

AGENDA
SANTA CLARA HERITAGE COMMISSION
THURSDAY, October 16, 2025
Time: 4:00 PM

Notice is hereby given that the Santa Clara Heritage Commission will hold a meeting on the 16th day of October, in the Santa Clara Town Hall conference room at 2603 Santa Clara Drive. The meeting will begin at 4:00 PM.

Call to Order:

Approval of Minutes for September 11, 2025

Business:

1. Home improvements to existing single-family home at 1505 Victors Street. David & Debi Frei, applicants.
2. Tobler Park Discussion.

Adjournment.

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

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

Posted this 10th day of October 2025.

**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
Thursday, Sept 11, 2025**

Present:

Commission Members: Mimi McKenna, Chair
Bob Lamoreaux
Mandi Gubler

Staff: Jim McNulty, Planning and Economic Development Manager
Sherry Laier, Clerk

Others Present: Mayor Rick Rosenberg
Dustin Mouritsen, Public Works Director
Ryan VonCannon, Parks Director

CALL TO ORDER

Mimi McKenna called the meeting to order at approximately 12:15PM.

1. Approval of Minutes for July 17, 2025.

Mandi Gubler moved to APPROVE the minutes of July 17, 2025. Bob Lamoreaux seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

1. Frei's Market Area Discussion, Mayor Rosenberg

Mayor Rosenberg began by expressing appreciation for the Heritage Commission's service. He explained that Washington County's reclassification as rural/urban has made Santa Clara eligible for economic development opportunity grants through the Governor's Office of Economic Development (GOED). The city was exploring a potential \$300,000 to \$350,000 project, with the Frei's Market parking area identified as the top priority.

Jim McNulty reported he had been working with Colette Cox from the governor's office to determine grant specifications. The proposed project would involve removing the existing Stucki home and developing a public parking area to serve all businesses at that corner, while providing additional commercial development pads.

Mayor Rosenberg presented a draft layout showing the parking lot positioned near the existing fruit stand and Bryce's market, with future development areas that could accommodate a butcher shop, gift shop, or similar businesses. He emphasized that the project would address current parking chaos and code compliance issues that prevented proper business licensing.

Mimi McKenna raised concerns about setting a precedent for demolishing houses in the historic district, noting examples in St George where beautiful homes were torn down for development that never materialized. She also expressed concern about avoiding excessive parking lots in the historic district, suggesting that if a parking structure were ever needed, it shouldn't be in such a prominent location.

Mayor Rosenberg detailed the safety improvements planned for Santa Clara Drive, including removing some planter boxes to create a left-turn lane. The street improvements would cost approximately \$137,000, which could be covered by impact fees, automatically meeting the grant's 30% matching requirement.

The discussion indicated that property ownership was complex, involving four siblings: Dennis Frei, Bryce Frei, Vicki Lasswell, and Loretta Adams. Some parcels were owned individually, while others were held in trust by all four. Dennis Frei had indicated that the siblings were "agreeable" to the plan; however, the project faced a major setback when Bryce Frei told Mayor Rosenberg earlier this week, he would never support it.

Mayor Rosenberg stated they would give the family 30-60-90 days to resolve their issues before withdrawing the grant application. He asked the Heritage Commission to continue thinking about landscaping and streetscape design elements that would enhance the historic district, should the project move forward in the future.

Mandi Gubler suggested that if the family wanted to keep the Stucki house, perhaps they could still improve the area by removing just the shed and creating parking behind. She emphasized how the improved parking and potential for additional shops could create a destination like "a little Mini-Magnolia" if the family could work together.

The commission discussed various design elements including flower boxes, street trees, and maintaining as much greenery as possible. They acknowledged the safety concerns while wanting to preserve the character of Santa Clara Drive.

2. Tobler Park Discussion, Mayor Rosenberg

Mayor Rosenberg introduced Tobler Park as the potential "Plan B" project if the Frei's Market proposal fell through. The city owned property where Ramona Hafen's house currently stands, which would need to be demolished as part of Chapel Street improvement.

The City Council wanted to approach the Leavitt family about acquiring additional property to expand the site. The vision included a reception center that would open to the gardens and orchard in the back. Mayor Rosenberg told the commission they had "a clean slate" and encouraged them to develop their vision for the property.

Mayor Rosenberg confirmed that maintaining the orchard and garden was definite, as required by the agreement with the church when the property was donated - it must remain open space for public use with reference to the community's agricultural history.

Ryan VonCannon noted that the original plan relied heavily on volunteers for maintenance, referencing Brad Hays' vision for veterans and community members to help maintain the gardens.

Mayor Rosenberg suggested the commission research existing reception centers to determine appropriate building footprints and parking requirements. He recommended consulting with Ben Shakespeare (who had experience with the Homestead development in Midway) and local wedding planners like Tamara Johnson.

Mimi McKenna expressed enthusiasm for the concept, envisioning the old chapel being rebuilt for ceremonies with the barn housing kitchen and bathroom facilities. She referenced successful examples like the renovated chapel in Virgin and barn venues in Middle Valley.

The commission discussed the need for significantly more parking than shown in the initial sketch. They agreed to gather information on building sizes and requirements, with plans to meet again in October. Mayor Rosenberg indicated they had flexibility on the timeline but hoped to have a plan before his term ended.

Mandi Gubler raised concerns about the new subdivision north of Ramona Hafen's house and whether it could be included in the historic district to ensure appropriate design. Jim McNulty assured her that the developers, including a family member, planned to build homes that would fit the neighborhood character, unlike the problematic duplex nearby.

The meeting concluded with discussion about the transportation plan for the area, including the road that would eventually connect through, though currently blocked by Neil Walter's property development plans.

3. Adjournment.

The Heritage Commission Meeting adjourned at 1:00 PM.

Approved: _____
Sherry Laier, Clerk



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

Staff Report

Heritage Commission Summary and Recommendation

Public Body: Santa Clara City Heritage Commission

Meeting Date: October 16, 2025

Current Zone: R-1-10/Historic District Overlay Zone

Property Address: 1505 Victors Street (Parcel #SC-159-A-1-F)

Applicant Name: David & Debi Frei

Staff Planner: Jim McNulty

City Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicants, David & Debi Frei, are proposing to make improvements to their single-family home in the R-1-10/Historic District Overlay Zone. The existing home was built in 1981 and is 2,408 square feet in size. The subject property is approximately 0.23 acres (10,000 sq. ft.) in size and located adjacent to existing single-family homes.

The **existing home includes** brick masonry, a stucco facade, and asphalt shingles, with a carport for two cars. The applicants propose to enclose the carport and add another bay to increase the garage size to a 3-car garage. Additionally, the applicants propose to build a covered porch and entry on the east side of the home fronting Victors Street. The applicants have hired Greg Ence, contractor, to make the proposed improvements.

The applicants will be **required to submit an engineered Site Plan prior to building permit issuance** which indicates that the proposed home improvements meet all required minimum setbacks as per Section 17.64.050 of city code. Additionally, Section 17.20.090(B) of city code allows for the following:

“Awnings attached to and extending from the front of the dwelling may be allowed to project to within fifteen feet (15’) of the front property line”

SITE & VICINITY DESCRIPTION

The subject property is located on the west side of Victors Street, north of Santa Clara Drive. The property has frontage along Victors Street. The lot is improved with an existing single-family home located on it.

PROJECT REVIEW ITEMS

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

1. **Part II, Section 4, Building Design/Architectural Character:** New and existing construction shall reinforce the architectural character of the area. Additionally, new and existing construction shall achieve compatible design through appropriate massing, form, scale, rhythm, orientation, materials, fenestration, and patterns. The existing home was built in 1981 and is not historic; however, this section still applies. **It appears that the proposed improvements to the single-family home meet this requirement.**
2. **Part II, Section 8, Doors & Entrances:** The decorative and functional features of a primary doorway and building entrance shall be considered. Doors and entrances shall be constructed to complement the architecture of the building. Main entry doors shall be emphasized to promote a sense of entry. The addition of a front door with windows and a covered porch along Victors Street promotes a sense of entry. **It appears that the proposed home improvements meet this requirement.**
3. **Part II, Section 9 Building Materials:** Building materials shall convey texture, scale, finish, and color like those used traditionally. A minimum of 30% of the vertical wall surface should include masonry such as brick, or stone. The entire front building elevation (existing and proposed) includes a brick wainscot to enhance the home. The proposed covered porch includes wood beams without a brick wainscot. **It appears that the proposed building materials meet this requirement.**
4. **Part II, Section 11 Building Colors:** Building color is one of the most critical elements in design. Careful attention shall be paid to create colors that blend with the panoramic views and natural landscapes of the area. Approval of color boards with large material samples shall be required in the Historic District. City staff recommends that the applicants **review the Color Matrix, Exhibit B, in the Historic District Design Guidelines** and be prepared to discuss it during the meeting. **Please provide a color board or material samples (stucco, brick, asphalt shingles) for Heritage Commission review and approval.**

CITY STAFF RECOMMENDATION

City staff recommends that the Heritage Commission consider approving the home improvements for the single-family home located at 1505 Vernons Street (Parcel #SC-159-A-1-F) subject to the following conditions:

1. That the applicant constructs the home according to the plans presented to the Heritage Commission.
2. That the Historic District Design Guidelines Part II, Sections 4, 8, 9, and 12 as summarized in the staff report are complied with.
3. That the applicant comes back to the Heritage Commission if changes to any items in Condition #2 are proposed.
4. That the applicant provides a color board or material samples (stucco, brick, asphalt shingles) for review and approval by the Heritage Commission prior to construction.
5. That the proposed home improvements meet the area, width, and yard regulations (**minimum building setbacks**) as per Section 17.64.050 of city code.
6. That an engineered Site Plan be submitted prior to building permit issuance.



HERITAGE COMMISSION APPLICATION

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

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

1505 Victors street SC-159-A-1-F
DAVID + Debi Frei

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

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

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

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

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

Gray Ence

Signature Applicant(s)/Rep

Address Applicant(s)/Rep

Gray Ence

Printed Name of Applicant(s)/Rep

435 680-1201

Phone Number/Email



Property Report for Parcel SC-159-A-1-F

Property Information

Acres: 0.22

Zoning: Single Family Residential

Is Property in a Special Flood Hazard Area? No

Is Property in a 0.2% Annual Chance Flood Area? No

Is Property in a Floodway? No

* Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verification letter. For more information, please visit the FEMA Flood Map Service Center website <https://msc.fema.gov/portal/home> or contact your municipal Engineering department.
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Voting Districts

Washington County Precinct:

U.S. Senate District: 0

U.S. Congressional District: 2

Utah House District: 0

Washington County School

Board District: 0

* Visit Vote.Utah.gov or <https://geoproducts.washco.utah> for more voting information.

Tax Information

Tax District: Santa Clara City

Residential Classification: Primary

Book & Page: N/A

Reference Document: 20220050171

Community/Public Services

Law Enforcement: Santa Clara

Fire Protection: Santa Clara Ivins Fire Dept

* In an emergency, ALWAYS dial 9-1-1!

Schools:

Santa Clara Elementary

Lava Ridge Intermediate

Snow Canyon Middle

Snow Canyon High

* For more information, including bus routes, visit the Washington Co. School District at <https://www.washk12.org/> or Iron Co. School District at <https://irondistrict.org/>

Utilities

Culinary Water: Santa Clara City

Sewer: Santa Clara

Electricity: Santa Clara City

Natural Gas: Dominion Energy (Questar Gas)

Internet Service Providers (Cable): TDS

* For more information on Internet services available in your area, see Decision Data.org. <https://decisiondata.org/internet-providers-by-zip-code-plus-tv/>

Solid Waste Collection Day: Monday

* For more information on solid waste and recycling services, visit the Washington County Solid Waste website at <http://www.wcsw.org/>

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Report Generated 9/22/2025 by Washington County GIS

Washington County, Utah

County Administration Building

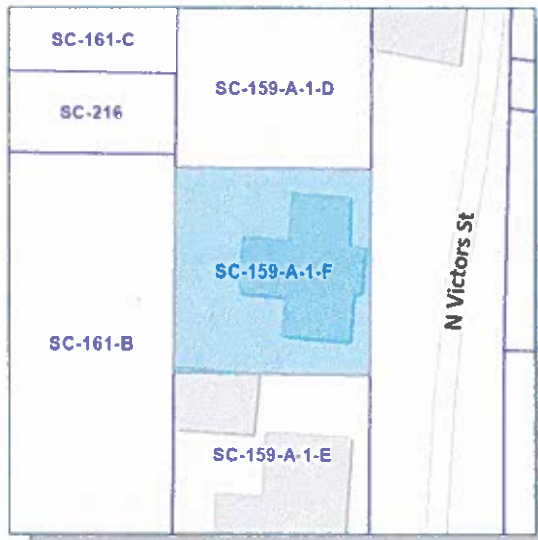
111 E. Tabernacle Street

St. George, UT 84770-3443

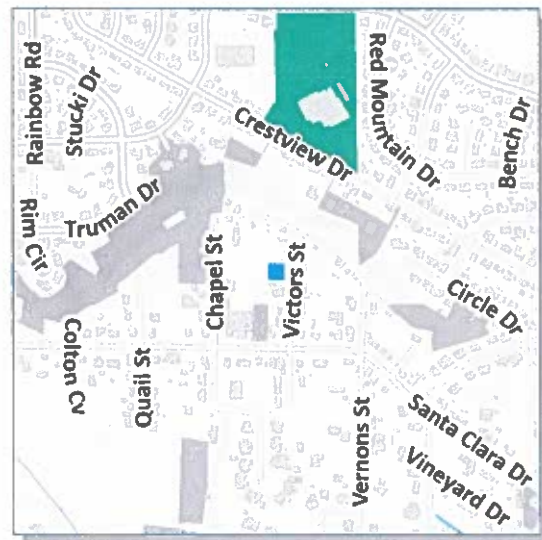
www.washco.utah.gov



Property Report for Parcel SC-159-A-1-F



Parcel highlighted in blue.



Overview Map

NOTE: The information shown on this map was compiled from many sources and is not guaranteed to be correct. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Report Generated 9/22/2025 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



17.20.090: YARDS TO BE



UNOBSTRUCTED; EXCEPTIONS:

A. Porticoes extending from the dwelling over the main doorway and over a circular drive-through driveway, may be allowed to project to within fifteen feet (15') of the front or street side property line. Porticoes shall remain fully open on three (3) sides and not more than thirty feet (30') in width.

B. Awnings attached to and extending from the front of the dwelling may be allowed to project to within fifteen feet (15') of the front property line, subject to compliance with all of the following conditions:

1. The awning shall remain fully open on three (3) sides.

2. The materials and appearance of the awning are compatible with the dwelling in color and design, in the opinion of the community development director. (Ord. 2016-17)

[< Previous Doc](#)

[Next Doc >](#)

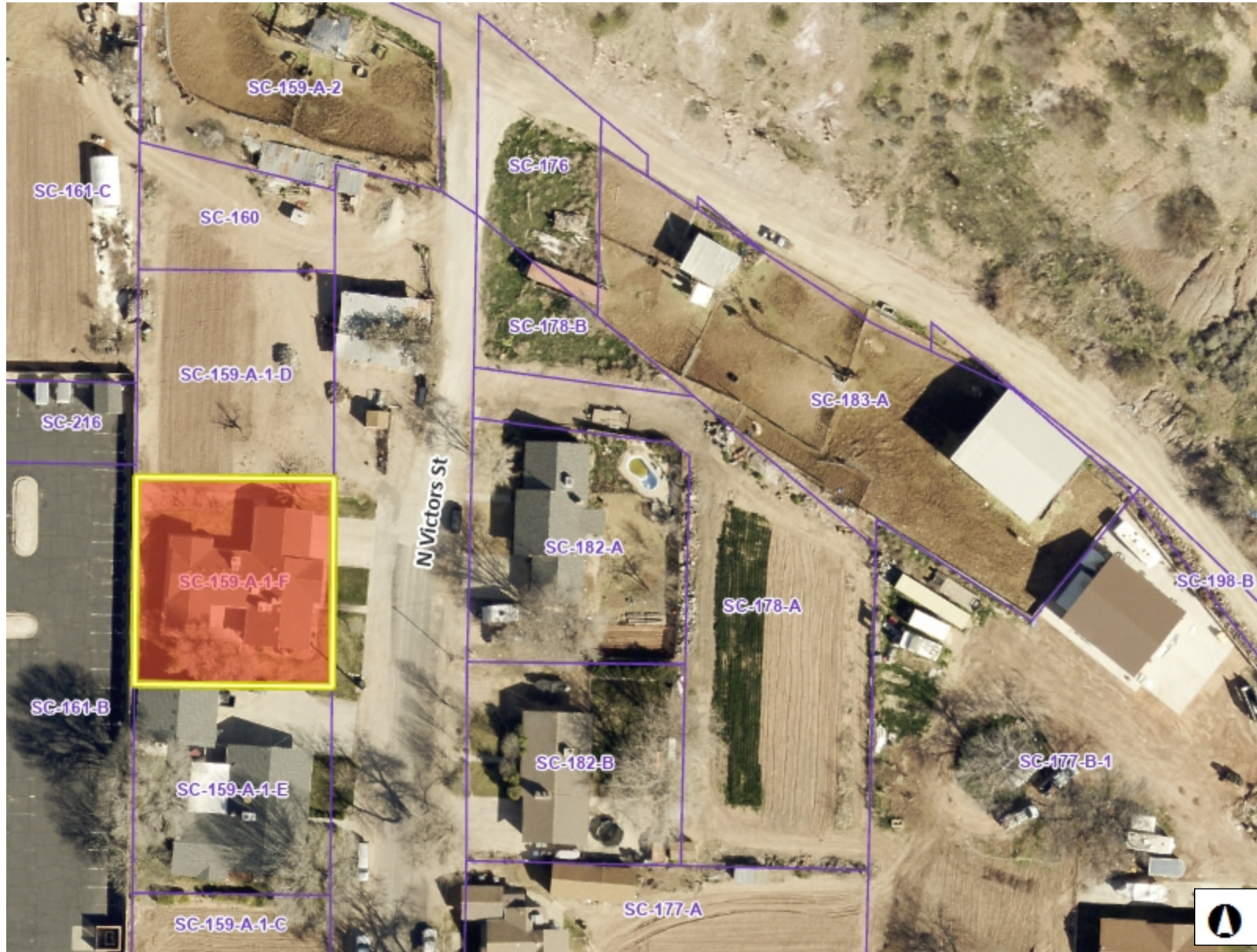


codelibrary.amlegal.com





David & Debi Frei Property



Legend

- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

Parcel #SC-159-A-1-F

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.