

**SANTA CLARA CITY PLANNING COMMISSION  
MEETING MINUTES  
2603 Santa Clara Drive  
Thursday, February 12, 2026**

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

**Absent:** Joby Venuti  
Tyler Gubler

**Staff:** Jim McNulty, Planning and Economic Development Director  
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 February 12, 2026, at 5:32 PM.

**2. Opening Ceremony**

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

**3. Conflicts and Disclosures**

No conflicts or disclosures were reported by any Commissioners.

**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.**

Jim McNulty, Planning and Economic Development Director, presented the draft ordinance for temporary signs, which had previously been discussed with Planning Commission on January 22 and the City Council on January 28. Both bodies had expressed support for the proposed amendment.

The amendment adds new text for city-sponsored events and includes some chapter cleanup. The key addition is language in section 17.44.130, item h, which now includes provision for city-sponsored events such as Swiss Days, America's 250 celebration, and similar events. The amendment allows temporary banners on private or public property not exceeding 32 square

feet in area or 4 feet in height for up to one year in duration, with City staff review and approval required prior to placement.

The second part of the amendment relocated existing language for Swiss Days to become item 2 under this section, as recommended by city legal counsel.

During the public hearing, no public comments were received.

Commissioner Clark expressed that while he intended to support the amendment, he felt uncomfortable voting for something that gave the City privileges not available to others, though he understood the unusual circumstances necessitating the change. Mr. McNulty noted that other cities in Washington County were making similar amendments to accommodate America's 250 celebrations.

**2. Consider a proposed text amendment to Chapter 17.44.110, Monument Signs. The proposed text amendment would allow for Planned Center Monument Signs.**

Mr. McNulty presented the proposed amendment to allow for planned center monument signs, which had been previously discussed with the Planning Commission on December 11, 2025, and January 8, 2026, as well as with the City Council on January 14, 2026. Both bodies had expressed support for moving forward with the amendment.

The presentation included visual examples of similar signs in St. George for the River Crossing shopping center, though Santa Clara's proposed signs would be limited to 12 feet in height compared to St. George's 18 feet. Mr. McNulty reported that Cole West and their sign company, who are developing the 7-acre commercial site east of the Harmon shopping center, are enthusiastic about this concept.

The amendment adds a new section for planned center monument signs in the PDC zone on parcels of 5 acres or larger with a minimum of 4 businesses advertised, subject to Planning Commission approval. The signs would be limited to 12 feet in height (including base), with a maximum width of 12 feet, and not exceeding 120 square feet of actual advertisement area. The sign base must be a minimum of 2 feet in height with materials matching the buildings, and lighting requirements were specified with Commissioner Walton's input about directing light away from adjacent properties and traffic.

An additional change was made to the existing monument sign section, in the PDC Zone, reducing the maximum width from 12 feet to 10 feet to ensure a 70 square foot maximum area that aligns with the 7-foot height limit.

During the public hearing, no public comments were received.

Commissioners discussed whether to limit the number of signs per street frontage, with Mr. McNulty suggesting that while this could be added as one sign per street frontage, the discretionary language in the ordinance requiring Planning Commission approval provides sufficient control.

Commissioner Walton raised lighting concerns, highlighting potential light issues on homes across the street. Mr. McNulty detailed the buffer and suggested turning off signage at 10 PM

if complaints were received, confirming developers favored backlit lettering, not internal illumination.

Commissioner Clark inquired about regulating the number of businesses on signs and avoiding too many monument signs per property. Mr. McNulty stated developers manage this with tenants, and all signs undergo Planning Commission review in the PDC Zone. Commissioner Westbrook felt that specific limitations weren't needed due to case-by-case Planning Commission review, and Commissioner Blake concurred, citing existing discretionary ordinance language.

**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.**

*Motion: Commissioner Westbrook moved that the Planning Commission recommend approval for the code amendment Chapter 17.44.130, Temporary Signs, to the City Council. Commissioner Walton seconded the motion. The motion passed unanimously (Commissioner Harris was absent for this vote).*

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.**

*Motion: Commissioner Walton moved to recommend a positive recommendation for approval for the code amendment Chapter 17.44.110, plan center monument signs to the City Council. Commissioner Harris seconded the motion. The motion passed unanimously.*

**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.**

Mr. McNulty presented the application from Dave and Debi Frei to remove an existing home at 1496 Victor Street to allow for construction of a new single-family home. The existing craftsman style bungalow, built in 1909, is approximately 1,737 square feet on a 0.5-acre property. The Frei's inherited the home in 2025 after Gwendolyn Frei passed away.

The Heritage Commission reviewed the application on January 15, 2026, and recommended approval. Frei's plan is to build a modern craftsman style bungalow that respects the home's history while providing a new residence.

Mr. McNulty outlined the city code requirements for demolition of historic buildings and confirmed that the applicants had met the necessary standards. The proposed new home design was presented, showing a front elevation that maintains craftsman style elements with wider wood pillars and beams as requested by the Heritage Commission.

The most significant point of discussion was regarding a sycamore tree on the property. Mr. McNulty explained that while the historic district design guidelines specifically protect sycamore trees along Santa Clara Drive, they don't address trees on side streets like Victors Street. The tree has been causing sidewalk damage, and the Parks Director and Heritage Commission agreed to its removal. The Heritage Commission recommended replacing it with a substantial tree of at least 2.5-inch caliper.

Mr. Frei explained that the tree would also interfere with their planned driveway location and noted that it regularly drops limbs during windy conditions. He indicated they were considering replacing it with either a non-bearing pear tree or another sycamore.

Commissioner Blake expressed concern about removing the large tree but acknowledged that the code didn't specifically protect it. Commissioner Walton supported the homeowners' property rights in this matter.

*Motion: Commissioner Walton moved to approve the demolition permit and construction of a new single-family home located at 1496 Victor Street subject to the 7 conditions outlined. Commissioner Westbrook seconded the motion. The motion passed 4-1, with Commissioner Blake voting against.*

**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.**

Koko Head, representing Black Desert Resort, requested renewal of a conditional use permit for the Black Desert Community. The subject properties in Santa Clara are approximately 300 acres that will be used for construction staging, landscaping, storage of materials, and rock moving/crushing in designated areas.

Mr. McNulty presented a map showing the updated areas covered by the permit:

- Area 1: Tree planting nursery and storage for equipment, rock, and aggregate materials for Silver Reef subdivision
- Area 2: Rock mountain crushing operations and storage of materials
- Area 3: Continued use for parking, staging, and deliveries for tournaments, including the upcoming PPA (Professional Pickleball Association) event
- Area 4: Future permanent maintenance facility location, currently used for equipment storage

Koko Head explained that two previously designated areas (5 and 6) are now part of the Silver Reef and South Village at Black Desert subdivisions. He noted that their goal is to

gradually reduce the areas requiring conditional use permits as development progresses, anticipating that next year they may be down to just two areas.

Mr. McNulty reviewed the conditions addressing noise, dust, aesthetics, safety, traffic, and hours of operation, with specific mitigations for each concern. Hours of operation would be 7 AM to 7 PM during summer months (April-October) and 8 AM to 5 PM during winter months (November-March).

Commissioner Walton asked if these areas would eventually be developed, and Koko Head confirmed they would, noting they are exploring options that would complement the city's desires for more commercial space and affordable housing.

*Motion: Commissioner Westbrook moved that the Planning Commission approve the conditional use permit subject to the 5 conditions together with the 3 findings disclosed on the following page. Commissioner Harris seconded the motion. The motion passed unanimously.*

## **6. Discussion Items**

**A. None.**

## **7. Approval of Minutes**

### **A. Request for Approval of Meeting Minutes: January 22, 2026**

The Planning Commission reviewed the minutes from January 22, 2026. Commissioner Harris noted corrections needed on the last page where she was incorrectly identified as Commissioner Walton regarding the co-chair position and corrections to the previous minutes.

*Motion: Commissioner Walton moved to approve the minutes with the additional corrections. Commissioner Harris seconded the motion. The motion passed unanimously.*

## **8. Adjournment**

Mr. McNulty noted that the Planning Commission would meet again on February 26, with the annexation policy plan public hearing scheduled. He also mentioned that several Commissioners would be out of town during spring break (week of March 9), which might affect quorum for that meeting.

The Commission briefly discussed the upcoming Utah Institute's spring conference scheduled for March 20, 2026.

Commissioner Blake adjourned the meeting at 6:44 PM.

*Jim McNulty*

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

Approved: February 26, 2026