Elevations

# A300

## **GENERAL NOTES**

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## **EL E V A T I O N K E Y N O T E S**

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WINDOWS & DOORS PER SELECTION SHEET  
THIN BRICK VENEER - PER SELECTION SHEET  
CONCRETE FOUNDATION BELOW GRADE  
FINISHED GRADE  
AC UNIT & PAD PER SPEC SHEET  
1" DECORATIVE STUCCO BAND - COLOR PER SELECTION  
SHEET  
PREMANUFACTURED ALUMINUM PERGOLA  
TILE ROOFING - COLOR PER SELECTION SHEET  
CEMENT FIBER PANEL SIDING W/ 1" VERTICAL & HORIZ. TRIM  
AS SHOWN  
STUCCO SOFFIT AND FASCIA  
PROVIDE RAIN GUTTERS AND DOWNSPOUTS AT LOWER ROOF

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**1** Rear  
1/8" = 1'-0"



## 2 Rear - Enlarged Plan

**PLAN: Building B (5-Plex)**  
**ELEVATION:**  
**DATE: 02/09/2024**

SHEET NAME + NUMBER:

# Elevations

# A301

**GENERAL NOTES**

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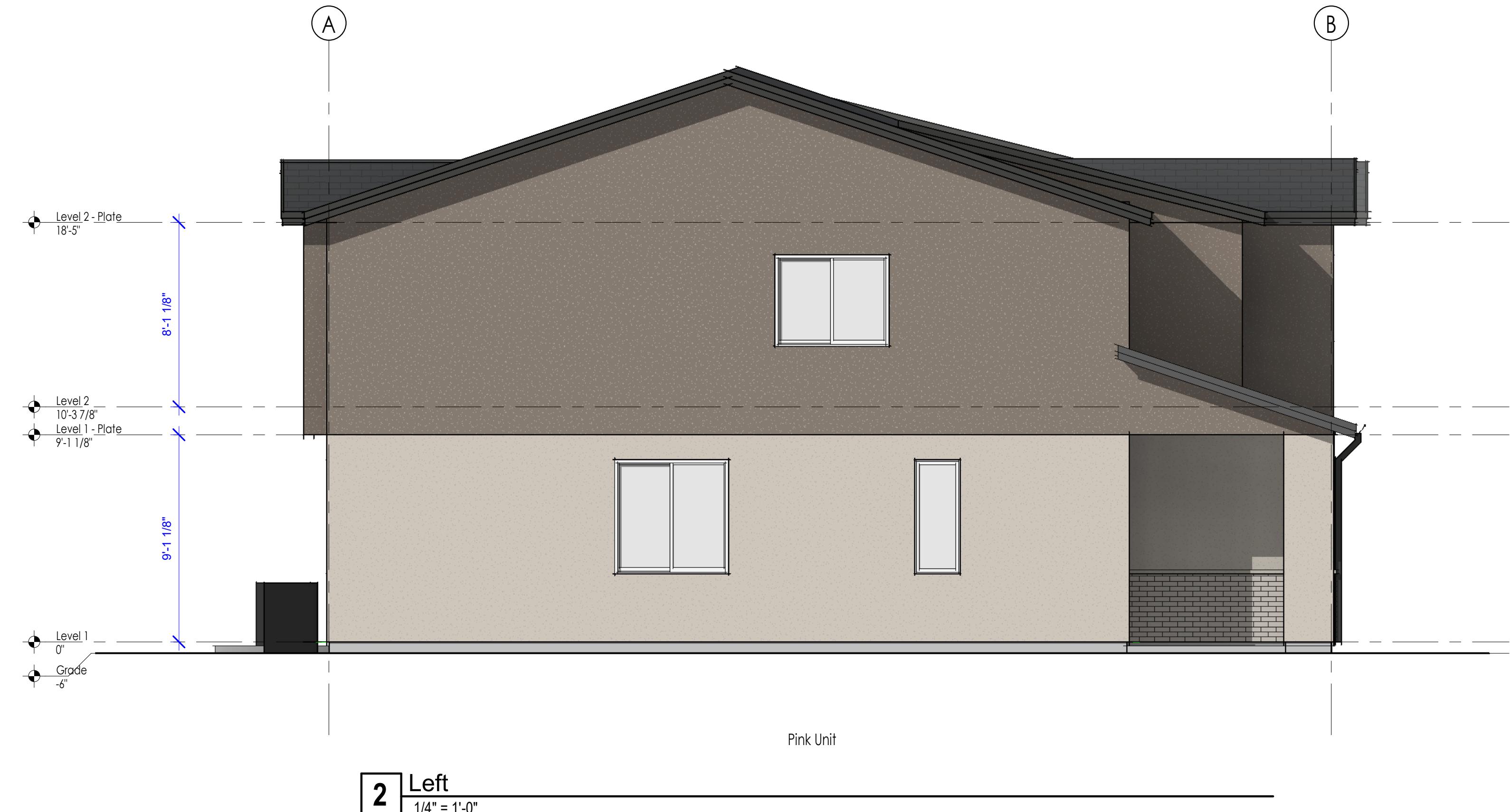
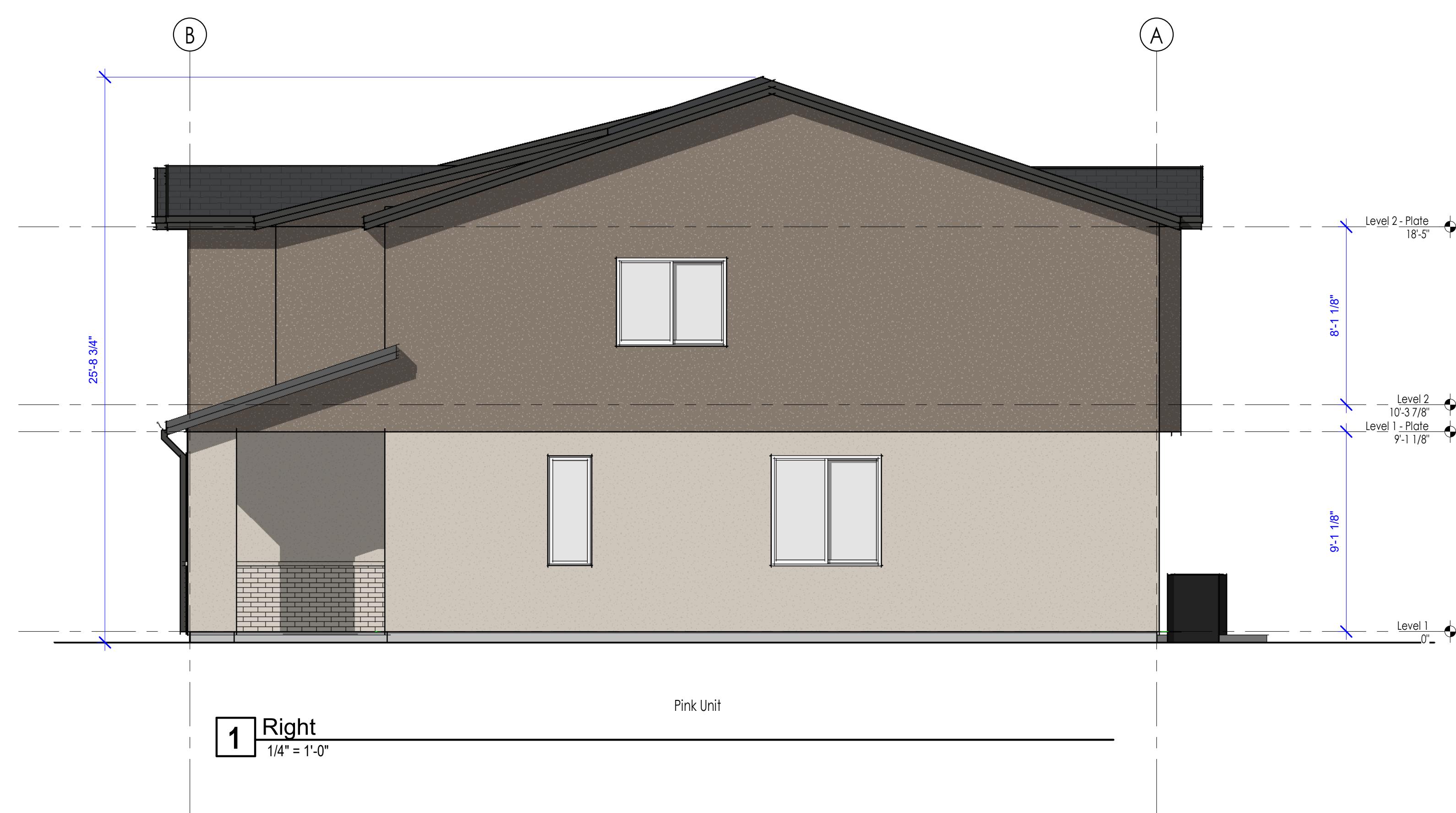
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**BLDG. TYPE 'B' (5-PLEX)**

RED MOUNTAIN

REVISION SCHEDULE		
#	REVISION	DATE



PLAN: Building B (5-Plex)  
ELEVATION:  
DATE: 02/09/2024

SHEET NAME + NUMBER:

Elevations

**A302**

BID &amp; PERMIT SET

# COLE WEST

## **GENERAL NOTES**

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**1** Front  
1/8" = 1'-0"

1/8" = 1'-0"



## 5 Front - Enalrged Elevation

1/4" = 1'-0"

**PLAN: Building B (5-Plex)**  
**ELEVATION:**  
**DATE: 02/09/2024**

SHEET NAME + NUMBER:

# Elevations

# A300

## **GENERAL NOTES**

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## **EL E V A T I O N K E Y N O T E S**

- 1 STUCCO FINISH SYSTEM - COLOR PER SELECTION SHEET
- 2 WINDOWS & DOORS PER SELECTION SHEET
- 3 THIN BRICK VENEER - PER SELECTION SHEET
- 4 CONCRETE FOUNDATION BELOW GRADE
- 5 FINISHED GRADE
- 6 AC UNIT & PAD PER SPEC SHEET
- 7 1" DECORATIVE STUCCO BAND - COLOR PER SELECTION SHEET
- 8 PREMANUFACTURED ALUMINUM PERGOLA
- 9 TILE ROOFING - COLOR PER SELECTION SHEET
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**1** Rear  
1/8" = 1'-0"



**2** Rear - Enlarged Plan  
1/4" = 1'-0"

**PLAN: Building B (5-Plex)**  
**ELEVATION:**  
**DATE: 02/09/2024**

SHEET NAME + NUMBER:

# Elevations

# A301

**GENERAL NOTES**

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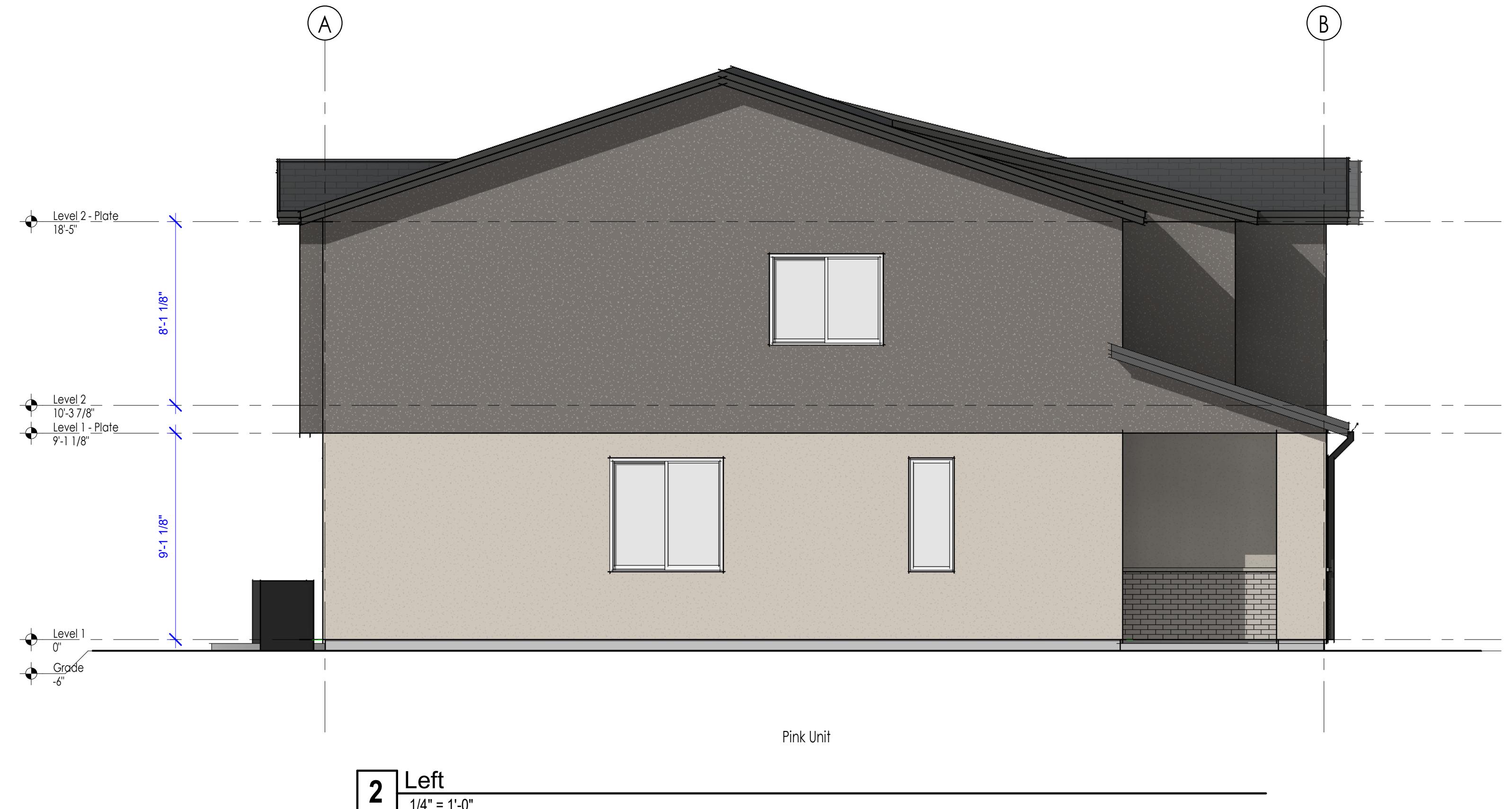
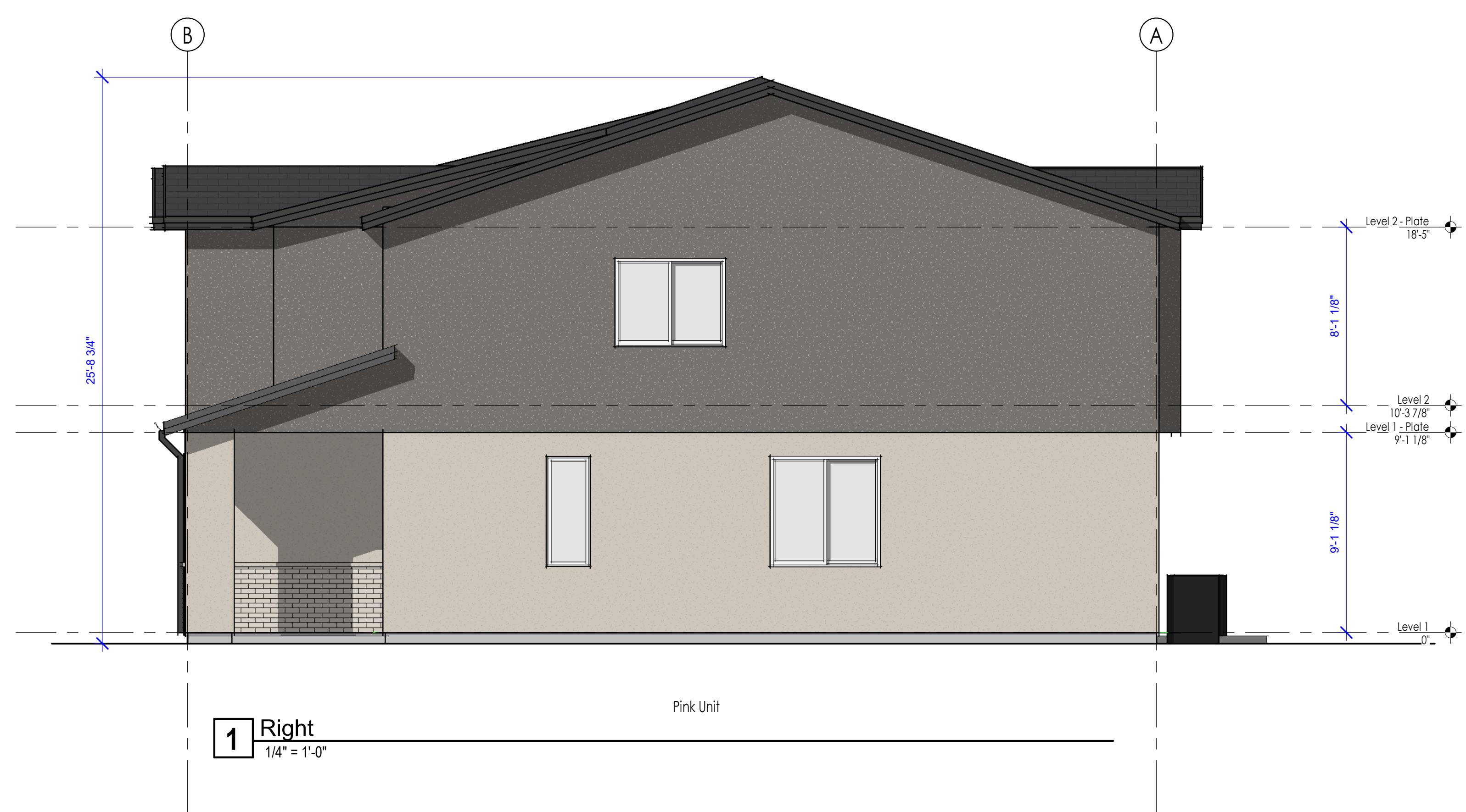
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**ELEVATION KEY NOTES**

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**BLDG. TYPE 'B' (5-PLEX)**

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REVISION SCHEDULE		
#	REVISION	DATE

PLAN: Building B (5-Plex)  
ELEVATION:  
DATE: 02/09/2024

SHEET NAME + NUMBER:

Elevations

**A302**

BID & PERMIT SET



1 FRONT ELEVATION  
3/16" = 1'-0"



2 REAR ELEVATION  
3/16" = 1'-0"

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FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

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SOLE AND EXPRESS WRITTEN PERMISSION FROM CW URBAN

COLE WEST

PROJECT  
RED MOUNTAIN

Santa Clara, UT

REVISIONS:

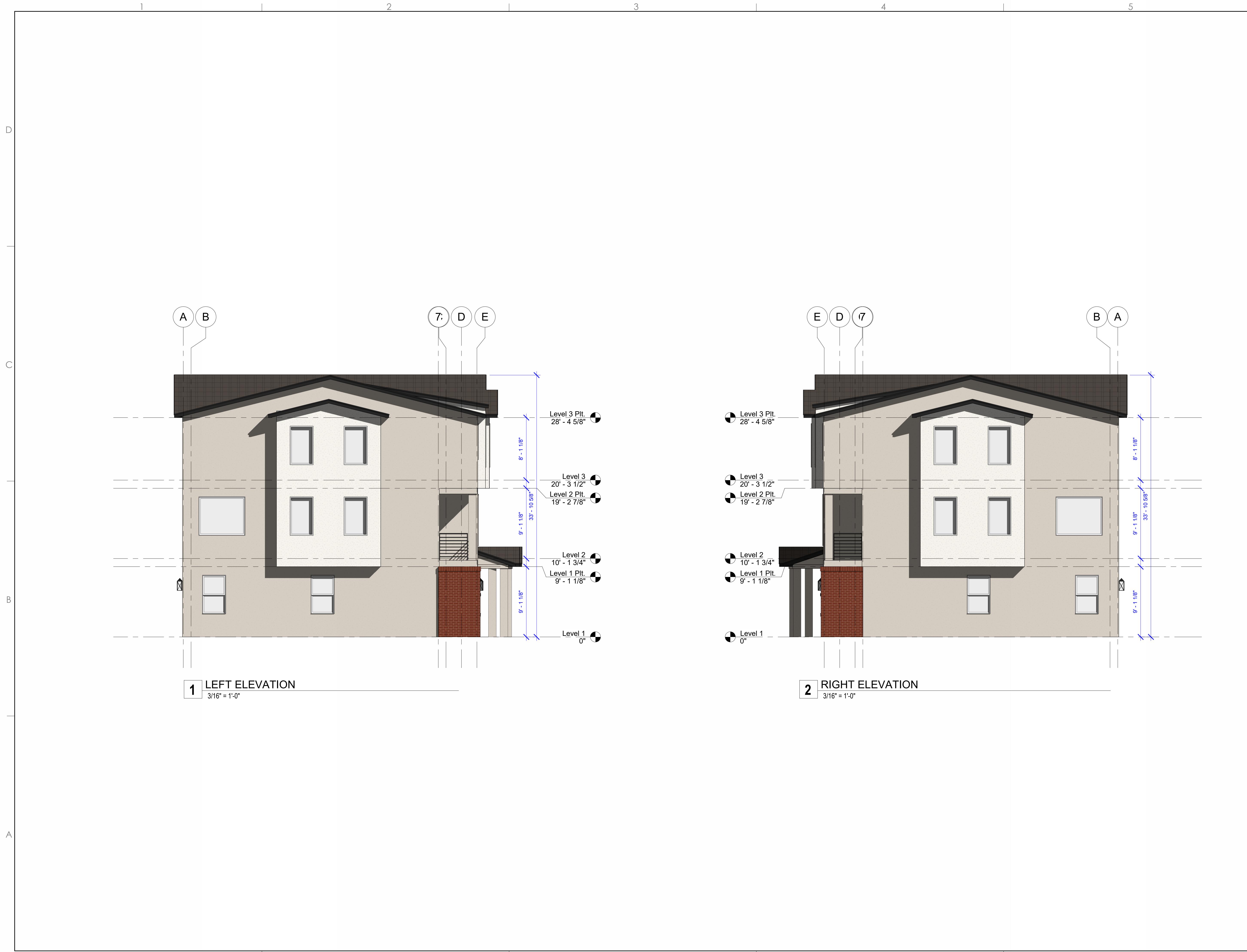
TITLE:  
FRONT / REAR  
ELEVATIONS

SHEET:

A300

DATE : 3/6/2025 5:03:21 PM

1 2 3 4 5







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# RED MOUNTAIN | Santa Clara Townhomes - Exterior Color Scheme Concepts

Inspiration:



TWO-STORY TOWN HOMES ONLY

THREE-STORY TOWN HOMES ONLY

SCHEME

**1**

SCHEME

**2**

SCHEME

**3**

SCHEME

**4**

ROOF SOFFIT/FASCIA TRIM - IRON ORE SW 7069

WHITE  
WINDOWS +  
GARAGE  
DOORS

SIDING ACCENTS + UPPER STUCCO  
TERRA BRUN SW 6048

SIDING ACCENTS + UPPER STUCCO  
BACKDROP SW 7025

SIDING ACCENTS + UPPER STUCCO  
GAUNTLET GRAY SW 7019

WHITE  
GARAGE  
DOORS

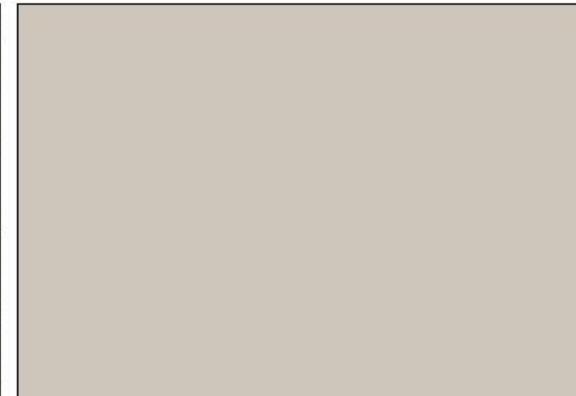
SIDING ACCENTS + PORCH  
COLUMNS  
SNOWBOUND SW 7004

UPPER BODY STUCCO AREAS  
WORLDLY GRAY SW 7043

SW 7069  
IRON ORE



LOWER BRICK – INTERSTATE BRICK  
PEWTER, THIN KING 3 X 10,  
COLOR MATCHED MORTAR



LOWER BODY STUCCO AREAS  
WORLDLY GRAY SW 7043



LOWER BRICK – INTERSTATE BRICK  
TERRA COTTA, THIN KING – 3 X 10,  
COLOR MATCHED MORTAR

COLE WEST

# RED MOUNTAIN | Santa Clara Single Family Homes - Exterior Color Scheme

## Concepts

Inspiration:



DARK GRAY TILE ROOF



## EXTERIOR COACH LIGHTS (PER PLAN):

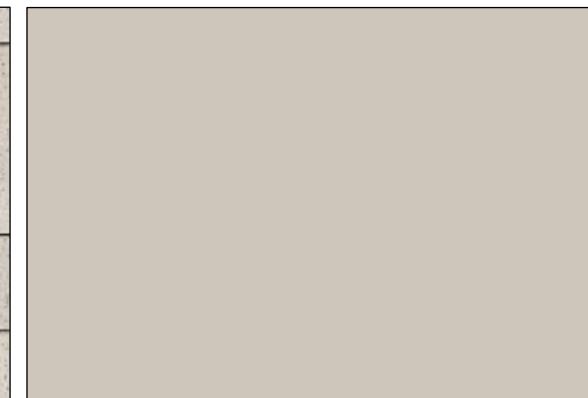
Kichler - Mercer Outdoor  
Wall 1 Light - Black w/ Silver  
16"H x 7"W  
(model: 59061BSL)

COLE WEST

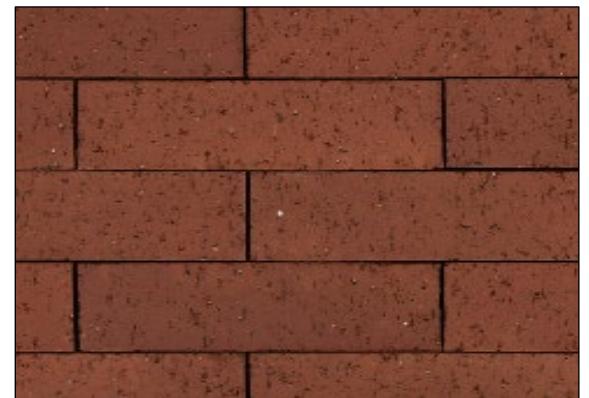
LOWER BRICK – INTERSTATE BRICK  
PEWTER, THIN KING 3 X 10,  
COLOR MATCHED MORTAR



LOWER BODY STUCCO AREAS  
WORLDLY GRAY SW 7043



LOWER BRICK – INTERSTATE BRICK  
TERRA COTTA, THIN KING – 3 X 10,  
COLOR MATCHED MORTAR



WHITE  
WINDOWS +  
GARAGE  
DOORS

BLACK  
DOORS

FIBER CEMENT SIDING  
BACKDROP SW 7025

FIBER CEMENT SIDING  
GAUNTLET GRAY SW 7019

WHITE  
GARAGE  
DOORS

SIDING ACCENTS + PORCH  
COLUMNS  
SNOWBOUND SW 7004

UPPER BODY STUCCO AREAS  
WORLDLY GRAY SW 7043

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LOWER BRICK – INTERSTATE BRICK  
PEWTER, THIN KING 3 X 10,  
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LOWER BODY STUCCO AREAS  
WORLDLY GRAY SW 7043

LOWER BRICK – INTERSTATE BRICK  
TERRA COTTA, THIN KING – 3 X 10,  
COLOR MATCHED MORTAR

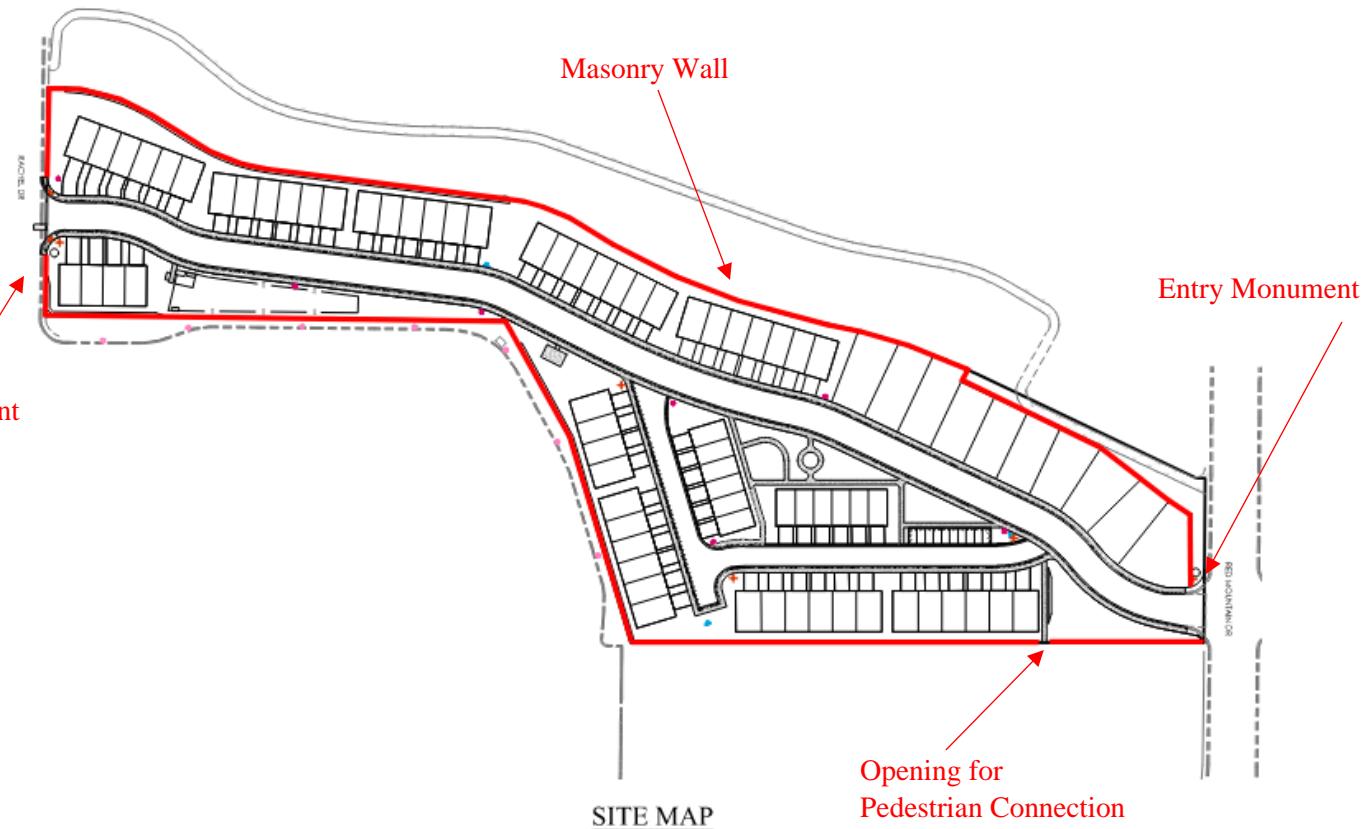
# SANTA CLARA RESIDENTIAL

## Fencing & Entry Monuments



VICINITY MAP

Entry Monument





A COLE WEST COMMUNITY





08/06/2025

Bryan Wilson  
FOCUS Engineering & Surveying  
6949 S. High Tech Drive Suite 200  
Midvale, UT 84037  
801-352-0075  
bwilson@focus-es.com

RE: Santa Clara Residential Project

Santa Clara City:

The playground and site furnishings provided in the body of this letter convey the general style achieved upon final construction within the development. There are various planned opportunities for seating, gathering, and passive recreation areas.

Sincerely,

Bryan Wilson

## **PLAYGROUND**

*Playworld, (or approved equal)*



COLE WEST  
08/06/2025

## PAVILION & SHADE STRUCTURES

*Aluminum Louvered Pergola*



## 6' METAL BENCH

*Anova Furnishings (or approved equal) Model: Metrix 6' Contour Bench*



## FIRE PIT SEATING AREA

*Ore Designs (or approved equal) Fir Pit Model: Formed Cylinder*

*Landscape Forms (or approved equal) Adirondack Chair Model: Americana*



### DOG RUN

*Pet Waste Eliminator (or approve equal) Combo Pet Waste Station*

*Steel & Masonry Fence*

*Anova Furnishings (or approved equal) Model: Metrix 6' Contour Bench*





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

Staff Report

## Preliminary Subdivision Plat Review Summary and Recommendation

**Public Body:** Santa Clara Planning Commission

**Meeting Date:** September 11, 2025

**Current Zone:** Planned Development Residential, PDR Zone

**General Plan Designation:** Medium Density Residential, MDR

**Property Size:** 8.16 acres

**Property Location:** Corner of Rachel Drive & Affirmation Drive

**Request:** Preliminary Subdivision Plat Review

**Applicant Name:** Dustin Garr

**Staff Planner:** Jim McNulty

**City Staff Recommendation:** Approval with conditions

**Meeting Type:** Public Meeting

### PROJECT DESCRIPTION

The applicant, **Dustin Garr, with New Wave Construction**, is requesting Preliminary Subdivision Plat Review for the proposed Solace Townhome Subdivision (Parcel #SC-6-2-9-4402). The preliminary plat includes fifty-six (56) townhome units located within eight (8) seven-plex buildings. The subject property is 8.16 acres in size. This equates to a project density of 7.2 units per acre.

The **overall Preliminary Subdivision Plat** was reviewed by the Planning Commission on December 10, 2020. The Preliminary Plat was then approved by the City Council on April 14, 2021. The approval included a total of 128 single-family lots to be platted in six (6) subdivision phases along with a “**Future Development**” site to include **fifty-six (56) townhome units** (map attached). So far, Phases 1, 2, and 3 have been recorded with several single-family homes completed or under construction.

**Chapter 17.68, Planned Development Zones**, requires a review of the Preliminary Subdivision Plat. The application must include all preliminary plat requirements as per Chapter 16.16 of city code. A preliminary subdivision plat may not be approved in any PDR Zone unless the plat is consistent with the approved Project Plan. City staff will further discuss the proposed project and requirements in the report.

## SITE & VICINITY DESCRIPTION

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The subject property is located on the corner of Rachel Drive and Affirmation Drive. Access to site will be gained from two points of ingress/egress via Affirmation Drive.

## PRELIMINARY SUBDIVISION PLAT REVIEW ITEMS

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City staff has determined that the Preliminary Plat is consistent with the **PDR Zone Amendment & Project Plan** reviewed by the Planning Commission on January 9, 2025, and approved by the City Council on January 29, 2025. City staff has identified the following items that need to be addressed at this time:

1. **Residential Unit Count:** The Preliminary Plat includes a total of fifty-six (56) townhome units on 8.16 acres. This equates to a density of 7.2 units/acre. The **units will be located within eight (8) 7-Plex buildings.** Phase 1 will include three (3) buildings located within the western half of the project, with Phase 2 including five (5) buildings within the eastern half of the project. A copy of the Preliminary Plat and Phasing Plan has been included. The Phasing Plan also includes project amenities included with each project phase. **A copy of both plans is attached.**
2. **Building Design/Materials, Height/Setbacks:** The proposed buildings include a **two-story townhome** design. Each unit will include 4 bedrooms, 2.5 bathrooms, and a two-car garage. Each unit will be approximately 1,820 square feet in size. Exterior **building materials** will include stucco, rock and wood finishes on the front and rear elevations, with balconies and awnings. The two-story townhomes will be approximately 24' in height and include a flat roof with a parapet. **Building setbacks** will be as follows: Front setback of 20' from back of driveway to building (minimum 20' driveway is also required); a minimum of 10' of separation between buildings, with a minimum rear yard setback of 20' from property line. A large **building materials board** was previously submitted by the applicant and will be available at the Planning Commission meeting. A **copy of the proposed Building Elevations and Floor Plans** is attached.
3. **Project Amenities:** **Chapter 17.68 requires project amenities** including recreation facilities such as tennis courts, playground equipment, swimming pool, clubhouse, and other common amenities such as a gazebo, outdoor cooking/eating areas, walkways, etc. The **Phasing Plan includes** a large playground, basketball court, and pedestrian trail on the west side (**Phase 1**), with pickleball courts and two picnic pavilions on the east side (**Phase 2**) of the project. Additionally, lawn areas and a walking path connecting the two sides of the project for residents are included.
4. **Public trail Access:** **A 10' multi-use trail is required** through the center of the project adjacent and parallel to the Tuacahn Wash (see Preliminary Plat & Phasing Plan). This trail is required as per the **2018 Trails Master Plan.** This section of trail will tie in with the Solace Subdivision Phase 1 to the north, and the Desert Village Townhomes to the south.
5. **Open Space:** Chapter 17.68 requires at least **30% of a project to be in common area open space.** The Preliminary Plat **includes 35.6% (2.90 acres) of open space** for the project.
6. **Project Landscaping:** The final landscape and irrigation plans will be required to comply with **Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards).** A secondary water connection will be required for outdoor water use. The applicant has provided preliminary landscape and irrigation plans that appear to meet code requirements. **A copy of the Landscape Plan is attached.**

**Request: Preliminary Subdivision Plat Review**

7. **Outdoor Lighting:** Chapter 17.68.040 indicates that all outdoor lighting shall not adversely impact surrounding residential uses. All lighting shall be shielded and directed downward to avoid light spill. **Project lighting will include wall packs** mounted to individual units within the project. No streetlights are included.
8. **Private Driveway Design:** The Project Plan includes **two private driveways (east and west sides of project) with an asphalt width of 26'**. The private driveway will include a 4' sidewalk on one side of the driveway allowing for resident/pedestrian access to amenity areas. Both driveways provide direct access to Affirmation Drive which is a public street with a 60' cross-section. Additional private driveway details/cross-section detail drawings have been provided.
9. **Required Parking:** The project is required to have a minimum of **112 parking spaces (56 covered, 56 uncovered)** for the proposed townhome units as per Chapter 17.32. The Project Plan also includes **31 guest parking spaces** adjacent to amenity areas, as well as two car garages and driveways for each proposed unit. It appears that sufficient parking is offered for the project.
10. **Required Landscape Strip & Block Privacy Walls:** A 10' landscape strip is required on Affirmation Drive along the frontage of the project. A matching 6' solid block wall will be placed along the frontage of the project as per other walls in the immediate vicinity (Solace Subdivision to the north).
11. **Project Signage/Entry Feature:** The applicant intends to install matching entry signs at the project access points via Affirmation Drive. A **detailed drawing** has been submitted for review. The design appears to be like the existing monument signs for Solace. A building permit will be required prior to sign installation.
12. **Culinary Water Availability:** The applicant is required to obtain a will-serve letter or other **verified documentation** from the Washington County Water Conservancy District, WCWCD prior to final plat recordation.
13. **Project CC&Rs & Road Maintenance Fund:** A **copy of the CC&Rs** is required by Chapter 17.68, Planned Development Zone. The applicant will need to provide a copy of the CC&Rs to the City for review and approval at final plat submittal. A **Road Maintenance Fund** is also required to be established for the project. This will allow for future slurry seals, crack sealing, pothole repairs, and other general maintenance as needed. A draft document has been included; however, the amount for unit owners has not been included. City review and approval is required at final plat submittal
14. **Dust Control:** The applicant will be required to **submit a dust control plan** prior to final plat recordation. Precautionary measures are needed to protect the general health, safety, and welfare of residents living in the vicinity.

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## NEIGHBORHOOD RESPONSE

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Public notices are not required for a subdivision. The Planning Commission agenda has been posted in multiple locations as per State code. No comments have been received by City staff as of the writing of this report.

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## REVIEWING DEPARTMENTS

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### **DEPARTMENT:** *Building*

Recommendations: A geotechnical report will be required for each residential building prior to building permit issuance.

Required Revisions: None at this time.

### **DEPARTMENT:** *Parks & Trails*

Recommendations: A 10' Multi-Use Trail must be included on the final plat.

Required Revisions: None at this time.

### **DEPARTMENT:** *Police & Fire*

Recommendations: Emergency access as needed must be available to the Tuacahn Wash area on the final plat.

Required Revisions: None at this time.

### **DEPARTMENT:** *Power*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat.

Required Revisions: None at this time.

### **DEPARTMENT:** *Public Works*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat. All private driveways must be included on the Final Plat. A mylar with signature blocks is required for the Final Plat.

Required Revisions: None at this time.

## STATE CODE CONSIDERATIONS

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Utah Code, Section 52-4-202, includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall and Post Office) at least 24 hours before the meeting. The City is also required to post on the State Public Notice Website. City Staff has determined that all State Code requirements have been met with this application.

## CITY STAFF RECOMMENDATION

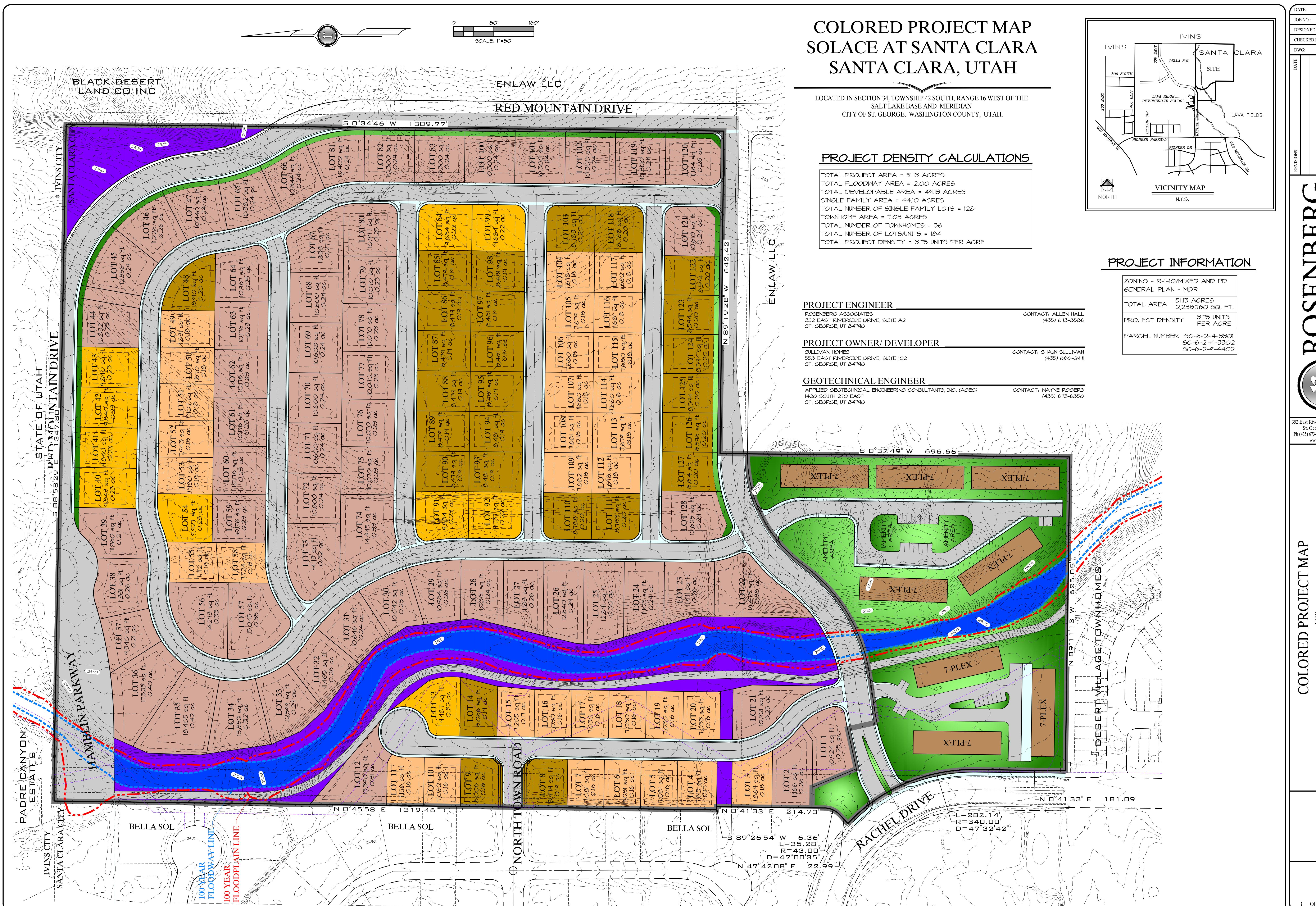
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City Staff recommends that the Planning Commission consider granting **Preliminary Subdivision Plat Approval** for the Solace Townhome Subdivision, subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That a total of fifty-six (56) units on 8.16 acres be allowed as per the Preliminary Plat. This equates to a density of 7.2 units/acre.
3. That the Project Phasing Plan be followed for the overall project.
4. That the building design/materials/colors/height/and setbacks comply with the information in the staff report as presented by the applicant. That substantial changes to these items require an amendment to the Subdivision Plat.
5. That the project amenities be provided and put in place as per the Project Phasing Plan.
6. That at least 30% of the project area be in common open space. The Preliminary Plat includes approximately 35.6% (2.90 acres) of open space.

**Request: Preliminary Subdivision Plat Review**

7. That the required 10' public multi-use trail (2018 Trails Master Plan) be put in place as per the Phasing Plan and included on the final plat.
8. That the applicant is required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards. That a secondary water connection is required for outdoor water use.
9. That outdoor lighting includes wall pack lighting on individual units. That all lighting be shielded and directed downward to avoid light spill.
10. That a 26' private driveway with a 4' sidewalk on one side as per the Preliminary Plat be allowed for the interior of the project.
11. That 112 parking spaces for the 56 multi-family townhome units (two car garages and two car driveways) be provided along with 31 guest parking spaces adjacent to the amenity areas.
12. That a 10' landscape strip along Affirmation Drive with a 6' solid block wall to match the existing Solace project be required.
13. That two (2) matching project entry signs be allowed. One for the east access and one for the west access off Affirmation Drive.
14. 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.
15. That project CC&Rs be submitted to City staff for review and approval prior to final plat recordation.
16. That the applicant is required to submit a Dust Control Plan prior to final plat recordation.

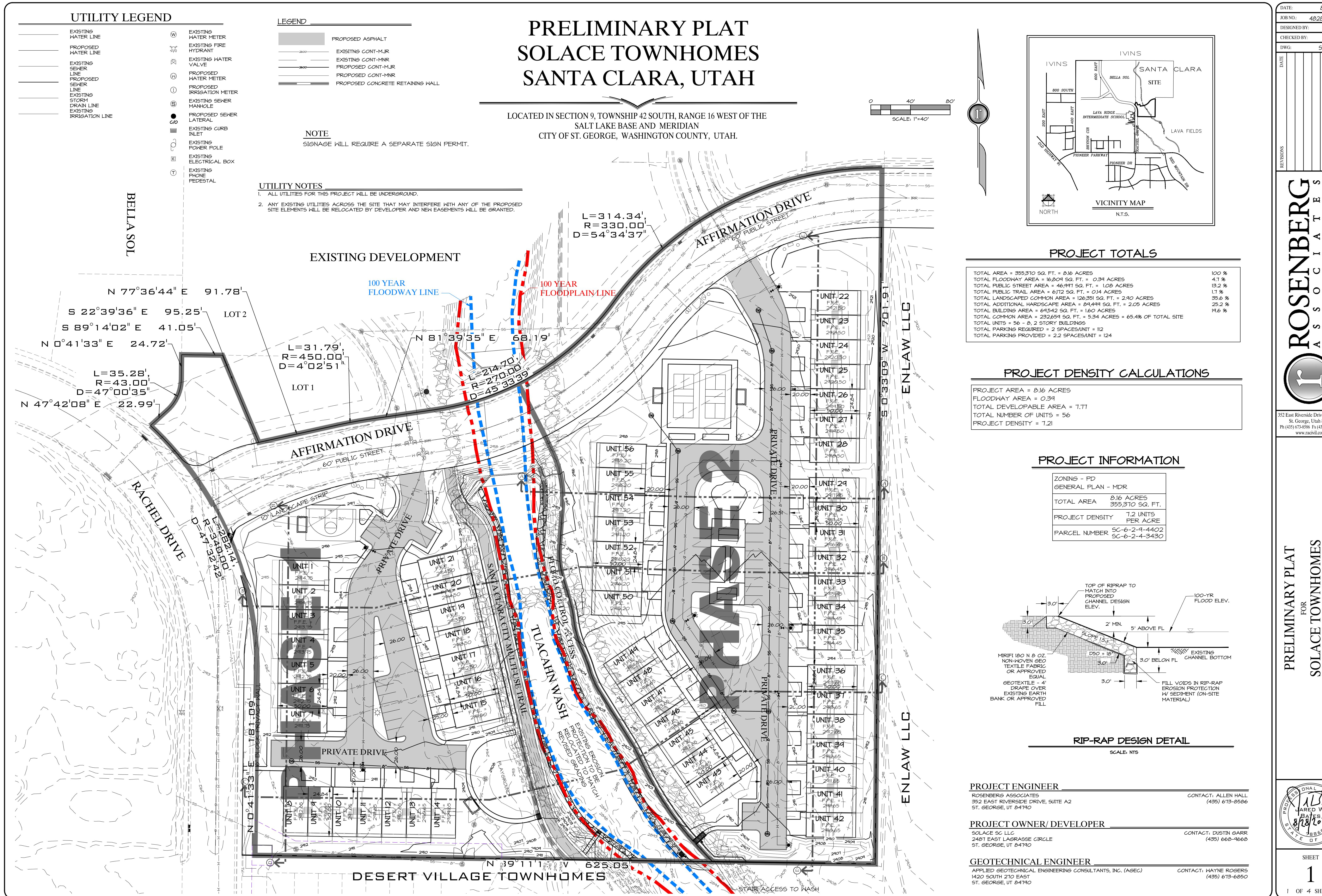


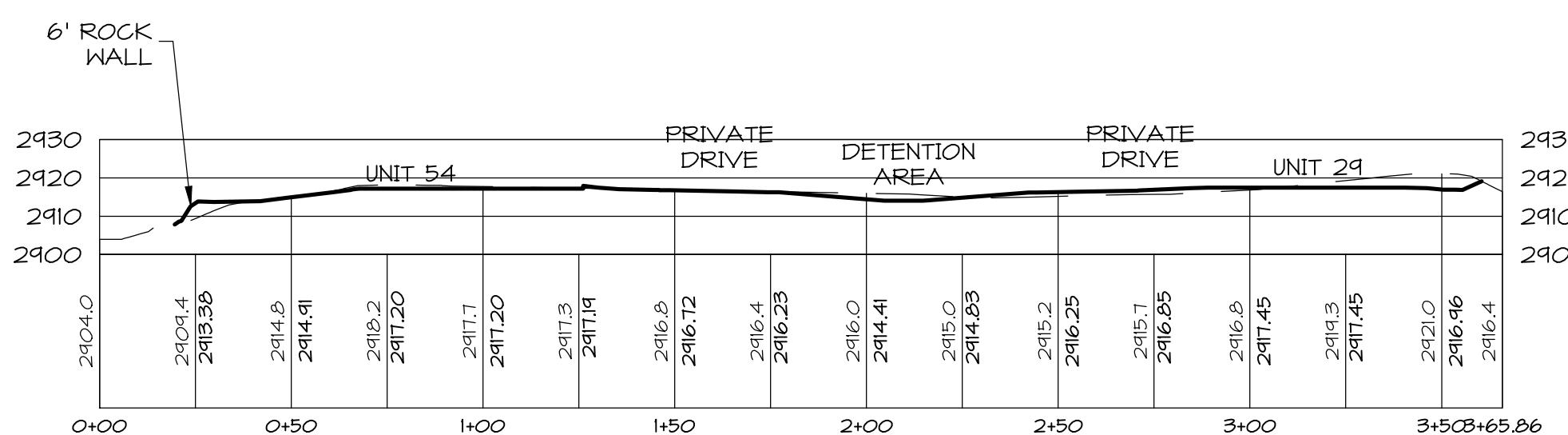
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JOB NO: 4828-18-051  
DESIGNED BY: AMH  
CHECKED BY:  
DWG: Site Plan

DATE:   
REVISIONS:   
DWG: Site Plan



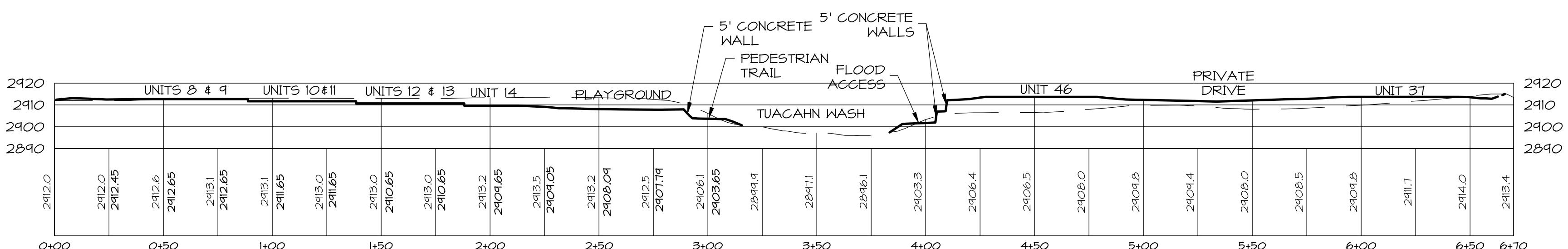
352 East Riverside Drive, Suite A-2  
St. George, Utah 84790  
Ph (435) 673-8586 Fx (435) 673-8397  
www.civil.com





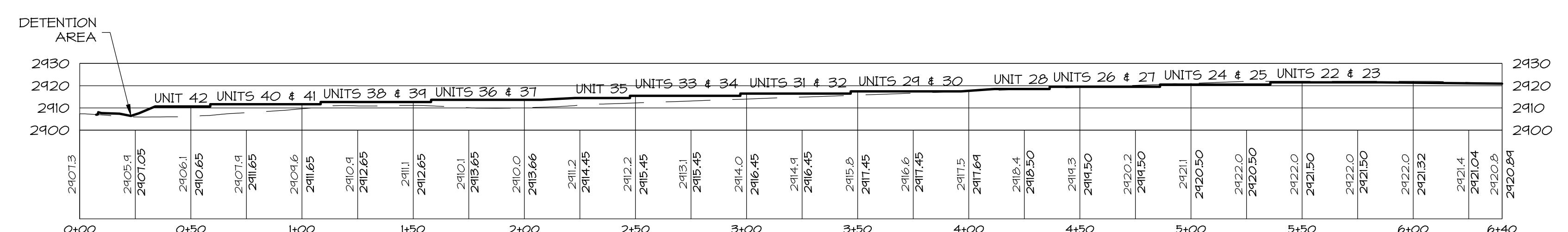
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VER. SCALE = 1" = 40'



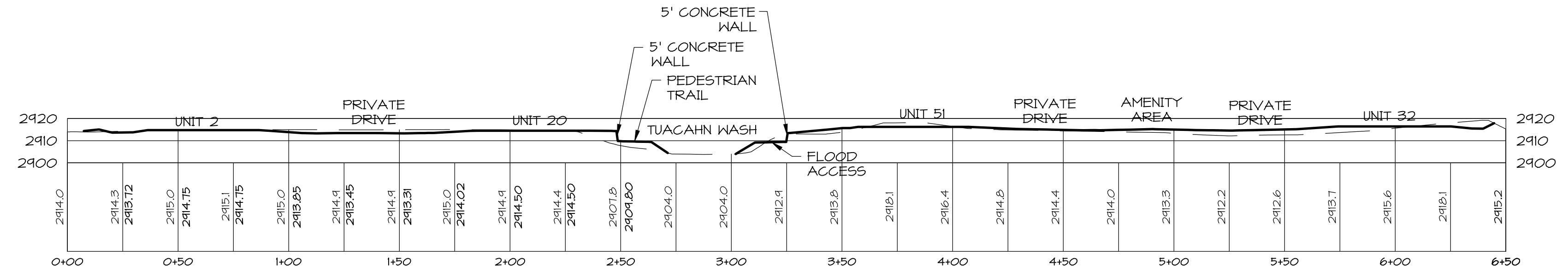
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VER. SCALE = 1" = 40'



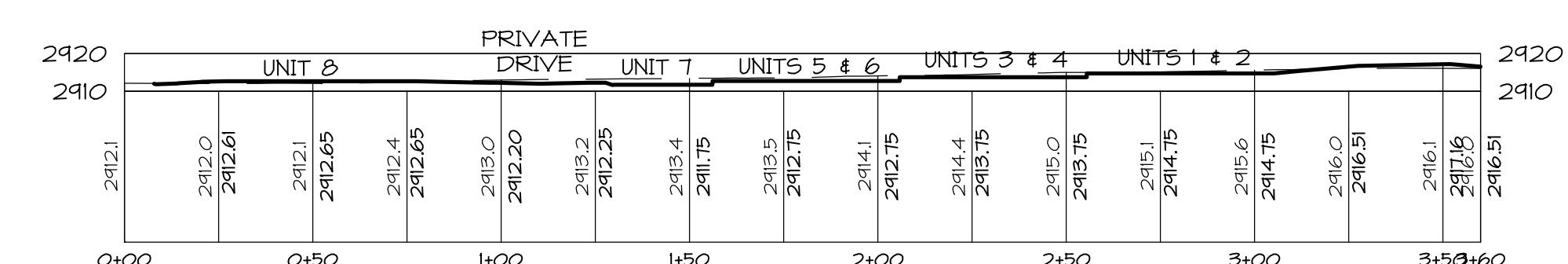
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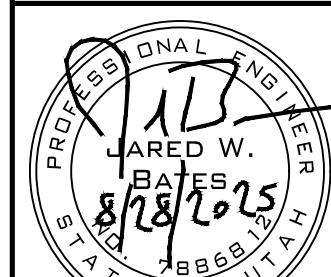
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VER. SCALE = 1" = 40'



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VERT. SCALE = 1" = 40'

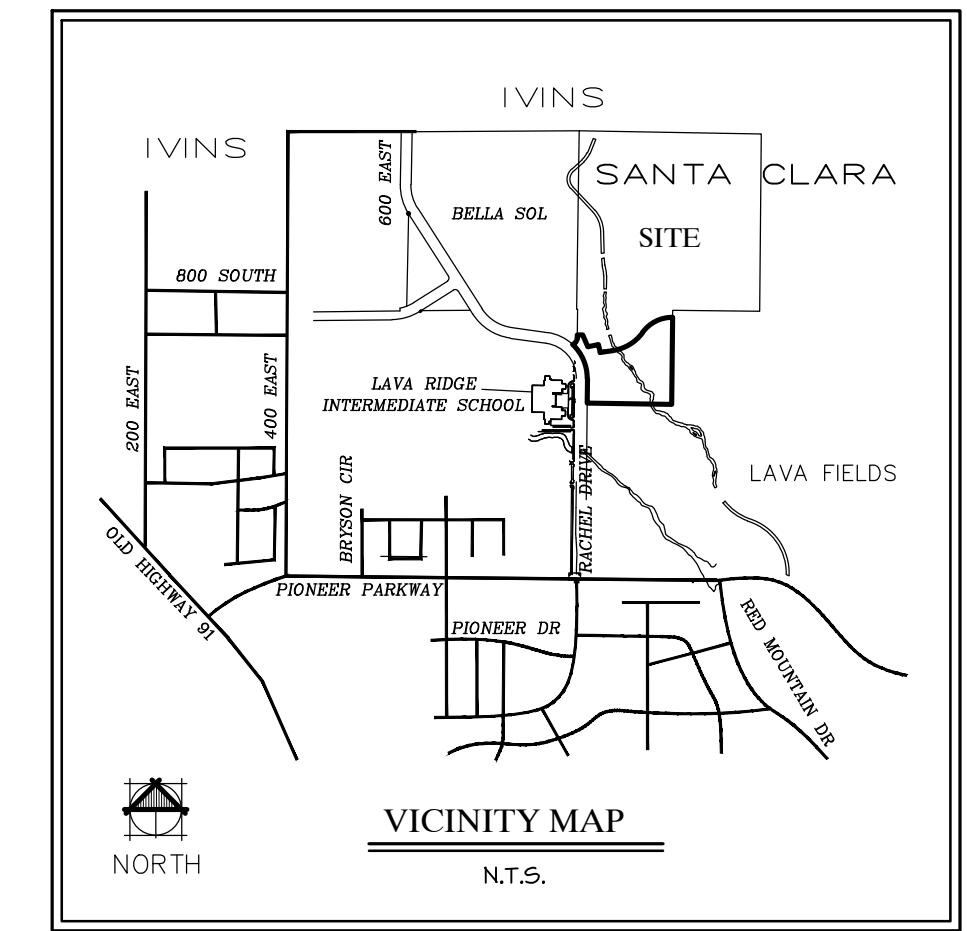


# PHASING PLAN

# SOLACE TOWNHOMES

# SANTA CLARA, UTAH

LOCATED IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE  
SALT LAKE BASE AND MERIDIAN  
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



# ENI LAW LLC

EENLAW LLC

**PROJECT ENGINEER**

---

CONTACT: ALLEN HALL  
(435) 673-8586

**PROJECT OWNER/ DEVELOPER**

---

CONTACT: DUSTIN GARR  
(435) 668-9668

# GEOTECHNICAL ENGINEER

---

CT: WAYNE ROGERS  
(435) 673-6850

# ROSENBERG

ASSOCIATES

---

CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A  
St. George, Utah 84790  
Ph (435) 673-8586 Fx (435) 673-8311

PHASING PLAN  
FOR  
SOLACE TOWNHOMES  
SANTA CLARA  
UTAH

A circular professional engineer stamp. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The center of the stamp contains the identifier "ID 113" in large letters, the name "JARED W. BATES" in a smaller rectangular box, and the date "8/28/2025" in large letters at the bottom. The number "7886812" is also present at the bottom of the stamp.

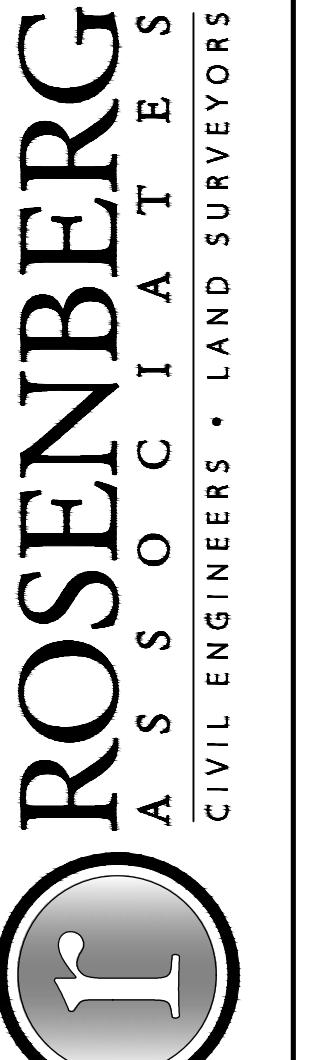
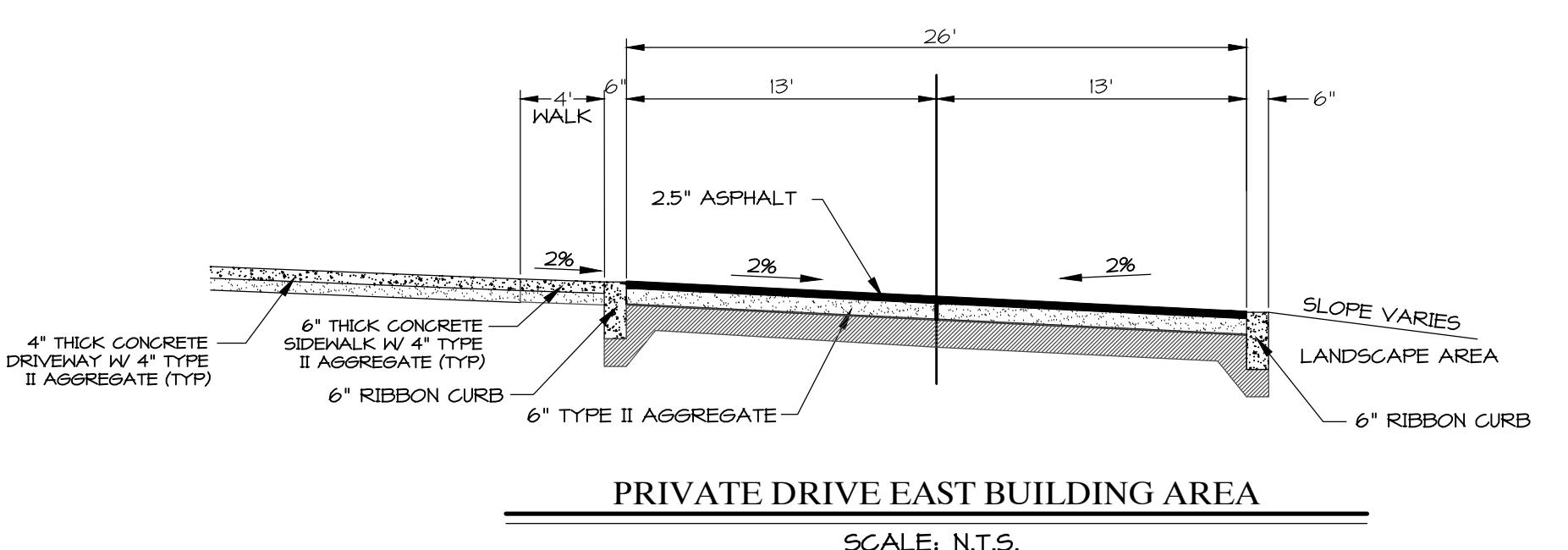
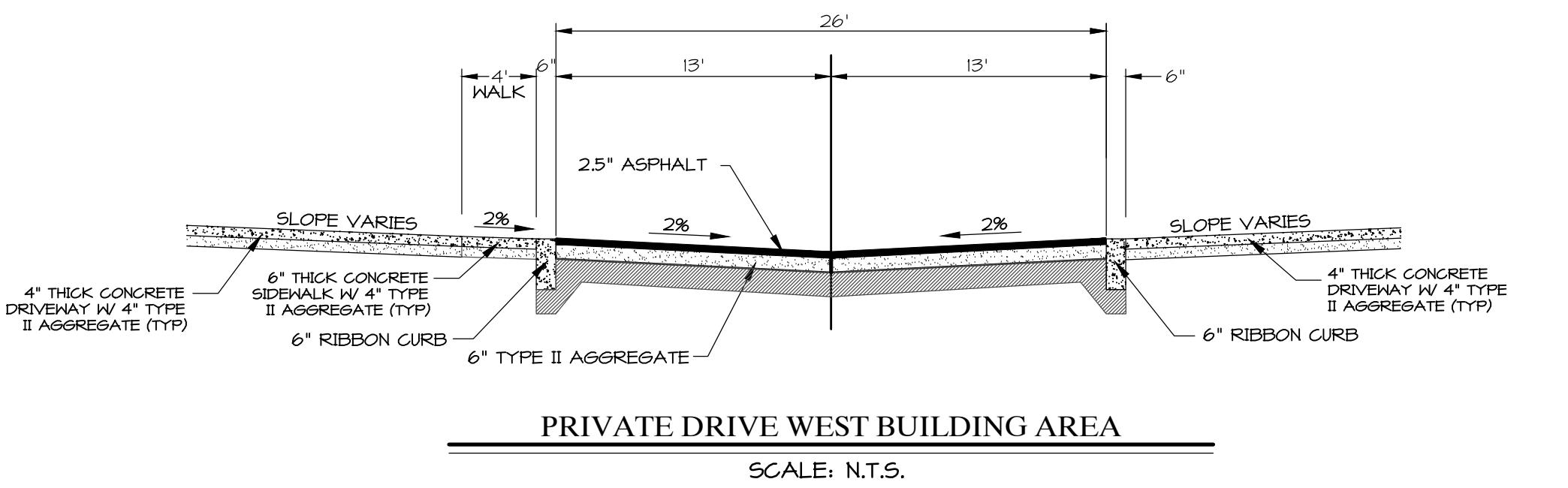
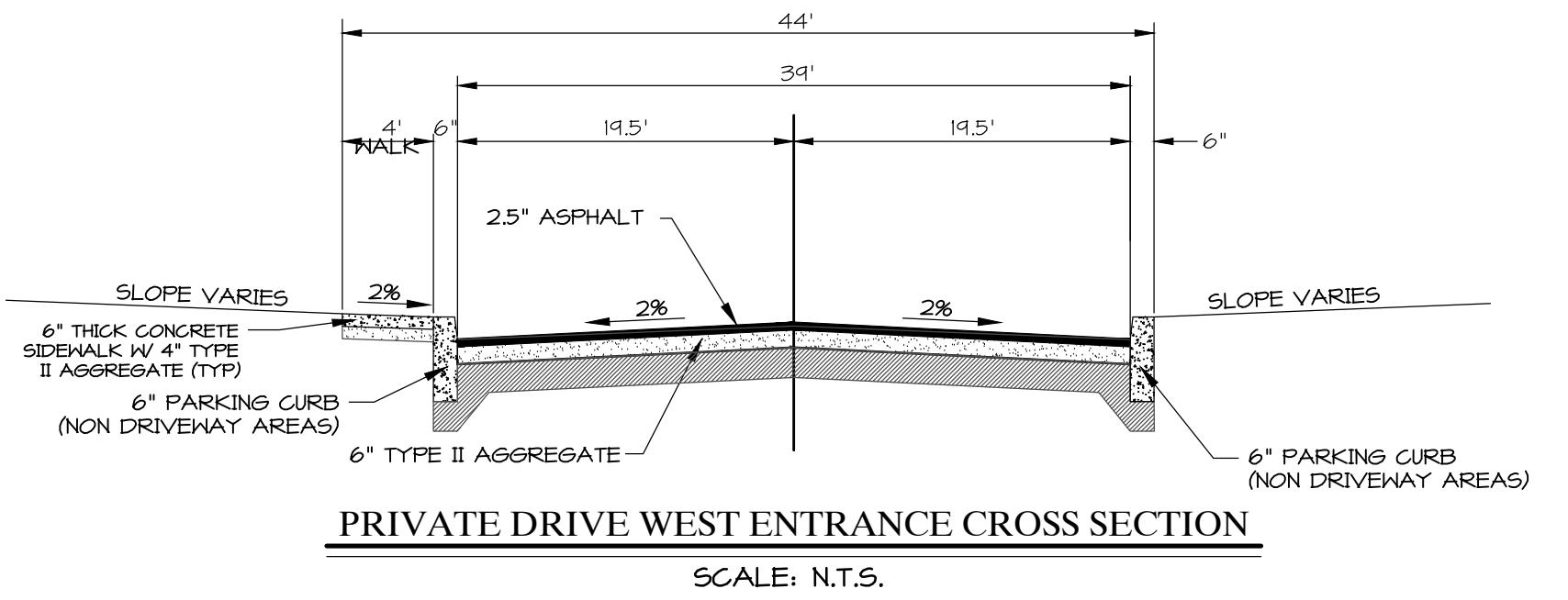
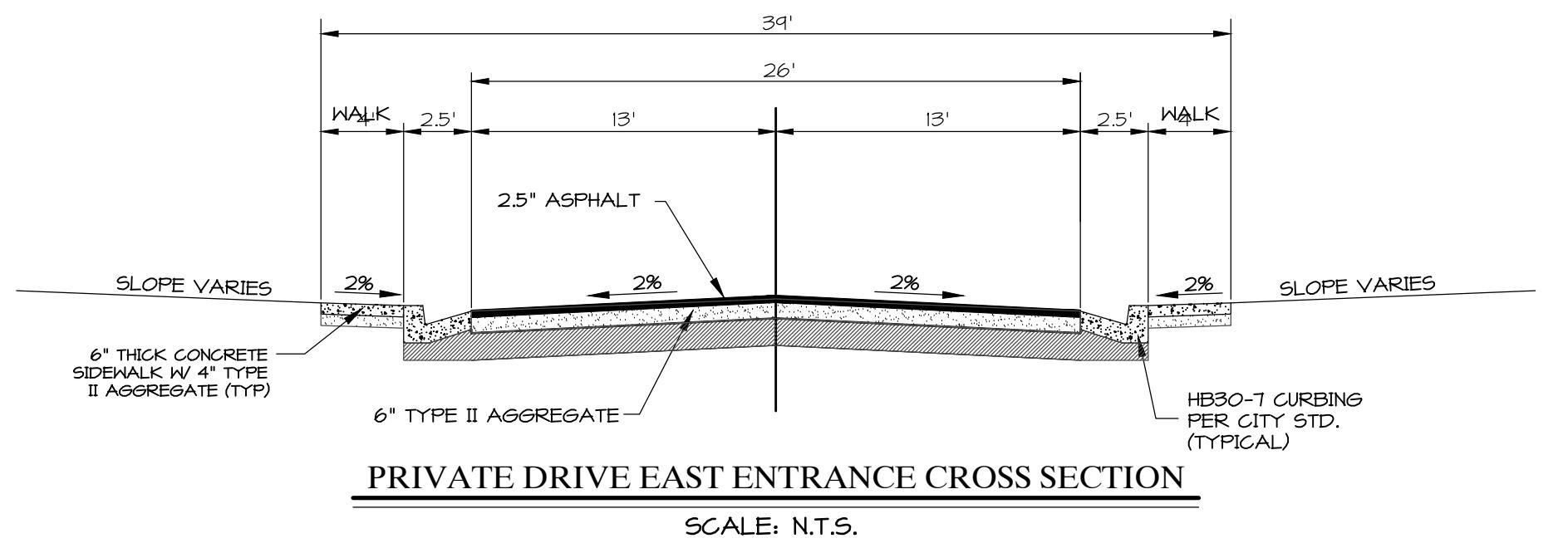
SHEET  
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3 OF 4 SHEETS

DATE:	8/28/23
JOB NO.:	4828-18-051
DESIGNED BY:	AMH
CHECKED BY:	JNB
DWG:	Site Plan

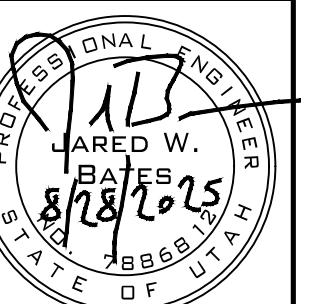
  

DATE:	



352 East Riverside Drive, Suite A-2  
St. George, Utah 84790  
Ph (435) 673-8586 Fx (435) 673-8397  
www.racivil.com

PRIVATE DRIVE X-SECTIONS  
FOR  
SOLACE TOWNHOMES  
SANTA CLARA  
UTAH

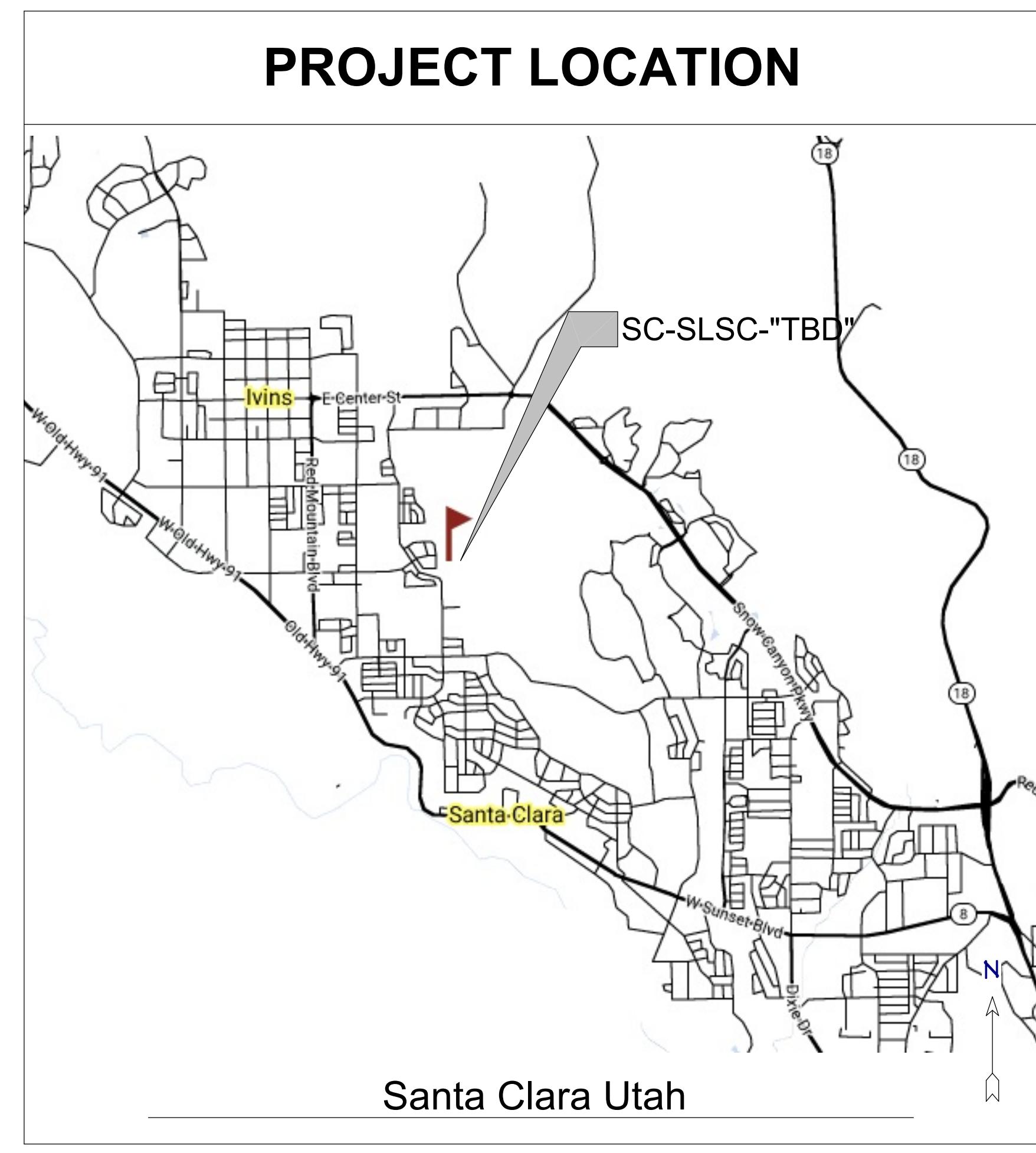


# SOLACE - TOWN HOMES

SOLACE SUBDIVISION, SANTA CLARA, UTAH



BUILDING AND ZONING SUMMARY		DESIGN CRITERIA	
DEPARTMENT	CITY OF SANTA CLARA	2021	INTERNATIONAL RESIDENTIAL CODE
PARCEL	TBD	2021	INTERNATIONAL FIRE CODE
ZONING	PDR - PLANNED DEVELOPMENT RES.	2021	INTERNATIONAL MECHANICAL CODE
LOT AREA	PER PLAT	2021	INTERNATIONAL PLUMBING CODE
LOT WIDTH	25.00' EACH UNIT	2020	NATIONAL ELECTRICAL CODE
FRONTAGE	25.00' EACH UNIT	2021	INTERNATIONAL ENERGY CONST. CODE
SETBACKS	PER PLAT		
BLDG. HEIGHT	25'-0"		
BUILDING SIZE (EACH UNIT)	LIVING MAIN LEVEL LIVING UPPER LEVEL LIVING GARAGE PORCH BALCONY	1,820 SF 734 SF 1,086 SF 413 SF 34 SF 154 SF	



## CONTENTS

CS	COVER SHEET
A1	BUILDING RENDERINGS
A2 - A3	FLOOR PLAN
A4 - A5	DIMENSION PLAN
A6	ROOF PLAN
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9 - A10	ELECTRICAL PLAN
A11- A12	PLUMBING AND MECHANICAL PLAN
SP	SITE PLAN
<u>STRUCTURAL SHEETS</u>	
S1	FOUNDATION PLAN
S2	FRAMING PLAN
S3	SHEAR WALL PLAN
SD1	STRUCTURAL DETAILS

**SAPP**  
DESIGN & ENGINEERING

(307) 202-0960 (307) 202-3151

COVER SHEET

SHEET TITLE:

PROJECT: NEW WAVE CONSTRUCTION  
SHEET: SOLACE - TOWN HOMES  
SHEET: SANTA CLARA, UTAH

DATE: 11/22/24

SCALE: NTS

SHEET: CS

## CONTRACTOR

NEW WAVE CONSTRUCTION  
Email: josh@newwaveconstruction.com  
Phone: (435) 313-8246



BUILDING RENDERINGS

**SAPP**

DESIGN & ENGINEERING

(307) 202-0960 (307) 202-3151

NEW WAVE CONSTRUCTION  
BUILDING RENDERINGS

SHEET TITLE:

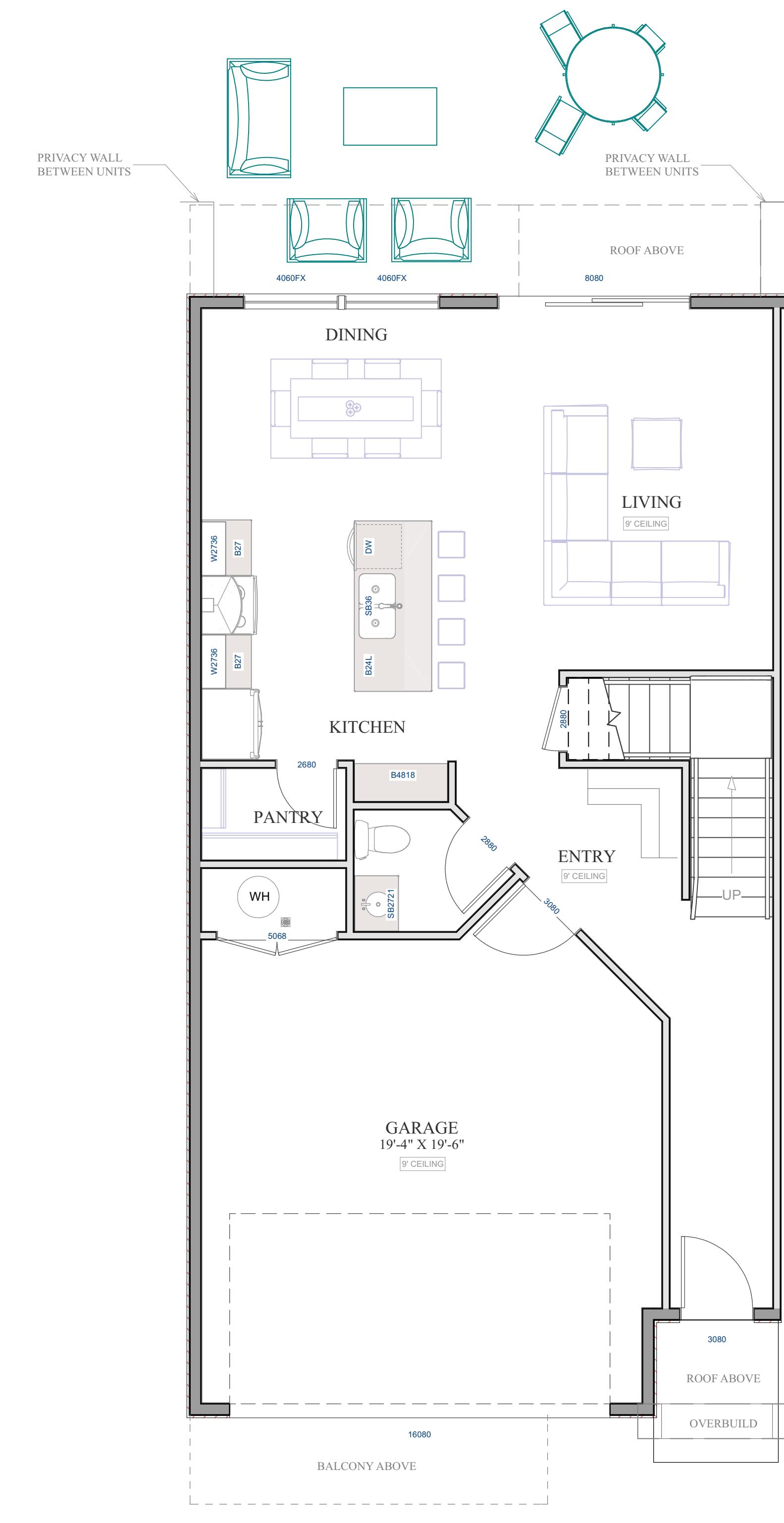
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SOLACE - TOWN HOMES  
SANTA CLARA, UTAH

DATE:  
11/22/24

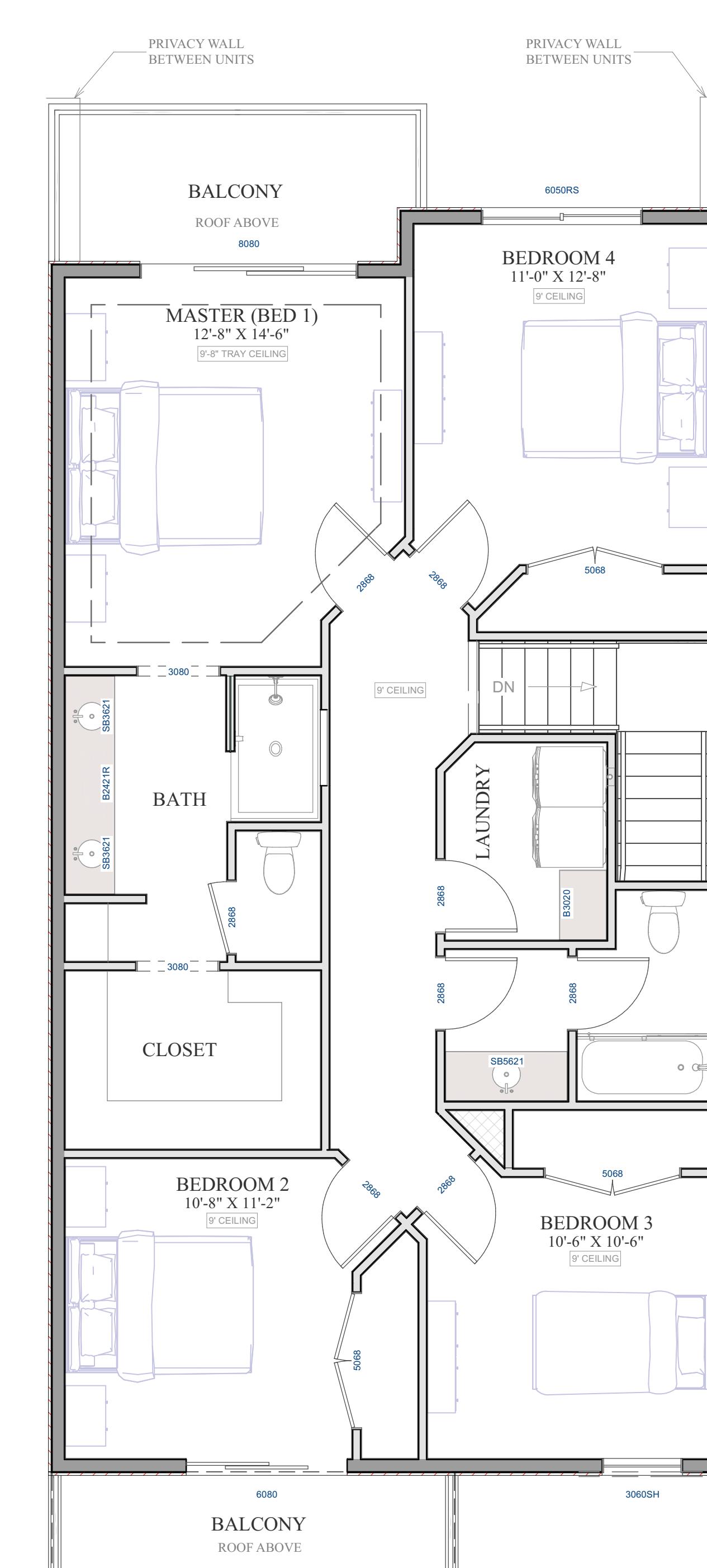
SCALE:  
NTS

SHEET:  
A0

**A0**



## MAIN LEVEL



## UPPER LEVEL

# FLOOR PLAN

---

The logo for SAPP Design & Engineering is a vertical composition. On the left, a black silhouette of a tree with a thick trunk and dense canopy is positioned next to the letters 'SAPP'. To the right of the tree is a thick vertical line. To the right of the line, the words 'DESIGN & ENGINEERING' are written in a bold, sans-serif font, with a horizontal line extending from the top of the 'D' to the end of the 'G'. Below this line, the contact information '(307) 202-0960' and '(307) 202-3151' is listed vertically.

The logo for SAPP Design & Engineering is a vertical composition. On the left, a black silhouette of a tree with a thick trunk and dense canopy is positioned next to the letters 'SAPP'. To the right of the tree is a thick vertical line. To the right of the line, the words 'DESIGN & ENGINEERING' are written in a bold, sans-serif font, with a horizontal line extending from the top of the 'D' to the end of the 'G'. Below this line, the contact information '(307) 202-0960' and '(307) 202-3151' is listed vertically.

## FLOOR PLAN

# NEW WAVE CONSTRUCTION SOLACE - TOWN HOMES SANTA CLARA, UTAH

NE

DATE:

SCALE:

1/4"=1'

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1

A1

**DIMENSION PLAN**

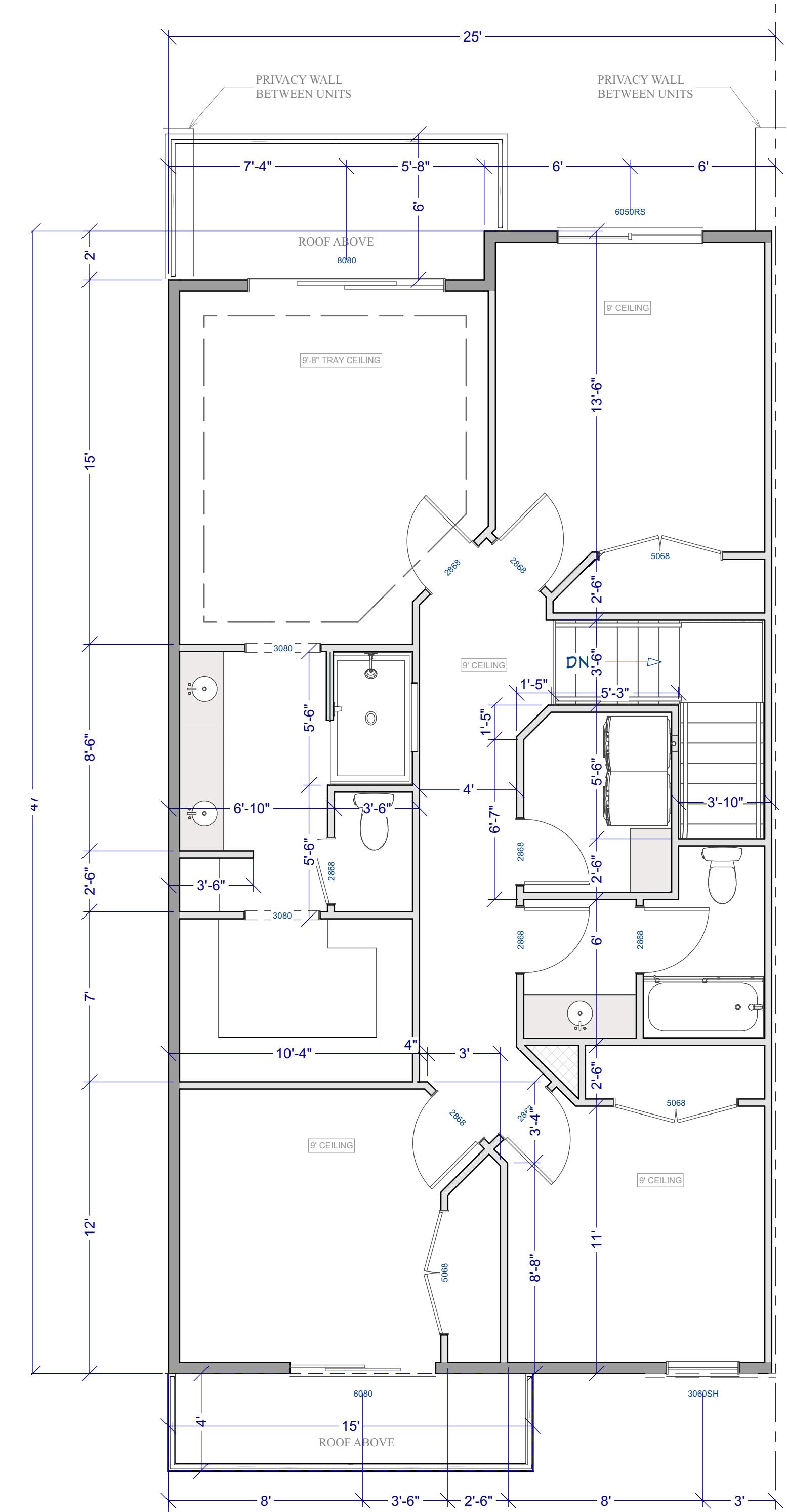
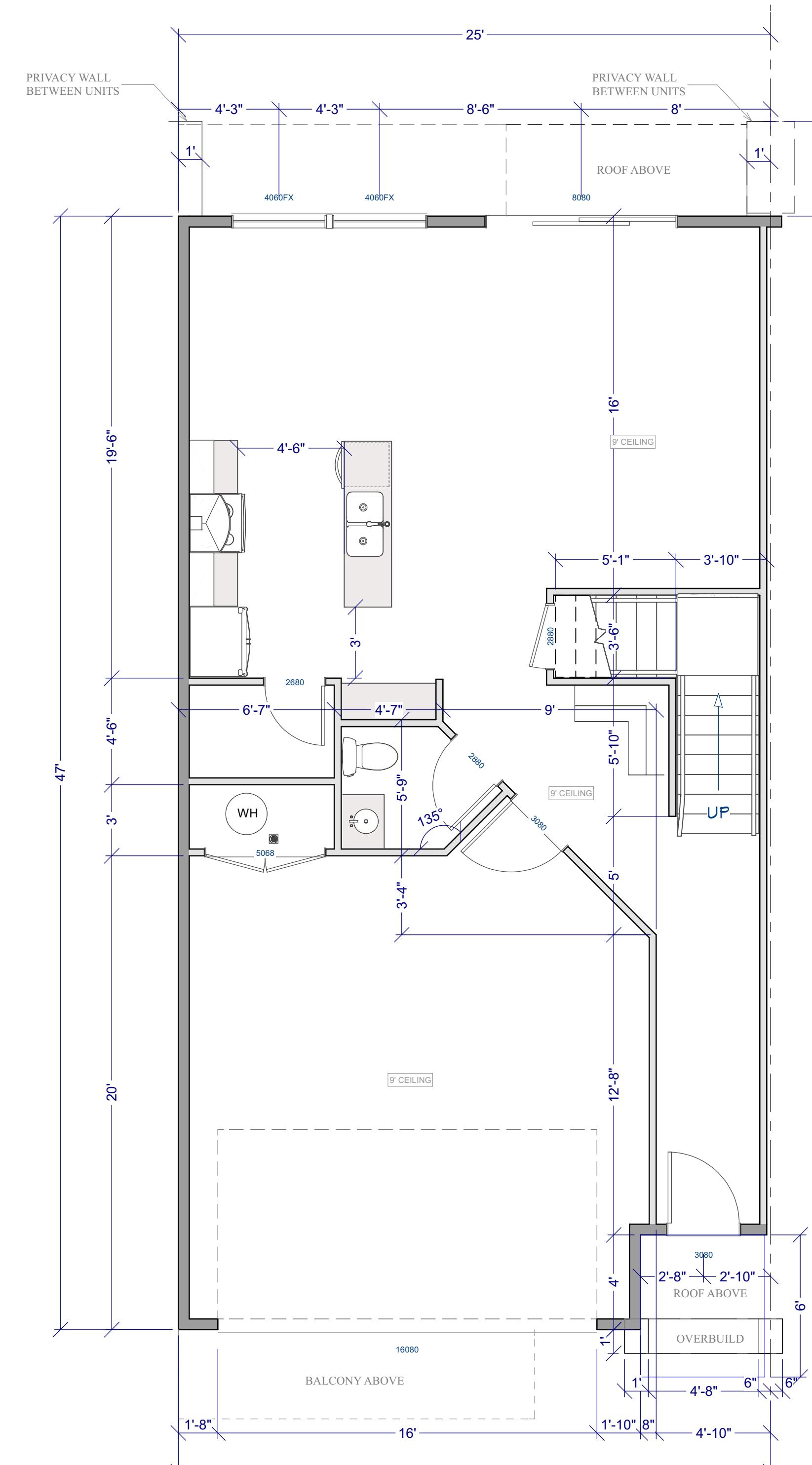
SHEET TITLE:

PROJECT: NEW WAVE CONSTRUCTION  
DATE: SOLACE - TOWN HOMES  
SANTA CLARA, UTAH

DATE: 11/22/24

SCALE: 3/16"=1'

SHEET: A2



**DIMENSION PLAN**

SCALE : 1/4" = 1'

PROJECT:

DATE:

11/22/24

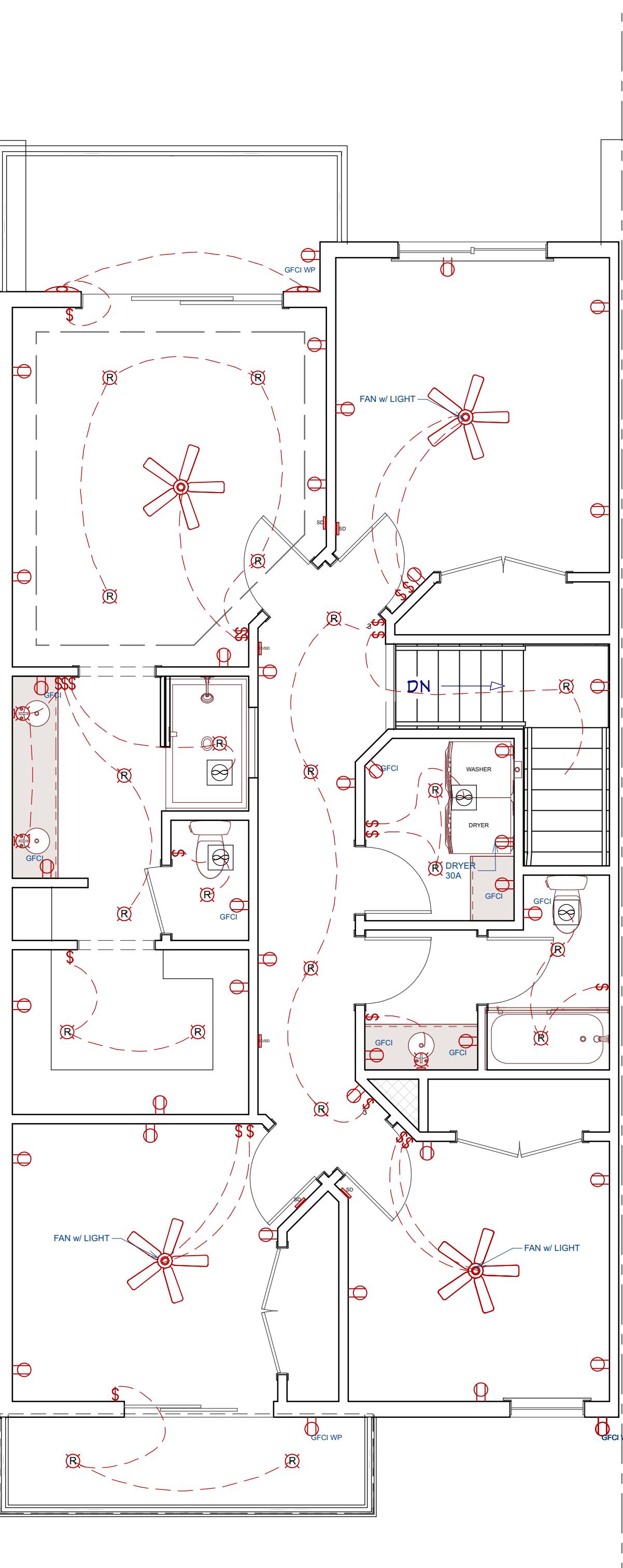
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3/16"=1'

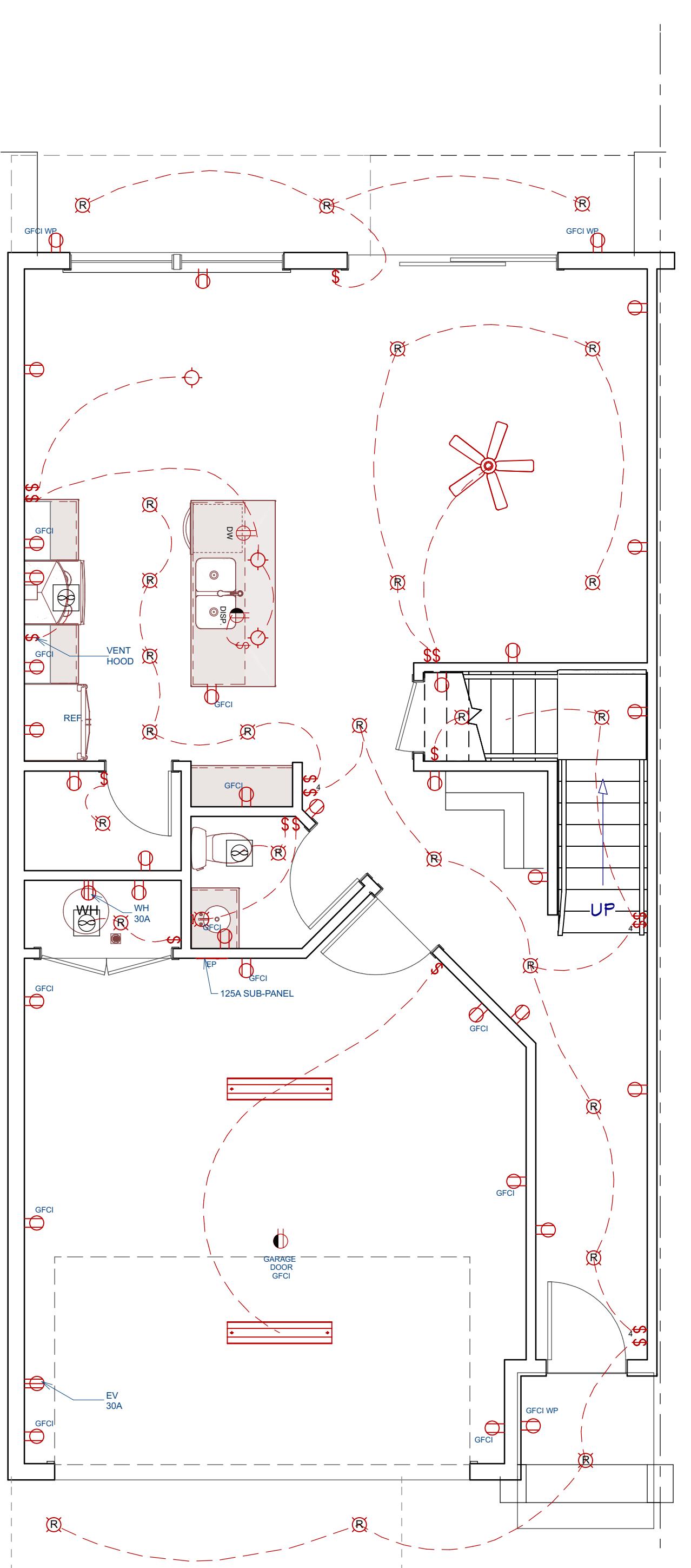
SHEET:

A3

ELECTRICAL LEGEND	
	110 DUPLEX OUTLET
	110 SWITCHED OUTLET
	220 OUTLET
	LIGHT FIXTURE
	RECESSED LIGHT
	SWITCH
	DIMMER SWITCH
	PHONE JACK
	TV OUTLET
	SMOKE ALARM
	EXHAUST FAN
	GAS OUTLET
	DOOR BELL
	CARBON MONOXIDE DET.
	INTERNET CONNECTION
	WALL SCONCE



UPPER LEVEL



MAIN LEVEL

**ELECTRICAL NOTES:**

A. PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING HAS MORE THAN ONE STORY AND IN DWELLINGS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE PLACED AT THE CEILING OF THE LOWER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. NO SMOKE DETECTORS SHALL BE PLACED IN THE HALLWAY IF THE TOTAL AREA OF THE ROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS AND IN THE HALLWAY. DETECTORS SHALL BE BATTERY BACKED UP AND HAVE BATTERY BACKUP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.

B. BATHROOM AND UTILITY ROOM FANS SHALL BE CAPABLE OF 8 AIR CHANGES PER HOUR.

C. INCANDESCENT CLOSET LIGHTING SHALL BE 18" MINIMUM FROM COMBUSTIBLES MEASURED HORIZONTALLY. 6" HORIZONTAL IS PERMITTED FOR FLUSH FIXTURES AND FLUORESCENT FIXTURES.

D. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLTS, SINGLE PHASE 15 AND 20 AMPERE PLUGGED-IN APPLIANCES. GFCI OUTLETS ARE REQUIRED IN KITCHEN, BATHROOM, AND BATHROOMS WHERE THERE IS DIRECT GRADE-LEVEL ACCESS TO DWELLING AND POWER POLES. GFCI ALSO REQUIRED WITHIN 6'-0" OF KITCHEN SINK FOR COUNTER OUTLETS. GARAGE OUTLETS MUST BE A MINIMUM OF 18" ABOVE FLOOR & BE GFCI - NO EXCEPTIONS.

E. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.

F. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) PER THE CURRENT MANDATORY ENERGY REQUIREMENTS.

G. CONDUIT FOR METER BASE SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNI-STRUT AND CONDUIT CLAMPS (POWER ACTUATED FASTENERS ARE NOT ACCEPTABLE).

H. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS SHALL BE A MINIMUM 2 HOUR LISTING.

I. ALL LIGHTS, SMOKE DETECTORS, BEDROOM OUTLETS & SWITCHES SHALL BE ARC FAULT PROTECTED AND OUTDOOR RECEPTACLES TO HAVE BUBBLE COVER.

J. PERMANENTLY WIRED CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR WIRED IN SERIES WITH SMOKE DETECTORS AND BATTERY BACK UP (PER CITY).

K. ARC-FAULT INTERRUPTERS ON ALL BEDROOM, KITCHENS & LAUNDRY ROOM CIRCUITS.

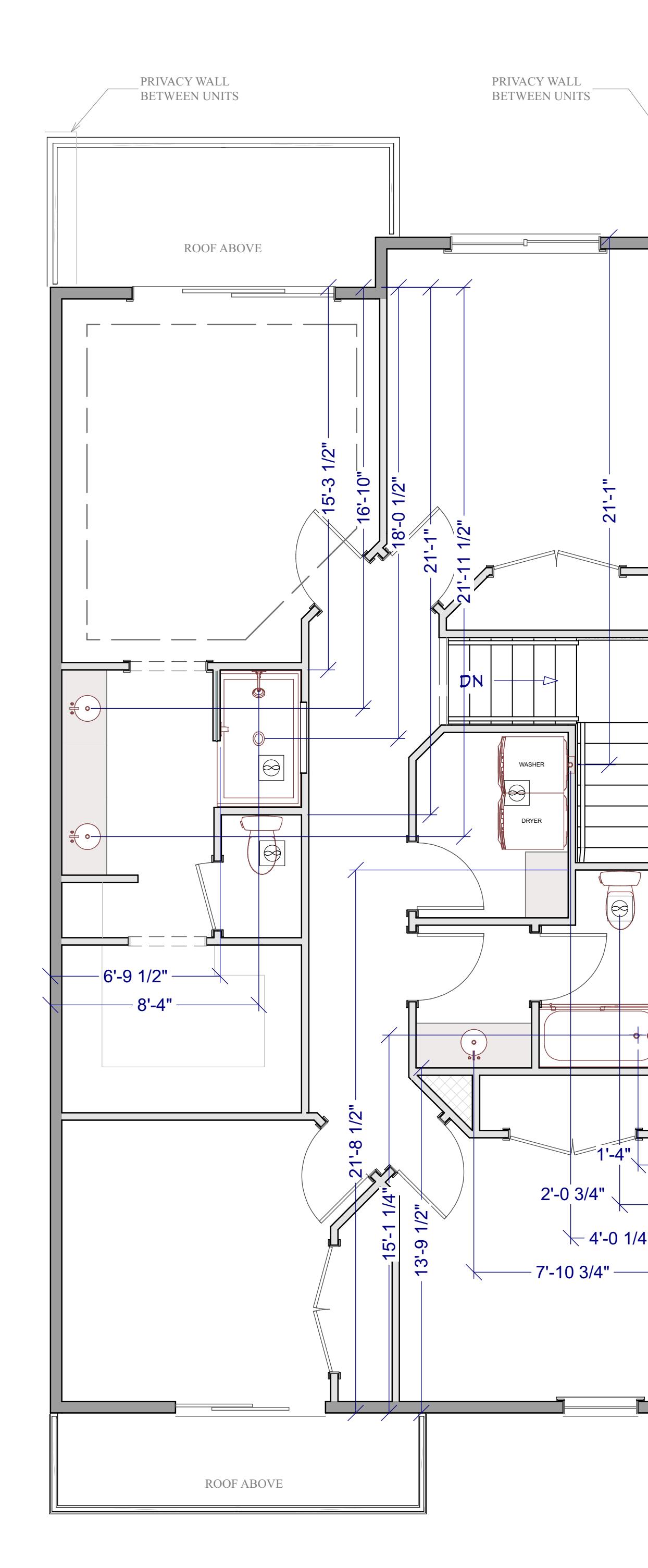
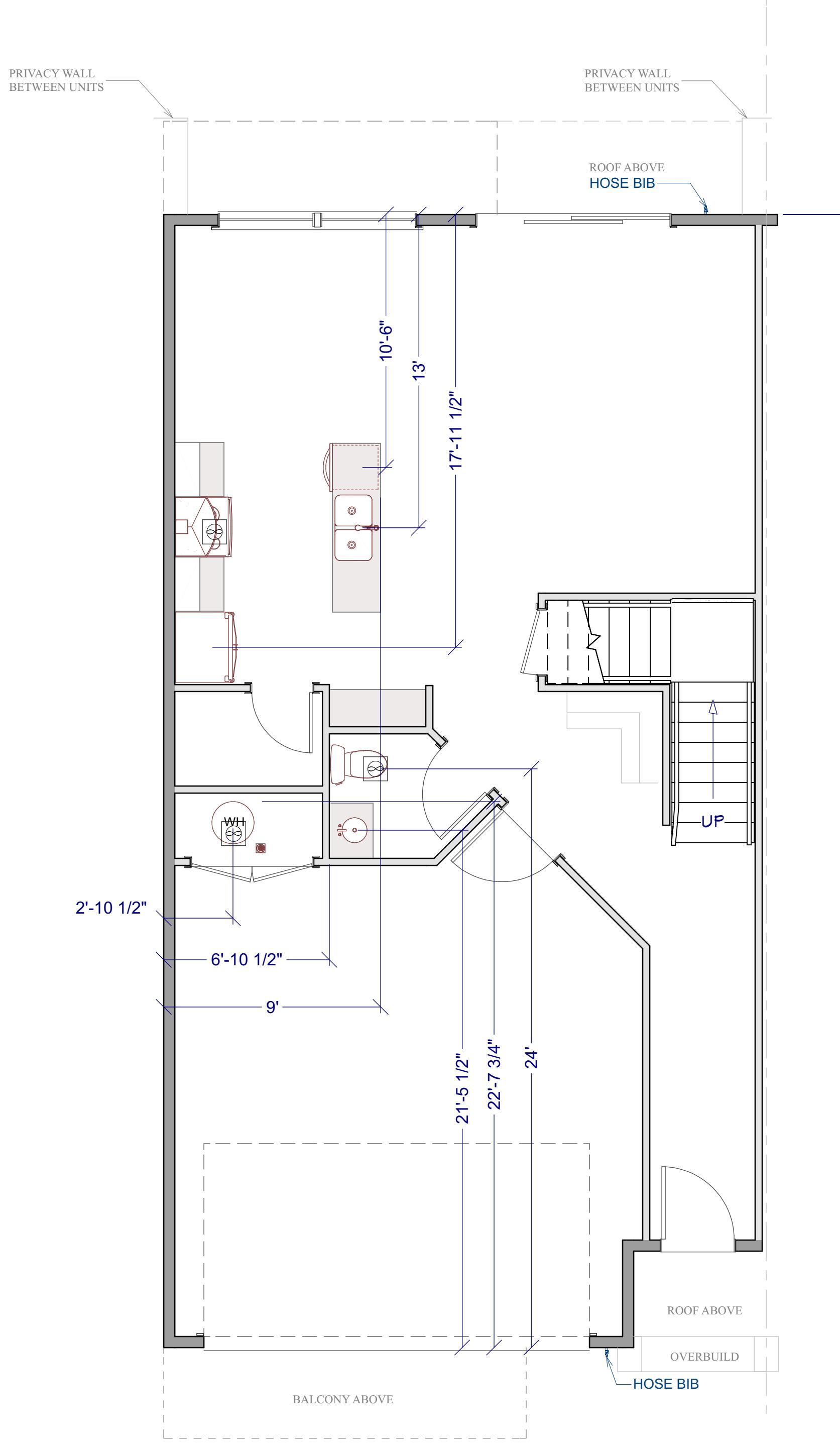
L. ALL 15A, 20A & 30V RECEPTACLES TO BE TAMPER RESISTANT.

M. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

N. LIGHTING TO MEET IECC CODES. AT LEAST 75% OF LAMPS IN PERMANENT LIGHT FIXTURES MUST BE HIGH-EFFICIENCY.

**ELECTRICAL PLAN**

SCALE : 1/4" = 1'



PLUMBING AND  
MECHANICAL

SCALE : 1/4" = 1'

**SAPP**

DESIGN & ENGINEERING

(307) 202-0960 (307) 202-3151

PLUMBING AND  
MECHANICAL

SHEET TITLE:

NEW WAVE CONSTRUCTION  
SOLACE - TOWN HOMES  
SANTA CLARA, UTAH

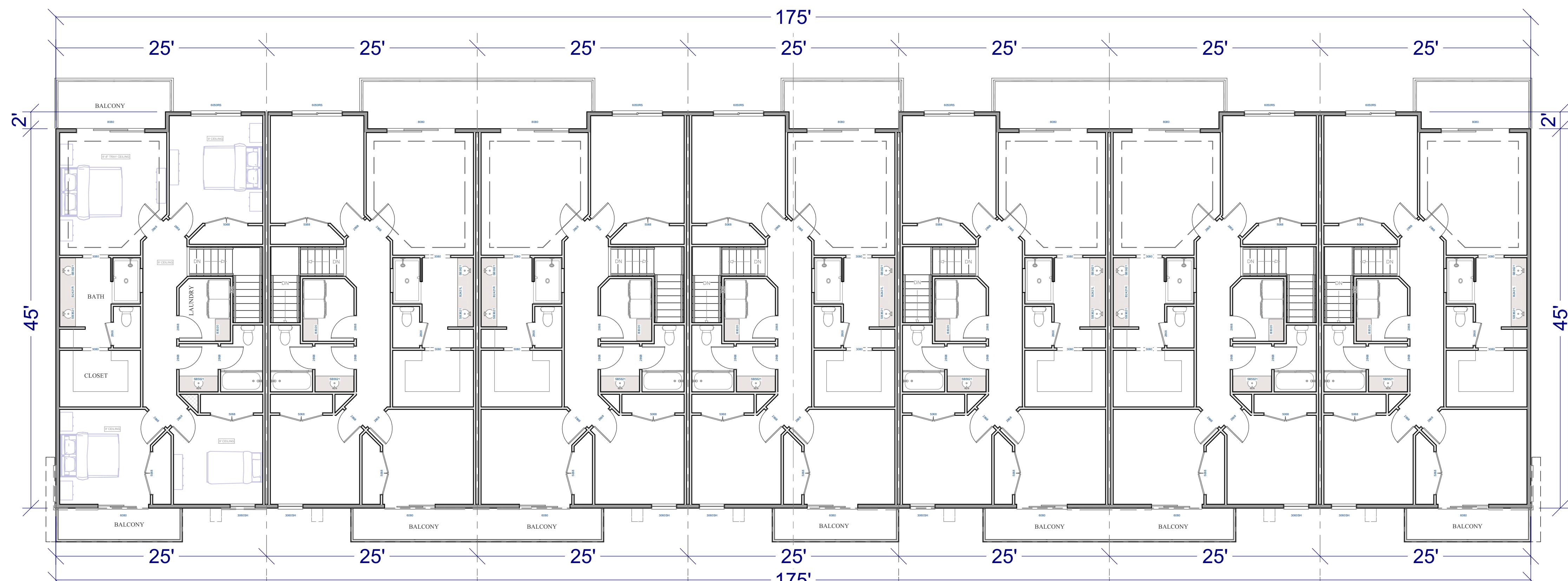
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11/22/24

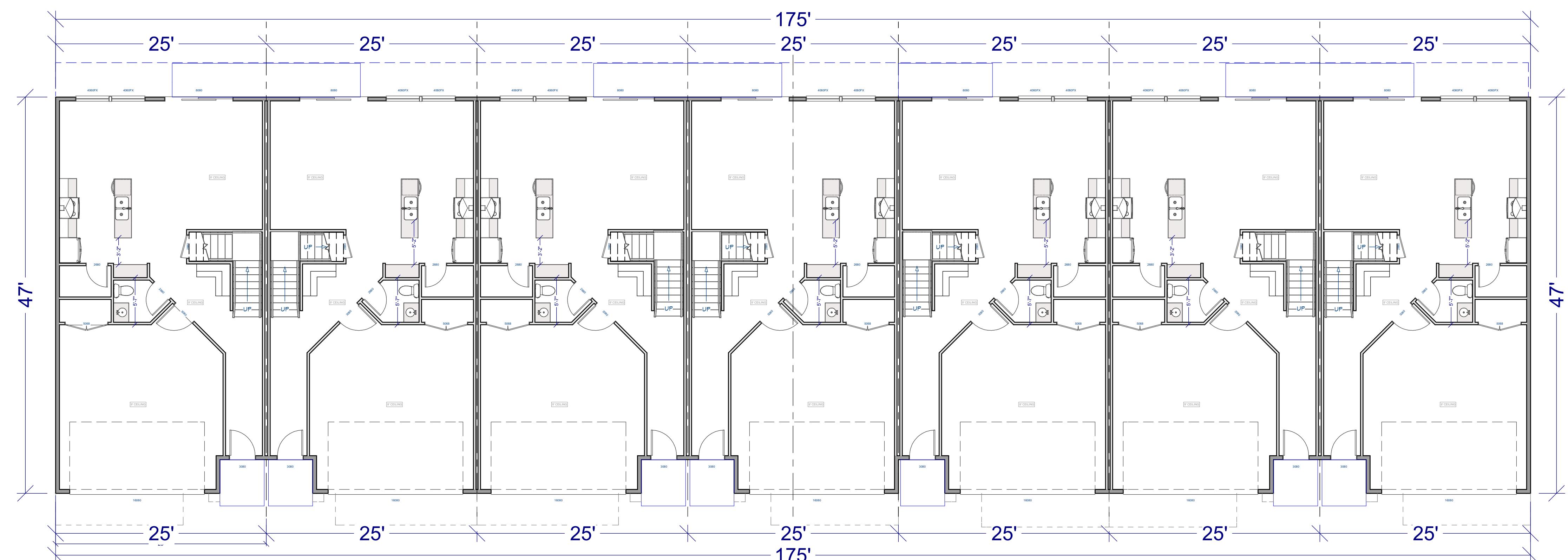
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3/16"=1'

SHEET:

**A4**



UPPER LEVEL



MAIN LEVEL

BUILDING DIMENSIONS

SCALE : 1/8" = 1'

**SAPP**

DESIGN & ENGINEERING

(307) 202-0960 (307) 202-3151

BUILDING DIMENSIONS

SHEET TITLE:

NEW WAVE CONSTRUCTION  
SOLACE - TOWN HOMES  
SANTA CLARA, UTAH

PROJECT:

DATE:

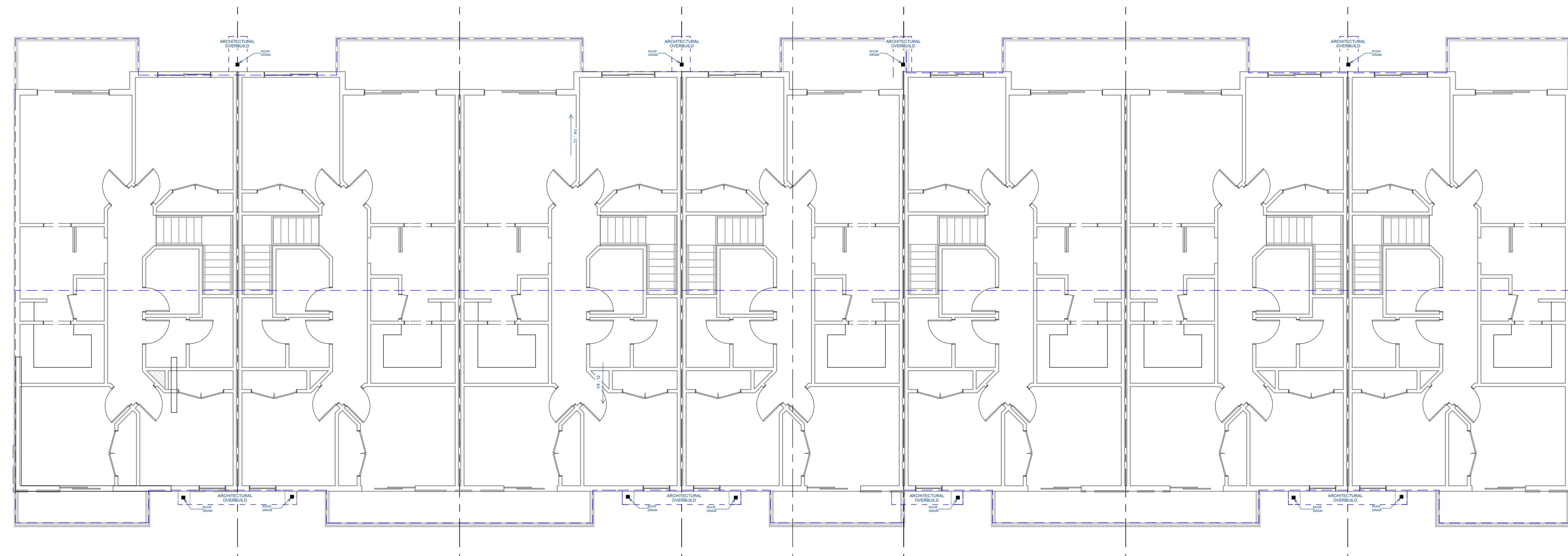
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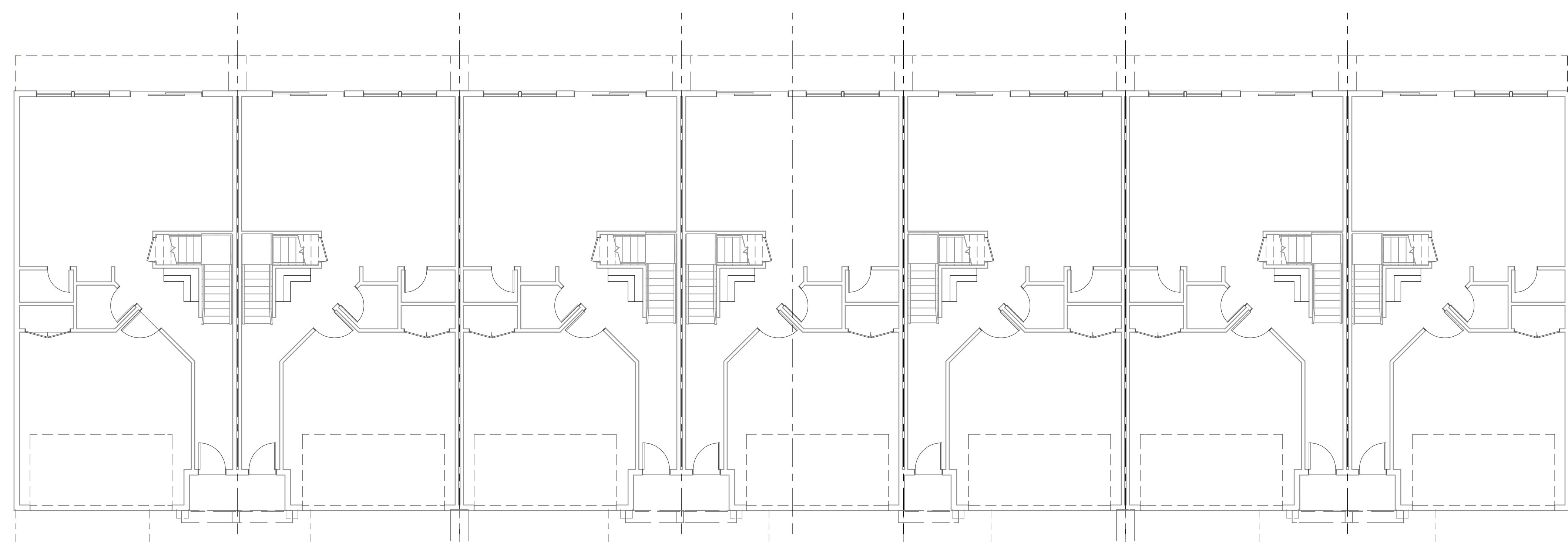
3/16"=1'

SHEET:

A5



UPPER LEVEL



MAIN LEVEL

ROOF PLAN  
SCALE : 3/16" = 1'

**SAPP**

DESIGN & ENGINEERING

(307) 202-0960 (307) 202-3151

ROOF PLAN

SHEET TITLE:

NEW WAVE CONSTRUCTION  
SOLACE - TOWN HOMES  
SANTA CLARA, UTAH

PROJECT:

DATE:

11/22/24

SCALE:

3/16"=1'

SHEET:

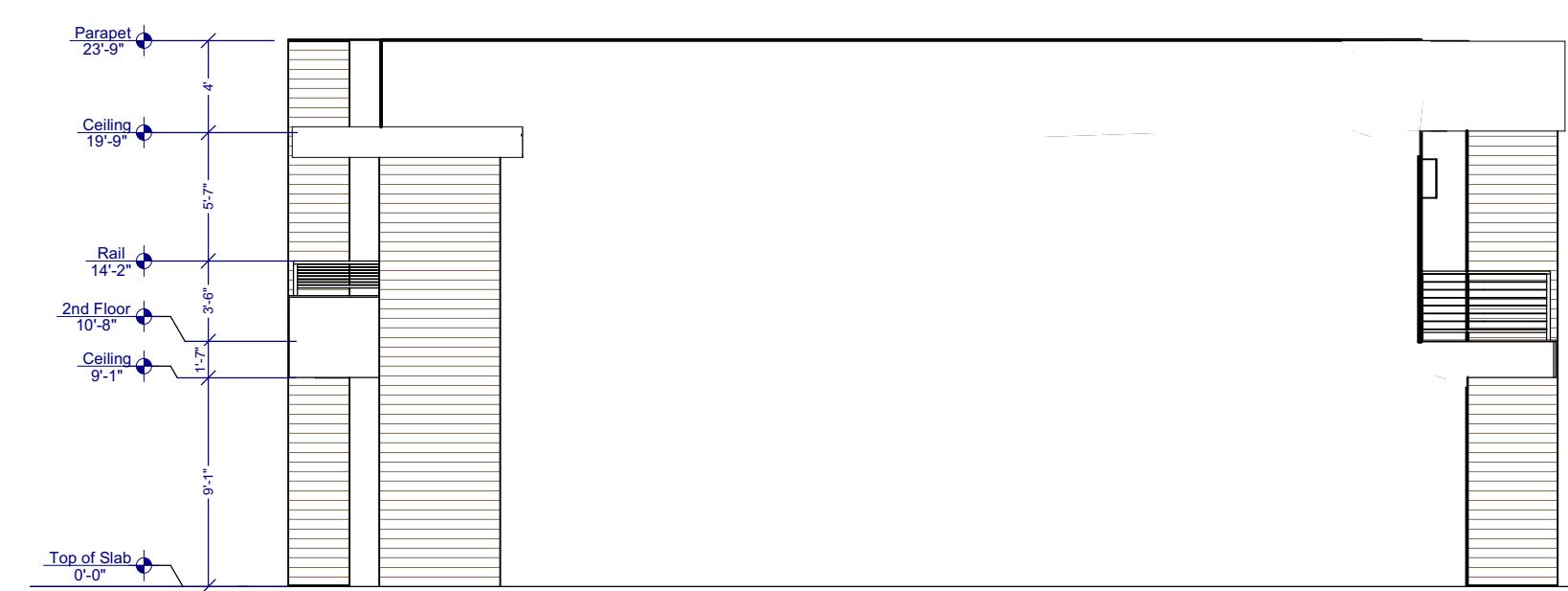
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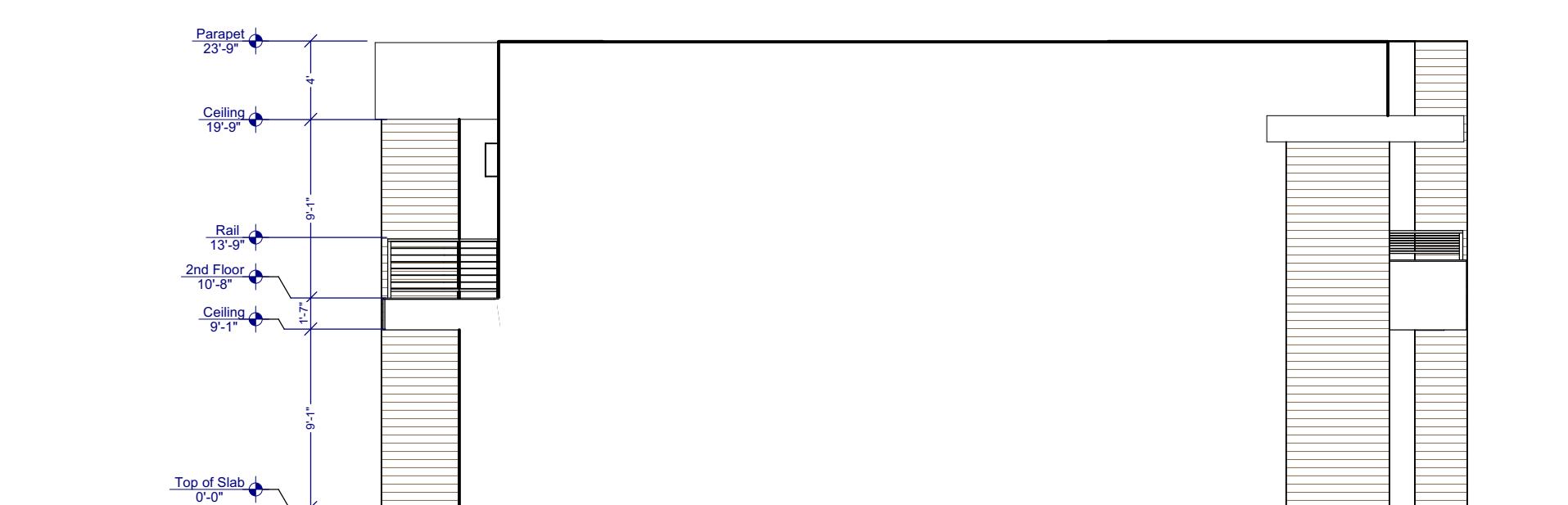
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

PROJECT: NEW WAVE CONSTRUCTION  
DATE: SOLACE - TOWN HOMES  
SANTA CLARA, UTAH

SCALE: 11/22/24  
1/8"=1'

SHEET: A7

**SAPP**  
DESIGN & ENGINEERING  
(307) 202-0960 (307) 202-3151



ROOF TILE COLOR & STYLE



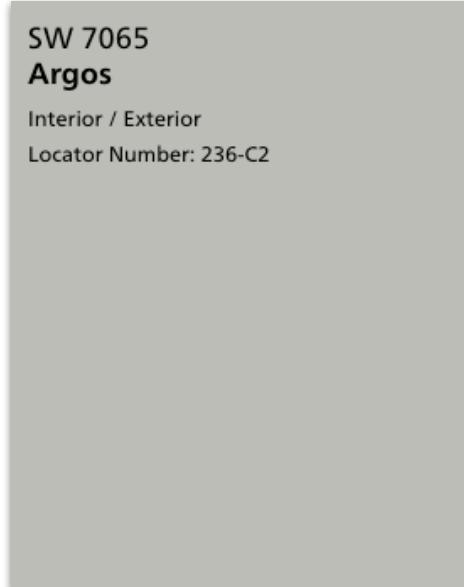
WINDOW COLOR & STYLE



FRONT DOOR  
HARDWARE  
STYLE



FRONT DOOR  
STYLE



FRONT DOOR  
COLOR



STUCCO COLOR



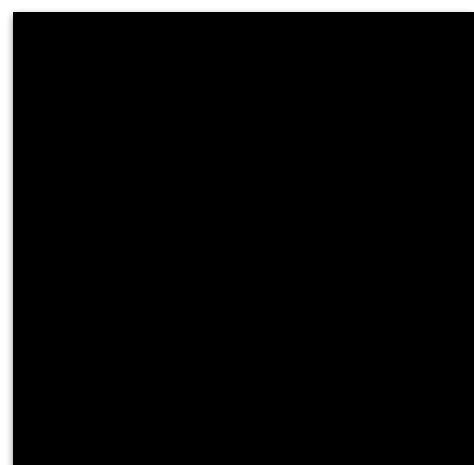
SHUTTER COLOR



GARAGE DOOR STYLE & COLOR



SHUTTER STYLE



GUTTER & DOWNSPOUT  
COLOR

## DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

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3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

## DRAINAGE NOTES:

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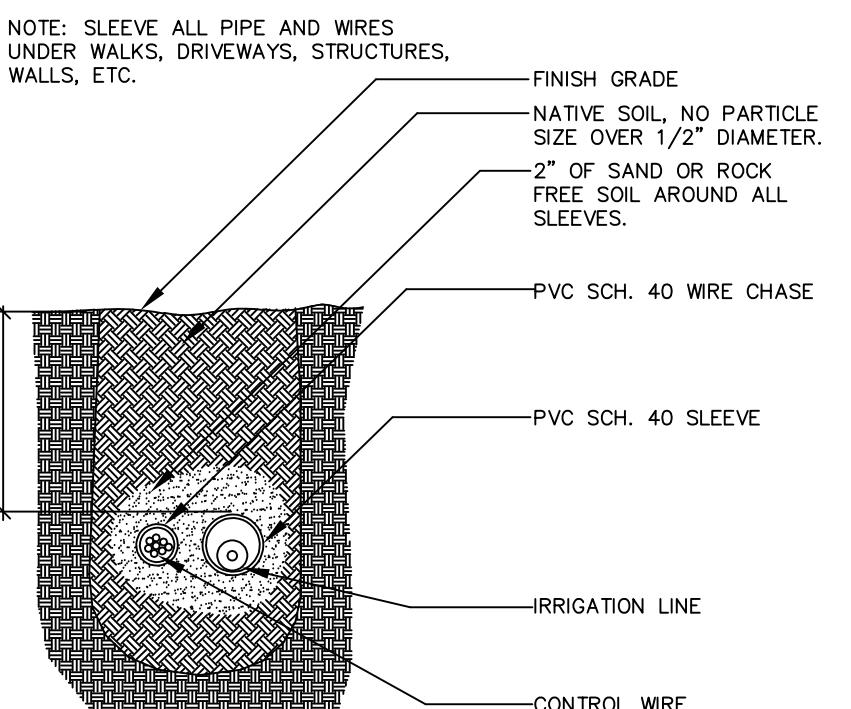
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## ROCK MULCH NOTE:

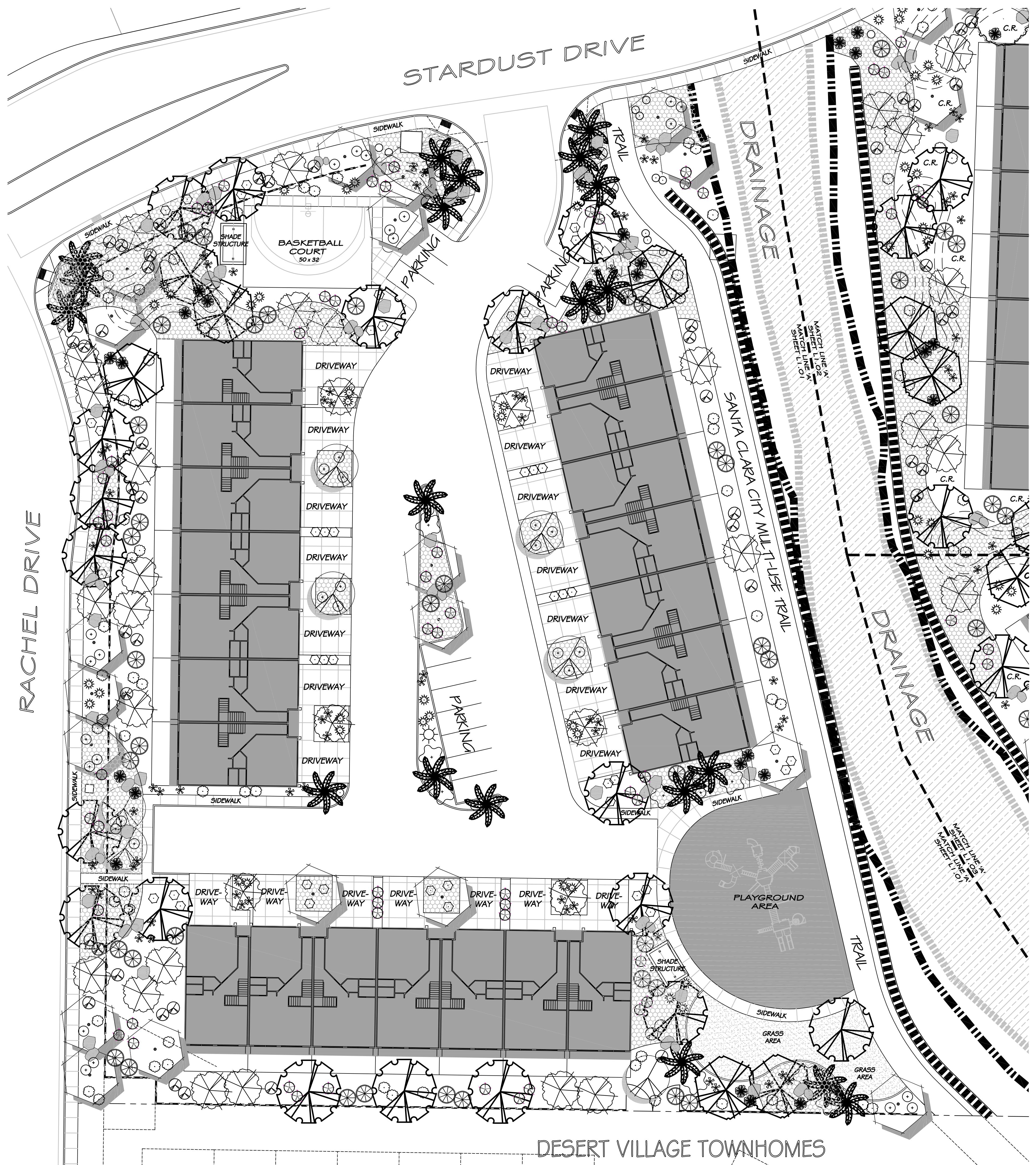
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SLEEVE SECTION



DESERT VILLAGE TOWNHOMES

## PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
PISTACHE CHINENSIS 'RED PUSH'	CHINESE PISTACHE
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
PROSOPIS GLANDULOSA	TEXAS HONEY MESQUITE
CHILOPSIS LINEARIS	DESERT WILLOW
OLEA EUROPAEA 'WILSONII'	WILSON OLIVE
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
LAGERSTROEMIA INDICA	CRAPÉ MYRTLE
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
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ILEX VOMITORIA DWARF	DWARF YAUPOH HOLLY
ABELIA GRANDIFLORA	PINK ABELIA
RHAPHIOCLIPS INDICA	DWARF PINKIE HAWTHORN
DASYLIRION WHEELERI	GREEN/GRAY DESERT SPOON
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS
HESPERALOE PARVIFLORA	RED YUCCA
AGAVE PARRYI	PARRY'S AGAVE

## MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAME
LANDSCAPE BOULDERS	VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
6" CONCRETE MOWCURB	
2' X 4"	LAVA ROCK
LANTANA CAMARA	LANTANA
LANDSCAPE MOUNDING	1'-0" CONTOUR INTERVALS
0 20'-0" 40'-0" 60'-0"	SCALE: 1" - 20'-0"

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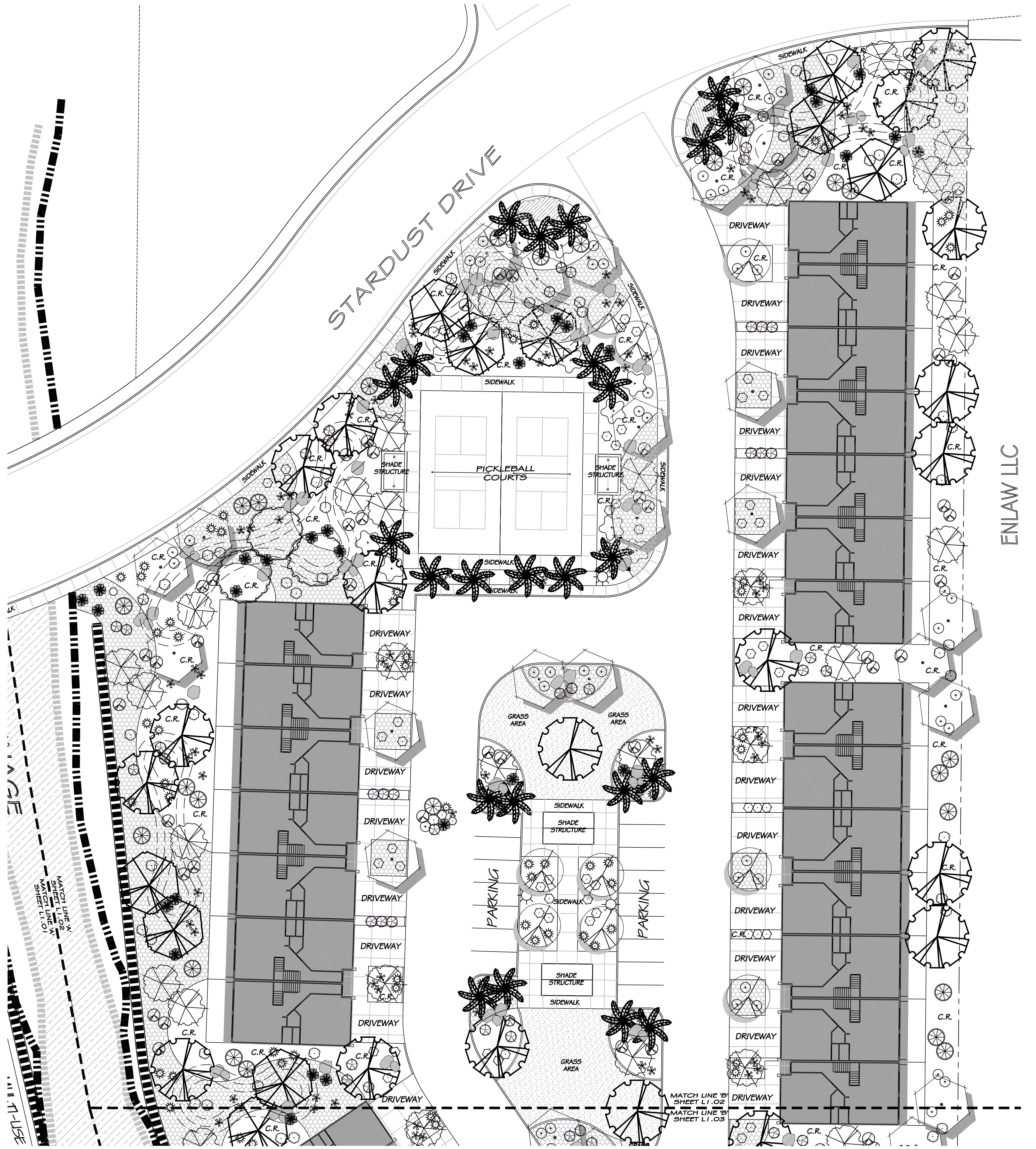
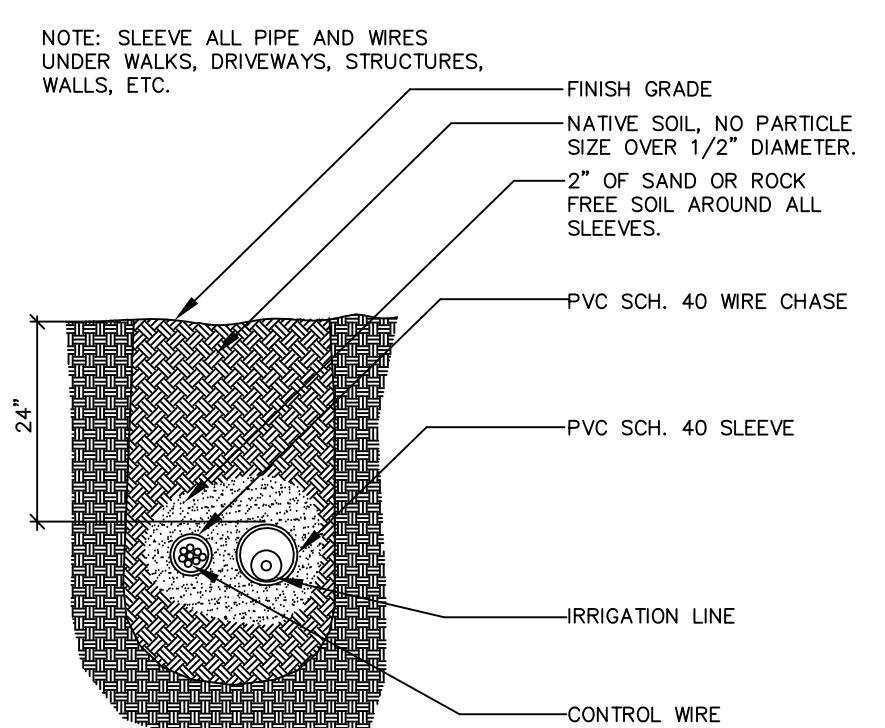
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PROJECT:  
SOLACE  
TOWNHOMES

SHEET CONTENTS:  
PLANTING  
PLAN

DATE:  
11/28/2024  
JOB NO.:  
11282024

SHEET:  
L1.02

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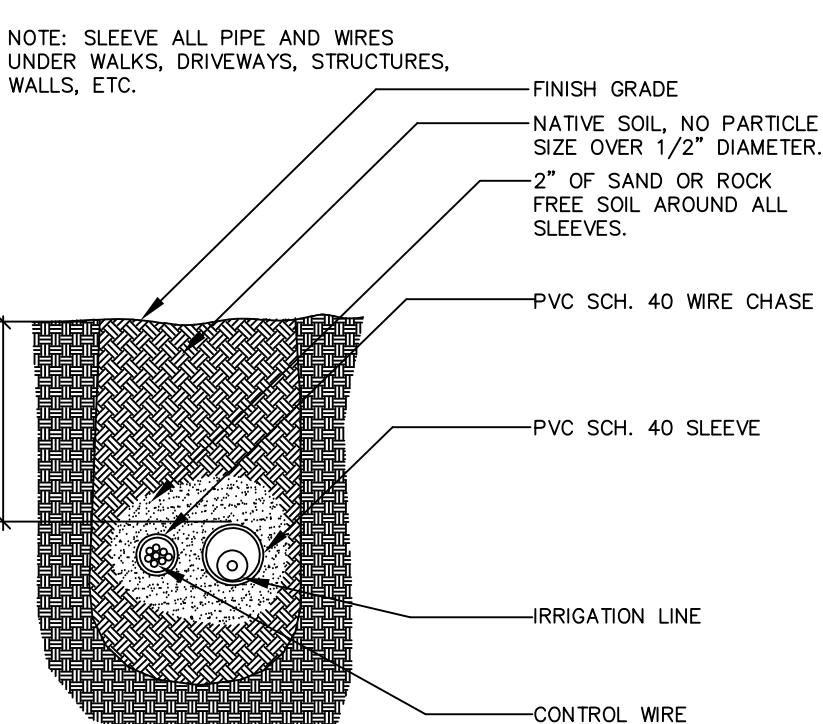
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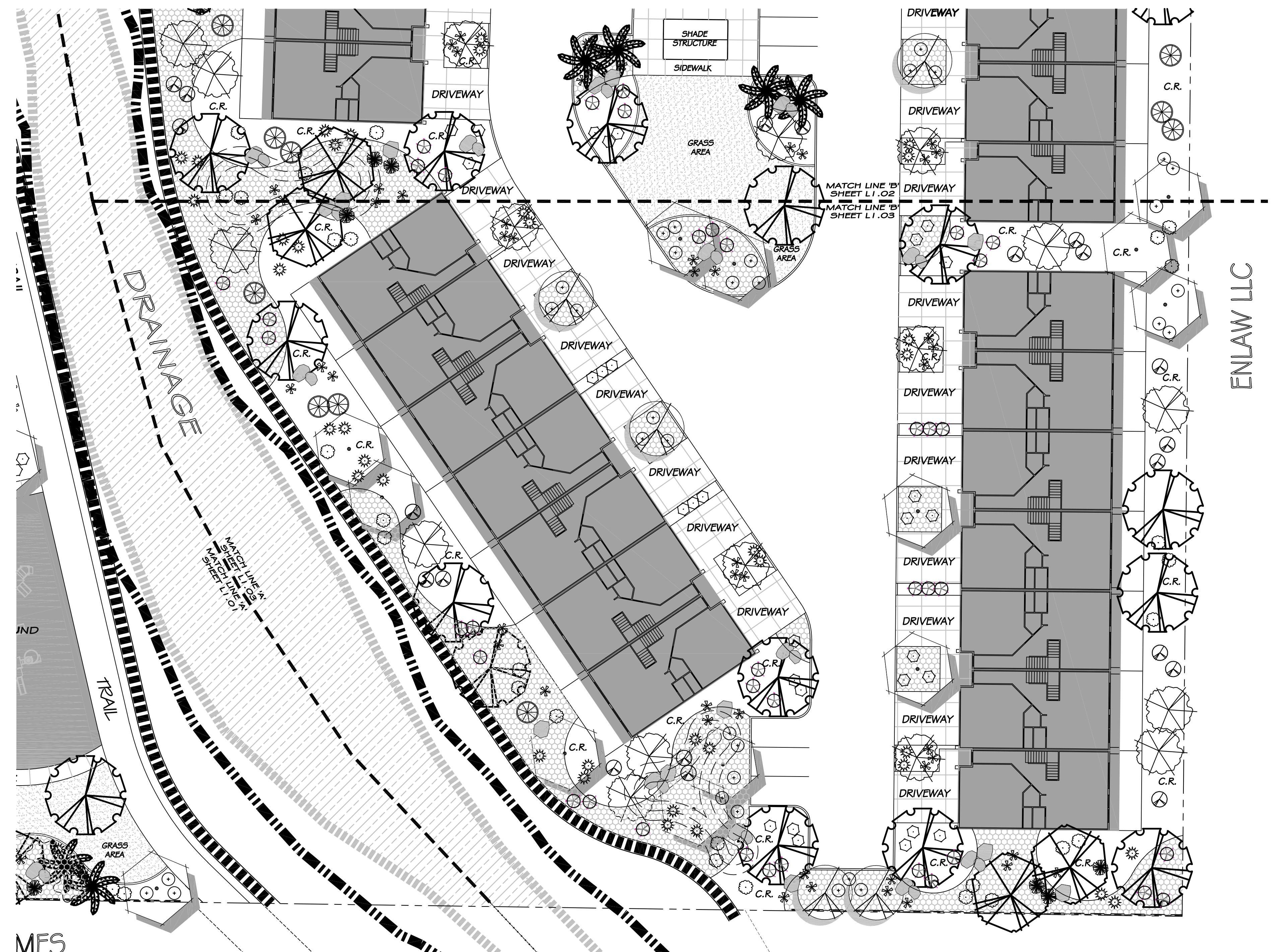
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SLEEVE SECTION



## PLANT LEGEND

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CSIA  
Cody Schmitt  
LANDSCAPE ARCHITECT



PROJECT:  
SOLACE  
TOWNHOMES

SHEET CONTENTS:  
PLANTING  
PLAN

DATE:  
11/28/2024  
JOB NO.:  
11282024

SHEET:  
L1.03



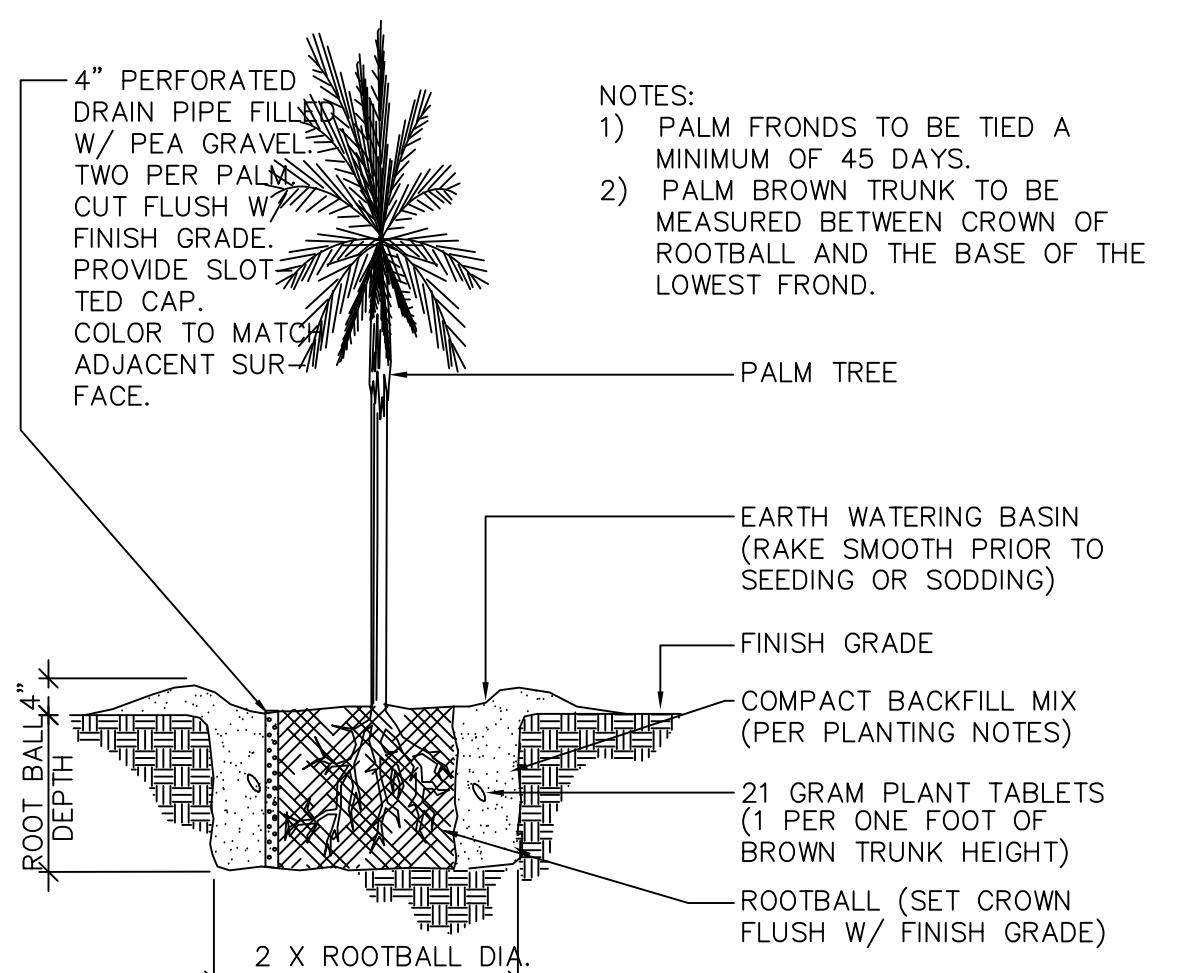
Know what's below.  
Call before you dig.

PROJECT:  
SOLACE  
TOWNHOMES

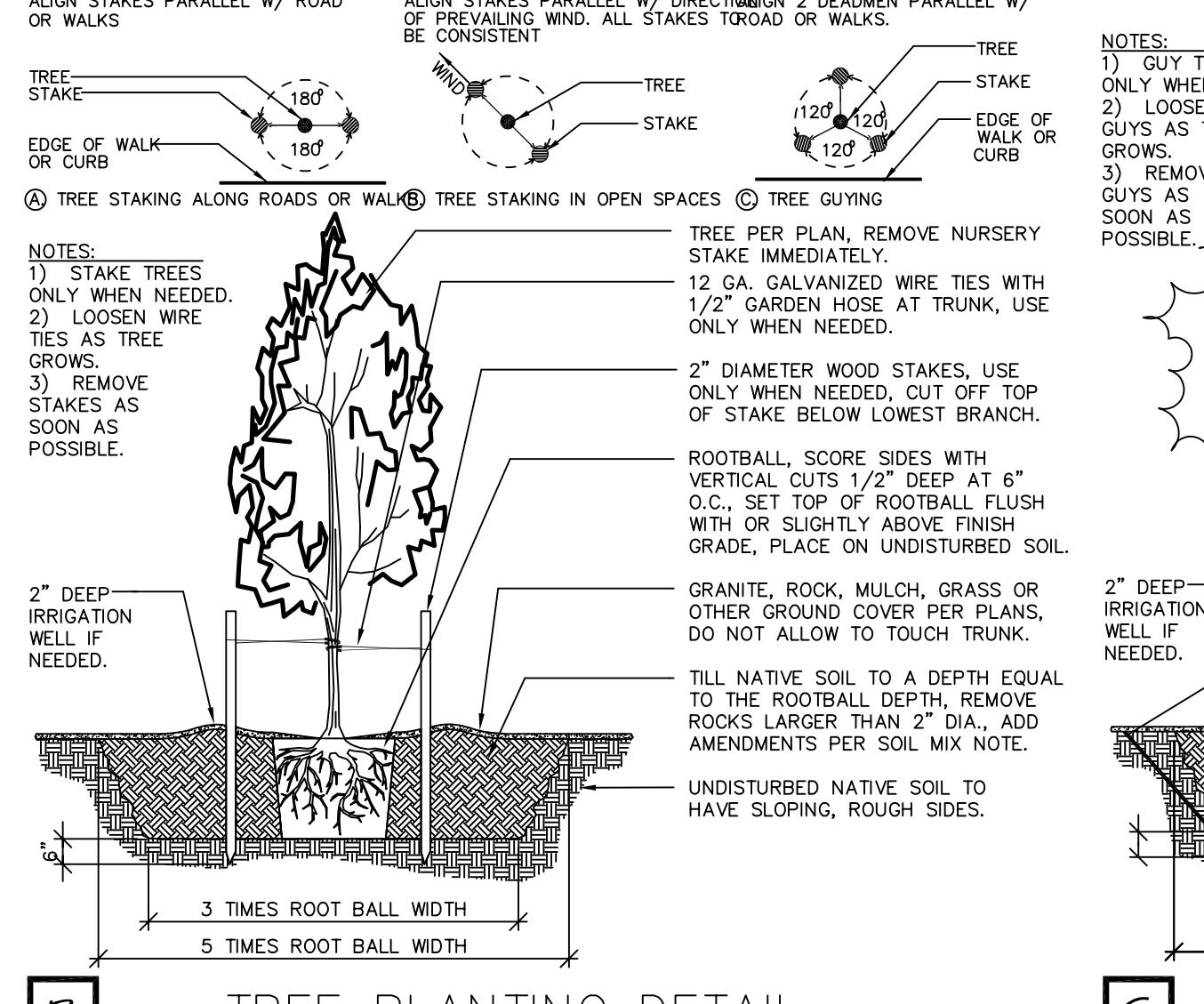
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PLANTING  
DETAILS

DATE:  
11/28/2024  
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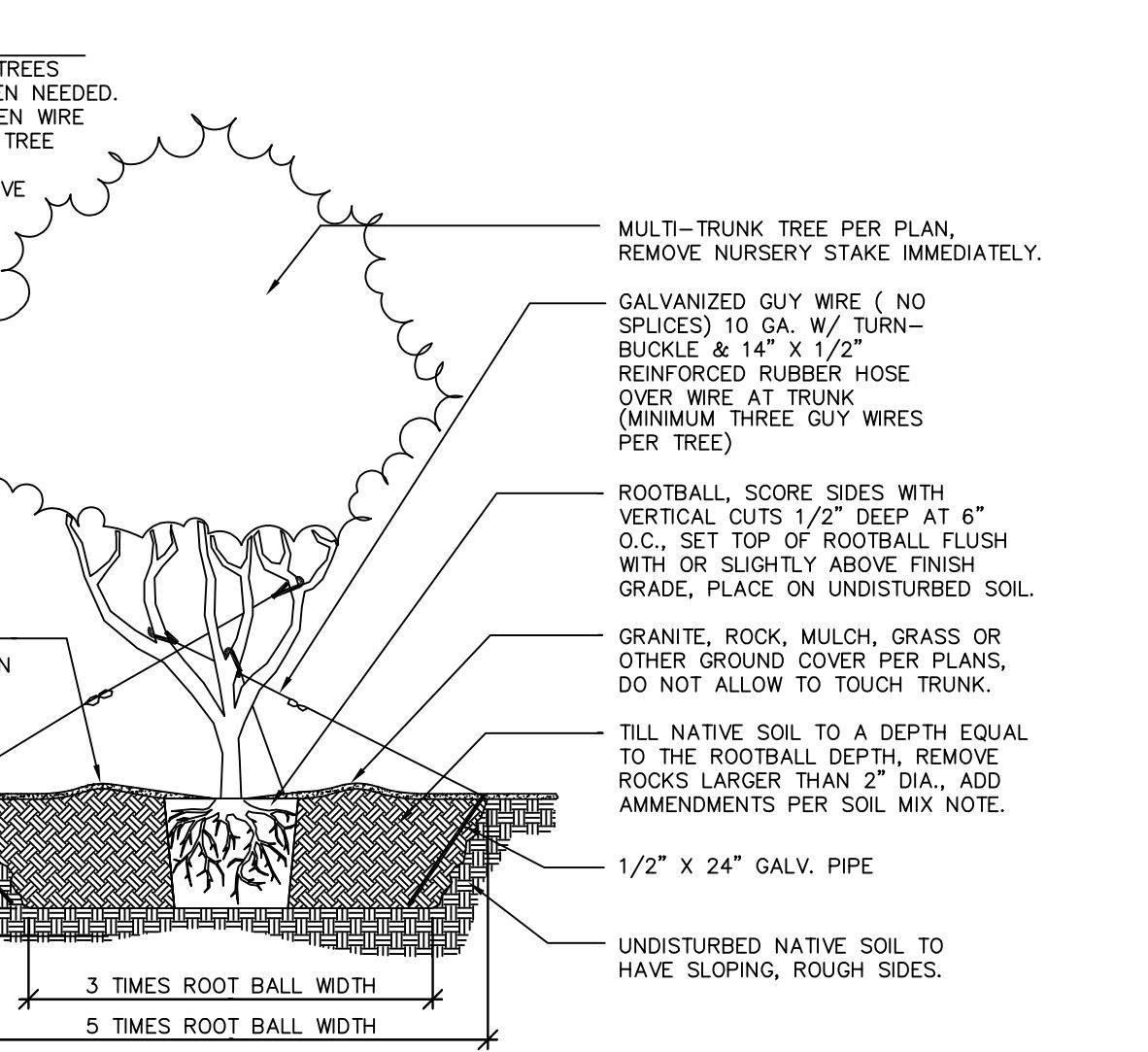
SHEET:  
L1.04



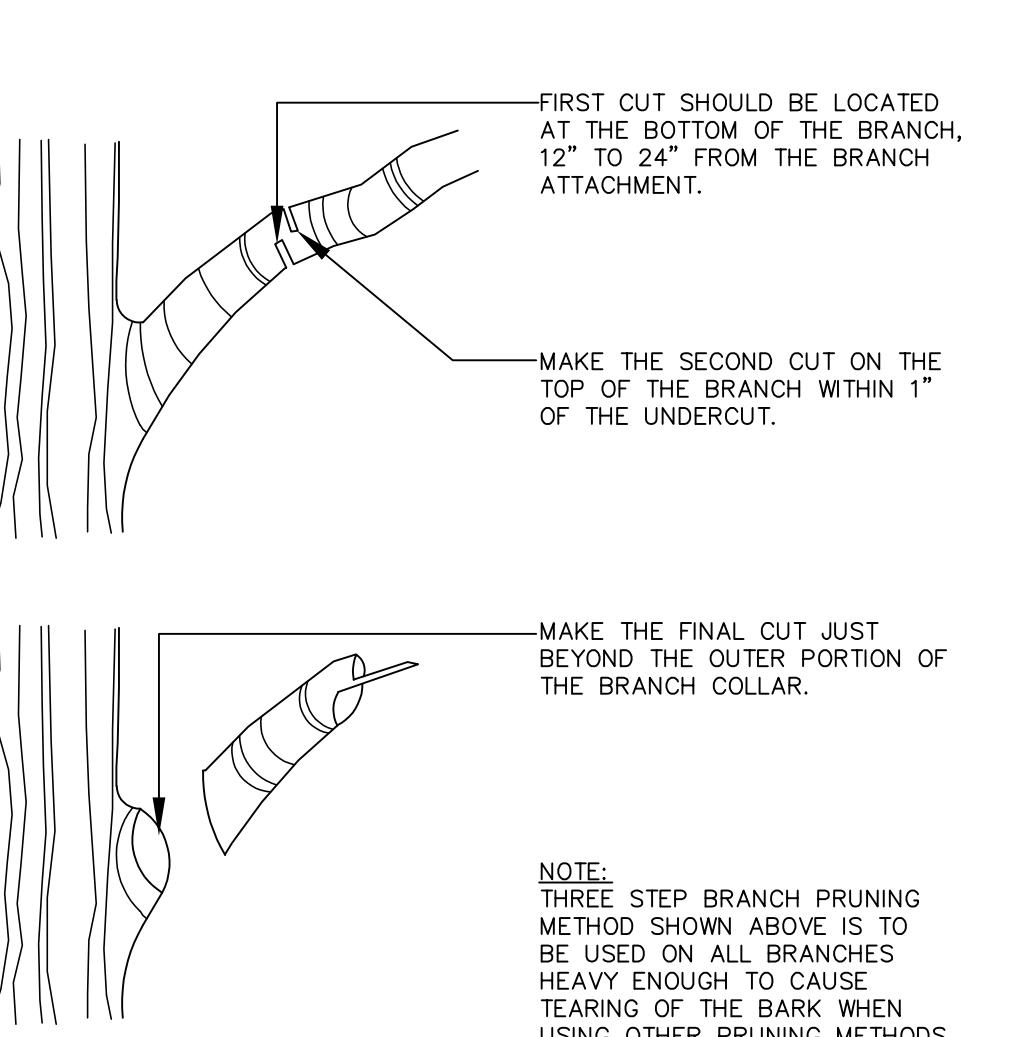
A PALM PLANTING DETAIL



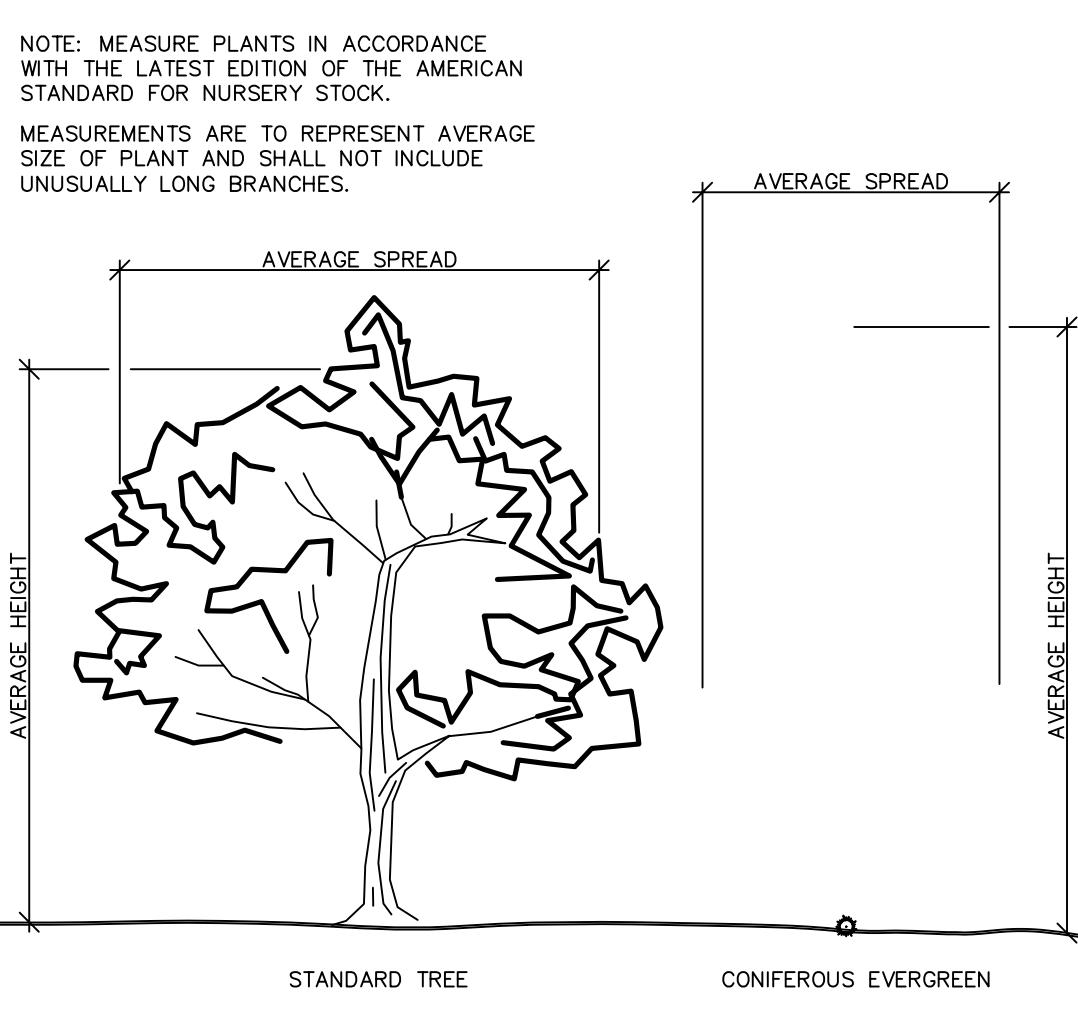
B TREE PLANTING DETAIL



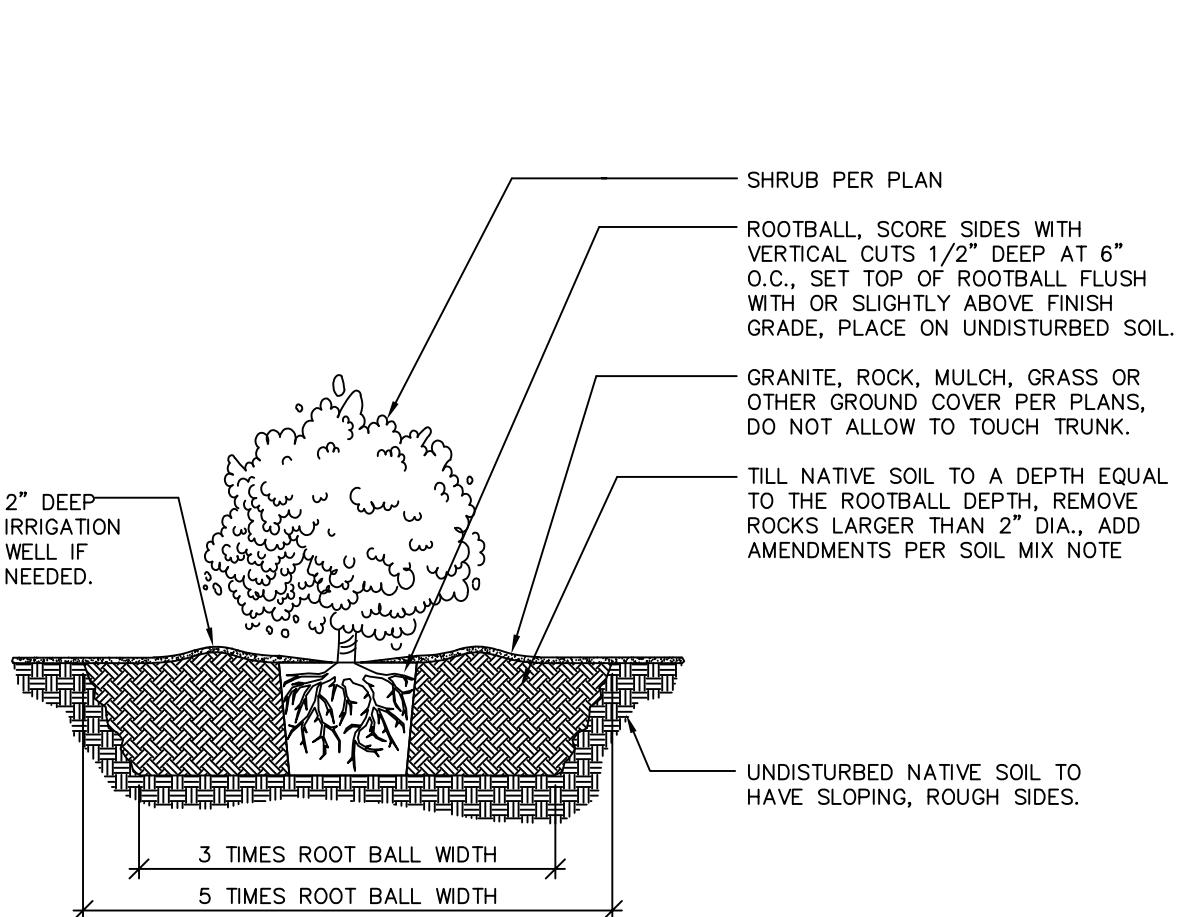
C MULTI-TRUNK PLANTING DETAIL



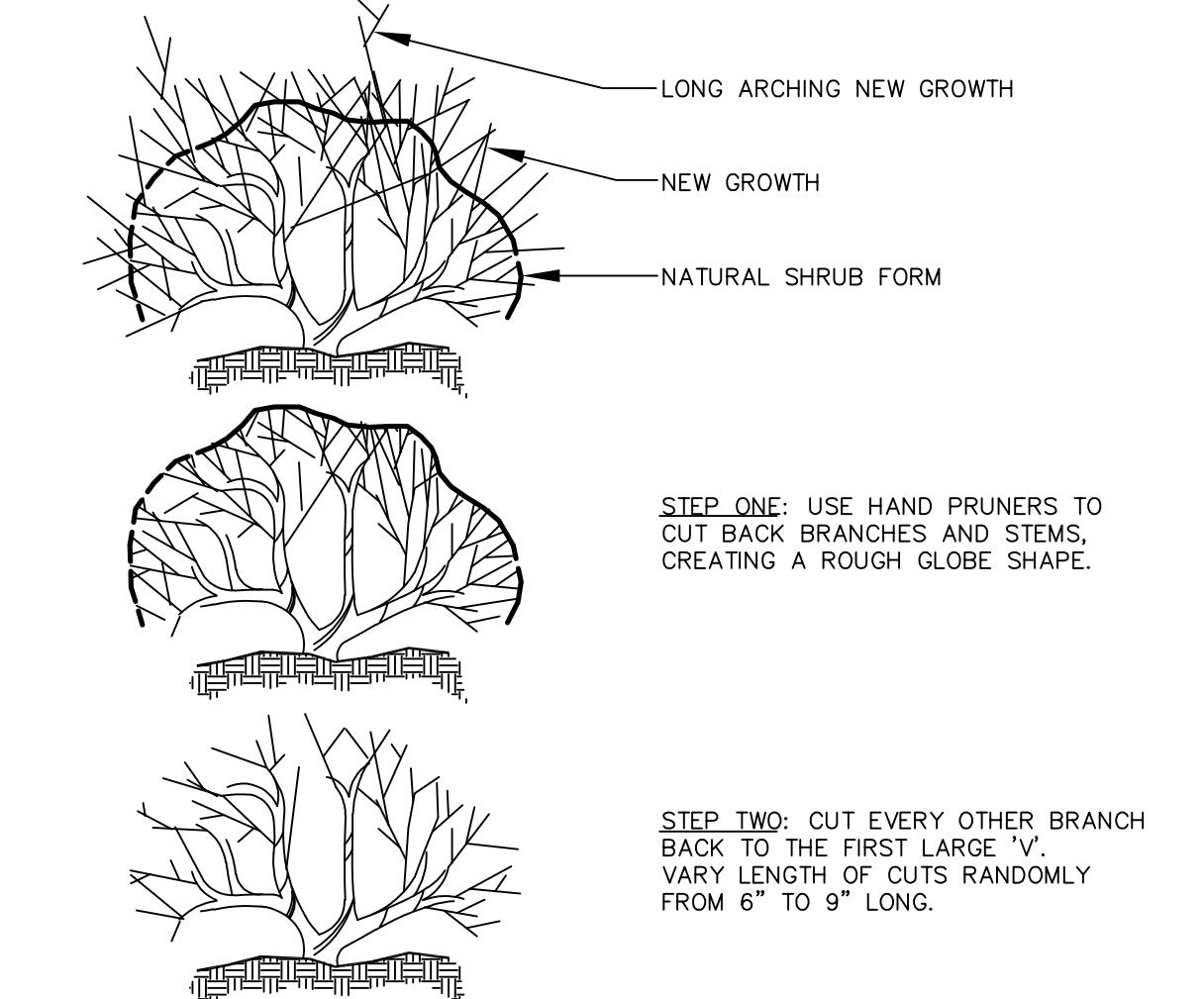
D TREE BRANCH PRUNING DETAIL



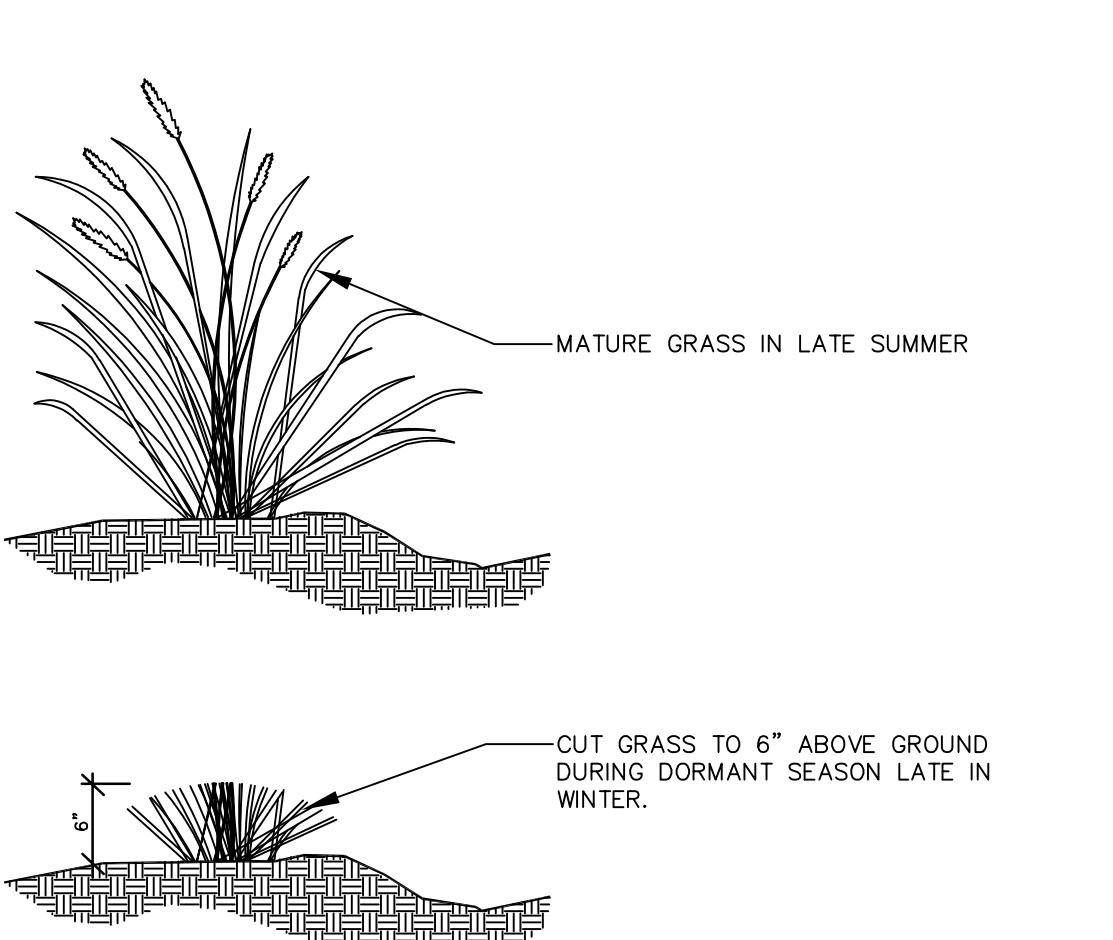
E PLANT MEASUREMENT DETAIL



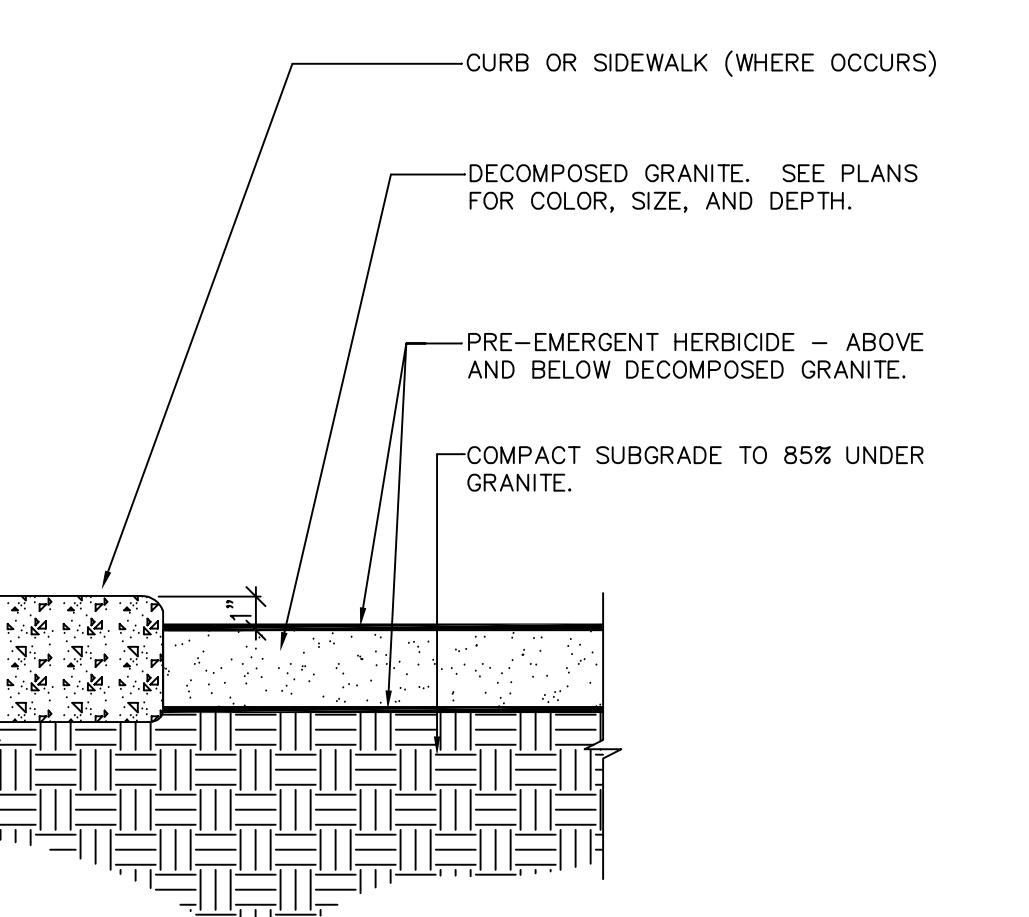
F SHRUB PLANTING DETAIL



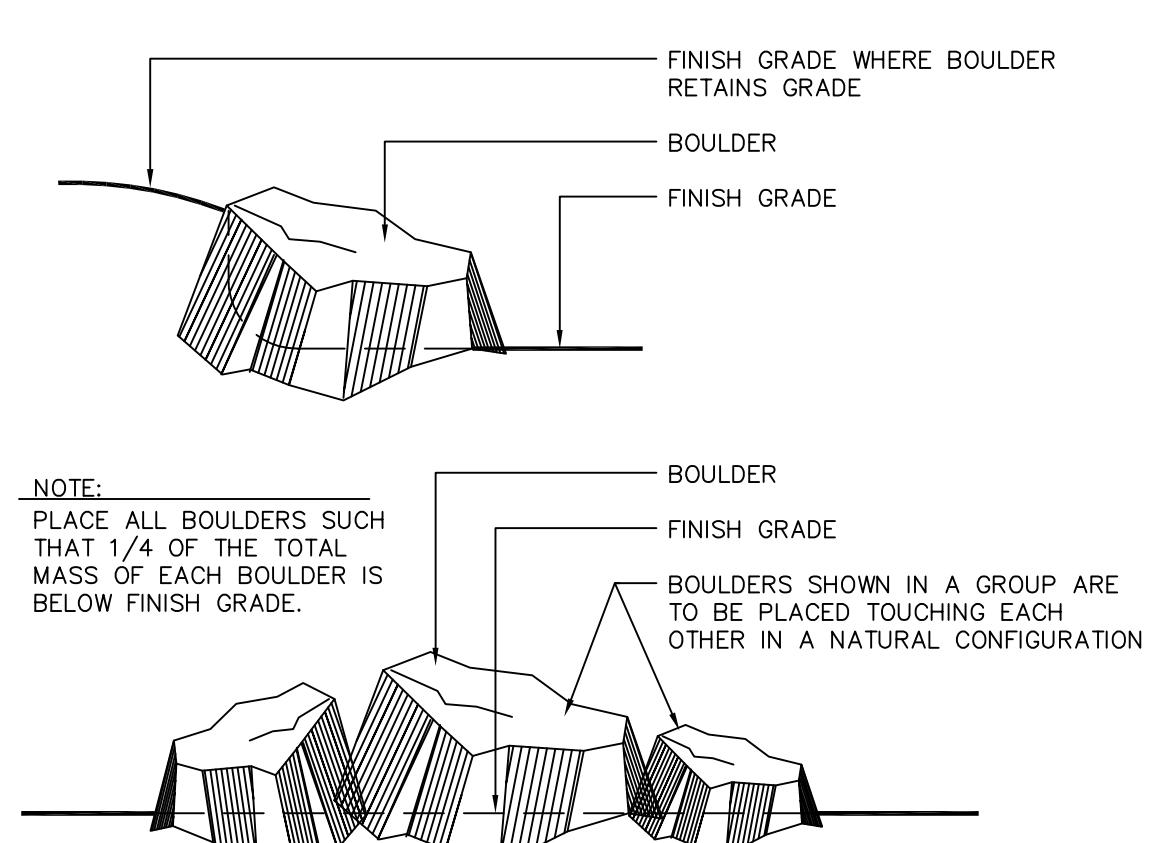
G SHRUB PRUNING DETAIL



H GRASS PRUNING DETAIL



I DECOMPOSED GRANITE DETAIL



J BOULDER PLACEMENT DETAIL

BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
<b>TREES</b>						
CHILOPSIS LINEARIS	DESERT WILLOW	3	15	GALLON	B,D,E	
LAGESTROMIA INDICA 'MULTI'	RED MULTI CRATE MYRTLE	65	15	GALLON	B,D,E	
OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	17	15	GALLON	B,D,E	
PISTACHE CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	47	24"	BOX	B,D,E	
PROSOPIS GLANDULOSA	TEXAS HONEY MESQUITE	18	24"	BOX	B,D,E	
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	51	24"	BOX	B,D,E	
WASHINGTONIA ROBUSTA	CALIFORNIA PALM	44	6'-0" TO 10'-0" BTW	BAG	A,E	SEE PLANTING PLAN FOR SIZE AND LOCATION
<b>SHRUBS</b>						
ABELIA GRANDIFLORA	PINK ABELIA	129	5	GALLON	F,G	
AGAVE PARVIFLORA	PARRY'S AGAVE	25	5	GALLON	F,G	
CHAMAEBRUS HUMILIS	MEDITERRANEAN FAN PALM	28	15	GALLON	F,G	
DASYURON WHEELERI	DESERT SPOON	49	5	GALLON	F,G	
HEPTALOLEA PARVIFLORA	RED TUCCA	172	5	GALLON	F,G	
ILEX VOMITORIA DWARF	DWARF YUPOON HOLLY	109	5	GALLON	F,G	
LEUCOPHYLLUM FRUTESCENS 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	125	5	GALLON	F,G	
MULLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	138	5	GALLON	F,G,H	
OLEA EUROPAEA 'MONTRA'	LITTLE OLIVE DWARF OLIVE	66	5	GALLON	F,G	
RHAPHIOLENS INDICA	DWARF FINNIE HAWTHORN	127	5	GALLON	F,G	
ROSA 'RED CARPET'	RED CARPET ROSE	103	3	GALLON	F,G	
<b>GROUND COVERS</b>						
LANTANA CAMARA	LANTANA	75	1	GALLON	D,E	SPACED @ 30" O.C. 1500 SQFT
<b>BOULDERS</b>						
LANDSCAPE BOULDERS VARY IN SIZE: 50% - 3' X 3', AND 50% - 2' X 3'						
		151	3' - 4'		J	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

## Phase 1 Entry - Location 1



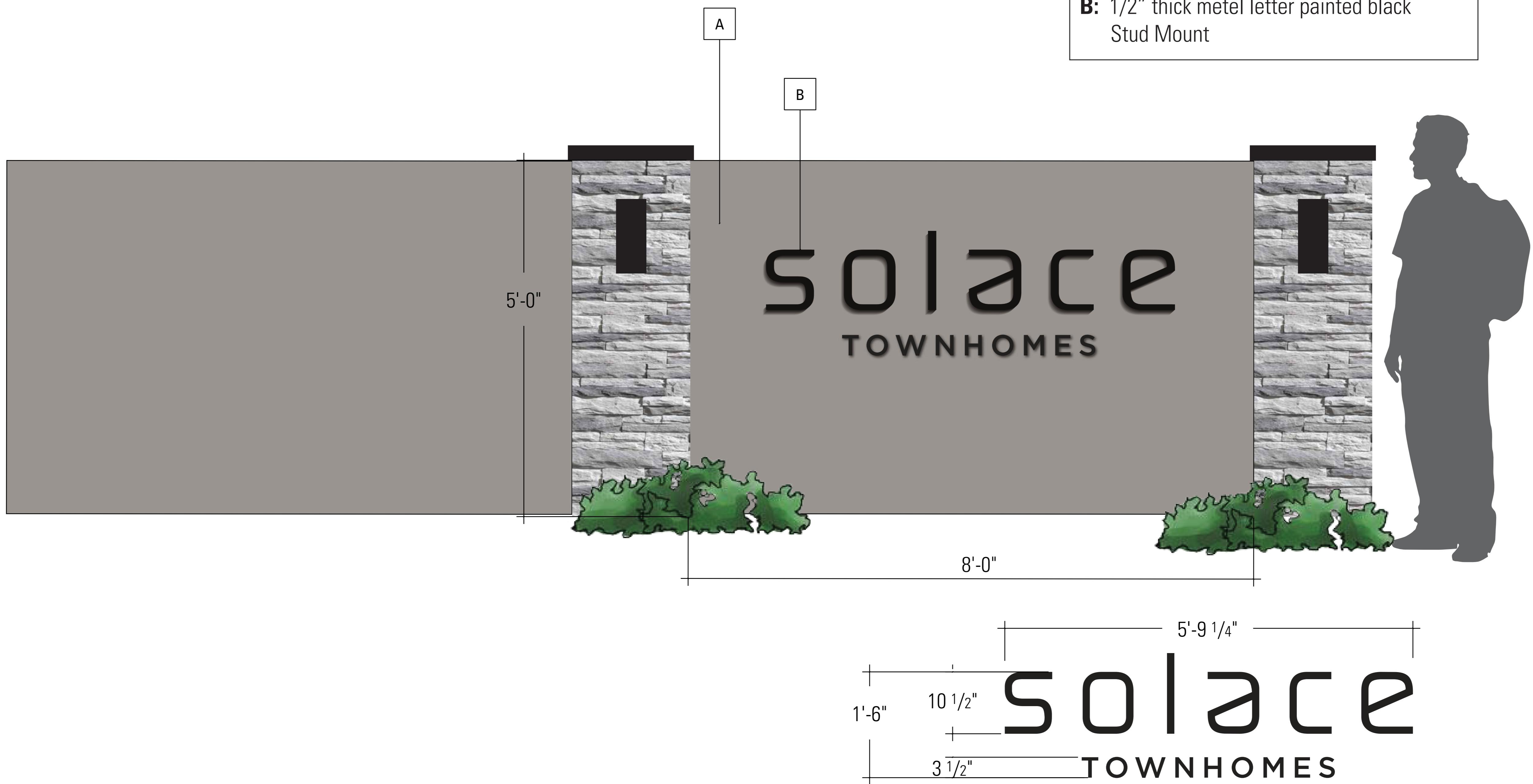
**A:** Existing Masonry Wall with Stucco Finish

**B:** 1/2" thick metal letter painted black  
Stud Mount



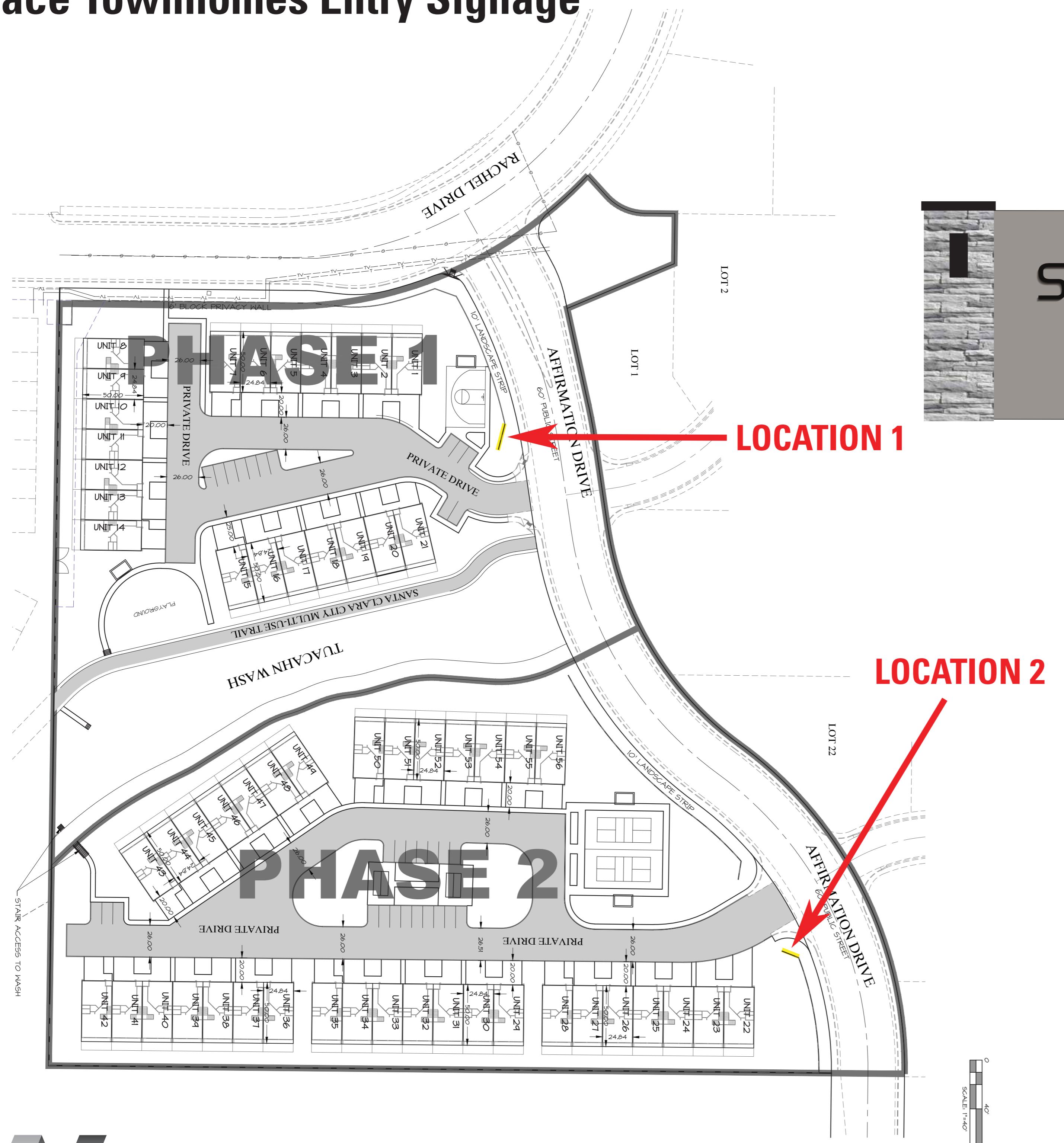
Sign Area: 8.66 s/f

## Phase 2 Entry - Location 2



Sign Area: 8.66 s/f

# Solace Townhomes Entry Signage



## Solace Townhomes Amenities Information

### Playground amenity (Lifetime Product):



### Features:

- 1 Trapeze Bar and Monkey Bars
- Soft Rubber Grips on Swing Chains to Prevent Pinching or Snagging
- Fireman's Pole
- Monkey Bars
- Gym Rings
- Trapeze Bar with Gym Rings
- Ships Wheel and Binoculars
- 3 Belt Swings

### Specifications

Frame Material	Powder-Coated Steel
Deck Height	5 ft. (1.5 m)
Warranty	5-Year Limited

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Safety Zone	34 ft. 4 in. x 33 ft. 4 in. (10,5 m x 10,2 m)
Playset Height	11 ft. (3,36 m)
Frame Pole Diameter	3 in. (7,62 cm)
Ages	3-12
Molded Components	High-Density Polyethylene (HDPE)
Swings	Zinc and Rubber-Coated
Height of Swing Bar	7 ft. 9 in. (2,4 m)

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**Pickleball Courts Amenity:**



The pickleball courts would be coated and surrounded by a short 3' fence similar to the picture above. There will be a covered sitting area to match the other pergolas on both sides of the courts for people to get out of the sun and rest. Benches will also be provided. No lights will be provided.

Pergola amenities:



The pergola's will be metal and built to match the style of the townhomes. There will be two types of pergolas. The large square ones as represented on the landscape and other layouts provided and 2 shade structures by the pickleball courts. Tables or other seating will be provided under each pergola.

Dimensions:

2 Large Pergola's on the island in the east townhome phase: 12' X 20'

1 Large Pergola by the basketball court: 8' x 12'

1 Large Pergola by the playground: 8' x 12'

Smaller Structures by Pickleball Courts with sloped roof: 6' x 4'

Basketball amenity:



This amenity will be a concrete pad with a full 10 foot size basketball hoop. The concrete will be painted with lines as shown in this picture above.

# **SOLACE TOWNHOMES**

## **Road Maintenance Fund Agreement**

This **Road Maintenance Fund Agreement** ("Agreement") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2025, by and among the owners of residential units within **Solace Townhomes** (the "Owners").

### **1. Purpose**

The purpose of this Agreement is to establish a fair and enforceable system for maintaining, repairing, and improving the private roads and related infrastructure within **Solace Townhomes** (the "Roadways"). The Roadways are not publicly maintained by the City or County and are therefore the collective responsibility of the Owners.

### **2. Creation of Road Maintenance Fund**

- A. A **Road Maintenance Fund** ("Fund") shall be established and maintained in a separate bank account for the exclusive purpose of road maintenance, repair, resurfacing, signage, lighting, drainage, seasonal services and related improvements.
- B. The Fund shall be managed by the **Homeowners' Association (HOA)** of Solace Townhomes, or, if no HOA exists, by a Road Maintenance Committee ("Committee") elected by a majority vote of Owners.

### **3. Owner Contributions**

- A. Each Owner shall contribute equally to the Fund on an annual basis.
- B. The annual contribution amount shall be determined by the HOA/Committee and may be adjusted as necessary to meet anticipated costs.
- C. Special assessments may be levied by a majority vote of Owners if unexpected repairs or improvements are required and exceed available funds.

### **4. Use of Funds**

The Fund shall be used solely for:

1. Routine maintenance (crack sealing, pothole repair, striping, etc.);
2. Seasonal services (snow removal, sweeping, debris clearing);
3. Major repairs or resurfacing;
4. Drainage, culverts, curbing, and lighting necessary for safe roadway use.

## **5. Governance & Voting**

- A. Decisions regarding the use of funds, annual budgets, and special assessments shall be made by a majority vote of Owners present at a meeting called with at least 10 days' notice.
- B. Each unit shall be entitled to one (1) vote.

## **6. Nonpayment**

- A. If any Owner fails to pay their share, the unpaid amount shall accrue interest at \_\_\_\_% per month until paid in full.
- B. The HOA/Committee may place a lien against the delinquent Owner's unit until payment is received, enforceable in accordance with state law.

## **7. Term & Binding Effect**

This Agreement shall remain in effect perpetually and shall be binding upon all current and future Owners of **Solace Townhomes**.

## **8. Amendments**

This Agreement may be amended by a two-thirds (2/3) vote of all Owners.

## **9. Miscellaneous**

- A. This Agreement shall be governed by the laws of the State of \_\_\_\_\_.
- B. If any provision is deemed invalid, the remainder of the Agreement shall remain in full force and effect.

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**IN WITNESS WHEREOF**, the undersigned Owners of Solace Townhomes hereby agree to the terms of this Road Maintenance Fund Agreement as of the date first written above.

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**Owner Name / Signature / Date**

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**Owner Name / Signature / Date**

**SANTA CLARA CITY PLANNING COMMISSION  
MEETING MINUTES  
2603 Santa Clara Drive  
Thursday, August 28, 2025**

**Present:** Logan Blake, Chair  
Shelly Harris  
David Clark  
Joby Venuti

**Absent:** Curtis Whitehead  
Kristen Walton  
Josh Westbrook

**Staff:** Jim McNulty, Planning and Economic Development Director  
Cody Mitchell, Building Official  
Debbie Andrews, Administrative Assistant

**1. Call to Order**

Commissioner Blake called the Santa Clara City Planning Commission meeting to order on August 28, 2025, at 5:32 PM.

**2. Opening Ceremony**

**A. Pledge of Allegiance: Commissioner Harris**

**3. Conflicts and Disclosures**

No conflicts or disclosures were reported by any Commissioners.

**4. Working Agenda**

**A. Public Hearing**

**1. None**

**5. General Business**

**A. Planning Commission Approval**

**1. Wall Sign Approval for Twisted Sugar located at 3663 Pioneer Parkway. Austin Bench, applicant.**

Planning Director, Jim McNulty, presented the wall sign application for Twisted Sugar located at 3663 Pioneer Parkway. He explained that according to the sign ordinance, wall signs in the PDC zone require the Planning Commission's approval. The space is set to be occupied by Twisted Sugar, which was previously used by "Soda Mix" and "Quench It"

before that. Currently, Royal Thai Cuisine and Aloe Urgent Care are the occupants of the building. The applicant, Austin Bench, proposed:

1. Three Wall Signs, as detailed by Mr. McNulty:
2. A 32.76 square foot wall sign on the south elevation facing the parking lot.
3. An identical 32.76 square foot wall sign on the north elevation above the drive-through.
4. A 16.04 square-foot brand logo wall sign featuring a lime image on the west elevation.

Mr. McNulty noted the wall signs do not exceed 10% of the total square footage of the wall. The potential allowed signage for both the south and north walls is up to 75 square feet, but proposed signs are smaller at 32.76 square feet each. The signs will be constructed with aluminum backers, flush-mounted to the building, with internally illuminated white lighting, confirmed to appear white at night.

Mr. McNulty recommended approval with the following conditions:

1. Size Limitation: The north and south wall signs are limited to 32.76 square feet, and the west elevation wall sign is limited to 16.04 square feet.
2. Lighting Restriction: Signs facing the neighborhood should be turned off at closing or no later than 10 PM, as routinely required for businesses like Royal Thai and Aloe Care.
3. Building Permit Requirement: The applicant must obtain a building permit before installing any signs.

*Motion: Commissioner Harris moved to approve the wall sign application for Twisted Sugar located at 3663 Pioneer Parkway subject to the four conditions listed in the staff report. Commissioner Venuti seconded the motion. The motion carried unanimously.*

## **6. Discussion Items**

### **A. Rural Communities Opportunity Grant**

Mr. McNulty introduced the Planning Commission to an opportunity for a Rural Communities Grant, noting Washington County's recent change to a third-class county has allowed for the City to qualify for this program. Collaborating with Colette Cox from the State of Utah, who oversees this grant program, he presented an initial Concept Plan, focusing on Frei's Market area safety improvements.

The plan includes:

1. Traffic and Safety Adjustments: Removing on-street parking in front of Frei's Market for increased safety.

2. Enhancements for Walkability: Planters and outdoor seating areas to make the area more pedestrian friendly.
3. Public Parking Creation: A public parking lot where a home currently resides, at Santa Clara Drive and Vernon Street intersection.
4. Future Development: New buildings could potentially be added, facing Santa Clara Drive with rear-facing parking.

Mr. McNulty explained that although up to \$600,000 was available, considering limited state funds, a request for \$300,000-\$400,000 was more viable. The grant has a 30/70 match requirement, where most of the City's contribution can be in-kind. Only approximately \$25,000 in cash would be needed from the City. Addressing traffic concerns, Commissioner Blake noted that features like the bulb-outs were effective friction points for controlling speed, which Mr. McNulty agreed with and would like to maintain where feasible.

In cooperation with the Frei family, Mr. McNulty confirmed that any parking lot created would remain public, adhering to funding guidelines. The grant funding, if approved, would become available in early 2026. The Planning Commission endorsed moving forward with the application, showing unanimous support with a thumbs-up.

## **B. General Plan Update**

Mr. McNulty outlined the current progress regarding the General Plan:

- Current Review Phase: A draft was distributed to steering committee members and relevant city departments; feedback is expected by September 5th.
- Upcoming Events: An open house is scheduled for September 9th from 5:30-7:30 PM in the City banquet room. An initial complete draft will be shared with the Planning Commission, Heritage Commission, and City Council by October 1st.
- Joint Work Sessions: Scheduled for October 8th and October 22nd at 4 PM during City Council work meetings to discuss and refine plan details.
- Public Hearing and Adoption: The Planning Commission public hearing is planned for October 23rd, with potential continuation to November 13th, if needed. The City Council aims to adopt by December 10th, aligning with Mayor Rosenberg's goal to finalize the plan before the end of his term.

## **7. Approval of Minutes**

### **A. Request for Approval of Meeting Minutes: August 14, 2025**

The Planning Commission reviewed the minutes of the August 14 meeting. A minor adjustment for the consistent use of "Commissioner Blake" instead of "Chair Blake" was identified.

*Motion: Commissioner Venuti moved to approve the minutes from Thursday, August 14, 2025, subject to the mentioned edits. Commissioner Harris seconded the motion. The motion carried unanimously.*

**8. Adjournment**

- A motion was made to adjourn, which was seconded. The meeting adjourned at 5:58 PM.

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**Jim McNulty**  
**Planning Director**

**Approved:** \_\_\_\_\_

DRAFT