

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, September 11, 2025**

Present: Logan Blake, Chair
Shelly Harris
David Clark
Curtis Whitehead
Josh Westbrook

Absent: Kristen Walton
Joby Venuti

Staff: Jim McNulty, Planning and Economic Development Director
Dustin Mouritsen, Public Works Director
Debbie Andrews, Administrative Assistant

1. Call to Order

Commissioner Blake called the Santa Clara City Planning Commission meeting to order on September 11, 2025, at 5:32 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Whitehead

3. Conflicts and Disclosures

No conflicts or disclosures were reported by any Commissioners.

4. Working Agenda

A. Public Hearing

1. None

B. Public Meeting

The public meeting addressed the General Business Items on the agenda.

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.

Planning Director, Jim McNulty, presented the preliminary plat for the commercial subdivision. Cole West LLC is proposing a 7-lot commercial subdivision with lots ranging from 0.76 acres to 1.28 acres. The presentation included details about lot configuration, with Lots 1-4 having frontage off Pioneer Parkway and lot 4 also having frontage off Red Mountain Drive. Lots 5-7 in the northern section will have frontage along a 30-foot private driveway access.

Mr. McNulty explained that a 30-foot driveway access from Pioneer Parkway traveling north has been provided between Lots 2 and 3. Additionally, a 30-foot driveway running east-west through the center is required to connect with the Harmon's shopping center. A deceleration lane will be provided along portions of Lots 3 and 4 (Pioneer Parkway) for safe turning movements.

Mr. McNulty emphasized that site plan review and PDC amendments will be required for each of the 7 proposed lots when end users are identified. Public notices weren't required for the subdivision, though the agenda was posted per state code. The review highlighted requirements including geotechnical reports for each lot at building permit submittal and specific PUE requirements - 15-foot PUEs where lot lines are adjacent and standard 10-foot front PUEs.

Commissioner Clark inquired about the easement configuration, which was clarified. Commissioner Whitehead asked about LOIs, to which the applicant, McKenna Christensen, indicated yes, but cannot be disclosed at this time. Commissioner Harris questioned the design of the entry on the east side coming off Red Mountain Drive. Mr. McNulty confirmed it would be a private driveway system, like Harmon's shopping center.

Commissioner Clark raised concerns about geotechnical work, referencing his nearly 40 years of experience in the area and "way too many surprises." Mr. McNulty indicated that each individual lot would require its own geotechnical report as part of building permit reviews, and that preliminary geotechnical information had been provided during the rezone process.

Commissioner Whitehead moved to approve the preliminary plat for the Cole West Santa Clara commercial subdivision located on the northwest corner of Pioneer Parkway and Red Mountain Drive, subject to the staff's 8 conditions of approval. Commissioner Harris seconded the motion. The motion carried unanimously.

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.

Mr. McNulty presented the residential portion of the Cole West project. The project includes 58 two-story front-loaded townhomes, 12 three-story rear-loaded townhomes, and 10 small-lot single-family homes on a 7.35-acre site. This represents a project density of 10.9 units per acre.

The presentation noted this property was previously under consideration by the Silverado Company in 2022-2023 with a much denser proposal including apartments. Mr. McNulty

confirmed the preliminary plat is consistent with the Project Plan reviewed by the Planning Commission on June 26, 2025, and approved by City Council on July 9, 2025.

The Phasing Plan shows two project phases, with phase 1 including major amenity areas such as a dog park, central park with playground and covered pavilion. Phase 2 would include another open space area with a pavilion. The City-required 10-foot multi-purpose trail from the 2018 Trails Master Plan would be constructed in phase 1.

Mr. McNulty detailed the unit specifications:

- The 58 front-loaded townhomes would include 3-4 bedrooms, 2.5 baths, and 2-car garages, ranging from 1,550 to 1,850 square feet
- The 12 rear-loaded townhomes would include 4 bedrooms, 3.5 baths, and 2-car garages, at approximately 1,800-1,850 square feet
- The 10 single-family homes would each have a 2-car garage

Building materials would include brick wainscot, hardy board, stucco, and asphalt shingle roofs. The 2-story townhomes would be approximately 26 feet in height, while the 3-story townhomes would be approximately 34 feet in height, which is within the 35-foot height limitation for the PDR zone.

Mr. McNulty also reviewed the project amenities, including a children's playground, covered seating areas, benches, and a fire pit area. He noted that the landscape plan complied with city ordinance #2024-02, and that the project would exceed parking requirements with 2-car garages and 2-car driveways for all units, plus 10 guest parking spaces.

Commissioner Clark raised several questions about the future of the development. His first concern was about the public trail, asking who dedicates it and when the process starts. McKenna Christensen clarified that the public trail easement already exists and is recorded against the property, with maintenance being the city's obligation.

Commissioner Clark then inquired about private road maintenance standards and city protections. Mr. McNulty explained that a road maintenance fund would be required, separate from HOA fees, citing examples from Sandy City and other communities. McKenna Christensen added that Cole West typically installs road maintenance funds well in advance and stays involved in budgeting until HOA management is turned over to homeowners.

Commissioner Harris asked if the project qualifies for Washington County Water Conservancy District's ultra- water efficiency standards. McKenna Christensen confirmed they are aiming for that standard and working with the WCWCD.

During the discussion, McKenna Christensen mentioned they would be adding another 5-foot dedication to the city off Rachel Drive for a future deceleration lane, though the traffic study hadn't originally anticipated this need. Dustin Mouritsen verified this requirement.

The City staff recommendation included 18 conditions of approval, with condition #18 specifically limiting rentals to a maximum of 35% of the project as discussed and agreed upon by both Planning Commission and City Council during the Project Plan approval.

Commissioner Westbrook moved to grant approval for the preliminary subdivision plat for the CW Santa Clara residential subdivision along with the 18 conditions, and in addition, that the 5-foot right-of-way along Rachel Drive be increased for a deceleration lane. Commissioner Harris seconded the motion. The motion carried unanimously.

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.

Mr. McNulty presented the overall plan for Solace, explaining the existing Solace subdivision is well underway with phases 1-3 nearing completion. The single-family residential portion includes 128 units across six project phases. This proposal is for 56 townhome units on 8.16 acres south of Affirmation Drive, representing a density of 7.2 units per acre.

The 56 units would be located within eight 7-plex buildings, with Phase 1 including 3 buildings on the western half and Phase 2 including 5 buildings on the eastern half. The Tuacahn Wash runs through the center of the project.

Each unit would be two-story with 4 bedrooms, 2.5 baths, 2-car garages, approximately 1,820 square feet, and 24 feet in height with flat roofs and parapets. Materials include stucco, rock, and wood finishes on front and rear elevations with balconies and awnings.

Amenities in Phase 1 include a large playground, half-court basketball court, and pedestrian trail. Phase 2 would have pickleball courts, picnic pavilions, and open space. Additional lawn areas and walking paths would connect both sides through the wash area.

Mr. McNulty noted that the project would exceed the required parking of 112 spaces (56 covered and 56 uncovered), as each unit would have 4 parking spaces (2 driveway spaces and 2 garage spaces), plus 31 guest parking spaces.

Commissioner Blake asked about special restrictions on the wash. Jared Bates from Rosenberg Engineering explained it's in the 100-year floodplain but all units are outside the floodplain. He noted that flow has been significantly reduced since construction of a detention basin upstream about 5 years ago.

Commissioner Clark asked about determining dollar amounts for road maintenance. Jared Bates explained they would provide initial construction estimates and maintenance schedules, with an HOA management company providing recommendations for sufficient funding. Dustin Garr with New Wave representative indicated they're currently working on those numbers for submittal prior to final plat.

Commissioner Westbrook asked if New Wave plans to retain units for rentals. Mr. Garr stated they hope to keep maybe 7 units for rent, but it's primarily a for-sale product. Mr. McNulty noted there were no rental restrictions on this project since New Wave had been straightforward about their intentions from the beginning.

Discussion arose about pricing, with Commissioner Clark noting his curiosity about entry-level housing costs. The New Wave representative mentioned recent appraisals for similar

units in Ivins came in at \$449,000. This sparked broader discussion about workforce housing challenges, with Mr. McNulty noting the state considers \$350,000-450,000 as "affordable" under their funding programs. Commissioner Clark expressed concern about teachers, public safety workers, and other essential workers being priced out.

Commissioner Westbrook moved that the Planning Commission grant approval for the preliminary subdivision plat for the Solace Townhome subdivision along with the 16 conditions of approval. Commissioner Whitehead seconded the motion. The motion carried unanimously.

6. Discussion Items

A. Discussion Item: Temporary Buildings and Uses

Mr. McNulty presented a proposed code amendment for temporary buildings and uses (Section 17.24.100), prompted by the situation at Black Desert Resort. The resort's temporary maintenance facility, approved in 2023 for one year with potential extensions totaling 30 months, would expire in October following the PGA tournament.

Mr. McNulty explained that Black Desert has not yet started their permanent maintenance facility, visible on the right side when driving north on Red Mountain from Pioneer Parkway. A temporary golf cart barn was added last year on the left side in the Lot 7 area used for PGA parking.

The proposed code amendment would allow initial temporary approval for up to one year, with Planning Commission able to grant two 6-month extensions (maximum 12 months total). If facilities aren't complete after that period, applicants must go to City Council for consideration of an extension for a maximum of one year, providing a schedule for project completion.

Black Desert representatives acknowledged they had focused on getting the course open for PGA/LPGA events and developing resort facilities but hadn't progressed on the maintenance facility. They're committed to working on approval and construction within the next year. Council reviewed this language on August 27 and again last night (work meetings), expressing comfort with the proposal. Mr. McNulty noted that future large master plan developments could address such needs in their development agreements.

Commissioner Westbrook questioned whether the proposal was strong enough to change behavior, suggesting it might be a "we'll give you one more chance" approach. Mr. McNulty responded that Council and legal counsel feel this is a good start.

Discussion covered enforcement mechanisms if Black Desert doesn't comply, including removal requirements, withholding bonds, code enforcement fines, and the City's Administrative Law Judge process. Commissioner Harris confirmed that after the initial year and two 6-month extensions, authority would shift from Planning Commission to City Council.

Regarding cell towers, Mr. McNulty noted Black Desert isn't requesting a temporary tower this year as they have capacity at the resort center in Ivins. The permanent solution will be

upgrading a sports light at Gubler Park, with Black Desert/Verizon paying all costs. The Commission expressed general support for bringing the code amendment back for the October 9, 2025, meeting.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: August 28, 2025

Commissioner Harris asked Commissioner Clark if his three points from the previous meeting were adequately addressed in the minutes. Commissioner Clark confirmed he had read through them and was satisfied.

Commissioner Harris moved to approve the minutes from the August 28, 2025, Santa Clara Planning Commission meeting as presented. Commissioner Westbrook seconded the motion. The motion carried unanimously.

8. Adjournment

Before adjournment, Mr. McNulty announced several items:

The next Planning Commission meeting would be October 9, 2025, with the September 25, 2025, meeting cancelled due to Swiss Days. General Plan workshops are scheduled for October 8 and 22, 2025, at 4:00 PM during City Council work sessions.

Mr. McNulty announced this was Commissioner Whitehead's last meeting after six years of service. Mr. McNulty praised Mr. Whitehead's contributions during a transformative period for the Commission.

Commissioner Whitehead reflected on his six years, expressing gratitude for the structure and direction Mr. McNulty brought to Planning Commission. He noted the city now has clear direction compared to the past, crediting Mr. McNulty and City Attorney Matt Ence for their work on city codes. Commissioner Whitehead thanked fellow commissioners for their friendship and shared love for Santa Clara City.

Mr. McNulty announced Tyler Gubler has accepted appointment and will be confirmed by City Council on September 24, 2025, with his first meeting on October 9, 2025.

Commissioner Westbrook moved to adjourn. The meeting adjourned at 6:44 PM.

Jim McNulty

Jim McNulty
Planning Director

Approved: October 09, 2025