



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
February 12, 2026 @ 5:30 PM

2603 Santa Clara Drive
Santa Clara, Utah 84765

Phone: (435) 673-6712
Email: contact@sccity.org

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, February 12, 2026, 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: David Clark

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. Consider a proposed text amendment to Chapter 17.44.130, Temporary Signs. The proposed text amendment is proposed to update language associated with City Sponsored Events.
2. Consider a proposed text amendment to Chapter 17.44.110, Monument Signs. The proposed text amendment would allow for Planned Center Monument Signs.

B. Public Meeting

1. See General Business Items.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council for a proposed text amendment to Chapter 17.44.130, Temporary Signs. The proposed text amendment is proposed to update language associated with City Sponsored Events.

2. Recommendation to City Council for a proposed text amendment to Chapter 17.44.110, Monument Signs. The proposed text amendment would allow for Planned Center Monument Signs.

B. Planning Commission Approval

1. Approval of a demolition permit and new single-family home located at 1496 Victors Street and within the Historic District. Dave and Debi Frei, applicants.
2. Conditional Use Permit Review for the Black Desert Community located east of Red Mountain Drive, and west of Entrada. Koko Head, Black Desert Resort, applicant.

6. Discussion Items

- A. None.

7. Approval of Minutes

- A. Approval of Meeting Minutes: January 22, 2026

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 5th day of February 2026.

Jim McNulty, Planning Director



TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: February 12, 2026
RE: Chapter 17.44.130, Temporary Signs **(Public Hearing)**

On January 22, 2026, City staff had an initial discussion with the Planning Commission on this item, and with the City Council on January 28, 2026. Both the Planning Commission and City Council were in favor of this proposed code amendment moving forward. This includes new text for “City Sponsored Events” and general chapter clean-up.

A working copy of Chapter 17.44.130 is included for your review and consideration.

State Code Requirements:

Utah State Code, Section 10-20-502, includes requirements for land use ordinance amendments. To amend an ordinance, a City Planning Commission must hold at least one public hearing. Additionally, a public hearing to consider an ordinance amendment requires a 10-day notice which requires the date, time, and place of the public hearing. City staff have determined that all State Code requirements have been met with this application.

Recommendation:

City staff would recommend that the Planning Commission hold a public hearing and forward a recommendation of approval for this code amendment (Chapter 17.44.130, Temporary Signs) to the City Council.

17.44.130: TEMPORARY SIGNS:

A. Definition: A temporary sign is a noncommercial sign intended for use during a specified limited time, and which is not specifically prohibited or permitted elsewhere in this chapter.

B. Where Temporary Signs Are Prohibited: No person may post any temporary sign on city property or within any public right-of-way unless the person is an employee or agent of the city who is acting with authorization from the city council to post the temporary sign. Temporary signs may be used on private property only in accordance with this section.

C. Maximum Time Allowed: Temporary signs advertising an event or events may be placed up to sixty (60) days prior to the event or events and should be removed as quickly as possible after the event or events to which they relate. Temporary signs advertising real property for sale or lease shall also be removed as quickly as possible after the sale or lease closes. Any of the foregoing signs left for longer than five (5) days following the event(s) or closing to which they relate may be removed by the city.

D. Each temporary sign shall be always maintained in good repair, or it may be subject to removal by the city.

E. Temporary signs must be located at least two feet (2') behind the property line or public right-of-way, whichever is nearest. Only one (1) temporary sign is allowed on any one (1) parcel of property at any time. However, for up to sixty (60) days before a general local government or special election an unlimited number of political signs (see Chapter 17.44.135, Political Signs) may also be placed on any one 1 parcel of Property.

F. No temporary sign shall exceed thirty-two (32) square feet in area, or four feet (4') in height, except for project development signs or construction site signs, addressed below.

G. No permit is required for temporary signs, except for project development signs or construction site signs addressed below. Permits for project development signs or constructions signs shall be obtained from Santa Clara City while obtaining required development or construction approvals.

H. City Sponsored Events:

1. For city sponsored events (e.g., Swiss Days, America's 250 Celebration and similar events) temporary banners may be displayed on private or public property not to exceed thirty-two (32) square feet in area, or four feet (4') in height, and may be utilized for a period of up to 1-year in duration. Any such request will be reviewed and approved by City staff prior to temporary sign placement.
2. For the city's annual Swiss Days celebration, temporary signs in the form of wood cow replicas may be displayed on private or public property for up to thirty (30)

days prior to the start of Swiss Days, and fifteen (15) days following the conclusion of Swiss Days. The temporary signs including the wood cow replicas shall be placed so as not to block rights-of-way or create an obstruction of view when existing a driveway or entering a public street from an intersection.

I. Project Development Signs:

1. A temporary sign advertising a subdivision or housing project may be used for a period not to exceed one (1) year from date of preliminary plat approval, unless extended by the city staff. Such temporary signs shall be removed when the project is sold out or completed.

2. Only one (1) such temporary sign may be erected per development project unless there are several access roads serving the project, in which case the city staff may determine the total number of signs to be allowed.

3. Project development signs may not exceed sixty-four (64) square feet in size or eight feet by eight feet (8' x 8') in dimensions. A project development sign may not exceed a height of twelve feet (12').

4. All project signs shall be removed when all original lots have been sold or when all lots for dwelling units have been sold. Project signs shall be removed whether or not, or when, a permanent monument sign has been installed.

J. Construction Site Signs:

1. A construction site sign not exceeding six feet (6') in height shall be allowed on each lot or parcel of land after a building permit for that lot or parcel has been issued by the city. The sign shall be approved by the city staff.

2. A construction site sign shall not exceed twenty-four (24) square feet in size or four feet by six feet (4' x 6') in dimensions.

3. A construction site sign may also include the owner's name, site address, permit information, and any other information that may be required by the city.

4. Construction site signs shall be removed within five (5) days following the issuance of a certificate of occupancy by the city.

K. Exception for Safety: Temporary signs of any kind that create a hazard to health or safety may be moved or removed by city staff as they determine necessary. (Ord. 2025-05 § 1: Ord. 2019-13 § 1: Ord. 2018-02: Ord. 2012-03)



RIVER CROSSING

SPROUTS

STARBUCKS
DRIVE THRU

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WELLNESS



 RIVER CROSSING

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STARBUCKS
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McDonald's

VILLAGE
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DUCK
DONUTS



 RIVER CROSSING

McDonald's STARBUCKS
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VILLAGE
BAKER

DUCK
DONUTS



**NOW
OPEN**

 **orange leaf**
frozen yogurt & treats





TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: February 12, 2026
RE: Chapter 17.44.110, Planned Center Monument Sign **(Public Hearing)**

On December 11, 2025, City staff had an initial discussion with the Planning Commission on this item. On January 8, 2026, City staff had a second discussion with the Planning Commission. On January 14, 2026, City staff had a discussion with the City Council. Both the Planning Commission and City Council were in favor of the proposed code amendment moving forward. This includes new text for “Planned Center Monument Sign” and general chapter clean-up.

A working copy of Chapter 17.44.110 is included for your review and consideration.

State Code Requirements:

Utah State Code, Section 10-20-502, includes requirements for land use ordinance amendments. To amend an ordinance, a City Planning Commission must hold at least one public hearing. Additionally, a public hearing to consider an ordinance amendment requires a 10-day notice which requires the date, time, and place of the public hearing. City staff have determined that all State Code requirements have been met with this application.

Recommendation:

City staff would recommend that the Planning Commission hold a public hearing and forward a recommendation of approval for this code amendment (Chapter 17.44.110, Planned Center Monument Sign) to the City Council.

17.44.110: MONUMENT SIGNS:

A. Definition: A freestanding sign, located on site having a maximum height depending upon the zone in which it is located, and having a closed base that provides support for the sign.

B. Where Allowed: Monument signs are encouraged in all commercial zones. Monument signs are required in all other areas of the city including planned developments, commercial sites, subdivision entrances, the historic district/mixed-use zone, parks, schools, churches, and elsewhere as required or approved by the city staff, or as may be referred by the city staff to the planning commission. However, monument signs in a planned development commercial, PDC zone require planning commission approval.

C. Maximum Allowed:

1. Monument signs in commercial zones:

a. The maximum height of a monument sign shall be eight feet (8') including the sign base. The sign area of a monument sign shall not exceed seven feet (7') in vertical height.

b. The width of monument signs shall be a maximum of ten feet (10').

c. The square footage of the monument sign shall not exceed seventy (70) square feet of actual advertisement area.

d. All monument signs shall be completely enclosed at the sign base. A minimum sign base height of one foot (1') is required utilizing materials and colors to match the building. The sign base is required to run the entire horizontal length of the sign and shall have no sign copy. The sign base shall be designed to blend in with any proposed berming or contouring of the property.

e. Lighting shall be indirect, or for two-faced signs it may be illuminated from within the two (2) faces of the sign. Any light used to illuminate the face of a single-face sign shall be subtle and directed away from adjacent properties or from oncoming vehicles or pedestrians.

f. No monument sign shall be located closer to the front property line than two feet (2'). No sign shall be located within a site visibility triangle.

D. Planned Center Monument Sign:

1. A planned center monument sign is allowed in a PDC Zone on parcels of five (5) acres or larger with a minimum of four (4) businesses advertised subject to Planning Commission approval:

a. The maximum height of a planned center monument sign shall be twelve feet (12') including the sign base. The sign area of the sign shall not exceed ten feet (10') in vertical height.

b. The width of a planned center monument sign shall be a maximum of twelve feet (12').

c. The square footage of a planned center monument sign shall not exceed one hundred twenty (120') of actual advertisement area.

d. All planned center monument signs shall be completely enclosed at the sign base. A minimum sign base height of two feet (2') is required utilizing materials and colors to match the buildings. The sign base is required to run the entire horizontal length of the sign and shall have no sign copy. The sign base shall be designed to blend in with any proposed berming or contouring of the property.

e. Lighting shall be indirect, or for two-faced signs it may be illuminated from within the two (2) faces of the sign. Any light used to illuminate the face of a single-face sign shall be subtle and directed away from adjacent properties or from oncoming vehicles or pedestrians.

f. No planned center monument sign shall be located closer to the front property line than two feet (2'). No sign shall be located within a site visibility triangle.

2. Monument signs in historic district/mixed use zone:

a. The maximum height shall be six feet (6'), and a width of eight feet (8').

b. The maximum sign advertising area shall be forty-eight (48) square feet.

c. Monument signs shall be a minimum of two feet (2') behind property lines. No signs shall be located within a site visibility triangle.

d. Lighting shall be indirect for a single-face sign and can be between the two (2) sign faces for a two-faced sign.

e. Monument signs in the historic district/mixed-use zone may take different forms as may be approved by the planning commission. The heritage commission and planning commission may determine that signs that are in harmony with the purpose and intent, and architecturally compatible with the historic district/mixed-use zone, may be approved as alternatives to monument signs otherwise required. Freestanding signs meeting the requirements of the commercial district will not be approved.

3. Monument signs in other areas:

a. Monument signs may be used as the permanent entrance to a subdivision, other planned residential development, parks, schools, churches, and elsewhere as approved by city staff. Such signs will comply with all monument sign requirements contained herein. Applications shall indicate how such signs will be maintained and kept in good repair at all times or be subject to removal by the city.

b. Sign height shall be limited to six feet (6'), and a width of eight feet (8').

c. The maximum advertising space shall be forty-eight (48) square feet.

d. All monument signs shall be located a minimum of two feet (2') behind the property line. No signs shall be located within a site visibility triangle. (Ord. 2023-03; Ord. 2012-03)

DRAFT











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

Staff Report

Planning Commission Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: February 12, 2026

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

Property Address: 1496 Victors Street (Parcel #SC-177-A)

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 remove the existing home located at 1496 Victors Street to allow for construction of a new single-family home. The existing home built in 1909 is a **Craftsman Style Bungalow** and approximately 1,737 square feet in size. The subject property is approximately 0.45 acres (approximately 19,602 sq. ft.) in size and located adjacent to existing single-family homes.

David & Debi Frei **inherited the home in 2025** after Gwendolyn Frei passed away. The Frei's respect the home's history and past use. However, they would like to proceed with construction of a new residence that would incorporate a **Modern Craftsman Style Bungalow** design on the subject property.

Section 17.76.080 of city code allows for the demolition of significant historic buildings within the Historic District which are not designated landmark sites. When application is made for a demolition permit, the Heritage Commission and Planning Commission shall:

1. Review the condition of the building to determine the impact of the demolition on the neighborhood and the technical feasibility for preserving the structure.
2. If new construction is proposed for the site, it should be reviewed in conjunction with review of the demolition permit application.
3. The application shall also describe the reason for the demolition and any development proposed for the demolition site including renderings of the proposed new construction.

Additionally, 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 building setbacks** as per Section 17.64.050 (R-1-10 Zone) of city code. The subject property is not part of a subdivision plat and was divided by meets and bounds several decades ago.

SITE & VICINITY DESCRIPTION

The subject property is located on the east 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 1, Site History:** The original home on the subject property was built in 1909 by Vivian Jacob Frei and Jessie Hafen Frei. Jessie served as the local postmaster, and for many years the community post office operated from a room attached to the house. **Please see the attached Site History Narrative provided by the applicant.**
2. **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 proposed home includes a Modern Craftsman Style Bungalow design drawing upon past materials, techniques, form, and mass allowing for current interpretation. Additionally, a covered front porch has been provided allowing for an outdoor gathering space. **It appears that the proposed single-family home meets this requirement.**
3. **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 proposed front door and window design complement the building architecture. These features also promote a sense of entry along Victors Street. The applicants are considering either black or white for the window color treatment. **It appears that the proposed home meets this requirement.**
4. **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 front building elevation includes a brick wainscot, hardie board façade/gables, decorative corbels, with wood post and brick pillars. The rear building elevation also includes wood post and brick pillars, with a gabled roof over the patio area. This building elevation along with the two side building elevations include a mortar/stucco finish. **It appears that the proposed building materials meet this requirement.**
5. **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 (pages 40 – 44)** and be prepared to discuss the proposed colors during the meeting. **The applicants have provided material samples (stucco, brick, asphalt shingles) for Heritage Commission review and approval.**
6. **Part II, Section 12, Roof Design:** The roof form, its pitch, materials, and associated parapets are all character-defining features for a building. Roof forms and planes should vary to add visual interest to the street environment, provided they're aesthetically appropriate. Roof materials shall be fire-

Request: David & Debi Frei Home

retardant and non-reflective including asphalt shingles (wood appearance). **It appears that the proposed roof design and materials meet these requirements.**

7. **Part II, Section 15, Streetscape Elements & Landscape Design:** This section indicates that existing historic Sycamore trees along Santa Clara drive shall be incorporated into the streetscape design. **This section does not apply to Victors Street.** However, City staff recommends that the applicants replace the existing Sycamore tree with a more suitable tree(s) along the property frontage.

CITY STAFF RECOMMENDATION

The Heritage Commission reviewed this item with the applicants during their monthly meeting on January 15, 2026, and recommended Approval to the Planning Commission. City staff recommends that the Planning Commission consider granting approval for a demolition permit and construction of a new single-family home located at 1496 Victors Street (Parcel #SC-177-A) 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, 11, 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) with colors for review and approval by the Heritage Commission prior to construction.
5. That the applicant **obtains a demolition permit from the City Building Official** prior to any construction activity.
6. That an **engineered Site Plan** be submitted prior to building permit issuance.
7. That the proposed home improvements meet the area, width, and yard regulations (**minimum building setbacks**) as per Section 17.64.050 (R-1-10 Zone) of city code.



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):

Parcel 9C-177-A
1496 Victors St.
Santa Clara, Ut. 84765

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.

David Frei
Signature Applicant(s)/Rep

Debi Frei
David + Debi Frei
Printed Name of Applicant(s)/Rep

1505 Victors St Santa Clara
Address Applicant(s)/Rep

debfrei@gmail.com
dhfrei@gmail.com

Phone Number/Email

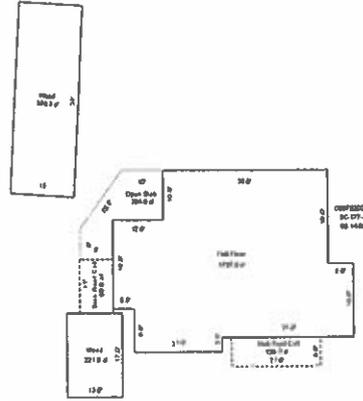
435-668-2916
435-668-2917

Property Report for Parcel SC-177-A

Data Updated: 11/30/2025



[Click here for images](#)



[Click here for sketches](#)

Account Summary

Account Number: 0097520
Parcel ID: SC-177-A
Owner Name: Frei David H Trustees, Et Al

Subdivision: N/A

Site Address: 1496 Victors St
Santa Clara, UT 84765

Building Characteristics

Building Number: 1
Property Type: Residential
Year Built: 1909
Square Feet: 1737
Units: 1
Exterior: Masonry Concrete Block
Roof Cover: Composition Shingle
HVAC Desc: Central Air to Air

Bedrooms: 3
Bathrooms: 1
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: 1
Finished Attic: N/A

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 12/1/2025 by Washington County GIS

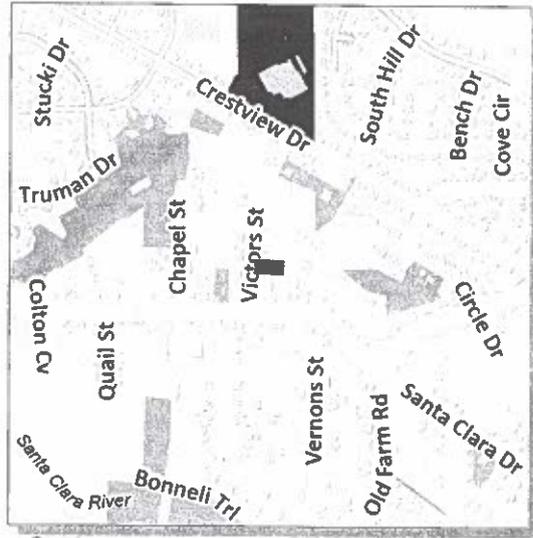
Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov



Property Report for Parcel SC-177-A



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.

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www.washco.utah.gov



Property Report for Parcel **SC-177-A**

Property Information

Acres: 0.45000000
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: 27SC.02
U.S. Senate District: 29
U.S. Congressional District: 2
Utah House District: 74
Washington County School Board District: 1

** Visit Vote.Utah.gov or the [Washington County Elections Viewer](#) for more voting information.*

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/>*

Tax Information

Tax District: Santa Clara City
Residential Classification: Non-primary
Book & Page: N/A
Reference Document: 20250025775

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/>*

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/>*

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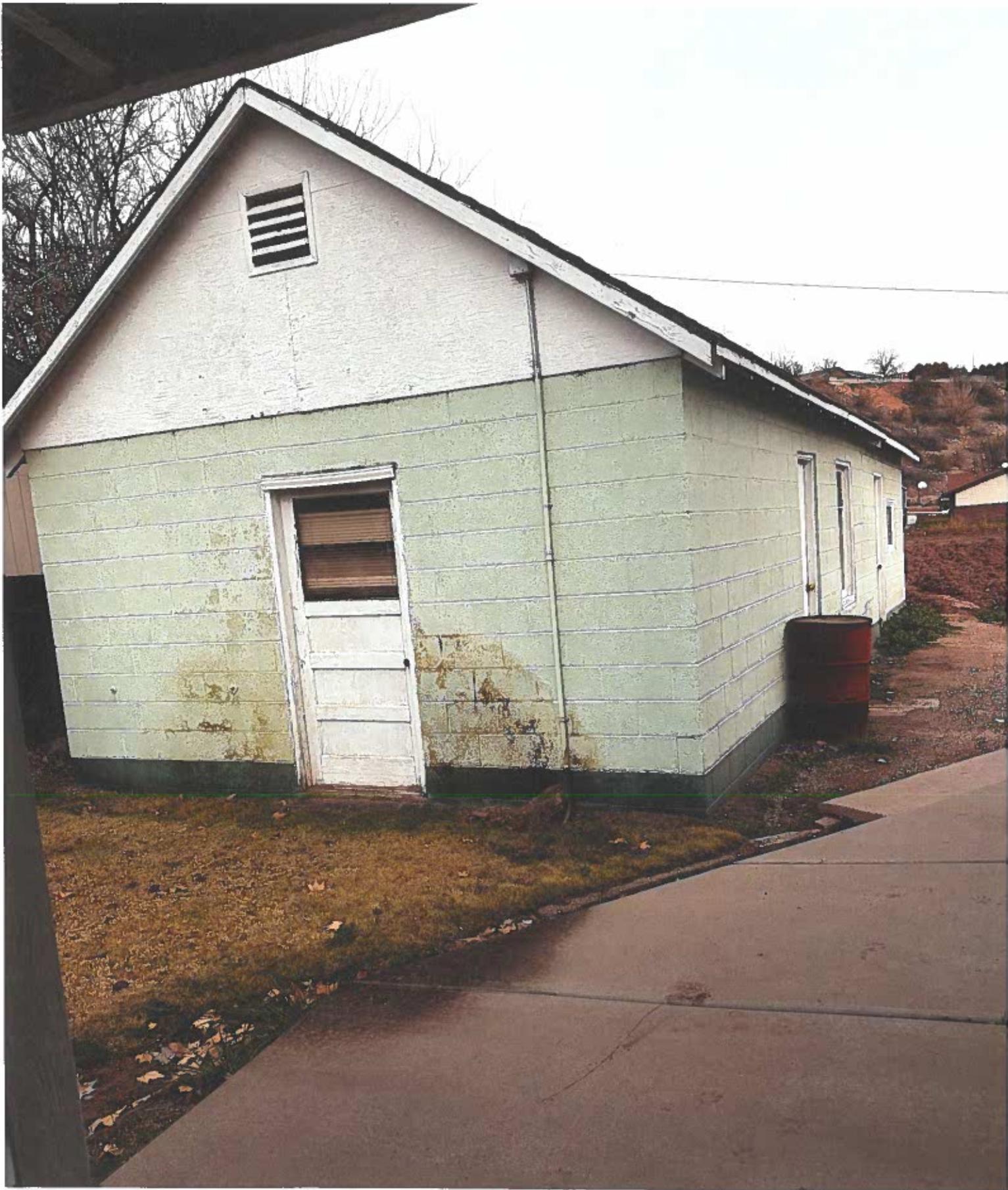
1. Site History

The original home on this property's built in 1909 by Vivian Jacob Frei and Jessie Hafen Frei. Jessie served as the local postmaster, and for many years the community post office operated from a room attached directly to the house.

In the mid-1950's, following Jessie's passing, their son Victor and his wife Gwendolyn moved into the home. Upon the death of V.J. Frei in 1991, Victor and Gwendolyn became the owners and continued care for the property. In 1995 they undertook a significant remodel and expansion of the home, which included removing the former post-office portion of the structure. Family history indicates that the home has been altered and added onto at least two other times during its long lifetime.

After Gwendolyn's passing in 2025, the property was inherited by son David Frei and his wife Debi Frei. The family recognizes the long history of the home and the role it has played for multiple generations. I know that Gwendolyn would be very happy to see the aging structure replaced with a safer more functional home. In keeping with that wish-and with respect for the home's history-the family is requesting approval to remove the existing deteriorated structure and proceed with construction of a new residence.

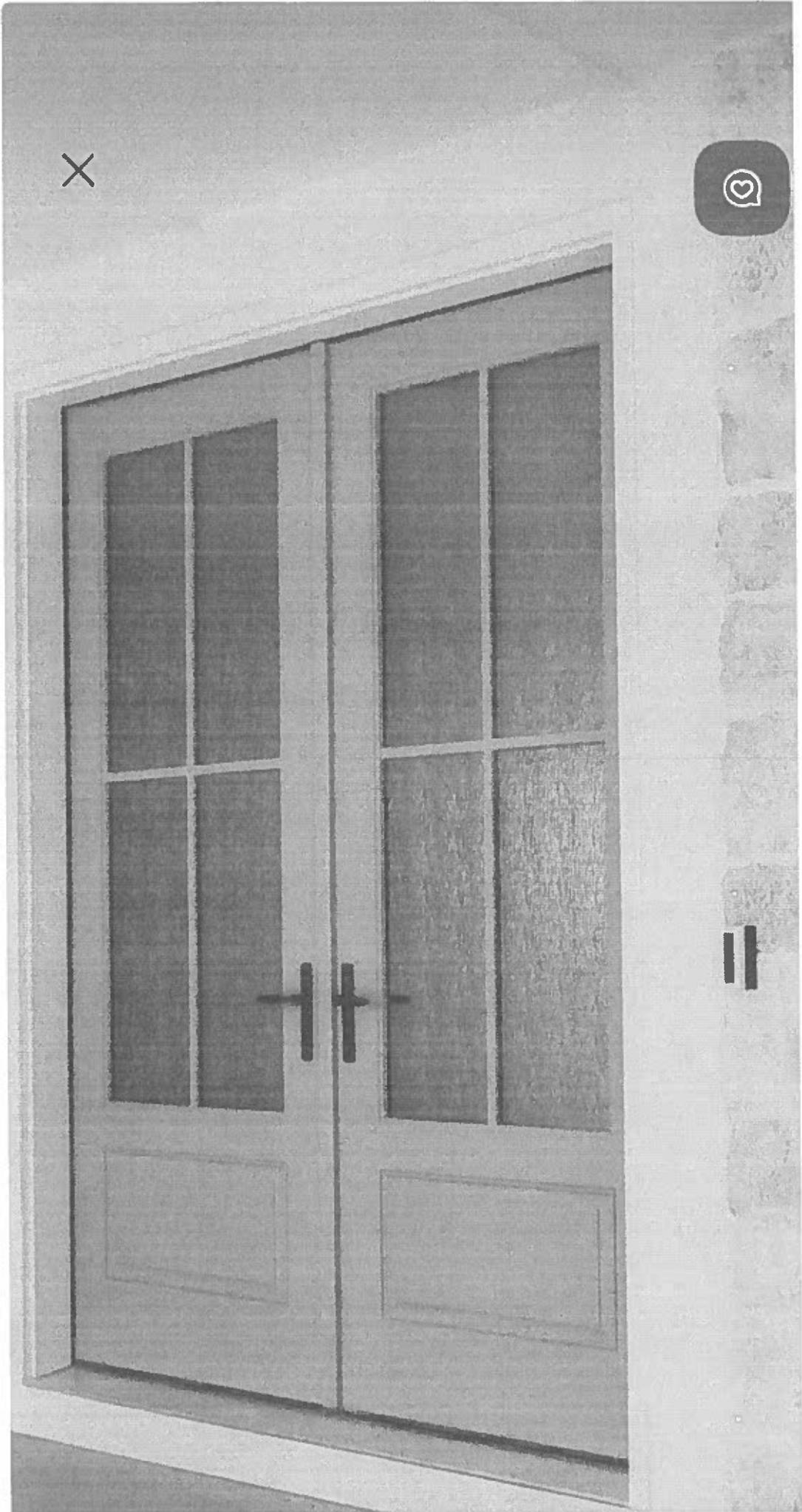




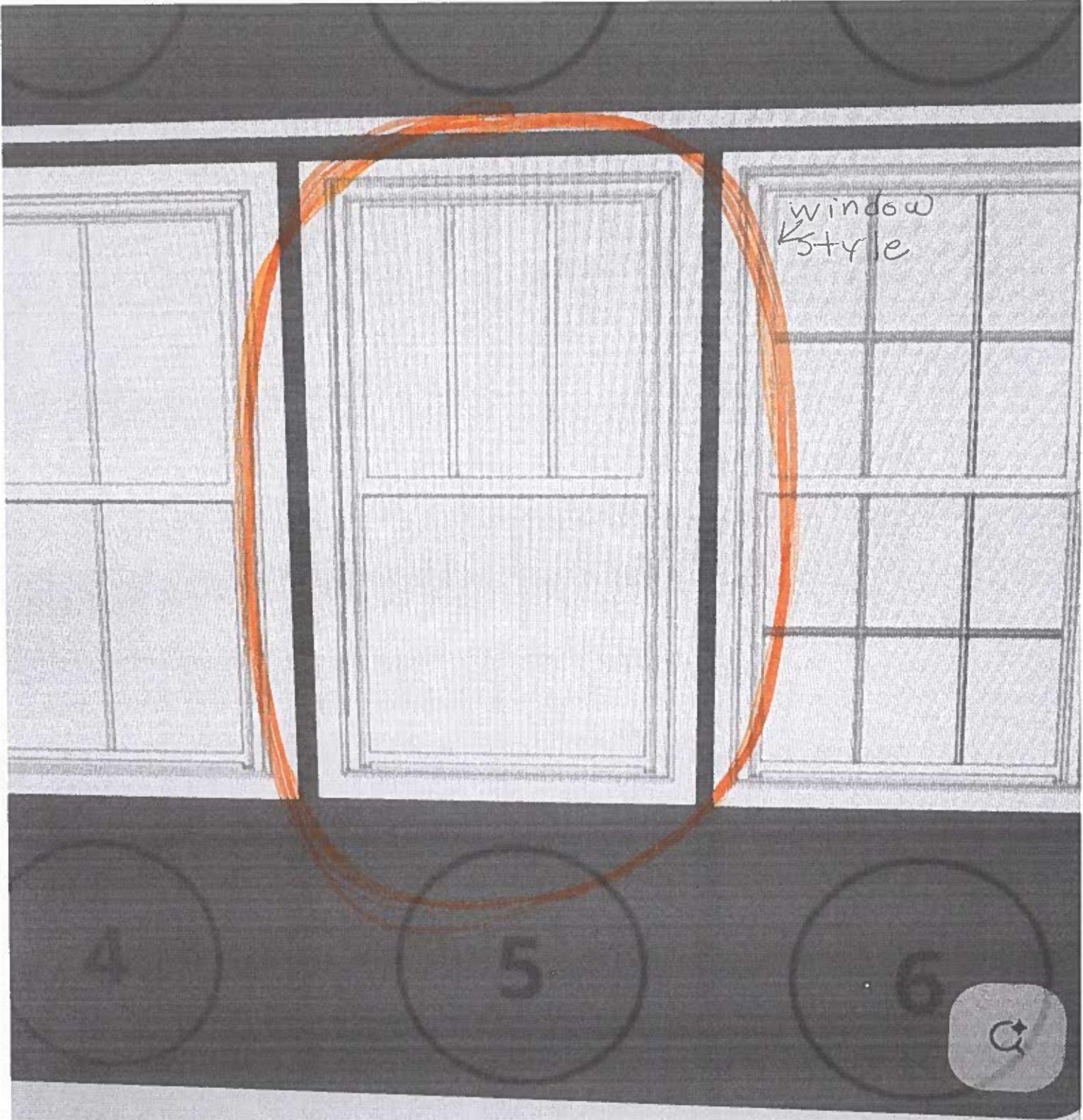
This is the structure behind the house on the Northside. It sits on the property line.

8. Doors, Entrances and Windows.

We have included reference images illustrating the proposed style of the front door and front windows. The window color is being considered in either black or white. If one option is deemed more historically appropriate, we are happy to proceed with the committee's recommendation and welcome your guidance on this matter.







window
style

4

5

6



More to

9. Building Materials

The proposed design includes 8-inch wood posts on the front and the rear of the house, with brick applied to the lower portions of the posts. Brick will also be applied to the lower part of the front of the house and on the third garage and the pop out on the north side. A brick sample has been provided that closely resembles masonry found on several older nearby buildings, including Uncle and Aunties Shop. White mortar will be used with a light smear technique to soften the appearance and enhance the historic character. The front elevation and gables will have Hardie board, with decorative corbels incorporated at the gables. All windows will be trimmed to provide depth and architectural detail consistent with the historic look.

Roof design





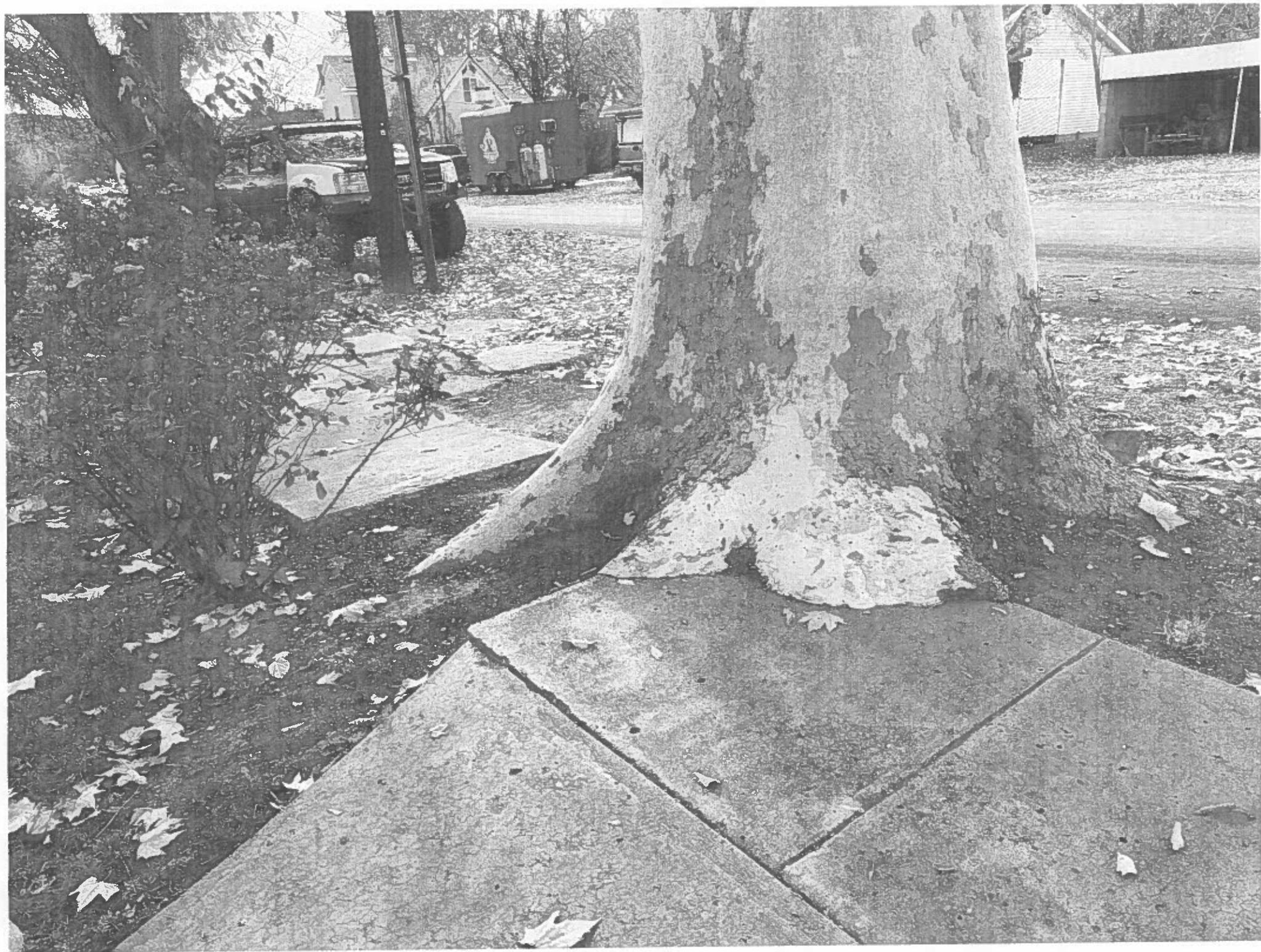


Roof design



Tree removal

We are requesting approval to remove the large sycamore tree located at the front of the property due to several safety and infrastructure concerns. The tree is located on or very near the existing sidewalk, and its root system has caused the concrete to crack and buckle, creating a potential trip hazard. In addition, large branches have fallen during periods of high wind and storms, posing a safety risk to pedestrians and property. The tree location also conflicts with the proposed driveway. To mitigate the loss, we plan to replace the sycamore tree with a more suitable tree planted nearby that is better suited to the location and long-term conditions.





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

Staff Report

Conditional Use Permit Approval Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: February 12, 2026

Current Zone: Planned Development Residential, PDR

Property Location: Northwest/Northeast of Red Mountain Drive, and west of Entrada

Property Size: 296.75 acres (Santa Clara property)

Request: Conditional Use Permit Approval

Applicant Name: Koko Head, BDR legal counsel

Staff Planner: Jim McNulty

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Koko Head**, is requesting **Conditional Use Permit Approval** for the Black Desert Community. While the subject property (approximately 296.75 acres) is being developed within Santa Clara, the subject property areas will be used for general construction, construction staging, landscaping, and storage of materials to be used in the project. Additionally, there will be rock moving and crushing located in designated areas (**see attached Area Map**). The rock aggregate will be used as road base for the roads within the development. The attached **Area Map and photos are intended to provide details for the four (4) sites** included in the Conditional Use Permit application as follows:

- **Area #1:** Tree and planting nursery along with equipment, rock, and aggregate materials storage for the completion of Silver Reef Subdivision.
- **Area #2:** Rock Mountain crushing operations and storage of rock and aggregate materials for the completion of Silver Reef Subdivision.
- **Area #3:** Parcel 7/8 continued use for parking, staging, deliveries, etc., for the PGA and PPA tournaments, as well as golf cart storage through the PGA tournament in October 2026.
- **Area #4:** (Formerly Area 5) New Area 4 will include the area directly south of S. Black Desert Drive where the permanent maintenance facility is to be located. This area will be used for equipment storage until construction of the maintenance facility begins.
- **Old Areas 5 & 6:** Are now part of the Silver Reef and South Village @ Black Desert Subdivisions.

GENERAL STANDARDS FOR CONDITIONAL USES

Chapter 17.40.055 indicates that a **conditional use shall be approved** if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use. The following standards must be met in order to mitigate the reasonably anticipated detrimental effects, if imposed as a condition of approval:

A. Noise:

1. **Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses.** *The applicant has indicated that the only noise generated will be at the "Rock Mountain" area shown on the attached Area Map. The work will be limited to earth movement and rock crushing activities occurring during a typical workday Monday through Friday, with no weekend work). Similar noise has occurred on the property for several years.*

B. Dust:

1. **Comply with all air quality standards, State, Federal and local.** *The applicant states that the four (4) sites where activity is occurring are subject to the same Dust Mitigation Plan as is summarized in the SWPPP for the Silver Reef Subdivision.*
2. **Use shall not create unusual or obnoxious dust beyond the property line.** *Dust control measures will be used to stabilize soil from wind erosion and reduce dust by construction activities. Water sprayed from water trucks must be done at a rate such that water is absorbed in the soil. There will be continuous daily visits from watering trucks that also service the construction at the resort site to minimize any dust generated by construction staging, landscaping, and traffic from vehicles at the four (4) sites so that compliance with air quality standards is maintained. Sprinklers have been installed to constantly water aggregate prior to crushing operations in addition to the water trucks watering all roads and other areas where activity is taking place.*

C. Odors:

1. Comply with all air quality standards, State, Federal and local. N/A
2. Use shall not create unusual or obnoxious odors beyond the property line. N/A

D. Aesthetics:

1. **Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone.** *The applicant has indicated that most of the activity at the "Rock Mountain" site will not be visible to the surrounding community due to site topography. Where the site is visible the rock is being lowered from ongoing crushing operations it screens the crushing operation. The palm tree nursery is being relocated to Area 1 and will be less visible from the neighborhoods to the west (Solace Subdivision Area).*

E. Safety:

1. **Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.** *The applicant indicates that employee and public safety is a top concern. All drivers hauling aggregate materials off site are provided with mandatory safety training. No hazardous materials will be stored at any of the sites and public access is prohibited. Public access is limited to the hiking/bicycle path that crosses the future Red Mountain Drive.*

Request: Conditional Use Permit

F. Traffic:

1. **Traffic increases due to the conditional use shall not cause street or nearby intersection to fall more than one grade from the existing level of service grade or fall below a level of service "C".** *The applicant indicates that much of the crushed rock and aggregate materials will be used for the Black Desert resort project site. However, the anticipated maximum truck traffic entering and leaving the "Rock Mountain" site will vary depending upon the tonnage generated. The maximum tonnage to be created is 3,000 per week, which equates to 120 truckloads daily.*

G. Height:

1. A building's height and scale shall fit into the overall context of the surrounding area. N/A
2. Photo simulations may be required by City staff or Planning Commission showing all sides of the building(s) and showing how the building fits into the surrounding area, including its relationship to nearby ridges, hills, and buildings. N/A

H. Hours of Operation:

1. **Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.** *The applicant has indicated that activities at the four (4) sites will occur during a typical workday. During the summer months (April through October) this would be from 7:00 AM to 7:00 PM MDT, and during the winter months (November through March) this would be from 8:00 AM to 5:00 PM MST.*

I. Utility Capacity:

1. Utility capacity is sufficient to support the use at normal service levels. N/A

J. Public Health:

1. Use shall comply with all Sanitation and Solid Waste Disposal Codes. N/A
2. Use shall not create public health concerns. N/A

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission review the submitted Conditional Use Permit application to determine if the application is complete. The Planning Commission may approve, modify, and approve, or deny the Conditional Use Permit application. If the application is determined to be complete, City staff would recommend that the Planning Commission consider approving the Conditional Use Permit subject to the following conditions:

1. That the proposed four (4) sites (Areas #1 through #4) as identified on the Area Map, and submitted photos, be allowed to conduct site activities identified in the staff report.
2. That the applicant be required to comply with Noise, Dust, Aesthetics, Safety, Traffic, and Hours of Operation requirements identified in the staff report as per Chapter 17.40.055.
3. That the applicant be required to apply for a Conditional Use Permit yearly if land continues to be developed in the City.
4. That the applicant be required to submit an updated project overview/narrative on a yearly basis.
5. That the Conditional Use Permit be reviewed upon legitimate complaint.

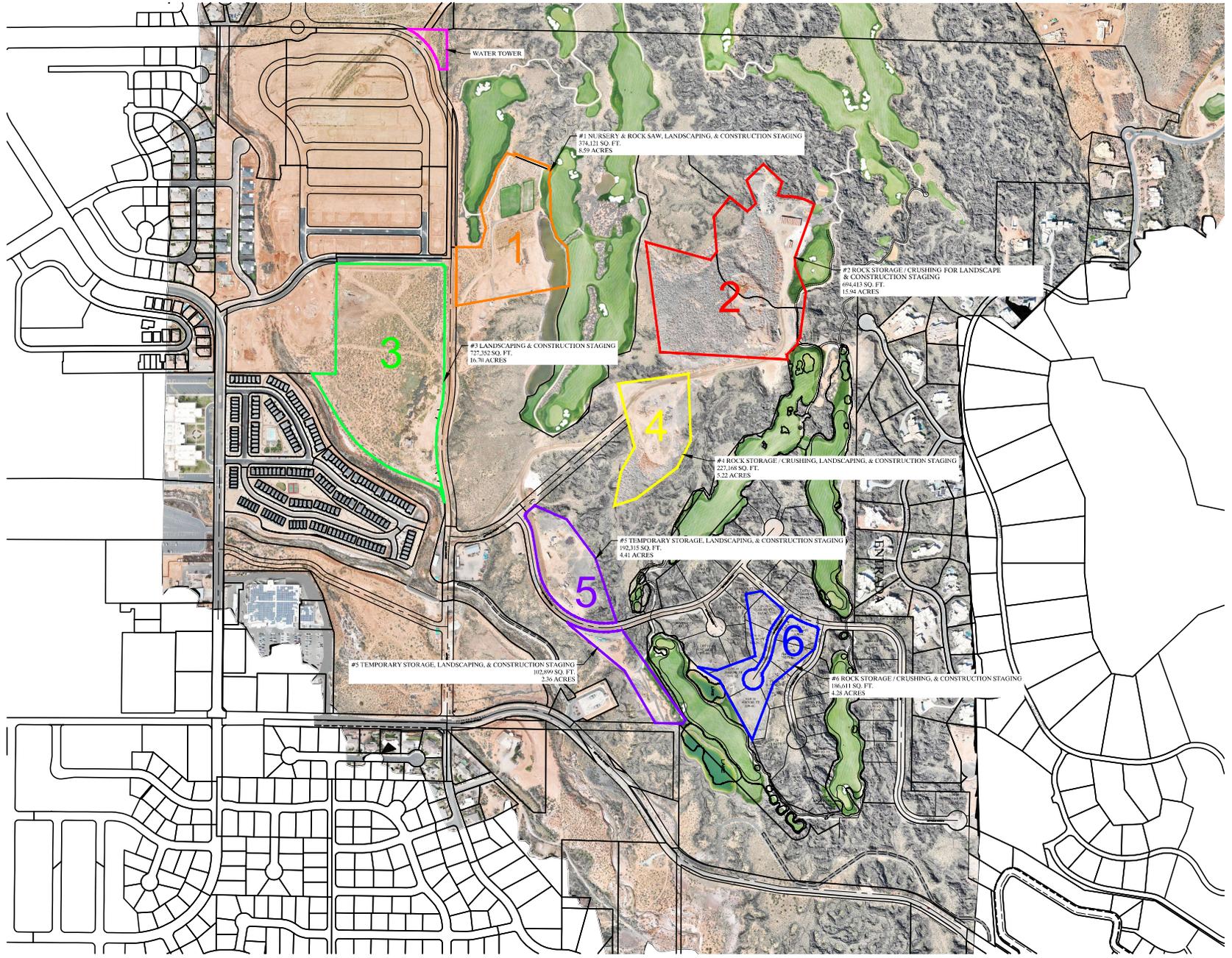
Request: Conditional Use Permit

And subject to the following findings:

1. The use will not be detrimental to the health, safety, welfare, or aesthetics, or detrimental to property or improvements in the area.
2. The proposed use complies with the regulations of Chapter 17.40.055.
3. The proposed use is in harmony with the intent and purpose of the General Plan.



Areas 1-4



DATE	4/2/24
JOB NO.	4828-22-055
PREPARED BY	DAI
CHECKED BY	JHE
DWG. AREA MAP	3/26/24
DATE	
BY	
REVISIONS	

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS



303 Sage Riverside Drive, Suite 111
St. George, Utah 84790
Ph: (435) 636-6666 Fax: (435) 636-6667
www.rael.com

AREA MAP
FOR
BLACK DESERT DEVELOPMENT
SANTA CLARA
UTAH



APPLICATION FOR A CONDITIONAL USE PERMIT

RECEIVED
FEB - 2 2026
SANTA CLARA CITY

AS PROVIDED BY THE CITY OF SANTA CLARA, UTAH, ZONING ORDINANCE

Application Fee: \$300.00/\$500.00 cell tower

DATE: 2/2/26

The undersigned applicant is the owner of the following legally described property: (Give exact legal description to include Section, Township, Range, Lot Subdivision, Street Address, Business Name):

See Exhibit "A" attached.

Attach a plot plan, drawn to scale, of the property involved showing the following information:

1. Prepare site plans and elevations;
2. Show existing and proposed buildings, fences, and general landscape layout;
3. Show parking, loading areas, and automobile circulation;
4. Show any existing and proposed signs, lighting;
5. Show vicinity map (major/minor streets, intersections, neighboring subdivisions, and relative location within the city), drainage plan and topography of irregular land;
6. Include any other pertinent information.

Are there any deed restrictions affecting the use of the property involved? Give the expiration date of these restrictions:

The area is subject to a Development Agreement with the City of Santa Clara. These are restrictions related to the no-disturbance conservation areas. However, none of those areas are affected by the proposed CUP.

Would the proposed use be materially detrimental to the surrounding property:

These proposed temporary uses will be for the period of development and construction of the CUP area.

The undersigned property owner requests a CONDITIONAL USE PERMIT as permitted in the Santa Clara City Zoning Ordinances to use the above-described property for the following purposes (attach additional sheets if necessary):

See Exhibit "B" attached.

17.40.055: GENERAL STANDARDS FOR APPROVAL OF CONDITIONAL USES:

A conditional use shall be approved if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use. The following standards must be met in order to mitigate the reasonably anticipated detrimental effects, if imposed as a condition of approval:

A. Noise:

1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others.

B. Dust:

1. Comply with all air quality standards, State, Federal and local.
2. Use shall not create unusual or obnoxious dust beyond the property line.

C. Odors:

1. Comply with all air quality standards, State, Federal and local.
2. Use shall not create unusual or obnoxious odors beyond the property line.

D. Aesthetics:

1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone.

E. Safety:

1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.

2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the City Engineer in conformance with City engineering standards and all State, local and Federal laws.

F. Traffic:

1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "C".

2. Uses shall follow City access management standards and not create hazards to other drivers or pedestrians.

G. Height:

1. A building's height and scale shall fit into the overall context of the surrounding area.

2. Photo simulations may be required by City staff or the Planning Commission showing all sides of the building(s) and showing how the building fits into the surrounding area, including its relationship to nearby ridges, hills, and buildings.

H. Hours Of Operation:

1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.

I. Utility Capacity:

1. Utility capacity is sufficient to support the use at normal service levels.

J. Public Health:

1. Use shall comply with all Sanitation and Solid Waste Disposal Codes.
2. Use shall not create public health concerns. (Ord. 2015-11)

17.40.060: PLANNING COMMISSION ACTION:

The planning commission may approve, modify, and approve, or deny the conditional use application made to the planning commission. The planning commission shall require such regulations and conditions as may be deemed necessary to protect the public health, safety, welfare, and aesthetics of the area. In approving a conditional use permit, the planning commission shall find:

- A. That the proposed use is necessary or desirable and will contribute to the general well-being of the city;
- B. That the use will not be detrimental to the health, safety, welfare, or aesthetics, or detrimental to property or improvements in the area;
- C. That the proposed use will comply with the regulations of this title;
- D. That the proposed use is in harmony with the intent and purpose of the general plan, or that the plan shall have first been amended through public hearing. (Ord. 97-06 § 9-6)

WHEN A CONDITIONAL USE PERMIT IS GRANTED SUBJECT TO CONDITIONS, SAID CONDITIONAL USE PERMIT DOES NOT BECOME EFFECTIVE UNTIL SUCH TIME AS THOSE CONDITIONS HAVE BEEN MET.

NOTE: A CONDITIONAL USE PERMIT DOES NOT ELIMINATE THE NECESSITY OF OBTAINING A BUILDING PERMIT. A PERMIT IS REQUIRED FOR CONSTRUCTION OF ALL BUILDINGS IN THE PROJECT.

A Conditional Use Permit shall be good for one (1) year after final approval, or as otherwise determined by the Santa Clara Planning Commission. If at the end of one (1) year construction has not been commenced, the Permit shall become null and void unless a request is made with the Planning Commission for an extension. Extensions may be granted for a period of time not to exceed six (6) months.

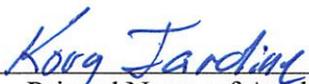
If use is discontinued for a period of six (6) months, or if property is sold or developed by someone other than applicant, the conditional use is null and void.

ENLAW, LLC


Signature of Applicant

2600 N. Ashton Blvd., Ste. 200 B
Lehi, UT 84043

Address of Applicant



Printed Name of Applicant

(801) 229-0494

Phone number/email of Applicant

Local POC: Koko Head
Black Desert, Managing Counsel
(904) 535-0642

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT A POINT BEING NORTH 88°22'39" WEST 1,721.13 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°33'31" WEST 2024.00 FEET; THENCE SOUTH 88°40'49" EAST 341.27 FEET; THENCE SOUTH 00°38'30" WEST 674.03 FEET; THENCE SOUTH 00°46'06" WEST 336.57 FEET; THENCE SOUTH 88°52'31" EAST 339.61 FEET; THENCE SOUTH 00°53'01" WEST 499.73 FEET; THENCE SOUTH 62°06'51" EAST 130.02 FEET; THENCE SOUTH 04°35'29" EAST 321.76 FEET; THENCE NORTH 56°26'40" WEST 264.25 FEET; THENCE NORTH 00°55'15" EAST 9.46 FEET; THENCE NORTH 56°33'02" WEST 175.70 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°05'36", HAVING A RADIUS OF 482.91 FEET (RADIUS POINT BEARS SOUTH 33°26'58" WEST), AND WHOSE CHORD BEARS NORTH 71°05'50" WEST 242.58 FEET; THENCE ALONG THE ARC OF SAID CURVE 245.21 FEET; THENCE NORTH 85°38'38" WEST 615.60 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°26'58", HAVING A RADIUS OF 402.91 FEET (RADIUS POINT BEARS NORTH 04°21'22" EAST), AND WHOSE CHORD BEARS NORTH 82°25'09" WEST 45.33 FEET; THENCE ALONG THE ARC OF SAID CURVE 45.35 FEET; THENCE NORTH 79°11'40" WEST 380.66 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°42'03", HAVING A RADIUS OF 402.91 FEET (RADIUS POINT BEARS NORTH 10°48'20" EAST), AND WHOSE CHORD BEARS NORTH 63°20'38" WEST 220.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 222.92 FEET; THENCE NORTH 00°18'39" EAST 732.88 FEET; THENCE NORTH 88°47'24" WEST 619.46 FEET; THENCE NORTH 65°03'55" EAST 43.40 FEET; THENCE SOUTH 61°24'21" EAST 28.69 FEET; THENCE NORTH 64°08'47" EAST 203.31 FEET; THENCE NORTH 25°51'13" WEST 173.00 FEET; THENCE SOUTH 64°08'47" WEST 202.88 FEET; THENCE NORTH 44°02'46" WEST 134.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°06'04", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS NORTH 45°57'14" EAST), AND WHOSE CHORD BEARS NORTH 11°59'43" WEST 53.07 FEET; THENCE ALONG THE ARC OF SAID CURVE 55.94 FEET; THENCE NORTH 20°03'18" EAST 33.01 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 43°43'59", HAVING A RADIUS OF 50.00 FEET (RADIUS POINT BEARS NORTH 69°56'42" WEST), AND WHOSE CHORD BEARS NORTH 01°48'42" WEST 37.24 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.16 FEET TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°18'43" (HAVING A RADIUS OF 250.00 FEET (RADIUS POINT BEARS SOUTH 66°19'19" WEST), AND WHOSE CHORD BEARS NORTH 41°50'03" WEST 155.80 FEET; THENCE ALONG THE ARC OF SAID CURVE 158.44 FEET; THENCE NORTH 59°59'24" WEST 184.84 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°38'38", HAVING A RADIUS OF 250.00 FEET (RADIUS POINT BEARS NORTH 30°00'36" EAST), AND WHOSE CHORD BEARS NORTH 50°40'05" WEST 80.99 FEET; THENCE ALONG THE ARC OF SAID CURVE 80.35 FEET; THENCE NORTH 41°20'46" WEST 83.03 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°25'11", HAVING A RADIUS OF 350.00 FEET

(RADIUS POINT BEARS SOUTH 48°39'14" WEST), AND WHOSE CHORD BEARS NORTH 60°03'22" WEST 224.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 228.58 FEET; THENCE NORTH 78°45'57" WEST 36.58 FEET; THENCE SOUTH 72°31'05" WEST 52.03 FEET; THENCE NORTH 78°45'57" WEST 22.13 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°50'05", HAVING A RADIUS OF 75.00 FEET (RADIUS POINT BEARS NORTH 11°14'03" EAST), AND WHOSE CHORD BEARS NORTH 21°50'55" WEST 109.56 FEET; THENCE ALONG THE ARC OF SAID CURVE 122.83 FEET; THENCE NORTH 15°04'03" EAST 318.54 FEET; THENCE NORTH 00°28'02" EAST 53.61 FEET; THENCE NORTH 18°17'02" WEST 98.23 FEET; THENCE NORTH 68°12'53" WEST 237.23 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°53'20", HAVING A RADIUS OF 750.00 FEET (RADIUS POINT BEARS NORTH 21°47'07" EAST), AND WHOSE CHORD BEARS NORTH 49°15'10" WEST 487.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 496.42 FEET; THENCE NORTH 30°17'27" WEST 302.77 FEET; THENCE SOUTH 89°11'13" EAST 136.64 FEET; THENCE NORTH 00°32'52" EAST 672.22 FEET; THENCE SOUTH 89°19'28" EAST 607.63 FEET; THENCE NORTH 00°34'52" EAST 1334.33 FEET; THENCE SOUTH 88°56'23" EAST 1329.94 FEET; THENCE SOUTH 88°27'56" EAST 2087.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°28'05", HAVING A RADIUS OF 2045.30 FEET (RADIUS POINT BEARS SOUTH 62°43'54" WEST), AND WHOSE CHORD BEARS SOUTH 20°02'03" EAST 515.09 FEET; THENCE ALONG THE ARC OF SAID CURVE 516.46 FEET; THENCE SOUTH 36°04'49" EAST 91.45 FEET; THENCE NORTH 55°30'38" EAST 81.08 FEET; THENCE SOUTH 07°15'15" WEST 177.97 FEET; THENCE SOUTH 03°00'48" EAST 122.07 FEET; THENCE NORTH 89°03'14" WEST 535.95 FEET; THENCE SOUTH 01°20'41" WEST 437.82 FEET; THENCE SOUTH 28°12'40" EAST 94.50 FEET; THENCE NORTH 88°22'39" WEST 843.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 296.753 ACRES

EXHIBIT "B"
(Application for 2026 Conditional Use Permit)

OVERVIEW:

All activities related to the requested Conditional Use Permit ("CUP") are for the benefit of the greater Black Desert Resort ("BDR") project. BDR's previous CUP included six (6) separate areas as shown on the attached Area Map. However, with the continued development of the of BDR (e.g., completion of South Village subdivision, current construction of Silver Reef subdivision, grading of parcel 7/8 for PGA parking, etc.), the areas included in this current CUP Application have been reduced to four (4) separate areas as shown on the attached Area Map and associated photos providing additional detail for the four (4) separate Areas located within Santa Clara which are included in the CUP Application. Additionally, a description of each Areas' current and anticipated use is provided corresponding to the attached Area Map and is listed below:

Area 1 – Tree and plantings nursery to be moved south from prior Area 1, along with storage of equipment and rock and aggregate materials for completion of Silver Reef subdivision.

Area 2 – Rock Mountain crushing operations and storage of rock and aggregate materials for completion of Silver Reef subdivision.

Area 3 – Parcel 7/8 continued use for parking, staging, deliveries, etc. for PPA and PGA tournaments, as well as continued golf cart storage through PGA in October 2026.

Area 4 – (formerly Area 5) – Old Area 4 is no longer needed as it is now part of the Silver Reef subdivision. New Area 4 will include the area directly south of S. Black Desert Drive where the permanent maintenance facility is to be located and will be used for equipment storage until construction of the maintenance facility begins.

Old Areas 5 & 6 on original CUP map are now part of the Silver Reef and South Village subdivisions and are no longer needed or included in the current CUP Application.

Area 2 is specifically referred to as "Rock Mountain" because it contains the rock and aggregate material that was placed there in connection with the original construction of the Black Desert Golf Course and other excavated areas at BDR. This Area consists of approximately 19.5 acres and is currently being used to perform rock crushing and hauling and for storage of rock and aggregate materials used on site at BDR. However, to expedite the removal of these materials in connection with the continued development of the Silver Reef subdivision, it is necessary to use the rock aggregate not only as road base within the BDR development but to sell and remove the excess material from the "Rock Mountain" Area. Since the point of sale of the rock and road aggregate produced at "Rock Mountain" is located within the City limits of Santa Clara, BDR will follow the guidelines set forth in Publication 25 (Rev. 5/24) Sales and Use Tax General Information (see also Utah Code §§59-12-211, 59-12-212, 59-12-213 and 59-12-214) to capture any sales taxes generated by the sale of the rock and road aggregate for the benefit of Santa Clara.

RESPONSE TO §17.40.055 "GENERAL STANDARDS"

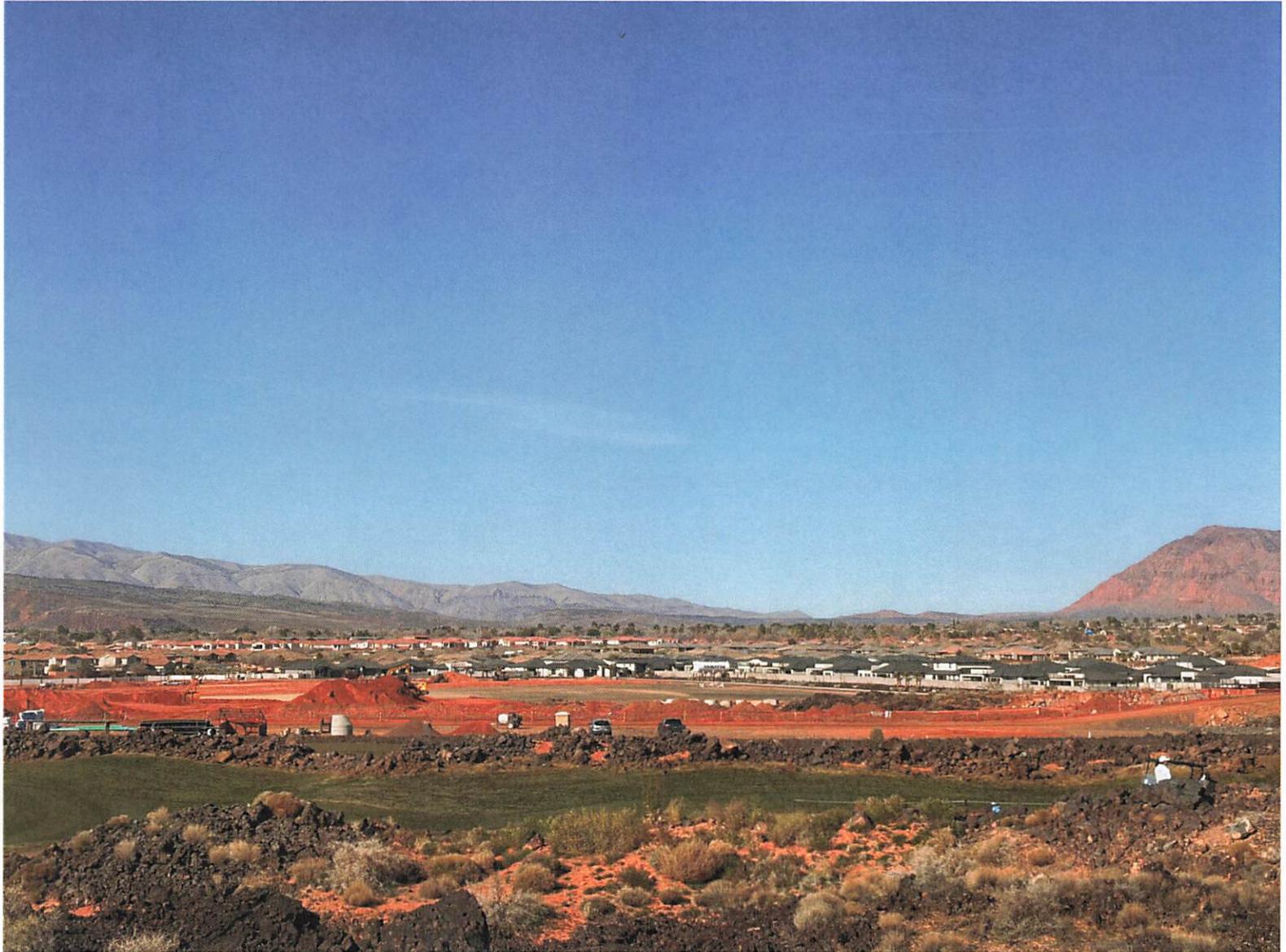
- A. **NOISE:** The only noise generated at the "Rock Mountain" Area shown on the attached Area Map is limited to typical earth moving and rock crushing activities which occur only during a typical workday (e.g., Monday through Friday—with no Saturdays or Sundays). These same type of noises have been occurring on the BDR property for the past several years.
- B. **DUST:** The "Rock Mountain" Area where the earth moving and rock crushing activities are occurring is subject to the same Dust Mitigation Plan as which is summarized in the SWPPP for Silver Reef which is listed as Section 5.5.4 – "Water for dust control – Truck or Hydrant" and state: *"BMP Description/Instructions: Dust control measures are used to stabilize soil from wind erosion and reduce dust by construction activities. Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil."* There are multiple daily visits from watering trucks to the "Rock Mountain" site to minimize any dust generated in compliance with all air quality standards which are maintained at all times. Additionally, sprinklers have been installed to constantly water the aggregate prior to crushing operations in addition to the water trucks watering all roads and other areas where the earth moving and rock crushing activities are taking place.
- C. **ODORS:** This issue isn't applicable.
- D. **AESTHETICS:** Most of the activity at the "Rock Mountain" site is not visible to the surrounding community due to its topography. Where the site is visible the height of the rock hides the crushing operations as it lowers height of the stored rock. The palm tree nursery is being relocated to Area 1 and will be less visible from the neighborhoods to the west (e.g., Solus) than the existing site of the nursery. Area 3, which was graded in 2024 for use as parking, staging, deliveries, etc. for PPA and PGA tournaments, is only used twice per year.
- E. **SAFETY:** Safety of our employees and the public is a top concern. No hazardous materials are stored at any of the Areas and public access to these Areas is prohibited. All drivers hauling aggregate materials offsite via Red Mountain Drive to Pioneer Parkway are provided a mandatory safety brief to watch for and avoid pedestrians and bicyclists in the area. The only public access near the "Rock Mountain" Area where crushing and hauling activities occur is the Black Desert Golf course and Red Mountain Drive just North of Pioneer Parkway. Additional signage advising drivers of pedestrians and bicyclists in the area are located at the intersection of the access roads coming from "Rock Mountain" and Red Mountain Drive and the intersection of Red Mountain Drive and Pioneer Parkway, along with warning signs for the area near the bike/pedestrian path which crosses Red Mountain Drive alerting them to work trucks in the area. There will be no trucks hauling aggregate materials which will use Affirmation Drive to exit the BDR property.
- F. **TRAFFIC:** It is anticipated that much of the crushed rock and aggregate materials will be used on the BDR project site, especially in the Silver Reef subdivision. However, the anticipated maximum truck traffic entering and leaving the "rock mountain" site will vary depending upon the tonnage being generated. The maximum tonnage to be created is 3,000 per week which equates to 120 truckloads per day. Any offsite sales and

transportation of rock will leave the “Rock Mountain” site and travel south along Red Mountain Drive to Pioneer Parkway. Any onsite use of the aggregate materials would travel on BDR property to be used onsite (e.g., fill for Silver Reef single family lots, etc.). As stated earlier, there will be no trucks hauling rock that will use Affirmation Drive to exit the BDR property. As a result, there are no traffic issues for drivers or pedestrians at the intersection of Red Mountain Road and Pioneer Parkway where the traffic light at that intersection controls vehicle traffic leaving the BDR property.

- G. HEIGHT: This issue isn’t applicable.
- H. HOURS OF OPERATION: The activities at the Areas only occur during a typical workday (i.e., Monday through Friday—excluding weekends) which during summer months (i.e., April through October) are 7:00am to 7:00pm MDT and during winter months (i.e., November through March) are 8:00am to 5:00pm MST.
- I. UTILITY CAPACITY: This issue isn’t applicable.
- J. PUBLIC HEALTH: This issue is addressed under the DUST section.



Area 1
(1 of 2)



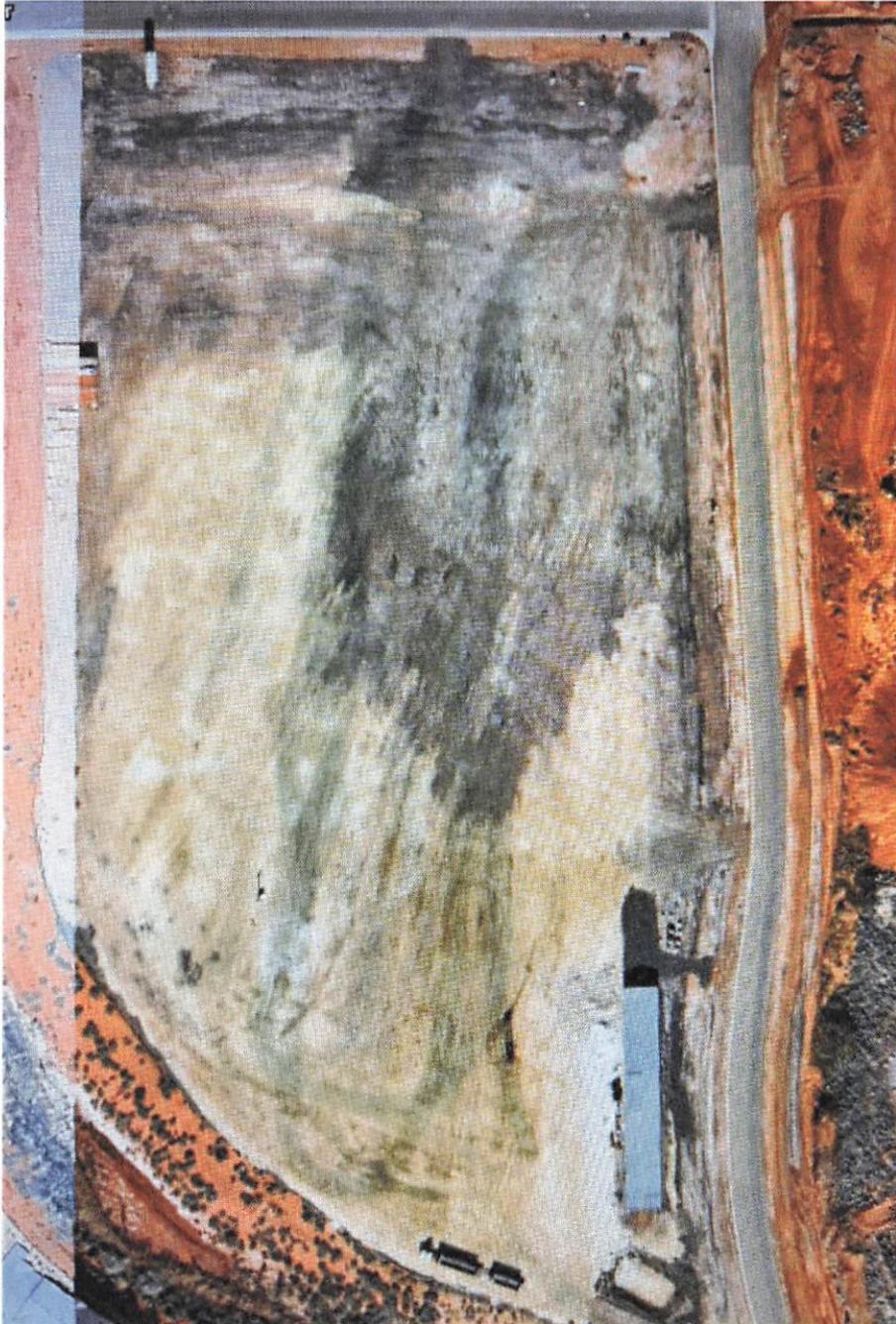
Area 1
(2 of 2)



Area 2 "Rock Mountain"
(1q2)



Area 2 "Rock Mountain"
(2 of 2)



Area 3
(1 of 2)



Area 3
(2 of 2)



Area 4
(1 of 2)



Area 4
(202)



Santa Clara City
2603 Santa Clara Drive
Santa Clara, UT 84765
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XBP Confirmation Number: 303691371

▶ Transaction detail for payment to Santa Clara City.		Date: 02/02/2026 - 3:12:42 PM MT	
Transaction Number: 262382377 Visa — XXXX-XXXX-XXXX-4021 Status: Successful			
Account #	Item	Quantity	Item Amount
	Zoning Subdivision Fees	1	\$300.00
Notes: C.U.P Application - Black Deserts			

TOTAL: \$300.00

Billing Information
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84043

Transaction taken by: Admin Selena

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, January 22, 2026**

Present: Logan Blake, Chair
Shelly Harris
Kristen Walton
Josh Westbrook
David Clark
Tyler Gubler

Absent: Joby Venuti

Staff: Jim McNulty, Planning and Economic Development Director
Matt Ence, City Attorney
Cody Mitchell, Building Official
Debbie Andrews, Administrative Assistant

1. Call to Order

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on January 22, 2026, at 5:32 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Walton

3. Conflicts and Disclosures

No conflicts or disclosures were reported by any Commissioners.

4. Working Agenda

A. Public Hearing

1. None.

B. Public Meeting

1. See General Business Items.

5. General Business

A. Public Meeting

1. Under the State Annexation Statute, UCA 10-2-803, which was amended by the Utah Legislature in 2025, Santa Clara City intends to adopt an

Annexation Policy Plan. The Annexation Policy Plan is intended to comply with the provisions of UCA 10-2-803 and incorporate all criteria required. This opportunity will allow affected entities to examine the proposed Annexation Policy Plan and provide input on it.

Jim McNulty, Planning and Economic Development Director, presented the city's intention to adopt an updated Annexation Policy Plan. He explained that the city had previously adopted an annexation policy plan on March 24, 2024, through City Ordinance 2024-04, but during the recent City General Plan update process, it was determined that additional property to the south of the current city boundary should be included.

Mr. McNulty noted that according to Utah Code Section 10-2-803, the city must follow the same process used in 2024 rather than simply amending the existing plan. This includes holding a public meeting to allow affected entities to examine the proposed plan, accepting written comments up to 10 days after the meeting, and then returning to the Planning Commission for a public hearing.

The presentation included a review of the updated Annexation Policy Plan, which incorporated revisions to reference the 2025 statute updates. The primary change to the plan was the addition of a new area to the south of the current city boundary that was identified during the City General Plan update process. Mr. McNulty displayed maps showing both the previously approved annexation areas near Graveyard Wash in the northwest area of the city and the corner of Pioneer Parkway and Highway 91, as well as the newly proposed area adjacent to Gap Canyon.

Mr. McNulty mentioned that Mayor Rosenberg had previously discussed this with Saint George's mayor before they both left office, and Saint George was reportedly not concerned about this addition. He noted that all affected entities had been notified, though no representatives from Saint George were present at the meeting.

Commissioner Clark sought clarity on whether they were annexing the southern property that evening. Mr. McNulty explained that they were not annexing anything at the meeting; it was just an update to the Annexation Policy Plan. The city intends to be the future applicant for annexations, aiming for Plan approval by March so they can annex properties in the northwest, including Graveyard Wash. Mr. McNulty emphasized the importance of incorporating the southern property within their annexation boundary since being tasked by the Mayor and City Council to do so.

Commissioner Walton inquired about how long the plan would last. Mr. McNulty explained that the plan isn't limited to two years; their return was prompted solely by needing to add this southern property area. He mentioned overlapping interests with Ivins, which plans a park and city shop facility in some northern sections, which Santa Clara had agreed to a couple years ago, and Santa Clara City would do the Graveyard Wash Reservoir.

Mr. McNulty noted that decisions for some of the unincorporated county areas along Highway 91's frontage, such as joining Santa Clara or Ivins, will be determined by property owners. Matt Ence highlighted that a boundary line had been updated to show the reservoir's newly public property status, indicating future development options for remaining areas.

Sharon Allen, Assistant Zoning Administrator from Ivins City, provided input regarding the overlap areas in the Annexation Policy Plan. She specifically mentioned the Hafen property around Pioneer Parkway and Highway 91, noting that if it develops as a commercial parcel, Ivins had anticipated it would remain within their city. She indicated that Ivins would not dispute recreational uses in that area being annexed to Santa Clara. She also requested sensitivity to Ivins' dark sky ordinance for any development near the boundary line.

Commissioner Clark sought clarification about the property near Pioneer Parkway that was currently within Ivins. Mr. McNulty and City Attorney Matt Ence explained that while the city would not initiate a boundary change, the property owner could petition to move from Ivins to Santa Clara through a de-annexation and annexation process. Such changes would involve the boundary commission and typically they follow the property owner's preference.

No formal action was required at this meeting. Staff indicated they would bring the item back for a public hearing, likely in February.

6. Discussion Items

A. Temporary Signs

Mr. McNulty presented proposed changes to Chapter 17.44.130 regarding temporary signs. The amendments were prompted by the need to accommodate signage for the America's 250 celebration throughout the upcoming year, as the current code limits temporary signs to a maximum of 60 days.

The proposed language would add a new exception for city-sponsored events such as Swiss Days, America's 250 celebration, and similar events, allowing temporary banners on private or public property for up to one year in duration. These banners would not exceed 32 square feet in area or 4 feet in height and would require city staff approval prior to placement.

Mr. McNulty noted that the committee was already working with city staff on three temporary banners for the America's 250 celebration, to be placed at locations including Dutchman's (by the nail salon), Buck's Ace, and Swiss Park. Commissioner Walton clarified that these signs would be replaced every three months with new ones featuring upcoming events.

Commissioner Westbrook inquired about the existing regulations for Swiss Days wooden cows, noting that according to the code, these could only be displayed 30 days prior to and 15 days after the event. Mr. McNulty confirmed this was the current rule and that while most people comply, occasionally reminders are needed.

The Commission expressed general support for the proposed changes. Mr. McNulty indicated this item would return as a public hearing at the February 12, 2026, meeting, along with the previously discussed shared monument sign item.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: January 8, 2026

The Commission reviewed the minutes from January 8, 2026. Commissioner Walton noted several corrections needed: Mayor Waite's name was misspelled (should be Waite, not Wade), Councilwoman Christa's name needed a spelling correction to include "Ch" rather than just "K", and Commissioner Walton's own name had an extra "e" on page 4 where she was elected co-chair.

Motion: Commissioner Harris moved to approve the minutes from January 8, 2026, with the corrections noted. Commissioner Walton seconded the motion. The motion passed unanimously.

Mr. McNulty announced that the next meeting would be held on February 12, 2026, which is three weeks away rather than the usual two weeks due to the calendar schedule.

8. Adjournment

Commissioner Blake adjourned the meeting at 6:05 PM.

Jim McNulty
Planning Director

Approved: _____