



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
March 26, 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, March 26, 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: Shelly Harris

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. Consider a proposed PDC Amendment and Site Plan Review application for Lot 3 of the Silverado Santa Clara Amended Commercial Subdivision. Lot 3 is 0.78 acres in size and located on the northwest corner of Pioneer Parkway and Red Mountain Drive. Cole West Development proposes a 4,820 square foot retail building on the subject property.

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 PDC Amendment and Site Plan Review application for Lot 3 of the Silverado Santa Clara Amended Commercial Subdivision. Lot 3 is 0.78 acres in size and located on the northwest corner of Pioneer Parkway and Red Mountain Drive. Cole West Development proposes a 4,820 square foot retail building on the subject property.

B. Planning Commission Approval

1. Approval of a new single-family home located at 3263 Santa Clara Drive (Clara Crossing Subdivision). Bennet & Hayley Heyrend, applicants.

6. Discussion Items

- A. ULUI Training Recap.

7. Approval of Minutes

- A. Approval of Meeting Minutes: February 26, 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 19th day of March 2026.

Jim McNulty, Planning Director



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

Staff Report

PDC Amendment & Site Plan Review Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: March 26, 2026

Current Zone: Planned Development Commercial, PDC

General Plan Designation: Main Street Commercial, MSC

Property Address: Northwest corner of Pioneer Parkway & Red Mountain Drive

Property Size: 0.78 acres

Request : PDC Amendment & Site Plan Review

Applicant Name: McKenna Christensen, Cole West LLC

Staff Planner: Jim McNulty

Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicant, McKenna Christensen, Cole West LLC, is requesting a PDC Amendment & Site Plan Review for a commercial project. The proposed Site Plan includes a 4,820 square-foot retail building on Lot 3 of the Silverado Santa Clara Amended Commercial Subdivision (attached). The subject property is 0.78 acres in size.

A Property Rezoning & Project Plan was reviewed by the Planning Commission on June 26, 2025. The Planning Commission forwarded a recommendation for approval to the City Council. On July 9, 2025, the City Council approved the Property Rezoning & Project Plan with the adoption of City Ordinance #2025-12 (attached).

Chapter 17.68, Planned Development Zones, requires a review of the Site Plan layout, building design colors and materials, parking, landscaping, outdoor lighting, dumpster enclosure, signage, as well as other necessary items for a commercial project. Staff will further discuss the proposed project and requirements in the report.

SITE & VICINITY DESCRIPTION

The subject property is located on the northwest corner of Pioneer Parkway and Red Mountain Drive. The Harmon's Shopping Center is directly west of the subject property.

SITE PLAN REVIEW ITEMS

City staff have worked with the applicant on several items associated with the proposed Site Plan. The following includes information on each item as required by Chapter 17.68, Planned Development Zone:

1. **Site Plan Layout:** Two (2) points of primary ingress/egress will be provided to the site from Pioneer Parkway and Red Mountain Drive. The internal access roads (private) for the interior of the project will be 30' in width. An internal cross access easement providing a connection with the Harmon's Shopping Center is required for the project. A deceleration lane will be installed by the applicant allowing for right hand turning movements into the project off Pioneer Parkway. The Site Plan includes a drive-thru aisle with queuing for several vehicles. The drive-thru aisle has been designed to allow for appropriate vehicle turning movements and is 14' in width. An outdoor patio has been included for the end unit adjacent to the pick-up window to allow for outdoor dining. **A copy of the Site Plan is attached.**
2. **Building Design & Materials:** The proposed building materials include Interstate brick (Terra Cotta), CMU block (Charcoal Honed), stucco (Snowbound), Hardy board (Gauntlet Gray & Terra Brun) metal awnings (Powder Coated to match Terra Brun color), metal soffit (Iron Ore), and tempered glass. The proposed architectural design appears to provide a nice transition between the Harmon's Shopping Center and the proposed Cole West Residential Project. Roof top mechanical equipment must be appropriately screened and located behind a parapet wall. Building height is limited to 35' within the PDC zone. **A copy of the Building Elevations is attached.**
3. **Required Parking:** This building will include up to three (3) retail tenants. City staff want to make sure enough parking is available for each business; however, we don't want the property to be over parked. The Site Plan includes **26 parking spaces (2 ADA spaces) for the site.** Chapter 17.32 of city code requires 1 space per 250 square feet of office and/or retail space. For a restaurant use 10 spaces per 1,000 square feet of dining area is required. It appears that the 26 parking spaces proposed for the site are sufficient. However, the Development Agreement for the overall project allows for shared parking between all commercial lots if needed. Each individual Site Plan Review will allow the opportunity to review the needed parking for each building and tenants.
4. **Project Landscaping:** The final landscape and irrigation plans will be required to comply with **Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards).** The applicant has hired a landscape architect to do this work. It appears that the submitted landscape and irrigation plan meets city code. The total open space area for the site is 7,999 sq ft (23%), with the landscaped area taking 5,623 sq ft (16%) of the open space.
5. **Outdoor Lighting:** Chapter 17.68.040 indicates that all outdoor lighting shall not adversely impact surrounding residential uses. All lighting shall be shielded and directed downward to avoid light spill. **Parking lot lighting is limited to 16' in height** which includes the base of the light pole. The applicant will be required to work with City staff to determine compliance.
6. **Dumpster Enclosure:** Chapter 17.36 of city code requires a dumpster enclosure for garbage collection. A dumpster enclosure is required to be screened from street views. The proposed dumpster enclosure includes a CMU wall with solid metal gates for durability. The dumpster enclosure is appropriately located and screened from street views.

Request: PDC Amendment & Site Plan Review

7. **Project Signage:** Sign review will be done with each individual Site Plan review. Recently, the City adopted Ordinance #2026-05 allowing Planned Center Monument Signs. The applicant intends to have this sign type designed for the project. The applicant will be required to come to Planning Commission later for a PDC sign review.
8. **Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD, prior to obtaining a building permit.
9. **Dust Control:** The applicant will be required to submit a dust control plan for the site prior to obtaining a building permit. Precautionary measures are needed to protect the general health, safety, and welfare of residents, business owners, and visitors in the vicinity.
10. **Development Agreement:** A Development Agreement between Cole West LLC and Santa Clara City was agreed to and recorded for the overall project on October 23, 2025.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. The subject property was also posted as per State Code. No responses have been received by City staff as of the writing of this report.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-20-503, includes requirements for a PDC Amendment. To amend the PDC Zone, a city must hold at least one public hearing. Additionally, a public hearing to consider a PDC Amendment of property requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners within 300' of the subject property, with a notice in a visible location, with a sign of sufficient size and durability. The city is also required to post on the City website and the State Public Notice website. City Staff has determined that all State Code requirements have been met with this application.

CITY STAFF RECOMMENDATION

City staff recommend that the Planning Commission review the PDC Amendment and Site Plan for Lot 3 of the Silverado Santa Clara Amended Commercial Subdivision to determine if the application is complete. If the application is determined to be complete, City staff would recommend that the Planning Commission forward a recommendation for approval to the City Council subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to install site improvements which meet city standards.
3. That the project be built according to the approved Site Plan. That this includes but is not limited to all items listed in the staff report.
4. That the building design/materials/height/setbacks comply with the Site Plan as presented by the applicant. That substantial changes to these items will require an amendment to the Site Plan.
5. That roof top mechanical equipment must be appropriately screened and located behind a parapet wall.

Request: PDC Amendment & Site Plan Review

6. That 26 parking spaces (including 2 ADA spaces) be provided for the project.
7. That the final landscape and irrigation plans be required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards.
8. That all outdoor lighting be shielded and directed downward to avoid light spill. Parking lot lighting is limited to 16' in height which includes the base of the light pole.
9. That a dumpster enclosure with a CMU wall and solid metal gates for durability be provided as per the Site Plan.
10. That project signage be reviewed by the Planning Commission at a later date.
11. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
12. That the applicant submits a dust control plan for the site prior to obtaining a building permit.

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH

GENERAL NOTES

- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
- ACCESS TO HARMON'S SANTA CLARA SUBDIVISION THROUGH A 30.0' RIGHT-OF-WAY EASEMENT.
- SURVEYED PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO FEMA

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ A UTAH LIMITED LIABILITY COMPANY, THAT THE WITHIN AND FORGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY WITH PROPER AUTHORITY, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD

A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO THE RECORDING OF THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

MORTGAGEE ACKNOWLEDGEMENT

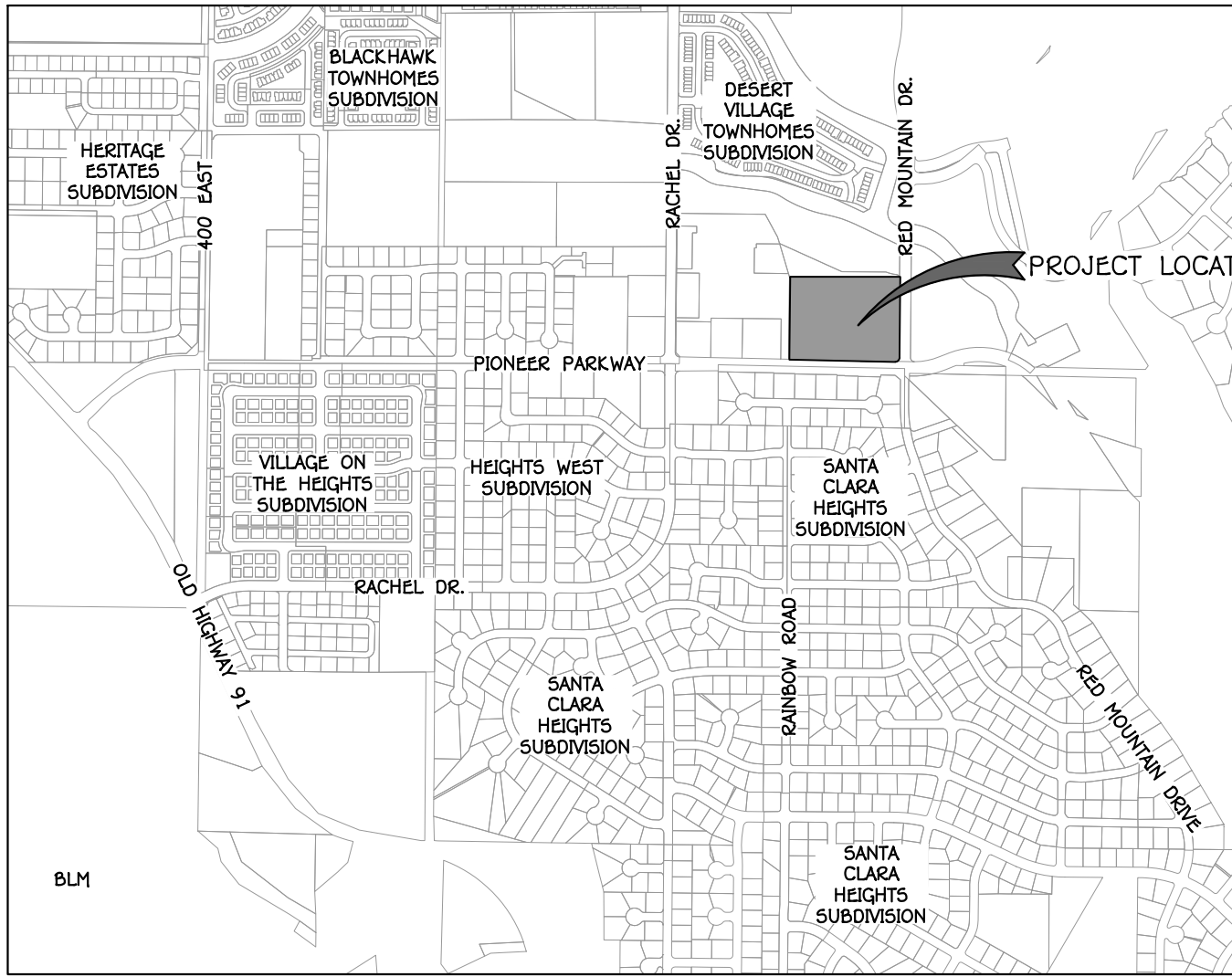
STATE OF _____)
COUNTY OF _____) S.S.

ON THE _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF SAID _____ A _____ BANKING CORPORATION, AND THAT HE/SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID BANKING CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE BANKING CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FULL NAME: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER: _____ STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5633341, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO STREETS, LOTS, ACCESS EASEMENTS, AND PUBLIC UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS:

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

12/11/2025

DATE:



ADAM ALLEN, PLS #5633341

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SANTA CLARA CITY, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SUBDIVISION LINE OF SILVERADO SANTA CLARA RECORDED AS ENTRY #20230017569 ON JUNE 15, 2023 BY THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING LOCATED N0°37'40"E 33.28 FEET ALONG THE SECTION LINE AND S89°22'20"E 677.00 FEET FROM THE WEST CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: (1) N00°37'37"E 469.19 FEET; THENCE (2) N16°36'53"W 4.16 FEET; THENCE EAST 628.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF RED MOUNTAIN DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) 500°28'02"W 461.16 FEET; THENCE (2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 24.99 FEET (RADIUS BEARS: N89°32'25"W) A DISTANCE OF 38.81 FEET THROUGH A CENTRAL ANGLE OF 88°58'45" CHORD: S44°56'58"W 35.03 FEET TO THE NORTHERLY RIGHT-OF-WAY OF PIONEER PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY N88°47'15"W, A DISTANCE OF 604.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.91 ACRES±.

CONTAINS 7 LOTS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS, LOTS, ACCESS EASEMENTS, AND PUBLIC UTILITY EASEMENTS, TO BE HEREAFTER KNOWN AS:

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED DO HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS, PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY FOR PIONEER PARKWAY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

ENCLAVE RED MOUNTAIN ROW LLC

(A DELAWARE LIMITED LIABILITY COMPANY)

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

FINAL PLAT OF:

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M
SANTA CLARA CITY, WASHINGTON COUNTY UTAH

SHEET 1 OF 2

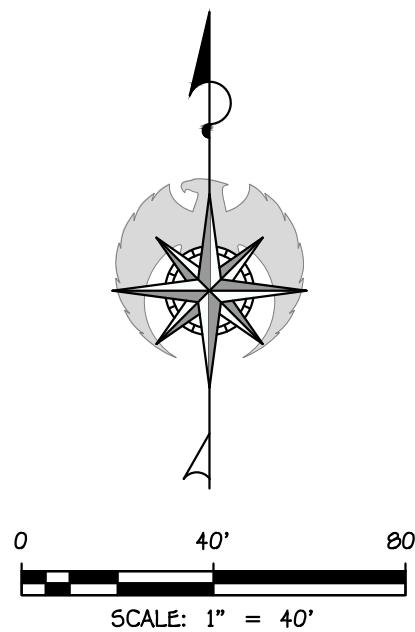
 1173 S. 250 W. #504 ST. GEORGE, UT 84770	ENGINEER'S APPROVAL:	CITY PLANNING DIRECTOR	CITY SURVEYOR'S CERTIFICATE:	APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH	APPROVAL AS TO FORM:	WASHINGTON COUNTY TREASURER:	RECORDED NO.	
	THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE ON THIS OFFICE, THIS _____ DAY OF _____ 20____.	ON THIS THE _____ DAY OF _____, A.D. 20____, THE CITY PLANNING DIRECTOR OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.	I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.		
JOB # 24-501-8 LAV CAN 7.2 FILE: FP PH1.DWG	DATE: 12/11/2025 SCALE: N/A	ENGINEER SANTA CLARA CITY, UTAH	CITY PLANNING DIRECTOR SANTA CLARA CITY, UTAH	CITY SURVEYOR SANTA CLARA CITY, UTAH	CITY RECORDER, DEPUTY SANTA CLARA CITY, UTAH MAYOR SANTA CLARA CITY, UTAH	CITY ATTORNEY SANTA CLARA CITY, UTAH	TREASURER WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH

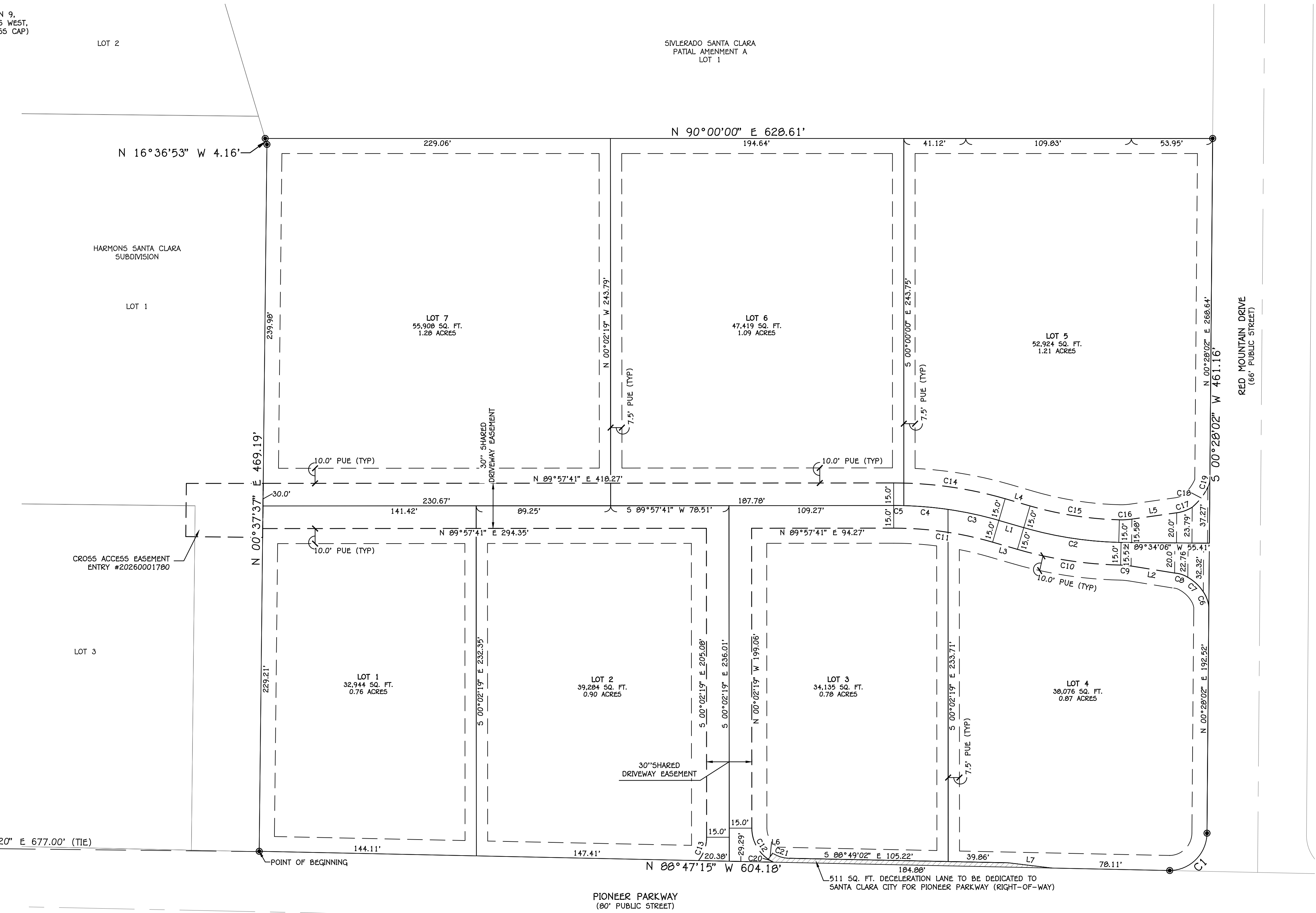
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°49'55" E	17.17'
L2	S 80°49'37" E	29.24'
L3	S 73°49'55" E	17.17'
L4	S 73°49'55" E	17.17'
L5	N 81°58'24" E	30.05'
L6	N 35°09'06" E	5.00'
L7	S 83°06'27" E	29.20'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.81'	24.99'	088°58'45"
C2	68.66'	250.00'	015°44'10"
C3	34.59'	250.00'	007°55'35"
C4	29.43'	250.00'	006°44'39"
C5	6.70'	250.00'	001°32'10"
C6	10.51'	22.00'	027°21'48"
C7	14.22'	30.00'	027°09'34"
C8	9.30'	18.50'	028°49'00"
C9	7.00'	50.00'	008°00'59"
C10	69.43'	265.00'	015°00'41"
C11	66.47'	235.00'	016°12'24"
C12	28.19'	25.00'	064°36'39"
C13	16.70'	25.00'	038°16'56"
C14	74.98'	265.00'	016°12'24"
C15	60.12'	235.00'	014°39'33"
C16	8.32'	50.00'	009°32'08"
C17	11.03'	25.00'	025°16'46"
C18	17.10'	40.00'	024°23'18"
C19	4.97'	12.50'	022°46'59"
C20	3.86'	25.00'	008°51'01"
C21	11.94'	20.07'	034°05'38"



LEGEND

- SECTION MONUMENT FOUND
- SECTION MONUMENT NOT FOUND
- SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID)
- SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR AND ALUM. CAP)
- SET REBAR AND CAP AMERICAN LAND CONSULTING (UNLESS OTHERWISE SPECIFIED ON THE PLAT)
- EXISTING SURVEY CONTROL MONUMENT AS NOTED (CLASS I, RING & LID)
- BOUNDARY LINE
- STREET CENTER LINE
- PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY EASEMENT
- SECTION LINE
- TIE LINE
- LOT LINE
- 511 SQ. FT. DECELERATION LANE TO BE DEDICATED TO SANTA CLARA CITY FOR PIONEER PARKWAY (RIGHT-OF-WAY)



AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO SUBDIVIDE LOT 2 OF SILVERADO SANTA CLARA PARTIAL AMENDMENT "A" DOCUMENT NO. 20250038684 INTO 7 LOTS WHILE CREATING AN ACCESS EASEMENT BETWEEN THIS PARCEL OF PROPERTY AND HARMONS SANTA CLARA SUBDIVISION DOCUMENT NO. 20160002079 AND TO VACATE/REMOVE THE 30' PERPETUAL EASEMENT SHOWN ON THE ORIGINAL PLAT LOT 2

FINAL PLAT OF:
SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M
SANTA CLARA CITY, WASHINGTON COUNTY UTAH



JOB # 25-044 CW VERA DATE: 01/23/2026
FILE: FP-COMMERCIAL.DWG SCALE: 1"=40'

MARCH 6, 2026

SHOPS AT VERA PARCEL 3 PDC/PROJECT PLAN AMENDMENT

Cole West desires to amend the Project Plan for the Shops at Vera (fka Silverado) commercial parcel #3. The Development Agreement and Project Plan was approved on July 9, 2025 and recorded on October 23, 2025. The Project Plan contained 7 commercial parcels and a corresponding subdivision was approved by Planning Commission on September 11, 2025.

Cole West would like to amend the Project Plan for proposed commercial parcel #3 in accordance with the submitted materials. The area affected is a 0.78-acre parcel. The proposed changes include:

- Increased building size from 2,313 square feet to 4,820 square feet
- A reduction in parking stalls from 31 stalls to 26 stalls

The proposed building is currently designed to accommodate three commercial tenants, but is designed with removable demising walls to accommodate tenants of larger size upon construction completion or later in the future. The building contains one drive thru lane with trees proposed in front of the drive thru along Pioneer Parkway.

The proposed architectural materials proposed include brick, CMU block, shiplap siding, stucco, steel/aluminum accent elements and glazing/storefront.

Warm Regards,

McKenna Christensen

McKenna Christensen

Director of Development | Cole West

mckenna@colewest.com

3306 PIONEER PARKWAY, SANTA CLARA, UT



1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO SANTA CLARA CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF CALIFORNIA. ANY MEASUREMENTS INSTALLED BY ANY OTHER METHOD, EITHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D), IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DIMENSIONS THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF ANY UTILITY LINES ARE DISCOVERED OR IDENTIFIED ON THE PROJECT THAT ARE NOT IDENTIFIED BY THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE CONSTRUCTION PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INDEMNITY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE MEASUREMENTS. INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN OVER ALL CONTOUR LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF HIS OWN EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

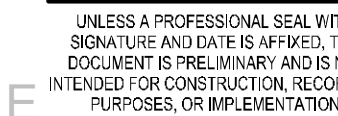
ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
PROJECT MANAGER: CAROLINA ORTIZ

OWNER/DEVELOPER
COLE WEST DEVELOPMENT LLC
 610 N 800 W, CENTERVILLE, UTAH 84014
 (801) 907-1745
 CONTACT: JASON MALASKA

XXXXXXXXXXXX CORNER OF SECTION XX
TOWNSHIP XX XXXXXX, RANGE XX XXXX
SALT LAKE BASE AND MERIDIAN
ELEV: XXXX.XX
DATUM:XXXXXX



(IN FEET)
1 inch = 30 ft.



—
COLE WEST

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THE VERA COMMERCIAL LOT 3

[illegible]

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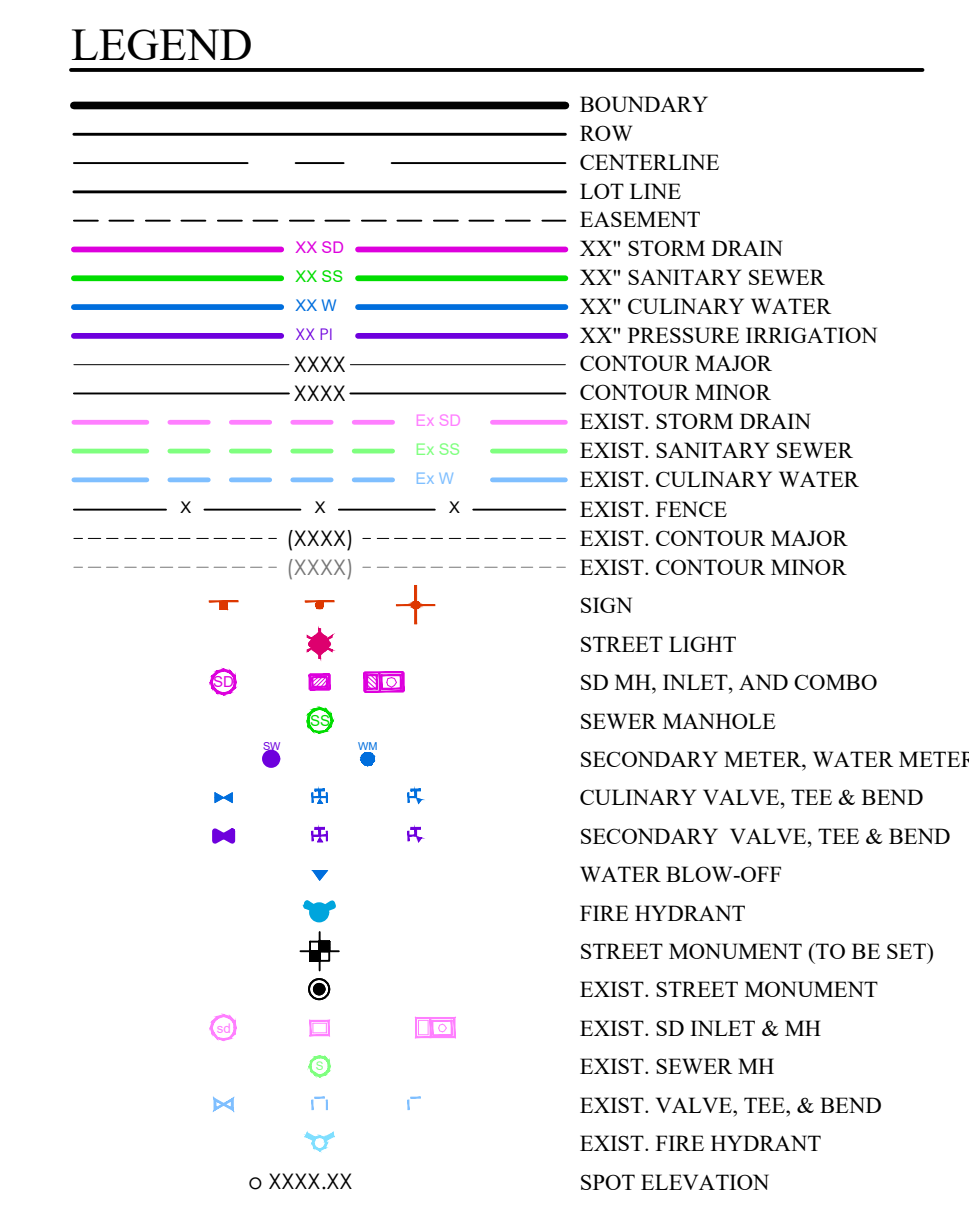
COVER SHEET

DRAWING NUMBER

C1.0

PROJECT NUMBER
26-0002

ISSUE DATE :	03/04/2019
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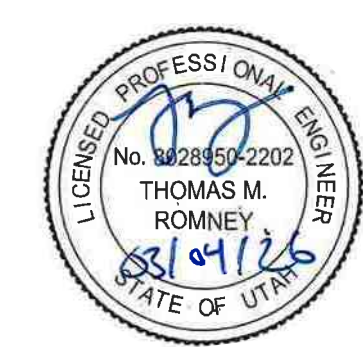
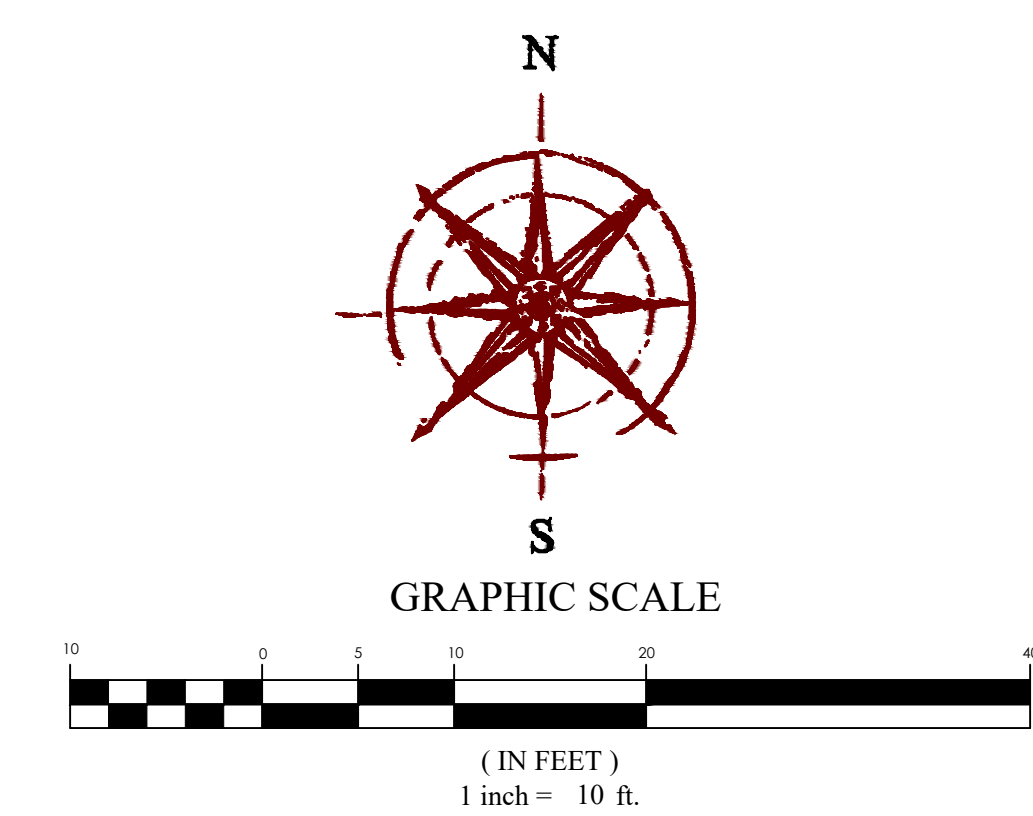


<u>GENERAL PROPERTY INFO</u>	
TOTAL ACREAGE:	±0.78 ACRES
CURRENT ZONING:	COMMERCIAL
BUILDING SQFT:	4,852 SQ.FT (GROSS SQ.FT)
IMPERVIOUS AREA:	2 TENANTS
LANDSCAPE AREA:	23,179 SQ.FT
	5,623 SQ.FT (16%)

OPEN PARKING:	24 STALLS
ADA PARKING:	2 ADA STALLS
TOTAL	26 STALLS

- WATER METER: 2" WM
- SEWER DEMAND : 27 GPM
- SEWER : 4" LATERAL
- FIRE LINE : 4" LATERAL

LANDSCAPE	5,623 SQFT
DINING PATIO	72 SQFT
OTHER OPEN AREA	2,304 SQFT
PROVIDED OPEN SPACE (23%)	7,999 SQFT



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THE VERA COMMERCIAL LOT 3
3306 PIONEER PARKWAY, SANTA CLARA, UT

[illegible]

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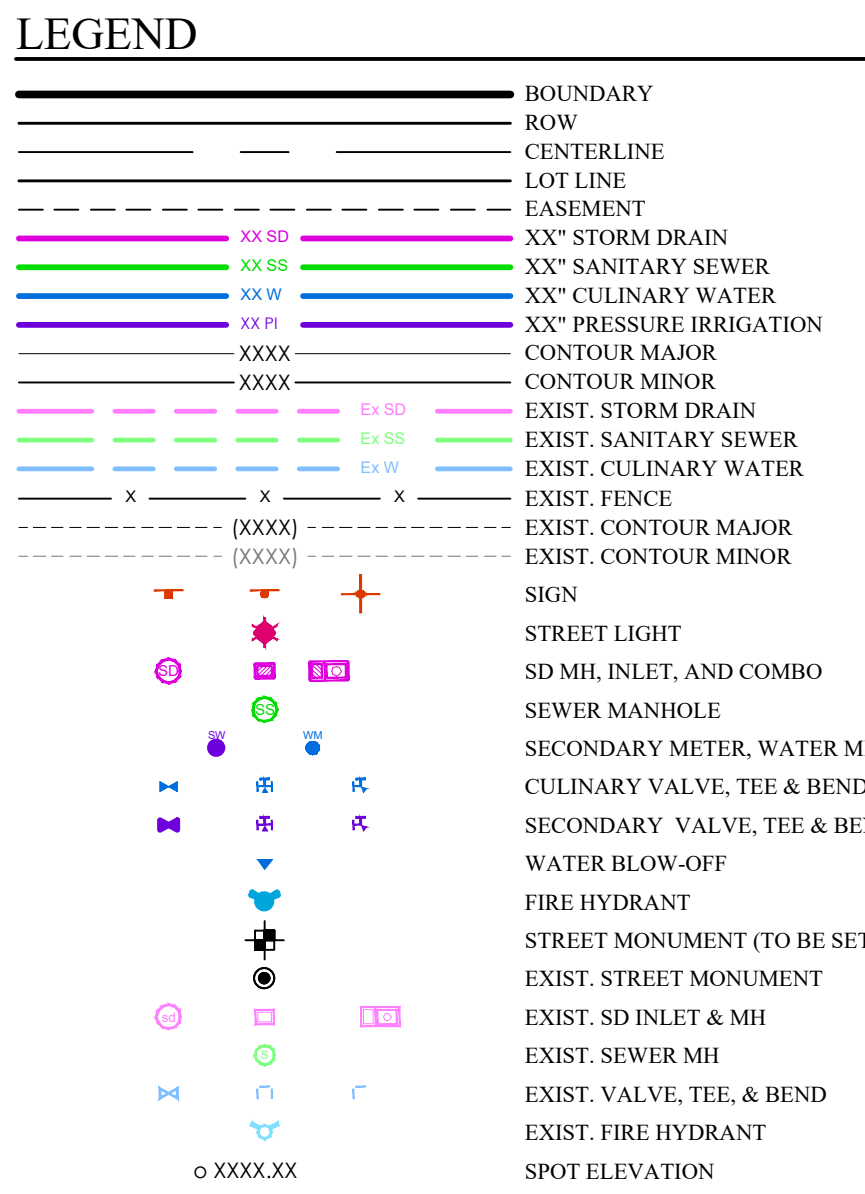
A SITE PLAN

DRAWING NUMBER

C3.0

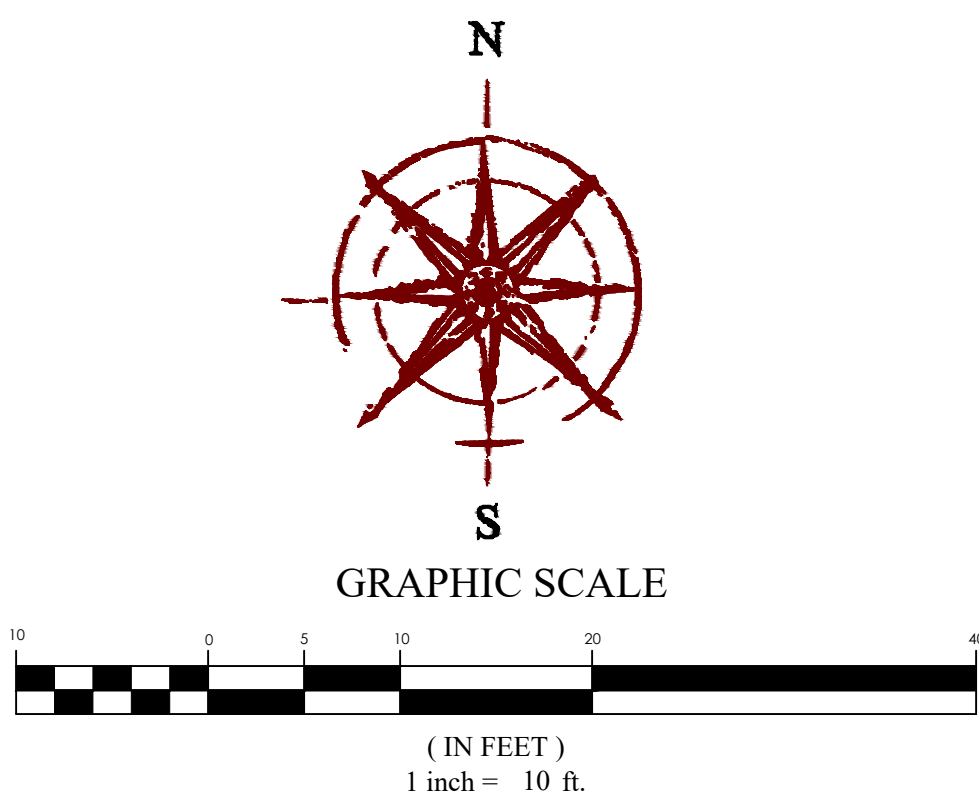
PROJECT NUMBER

ISSUE DATE :	03/04/26
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UTILITY SERVICE SIZES

- WATER METER: 2" WM
- SEWER DEMAND : 27 GPM
- SEWER : 4" LATERAL
- FIRE LINE : 4" LATERAL



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THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

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UTILITY PLAN

DRAWING NUMBER

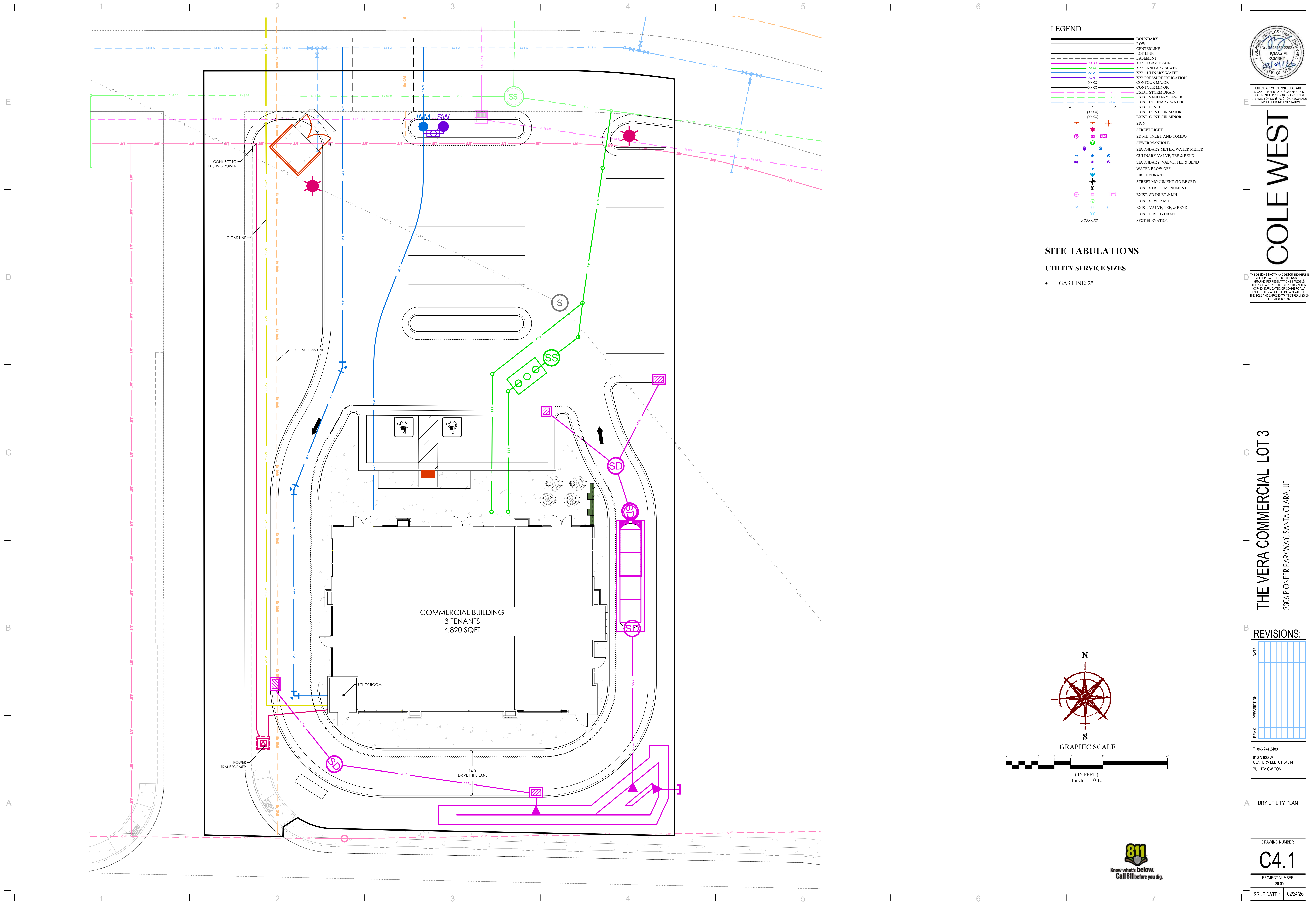
C4.0

PROJECT NUMBER

ISSUE DATE :	03/04/26
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Know what's below
Call 811 before you dig

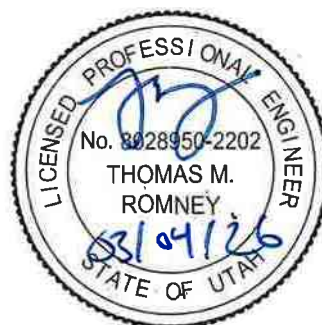
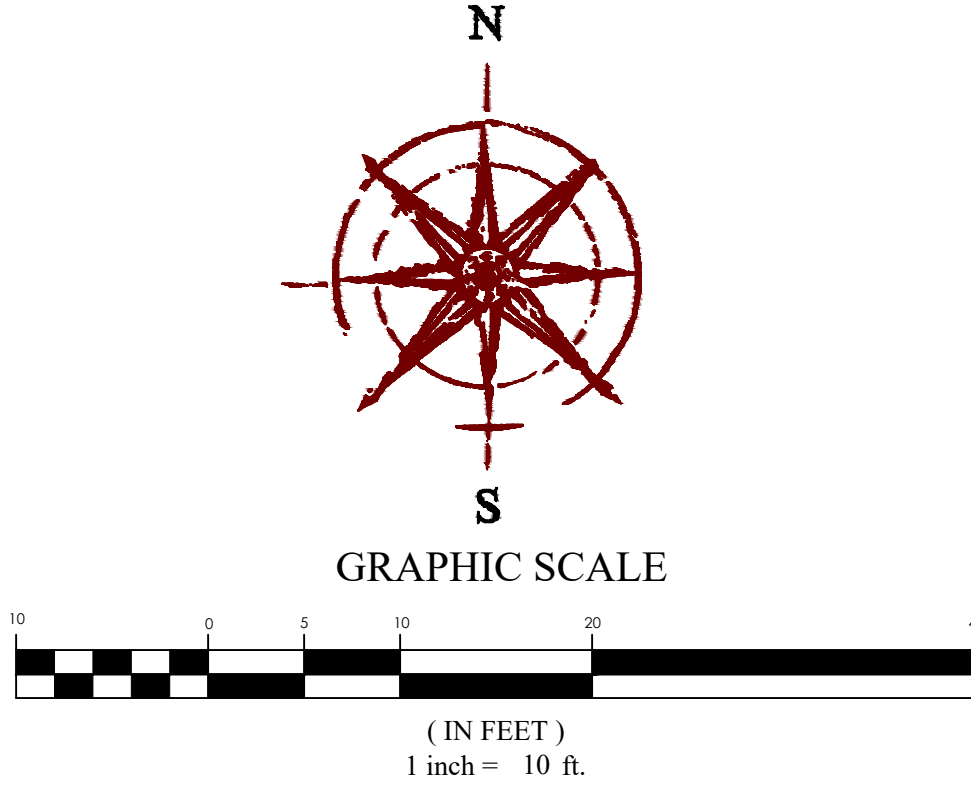


LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	XX" STORM DRAIN
	XX" SANITARY SEWER
	XX" CULINARY WATER
	XX" PRESSURE IRRIGATION
	XXXX CONTOUR MAJOR
	XXXX CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SUN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	SECONDARY METER, WATER METER
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION

SITE TABULATIONS

UTILITY SERVICE SIZES

- GAS LINE: 2"



COLE WEST

THE VERA COMMERCIAL LOT 3

3306 PIONEER PARKWAY, SANTA CLARA, UT

REVISIONS:

REV #	DESCRIPTION

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DRY UTILITY PLAN

DRAWING NUMBER

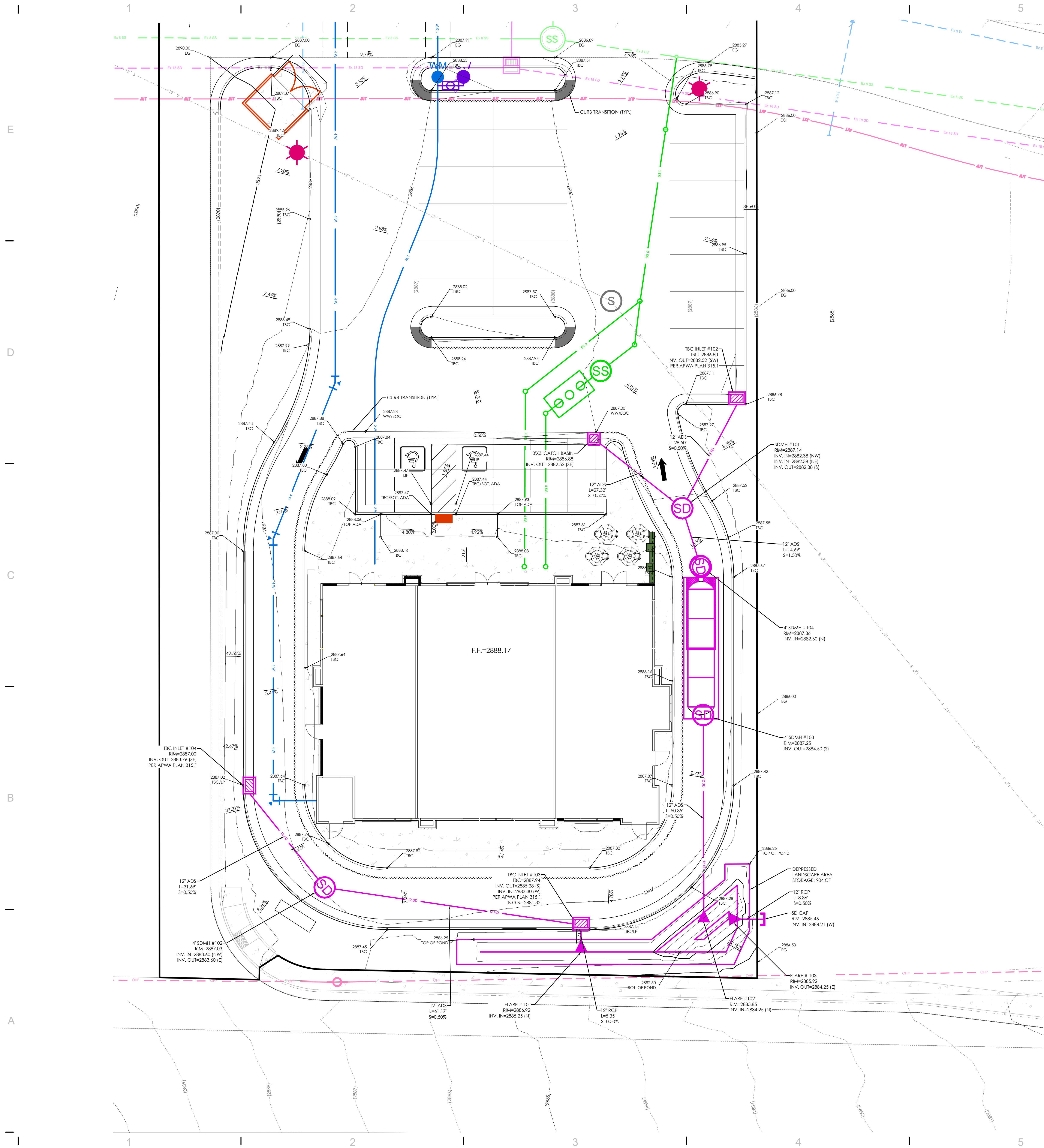
C4.1

PROJECT NUMBER

26-0002

ISSUE DATE: 02/24/26





LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURIZED IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

Detention Pond
Project: The Vera Commercial - Lot 3
Location: Santa Clara, Utah
Date: 1/13/2026
Designer: Olivia Duzett

10-Year Detention Sizing

Design Criteria
Intensity Table: Per NOAA Atlas 14
Return Period: 10 year
Allowable Discharge: 0.20 cfs/acre Per Santa Clara City Standards

Allowable Discharges
Storm Drain Discharge: 0.12 cfs
Other Discharge: 0.00 cfs
Total Discharge: 0.12 cfs
Source:

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Building	5,321	0.85	4,523
Drives	0	0.85	0
Roadway and Sidewalk	23,179	0.85	19,702
Landscape	5,623	0.15	844
Totals	34,124		25,069
Weighted "C" Value		0.73	

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	2.14	0.73	0.78	1.23	1,108	0.16	141	967
30.0	1.44	0.73	0.78	0.83	1,492	0.16	282	1,210
60.0	0.89	0.73	0.78	0.51	1,846	0.16	564	1,282
120.0	0.50	0.73	0.78	0.29	2,072	0.16	1,128	944
180.0	0.36	0.73	0.78	0.21	2,219	0.16	1,692	527
360.0	0.22	0.73	0.78	0.12	2,497	0.16	3,384	-687
720.0	0.13	0.73	0.78	0.07	3,207	0.16	6,768	-3,561
1440.0	0.07	0.73	0.78	0.04	3,679	0.16	13,537	-9,857

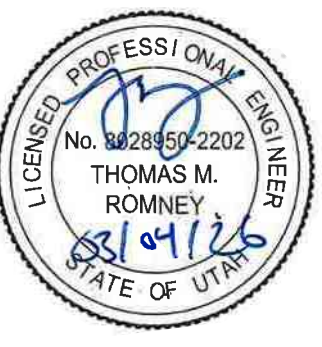
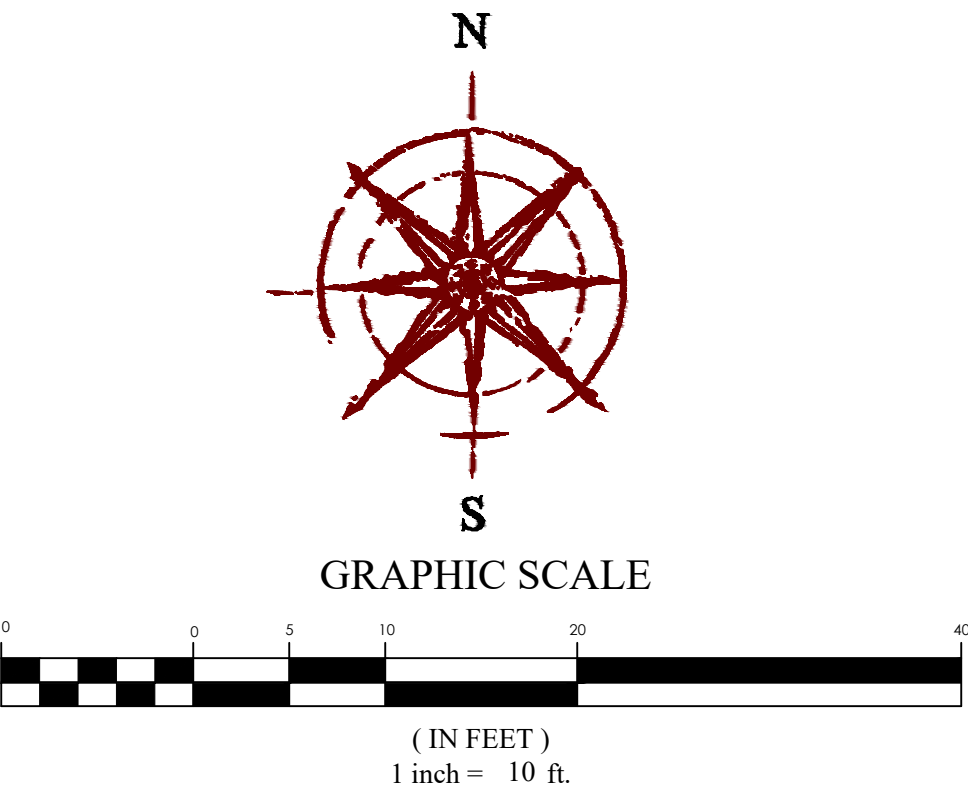
Maximum Storage Requirement: 1,282
Maximum Storage Requirement (ac-ft): 0.03

Detention Basin Design
Storage Requirement: 1,282 cf
Allowable Depth: 1.0 ft
Retention Pond Volume: 1,296 cf
Roadway Sump Storage: 0 cf

Total Storage 1.2% **DETENTION ADEQUATE**

Orifice Design

Restriction Rate	0.20	CFS/ACRE
Allowable Outfall Rate Q (cfs)	0.16	
Orifice Sizing:	h = 2 ft	
	C = 0.6	
	A = 0.023 sf	
	dia. = 2.05 inches	
Orifice Size =	2.1	inch



COLE WEST

THE VERA COMMERCIAL LOT 3
3306 PIONEER PARKWAY, SANTA CLARA, UT

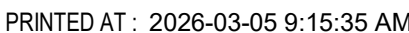
REVISIONS:

DATE	DESCRIPTION	REV #

GRADING & DRAINAGE PLAN

DRAWING NUMBER
C5.0
PROJECT NUMBER
26-0002
ISSUE DATE: 03/04/26





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Vera - Parcel 3
Red Mountain Dr & Pioneer Pkwy
Santa Clara, UT 84765

REVISIONS:

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ELEVATIONS

DRAWING NUMBER

A201

PROJECT NUMBER

2024.001

ISSUE DATE : 2025.07.23

SD

- 1

INTERSTATE BRICK 3X10
 COLOR: Terra Cotta
 MORTAR: 13S MORTAR - STANDARD (TBA)
 COLOR MATCHED MORTAR
- 2

4x8x16 CMU
 COLOR: "CHARCOAL HONED"
 MORTAR: STANDARD
 COLOR TO MATCH
- 3

STUCCO
 COLOR: SNOWBOUND, SW 7004
 FINISH: MEDIUM SAND FLOAT, ACRYLIC FINISH
 OVER 3-COAT STUCCO
- 4

CEMENTITIOUS BOARD, 6" SHIPLAP SIDING
 MILBORD : GAUNTLET GRAY SW 7019
- 5

CEMENTITIOUS BOARD, 6" SHIPLAP SIDING
 MILBORD : TERRA BRUN SW 6048
- 6

COLD ROLLED STEEL,
 COLOR: POWDERCOATED TO MATCH TERRA BRUN SW 6048
- 7

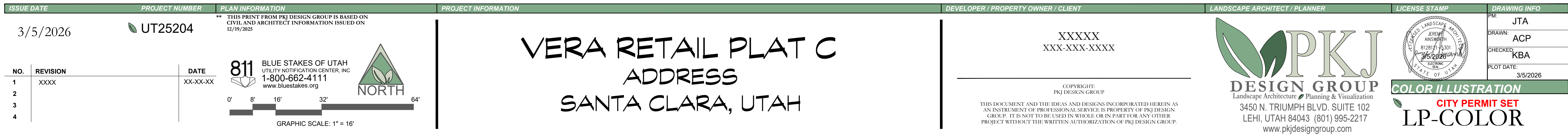
GLASS ALUMINUM STOREFRONT :
 1" TEMPERED GLASS
- 8

DRIP EDGE/SOFFIT/GUTTERS
 ALUMINUM
 COLOR: IRON ORE SW 7069

TOTAL EXTERIORS SF		
BRICK :	1644 SF	27%
CMU :	122 SF	2%
GLASS :	1040 SF	17%
STUCCO :	1489 SF	26%
SIDING :	1697 SF	28%
TOTAL : 5992		



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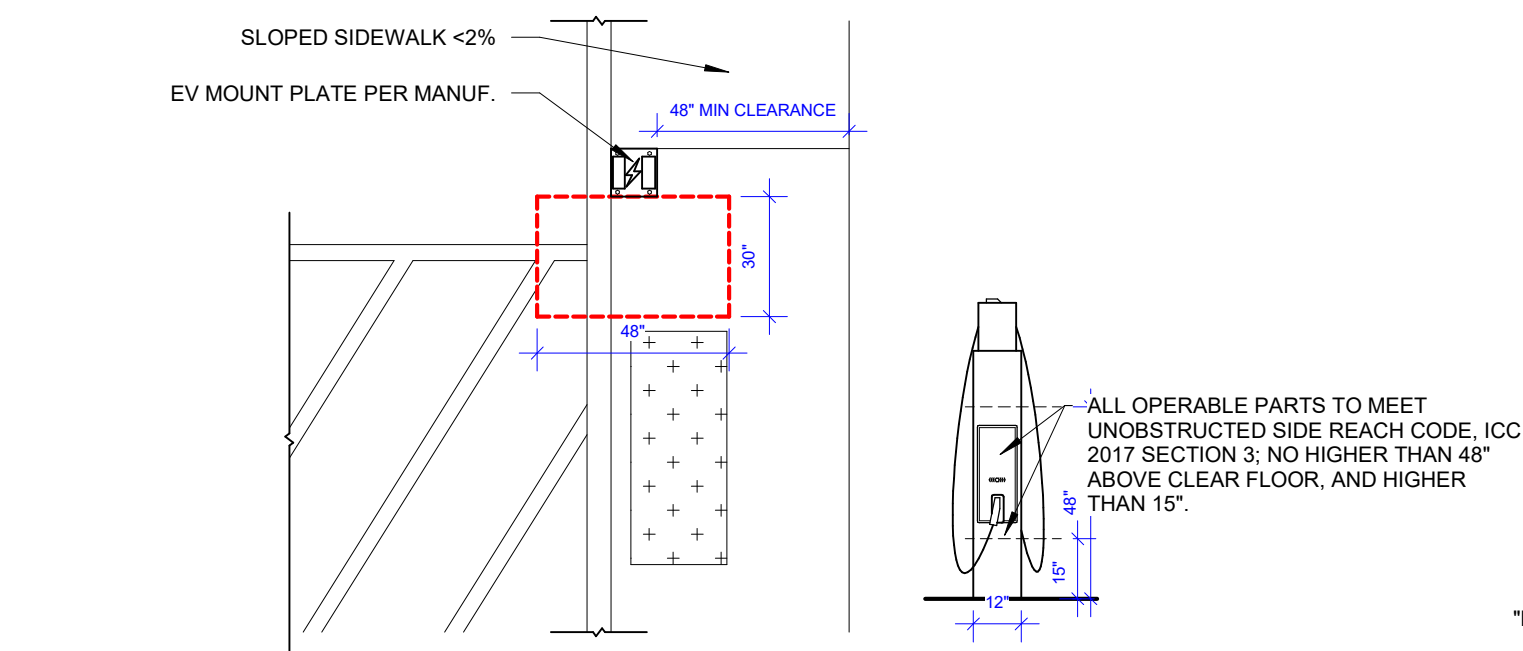


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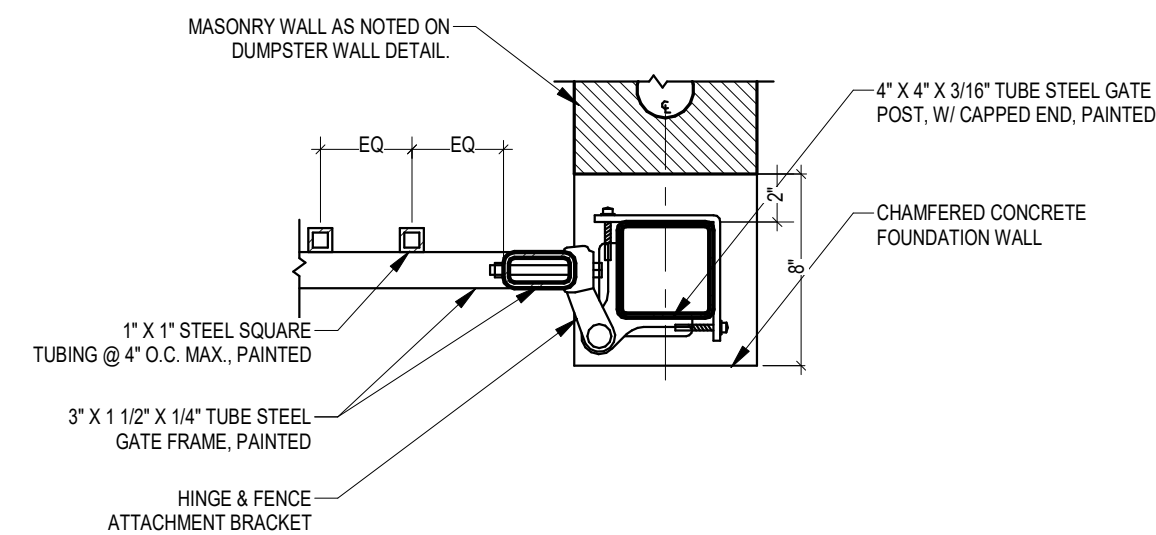
C

B

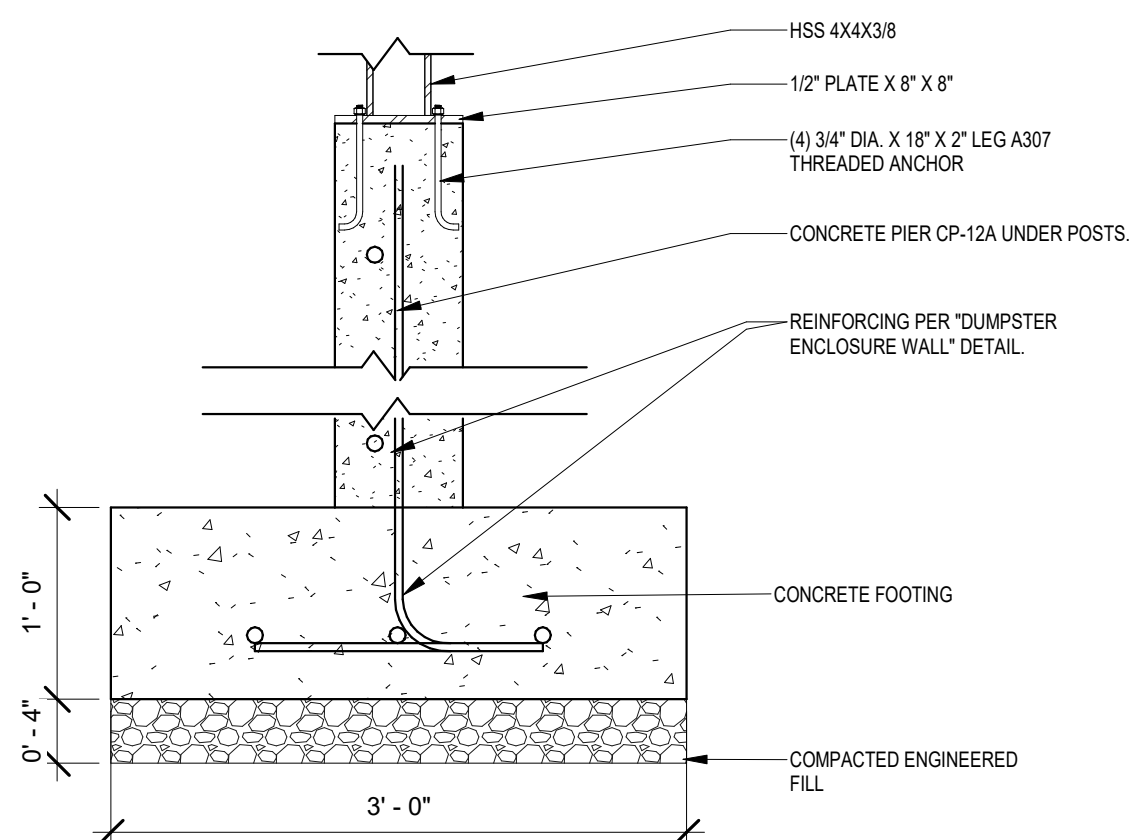
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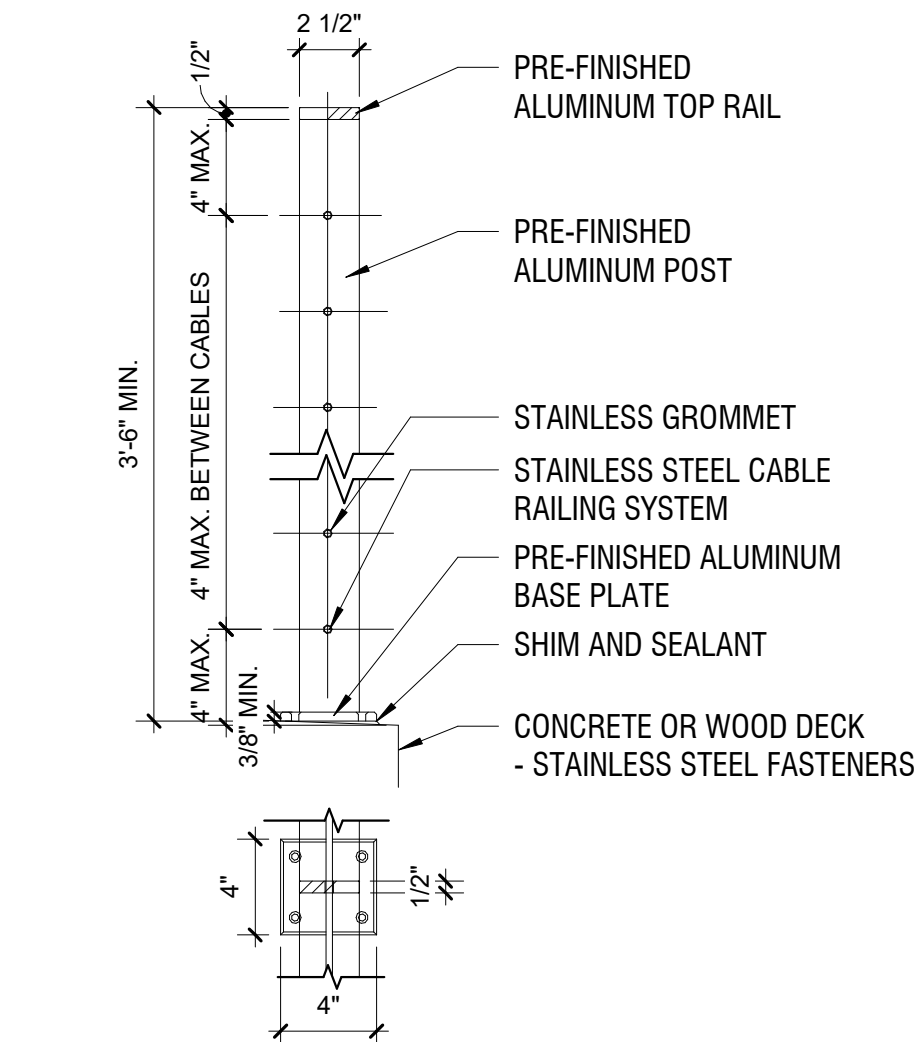
C1 ACCESSIBLE EV CHARGER
A500 1/4" = 1'-0"



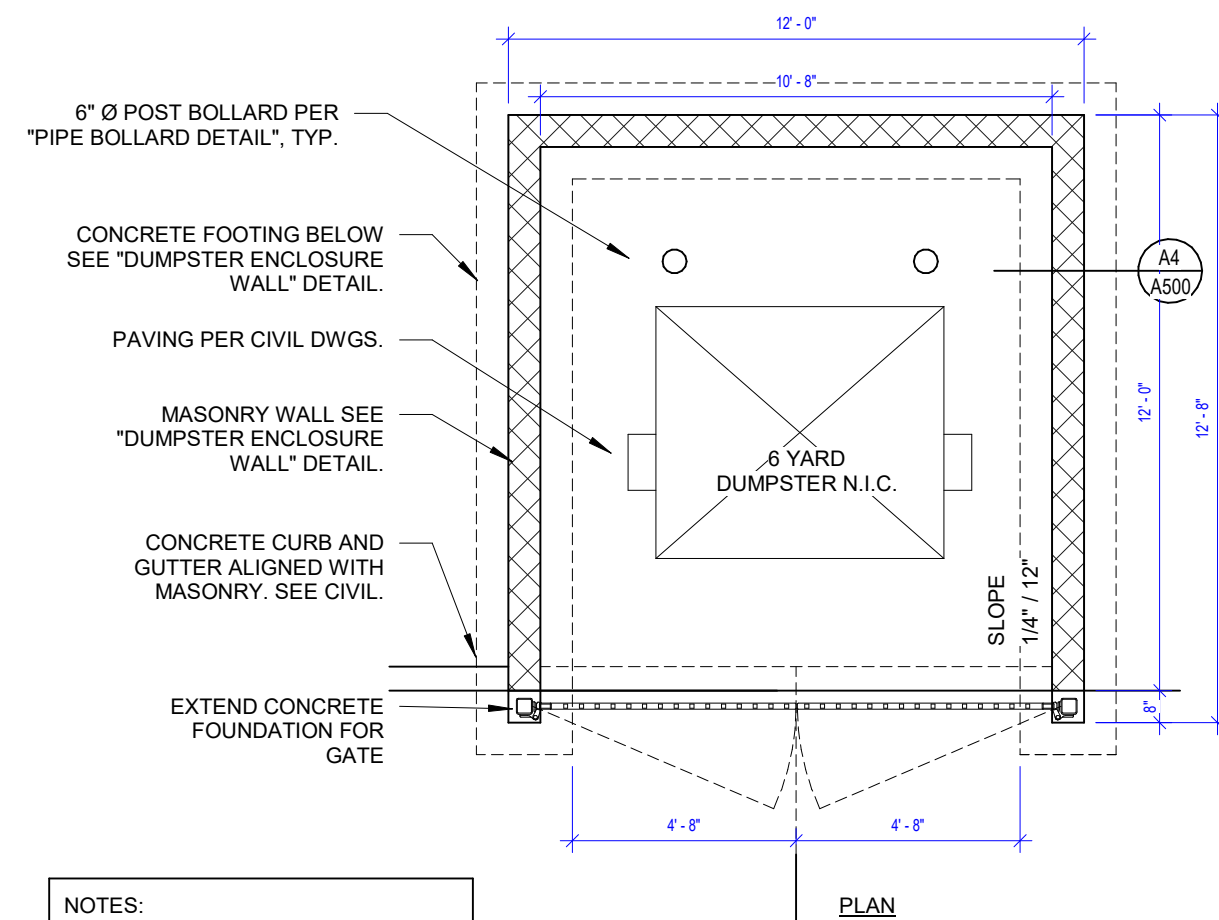
B1 GATE JAMB
A500 1 1/2" = 1'-0"



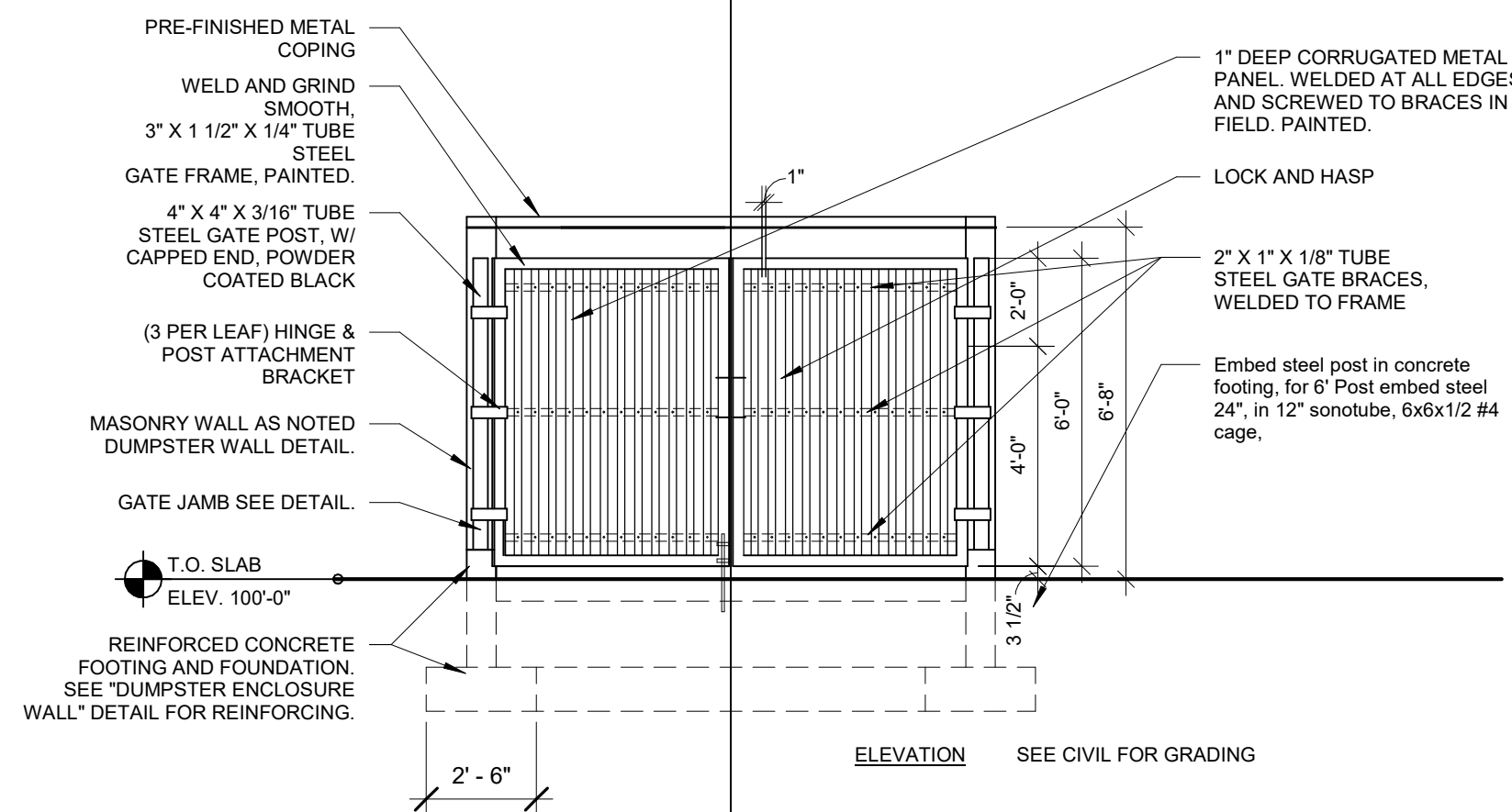
A1 GATE POST
A500 1" = 1'-0"



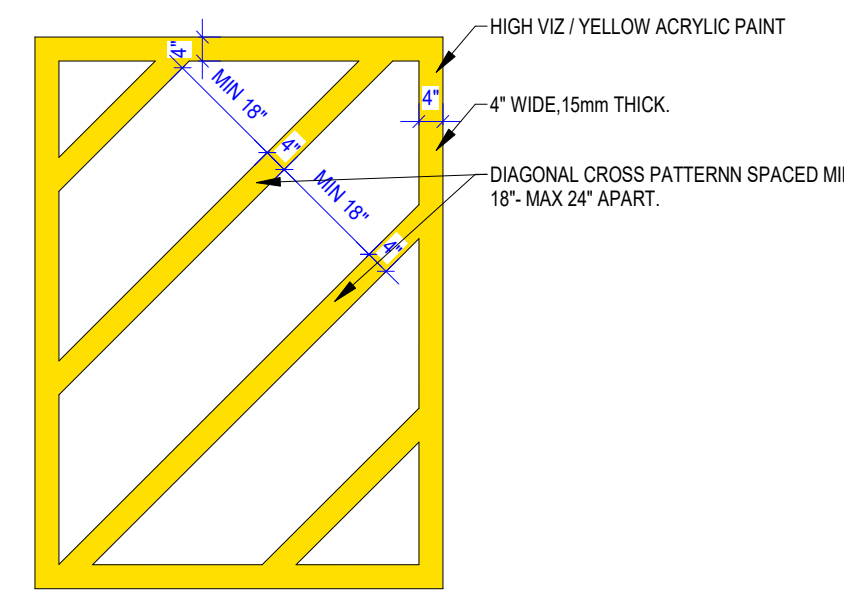
C3 CABLE RAILING
A500 1 1/2" = 1'-0"



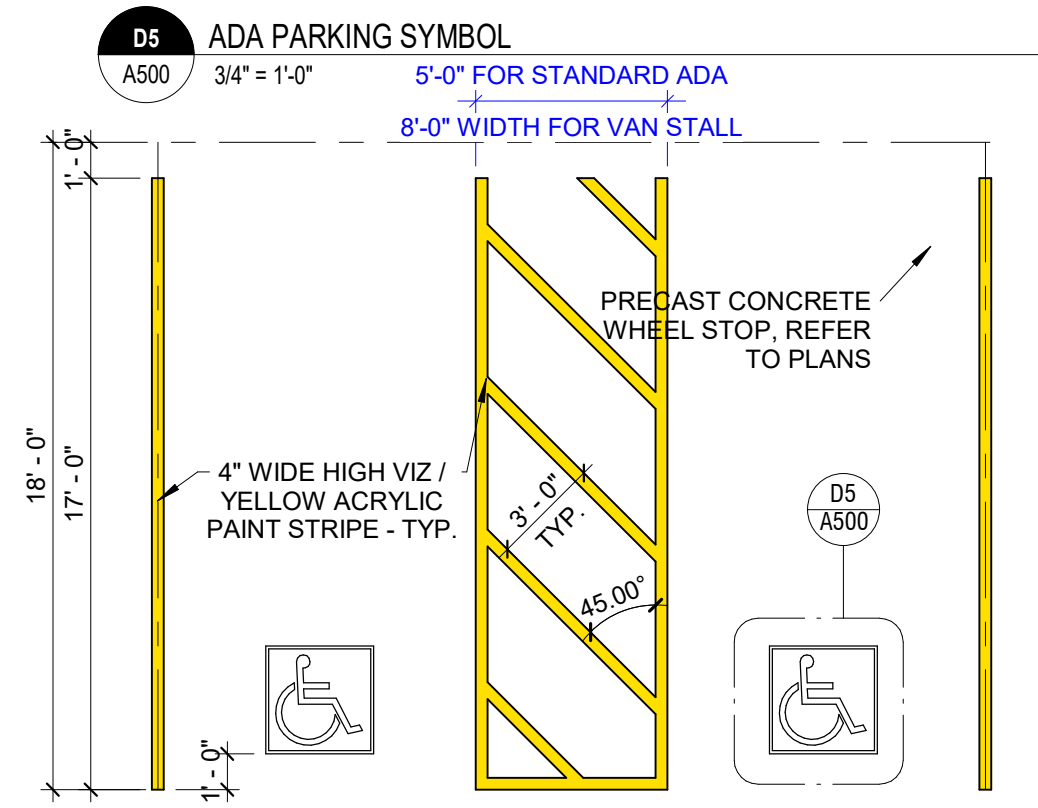
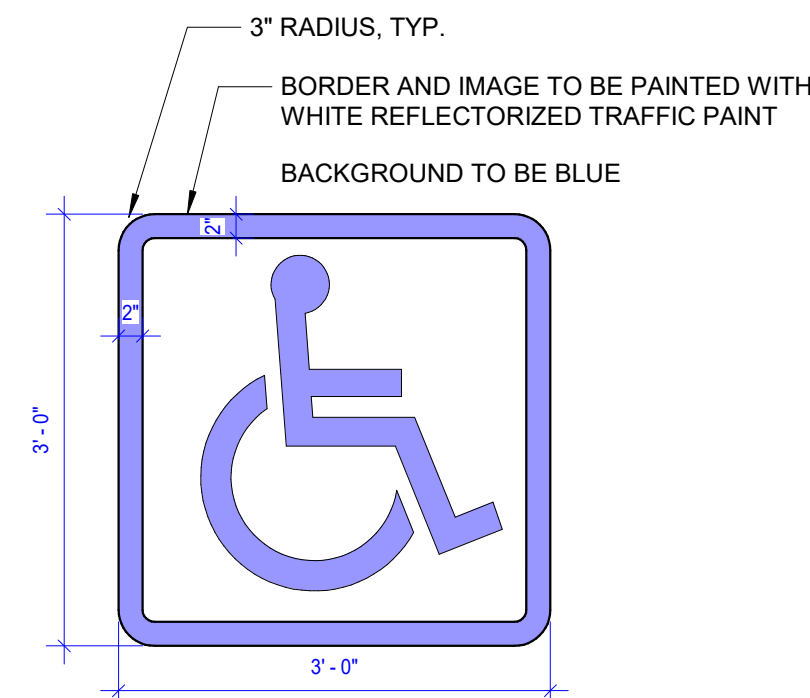
NOTES:
1. WELD AND GRIND SMOOTH ALL CONNECTIONS.
2. CAP ALL EXPOSED OPEN TUBE ENDS W/ STEEL PLATE



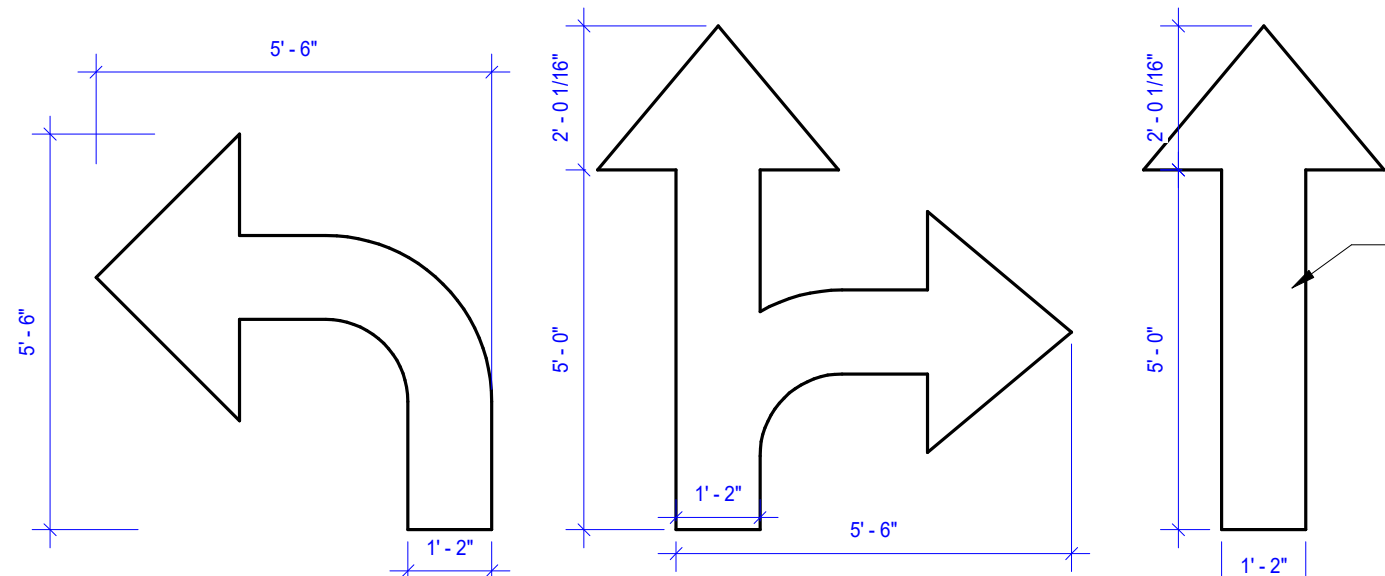
A2 DUMPSTER ENCLOSURE (Single)
A500 1/4" = 1'-0"



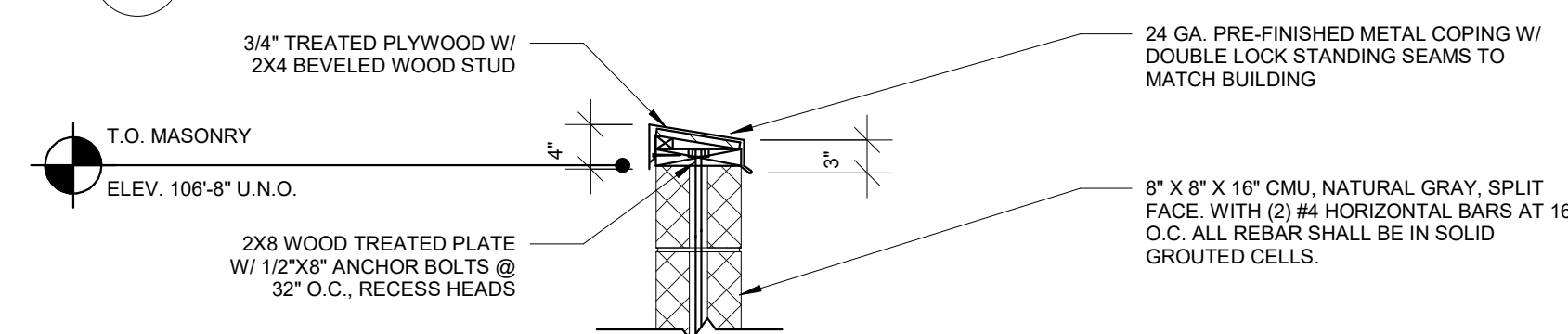
C4 PARKING YELLOW PAINT DETAIL
A500 3/8" = 1'-0"



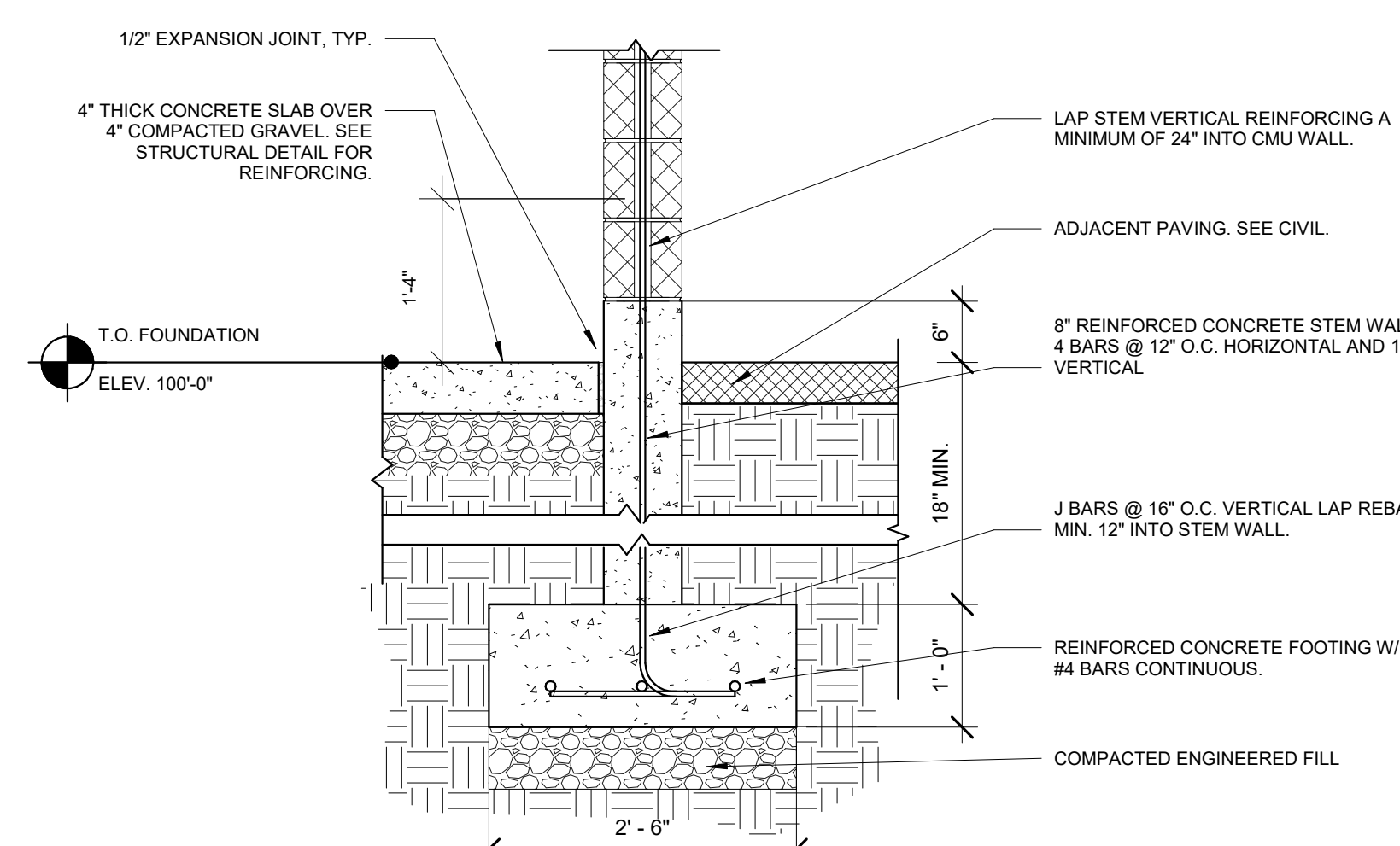
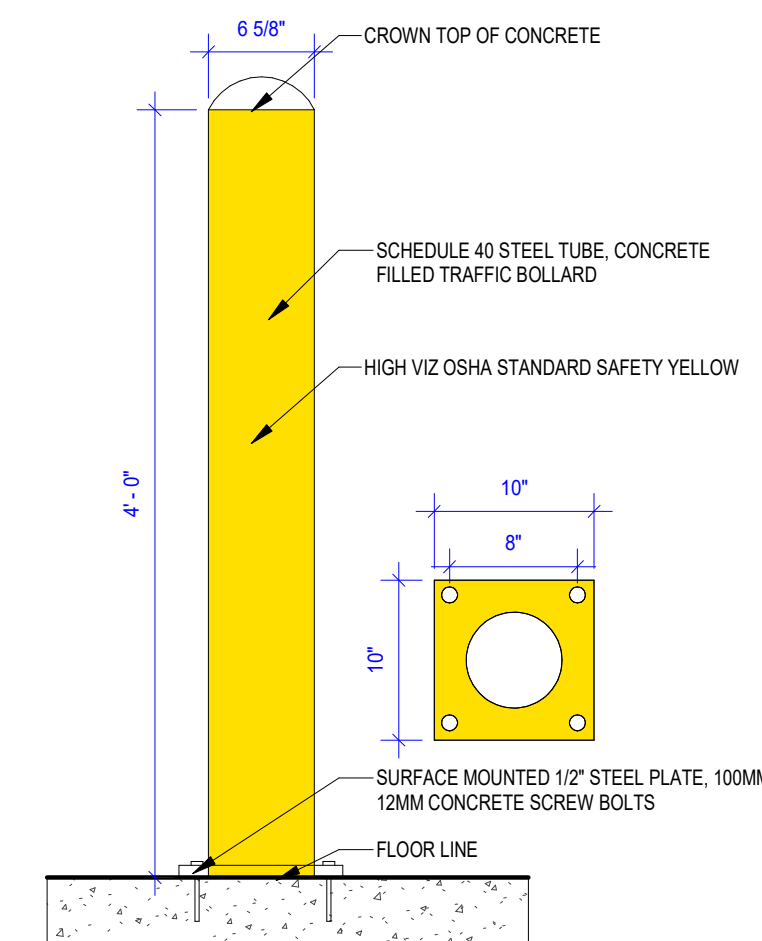
C5 ADA PARKING STALL STRIPING
A500 3/16" = 1'-0"



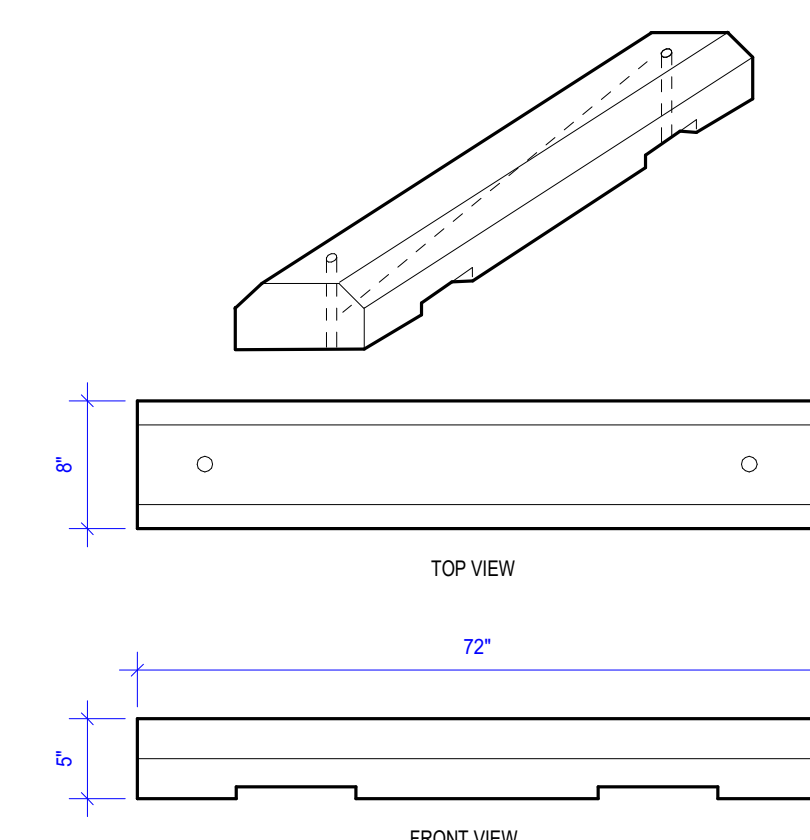
B4 PARKING FLOOR ARROW GRAPHIC
A500 3/8" = 1'-0"



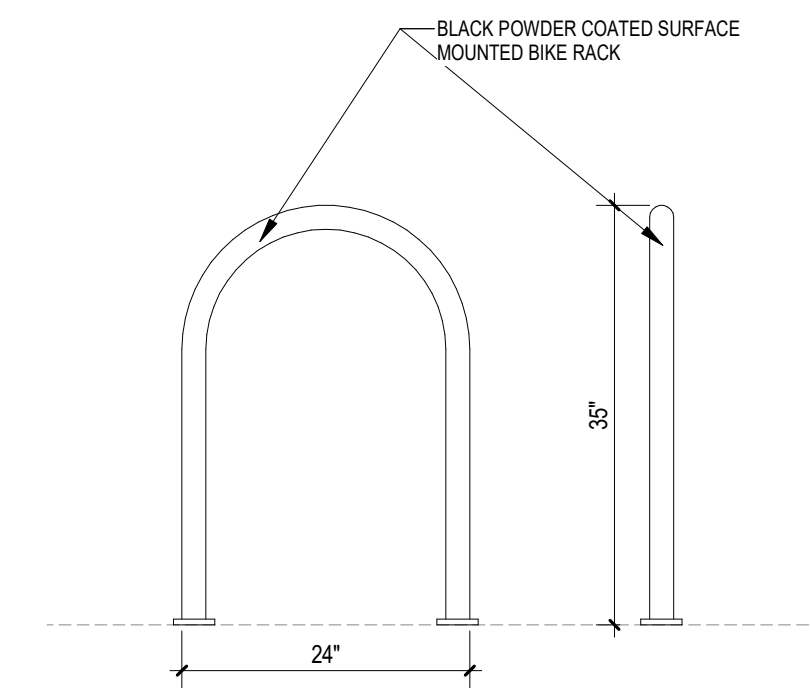
B6 BOLLARD / SURFACE MOUNTED
A500 1" = 1'-0"



A4 DUMPSTER ENCLOSURE CMU WALL
A500 3/4" = 1'-0"



A6 CONCRETE PARKING STOP1
A500 1" = 1'-0"



D6 SURFACE MOUNT BIKE RACK1
A500 3/4" = 1'-0"

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Vera - Parcel 3
Red Mountain Dr & Pioneer Pkwy
Santa Clara, UT 84765

REVISIONS:

DATE	DESCRIPTION

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610 N 800 W
CENTERVILLE, UT 84014
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SITE DETAILS

DRAWING NUMBER
A500
PROJECT NUMBER
2024.001
ISSUE DATE : 2025.07.23

SD

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RIVER CROSSING

SPROUTS

STARBUCKS
DRIVE THRU

PERFECT
PATIO

TRADITIONAL

degree
WELLNESS



**CITY OF SANTA CLARA
ORDINANCE NO. 2025-12**

AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, APPROVING A ZONING AMENDMENT FROM PLANNED DEVELOPMENT RESIDENTIAL (PDR) TO PLANNED DEVELOPMENT COMMERCIAL (PDC) ON APPROXIMATELY 6.91 ACRES, INCLUDING A PROJECT PLAN, IN SILVERADO SANTA CLARA SUBDIVISION, LOCATED AT PIONEER PARKWAY AND RED MOUNTAIN DRIVE, AFFECTING ALL OF PARCEL NOS. SC-SILS-3 & A PORTION OF SC-SILS-2.

WHEREAS, the applicant, Cole West, LLC, owns certain parcels designated in the General Plan and Land Use Map as Mixed Use Residential (MUR) and Main Street Commercial (MSC), located at Pioneer Parkway and Red Mountain Drive, upon approximately 14.27 acres including Parcel Nos. SC-SILS-1, SC-SILS-2, AND SC-SILS-3; and

WHEREAS, the applicant seeks to obtain a zone change to the Planned Development Commercial (PDC) zone on 6.91 acres on Lot 3 and a portion of Lot 2, due to applicant's desire to develop a commercial project with seven (7) commercial buildings containing approximately 51,500 square feet; and

WHEREAS, pursuant to the requirements of the Santa Clara City Code, the Planning Commission properly advertised and conducted a public hearing on the proposed zone change and the associated Project Plan on June 26, 2025, recommending approval to the City Council; and

WHEREAS, the City Council, during its regular meeting held on July 9, 2025, considered the application for the proposed zone change, the proposed Project Plan, the public comments received, and the minutes of the Planning Commission's deliberations, and voted to (1) approve the requested zone change from PDR to PDC; and (2) approve the proposed Project Plan, on Lot 3 and a portion of Lot 2 for seven commercial buildings, as depicted therein.

NOW, THEREFORE, BE IT ORDAINED by the Santa Clara City Council, State of Utah, as follows:

Section 1. Classification

This ordinance amends the Zoning Map of the City of Santa Clara, Utah.

Section 2. Amendment

The Zoning Map of the City of Santa Clara, Utah, is hereby amended for Lot 3 and a portion of Lot 2, from the Planned Development Residential (PDR) Zone to the Planned Development Commercial (PDC) Zone, incorporating the Project Plan materials provided by the applicant and considered by the City Council at the time this ordinance was approved.

DESCRIPTION:

Property located at the intersection of Pioneer Parkway and Red Mountain Drive, approximately 6.91 acres including all of Parcel Nos. SC-SILS-3 and a portion of SC-SILS-2, and more particularly described as follows:

All of Lot 3 and a portion of Lot 2, Silverado Santa Clara Subdivision, pursuant to the Official Plat thereof on file in the office of the recorder for Washington County, Utah.

Note: After pending amendment of the subdivision plat, this property will be known as Lot 2, CW Santa Clara Mixed Use Subdivision.

Section 3. Findings, Conditions

The amendment approved herein is subject to the following findings:

1. That the Rezoning is compliant with the Santa Clara City General Plan, Section 3.4.2, Mixed-Use Land Uses (Main Street Commercial, MSC).
2. The MSC Land Use Designation allows for commercial uses on the ground floor, including stores, restaurants, and offices.
3. That the Harmon's Shopping Center directly west of the subject property is located within the Planned Development Commercial, PDC Zone.
4. That the proposed use under the amended zoning and Project Plan complies with Chapter 17.18.090 items:
 - a. The proposed use is suitable in view of the zoning and development of adjacent and nearby property;
 - b. The proposed use will not adversely affect the existing use or suitability of adjacent or nearby property;
 - c. There are not substantial reasons why the property cannot or should not be used as currently zoned;
 - d. The proposed use will not cause an excessive or burdensome use of public facilities or services, including, but not limited to streets, schools, water or sewer utilities, and police or fire protection.
 - e. The proposed use is compatible with the purpose and intent of the General Plan;

- f. The proposed use is consistent with the purpose and intent of the proposed zoning district.
- g. The proposed use is not supported by new or changing conditions anticipated by the General Plan;
- h. The proposed use does reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to the unrestricted use of property.

The zoning amendment and Project Plan approved herein is subject to the following conditions:

- 1. That the applicant is required to go through the Site Plan Review process for each project phase/building.
- 2. That the building design/materials/height/setbacks comply with the Project Plan as presented by the applicant. That substantial changes to these items require an amendment to the Project Plan.
- 3. That roof top mechanical equipment be appropriately screened and located behind a parapet wall.
- 4. That the final landscape and irrigation plans be required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards.
- 5. That all outdoor lighting be shielded and directed downward to avoid light spill.
- 6. Parking lot lighting is limited to 16' in height which includes the base of the light pole. That lighting details be provided with each individual Site Plan review.
- 7. That the required parking be reviewed with each individual Site Plan review for the project.
- 8. That project fencing information be provided with individual Site Plan review if needed.
- 9. That project signage be reviewed with each individual Site Plan review.
- 10. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
- 11. That an updated Geotech Report for each project phase/building be required prior to site construction.

12. That the Traffic Impact Study (TIS) for the project be implemented.
13. That a Development Agreement for the overall project be required and approved by the City Council prior to any site development.
14. That the applicant works with City staff on a final Development Agreement for the project to be signed by both parties (Cole West LLC & Santa Clara City).

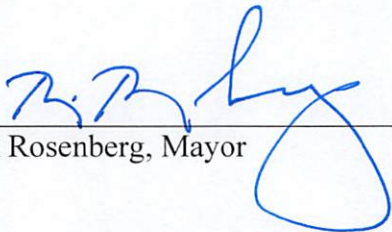
Section 4. Effective Date

This ordinance shall become effective immediately upon adoption, recording and posting in the manner required by law.

ADOPTED by a duly constituted quorum of the Santa Clara City Council this 9th day of July, 2025.

IN WITNESS THERETO:

Attest:


Rick Rosenberg, Mayor


Selena Nez, City Recorder



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Santa Clara, this 1st day of May, 1901.

Mayor

City Clerk





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: March 26, 2026

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

Property Address: 3263 Santa Clara Drive (Lot 5, Clara Crossing Subdivision)

Applicant Name: Bennett & Haylee Heyrend

Staff Planner: Jim McNulty

City Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicants, Bennett & Haylee Heyrend, are proposing to build a single-family home in the R-1-10/Historic District Overlay Zone. The subject property is approximately 0.26 acres (11,380 sq. ft.) in size and located at 3263 Santa Clara Drive. The subject property is known as Lot 5 of the Clara Crossing Subdivision.

This ***subdivision plat was approved by the Planning Commission on March 14, 2024.*** The Clara Crossing Subdivision plat was recorded on April 8, 2025, after all public improvements were completed. At this time, no building permits have been issued for lots in this subdivision.

The ***proposed single-family home*** includes stone masonry, hardi-board and stucco facade, awnings, window treatments, roof overhangs, dormer windows, asphalt shingles, varied roof pitch, and a side loading garage (**see attached building plans and narrative**). The applicants hired architect, Dan Carrick, with Evokhome to design the home. The design includes a custom one-story cottage style with a daylight basement as the change in grade from the front of the home to the back is approximately 12'.

The subject property was **reviewed by the Heritage Commission on October 24, 2024, and November 21, 2024.** The previous applicants, Neil & Michelle Walter, have decided to sell this lot rather than build the home previously approved by the Heritage Commission.

SITE & VICINITY DESCRIPTION

The subject property is located adjacent and east of Lot 4 (Clara Crossing Subdivision) off Santa Clara Drive. The property has frontage along Santa Clara Drive. Public improvements are in place for the subject property.

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. **It appears that the proposed single-family home building design/architectural character meets this requirement**
2. **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, right-side and left-side elevations include stone, hardi-board, and stucco. The rear elevation includes hardi-board, and stucco. **It appears that the proposed building materials meet this requirement.**
3. **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. The project narrative includes an idea of the colors to be used; however, City staff recommend that the applicants **review the Color Matrix, Exhibit B, in the Historic District Design Guidelines** and be prepared to discuss it during the Heritage Commission meeting. **The applicants have provided material samples and colors for Heritage Commission review and approval.**
4. **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-retardant and non-reflective including asphalt shingles (wood appearance). **It appears that the proposed roof design and materials meet these requirements.**

CITY STAFF RECOMMENDATION

The Heritage Commission reviewed this item with the applicants on February 19, 2026, and recommended Approval to the Planning Commission. City staff recommend that the Planning Commission consider granting approval for the new single-family on Lot 5 of the Clara Crossing Subdivision subject to the following conditions:

1. That the applicants construct the single-family home according to the plans presented to the Heritage Commission.
2. That the Historic District Design Guidelines Part II, Sections 4, 9, 11, and 12 as summarized in the staff report be 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 material samples and colors for review and approval by the Heritage Commission prior to construction.
5. That this home be required to meet the area, width, and yard regulations (building setbacks) as per Section 17.64.050 of city code. Also, the building height for this home is limited to 35'.

GENERAL NOTES AND DESIGN CRITERIA

CONCRETE NOTES:

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, ACI 318, AND LOCAL ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.
- ALL REINFORCING STEEL SHALL BE GRADE 60, AND BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE.
- MINIMUM COMPRESSIVE STRENGTH $f'_c = 4500$ PSI FOR SLABS, SUSPENDED SLABS, AND FOUNDATION WALLS, AND $f'_c = 3000$ PSI MINIMUM FOR FOOTINGS.
- DEPRESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL EXTERIOR DOORS AND STORE FRONT TYPE WINDOWS, UNLESS NOTED OR DETAILED OTHERWISE.
- ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (FIELD VERIFY).
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND DESIGNER PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCKOUTS, ETC. AS REQUIRED.
- PROVIDE ISOLATION JOINTS AROUND COLUMNS/SPREAD FOOTINGS, AND CONTROL JOINTS AS REQUIRED. VERIFY LOCATIONS WITH DESIGNER.
- DEPRESS SLAB AS REQUIRED IN AREA OF CERAMIC TILE AND SPECIAL ENTRY MATS, ETC. (VERIFY WITH DESIGNER)
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHORS OR STRAPS, ETC. INSTALL PER MANUFACTURER.
- WHERE FOUNDATION WALLS OR FOOTINGS SUPPORT MASONRY WALLS, PROVIDE MATCHING DOWELS OF SAME SIZE AND SPACING.
- CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED.
- BRACE WALLS AS REQUIRED UNTIL FLOOR SLABS ARE IN PLACE.
- TO MINIMIZE CRACKING OF SLABS ON GRADE, #3 REBAR @ 30" O.C. MINIMUM EACH WAY 1" CLEAR FROM TOP, OR EQUIVALENT WELDED WIRE MESH IS RECOMMENDED. VERIFY WITH OWNER.
- CONTRACTOR SHALL FIELD VERIFY ACTUAL SOIL CONDITIONS. ALLOWABLE BEARING PRESSURE USED FOR DESIGN = 1500 PSF.
- FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL, OR ON PROPERLY PLACED ENGINEERED FILL. CONTRACTOR SHALL HAVE SOILS ENGINEER FIELD VERIFY AS REQUIRED.
- CONTRACTOR SHALL STEP FOOTINGS AND FOUNDATIONS AS REQUIRED. TO MAINTAIN FROST DEPTH AS REQUIRED BY BUILDING OFFICIAL.
- ENSURE PROPER COMPACTION OF SOIL PRIOR TO POURING EXTERIOR CONCRETE (I.E. CONCRETE SLABS, STEPS ETC.).

GENERAL FRAMING NOTES:

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.
- PROVIDE DRAFTSTOPPING AT OPEN WEB FLOOR TRUSSES SEC. R302.12**
- ALL JOISTS, RAFTERS, AND HEADERS SHALL BE DOUGLAS FIR LARCH NO. 2 OR EQUAL. IF AJ'S OR EQUAL ARE USED, THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. ALSO PROVIDE BRIDGING @ 8' O.C. FOR FLOOR JOISTS.
- ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A35 FRAMING ANCHORS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 48" O.C. MIN.
- GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF OR EQUAL FOR CONTINUOUS SPANS.
- ALL STRUCTURAL STEEL SHALL BE A50, PROPERLY PRIMED AND PAINTED.
- ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER, CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR OTHER CONNECTIONS FOR WOOD TO WOOD.
- THRUST SHALL BE ELIMINATED BY USE OF COLLAR TIES, OR JOISTS, (PROPERLY INSTALLED), AT ALL STICK FRAME AREAS, UNLESS SUPPORTED BY BEAMS.
- PREFABRICATED AND ENGINEERED TRUSSES CAN BE USED FOR THE ROOF AND/OR THE FLOORS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER 2021 INTERNATIONAL RESIDENTIAL CODE, INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UPS IN VALLEYS AND ON EAVES, ETC.
- ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH MIN. 7/16" THICK EXP. 1 SHEATHING OR EQUAL WITH 8d NAILS @ 6" O.C. EDGES AND @ 12" O.C. IN THE FIELD - BLOCKED, UNLESS OTHERWISE NOTED.
- ALL ROOF SHEATHING SHALL BE MIN. 7/16" OSB OR PLYWOOD SHEATHING EQUAL W/ 8d COMMON NAILS @ 6" O.C. EDGES AND @ 12" O.C. IN THE FIELD, UNLESS NOTED. PROVIDE (2) 2" X 4" BLOCKING @ RIDGES UNLESS CONTINUOUS MEMBER EXISTS.
- ALL FLOOR SHEATHING TO BE 3/4" THICK T&G SHEATHING WITH 10d COMMON NAILS OR EQUAL @ 6" O.C. PANEL EDGES AND @ 12" O.C. IN THE FIELD.

GENERAL ELECTRICAL NOTES:

- METER PANELS SHALL BE AT LEAST 36" AWAY FROM ALL DOORS AND WINDOWS
- MAIN DISCONNECTS ARE REQUIRED ON EXTERIOR OF ALL BUILDINGS.
- BREAKER PANELS SHALL NOT BE LOCATED ON THE EXTERIOR OF BUILDING.
- PROVIDE METALLIC WATER SERVICE OR CONCRETE ENCASED GROUNDING ELECTRODE IAW 2011 N.E.C. SEC. 250-50 (C)
- INSTALL A MINIMUM OF TWO WATER-PROOFED GFCI RECEPTACLES (ONE IN REAR AND ONE IN FRONT)
- ALL REQUIRED RECEPTACLES SHALL BE SPACED SO THAT AT NO POINT ALONG THE FLOOR LINE OF WALLS, COUNTERS, ETC. SHALL THE DISTANCE BE GREATER THAN 6 FEET.
- RATED OR METAL BOXES SHALL BE USED IN WALLS SEPARATING HOUSES FROM GARAGES.

GENERAL MECHANICAL NOTES:

- GAS METERS SHALL BE LOCATED AS PER LOCAL GAS COMPANY AND SHALL BE A MINIMUM OF 3' FROM ELEC. METER PANELS AND PERMANENT AIR VENTS.

MISCELLANEOUS NOTES:

- SECTION 46, SECTION 10-9A-542 (H) BEFORE THE DISTURBANCE OF LAND OCCURS ON THE SUBJECT PROPERTY, THE APPLICANT WILL OBTAIN A STORM WATER PERMIT; AND DURING ACTUAL CONSTRUCTION, THE APPLICANT SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES AND BUILDING CODES; (G) BEFORE THE DISTURBANCE OF LAND AND DURING THE ACTUAL CONSTRUCTION, THE APPLICANT WILL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS ORDINANCES INCLUDING ANY STORM WATER PROTECTION LAWS AND ORDINANCES.

- ADEQUATE COMBUSTION AIR IS REQUIRED FOR ALL FUEL BURNING APPLIANCES
- VENTILATING FANS ARE REQUIRED FOR ALL BATHROOMS WITH TUBS OR SHOWERS AND LAUNDRY ROOMS.
- ALL BATHROOM AND LAUNDRY VENT FANS SHALL BE VENTED TO THE EXTERIOR OF THE BUILDING NO ATTIC VENTING WILL BE ACCEPTABLE.
- DRYER VENT SHALL BE INSTALLED IAW IRC SEC G2439 OR PER MANUF. SPECS
- RANGE AND COOK TOP CLEARANCES TO UNPROTECTED COMBUSTIBLES SHALL BE 30" MINIMUM.

GENERAL PLUMBING NOTES:

- VENTING IS REQUIRED FOR ALL FIXTURE TRAPS PER CODE
- NO PIPING SHALL BE INSTALLED SO AS TO BE SUBJECT TO FREEZING
- NO LEAD OR ACID BEARING SOLDERS OR FLUXES ARE ALLOWED FOR POTABLE WATER PIPING SYSTEM.
- PRESSURE REDUCING VALVES ARE REQUIRED WHEN WATER PRESSURE EXCEEDS 80 PSI
- BACKFLOW PROTECTION IS REQUIRED FOR ALL HOSE BIBS, LAWN SPRINKLER SYSTEMS, AND OTHER OUTLETS HAVING HOSE THREADS OR POSING POTENTIAL CROSS CONNECTIONS WITH CITY WATER SYSTEMS.
- FLOOR DRAINS SHALL BE PROVIDED NEAR ALL WATER HEATERS AND HAVE CAST METAL BODIES & GRATES.
- FLOOR DRAINS SHALL BE FULLY VISIBLE AND ACCESSIBLE.
- WATER CLOSET SPACES SHALL BE A MIN OF 30" IN WIDTH AND ALLOW FOR A FRONT CLEARANCE OF 21".
- SHOWER FLOOR SPACES SHALL BE A MIN OF 900 SQ. IN AND SHALL BE ABLE TO ENCOMPASS A 30" CIRCLE TO THE HEIGHT OF 72" AND SHALL BE FRAMED FOR A MIN 22" DOOR.
- AIR GAP PROTECTION IS REQUIRED ON ALL DISHWASHER DRAIN CONNECTIONS TO THE DWV SYSTEM.
- UNFINISHED PLUMBING DWV ROUGH-INS SHALL BE PROPERLY VENTED AND CAPPED OFF.

WOOD TRUSS NOTES:

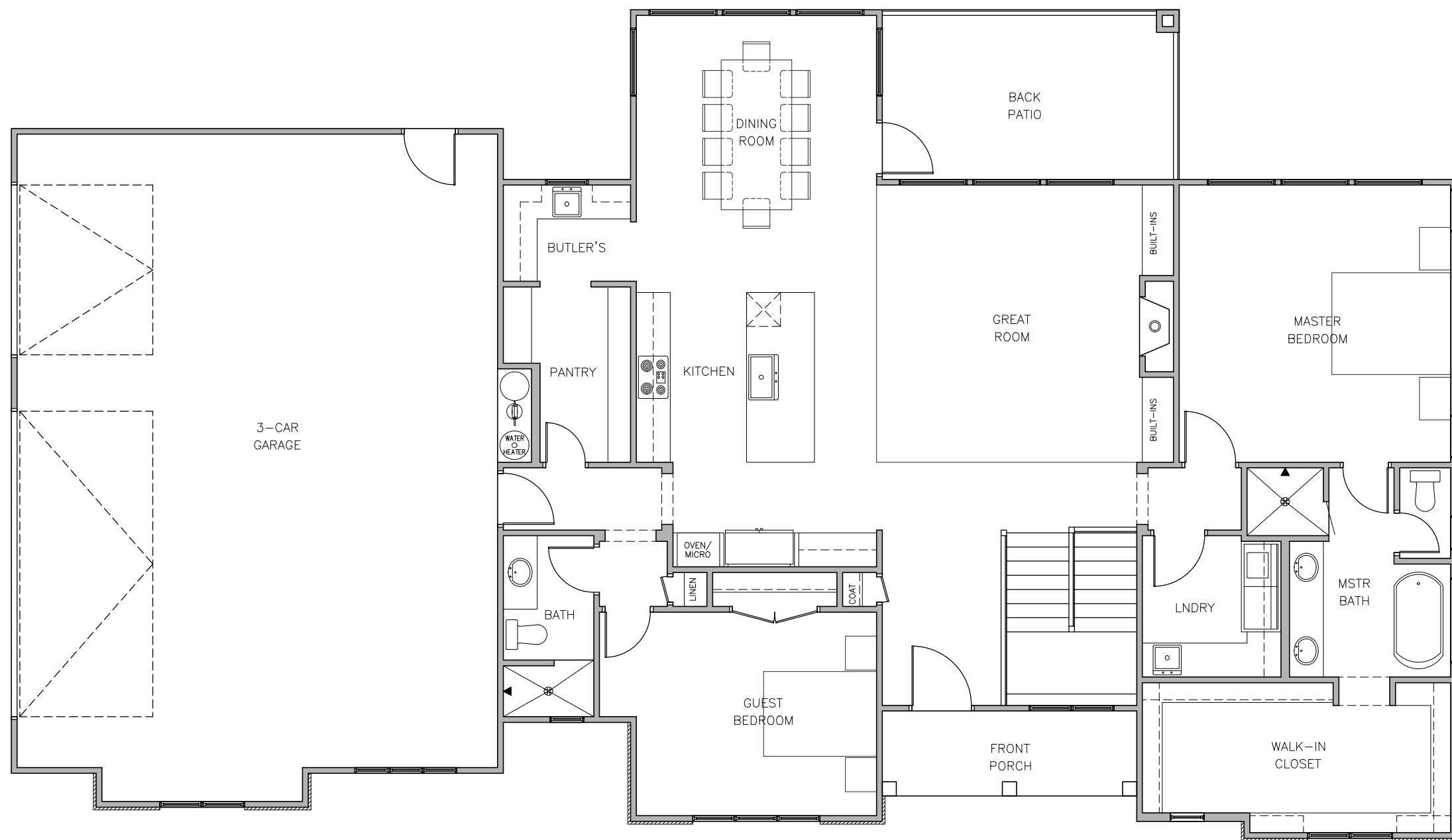
- BOTTOM CHORDS OF TRUSSES, ACTING AS CEILING MEMBERS, MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER IRC REQUIREMENTS.
- THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, AND SHALL DESIGN THE TRUSSES PER ATTACHED ENGINEERING SPECIFICATIONS.
- THE TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC.
- THE TRUSSES SHALL ALSO BE DESIGNED PER THE 2021 INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES. DESIGN MUST ALSO TAKE INTO ACCOUNT UNBALANCED SNOW LOADS, SNOW DRIFTING, INCREASED SNOW LOADS ON EAVES AND VALLEYS, IMPACT LOADS FROM FALLING SNOW AND ICE, ETC.
- ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.
- THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS @ 6'-0" LONG (OR LONGER), AS WELL AS BRACING FOR TRUSS ERECTION.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD.
- THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES, NOR FOR THE INSTALLATION, ETC. OF THE TRUSSES. TRUSS PLANT SHALL PROVIDE LICENSED ENGINEERED PLAN.
- FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICBO EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICBO REQUIREMENTS.
- FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS.
- FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16", EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
- EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE BEING SPLICED.
- PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
- TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TP1 REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.

METAL GUSSET PLATES:

- SIZE PLATES FOR GREATER OF MEMBER FORCES SHOWN ON DRAWINGS OR MEMBER FORCES DERIVED FROM STRUCTURAL ANALYSIS.
- NO PANEL POINT SHALL HAVE MORE THAN ONE PLATE PER TRUSS SIDE.
- PLATES SHALL HAVE MINIMUM BITE OF 2 1/2" ON MEMBERS. MEASURE BITE ALONG CENTER LINE OF WEBS AND PERPENDICULAR TO CHORD AXES. ORIENT PLATE AXIS PARALLEL WITH TRUSS CHORD AXIS EXCEPT WHERE CHORDS CHANGE PITCH AT JOINT.
- PLATE SIZES:
 - MINIMUM WIDTH OF PLATES SHALL BE 3"
 - TRUSSES OTHER THAN SCISSOR TRUSSES - SIZE PLATES, NAIL AND STEEL SECTION, FOR 135% OF MEMBER FORCES
 - SCISSOR TRUSSES - SIZE PLATES, NAIL AND STEEL SECTION, FOR 135% OF MEMBER FORCES.
 - NO INCREASE IN PLATE VALUES WILL BE ALLOWED FOR DURATION OF LOADING OR OTHER FACTORS.
- PRESS PLATES INTO MEMBERS TO OBTAIN FULL PENETRATION WITHOUT CRUSHING OF SURFACE OF WOOD. PLATE EMBEDMENT IS ACCEPTABLE IF OPENING BETWEEN PLATE AND WOOD SURFACE IS LESS THAN 1/32".
- LUMBER DEFECTS AND PLATE MISPLACEMENT, IN COMBINATION, SHALL NOT REDUCE PLATE AREA OR NUMBER OF EFFECTIVE TEETH, PRONGS, OR NAILS BY MORE THAN 10%.
- DO NOT APPLY METAL GUSSET PLATES AFTER SHOP FABRICATION.



1
CS.1
FRONT
ELEVATION
SCALE: N.T.S.



2
CS.1
MAIN
FLOOR PLAN
SCALE: N.T.S.



3
CS.1
BASEMENT
FLOOR PLAN
SCALE: N.T.S.

SHEET INDEX

CS.1 N/A

SD.1 SITE PLAN

A.1 ELEVATIONS
A.1A N/A
A.2 MAIN FLOOR PLAN
A.3 N/A
A.4 N/A

E.1 N/A
E.2 N/A
E.3 N/A

S.1 N/A
S.1A N/A
S.2 N/A
S.3 N/A
S.4 N/A

D.1 N/A
D.2 N/A

REVISED:

-	-
-	-

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FEBRUARY 10, 2026

SUN HILL DEVELOPMENT

SQUARE FOOTAGE:

MAIN: 2145

SECOND: N/A

BASEMENT: 1905

GARAGE: 1127

COVERED: 5602

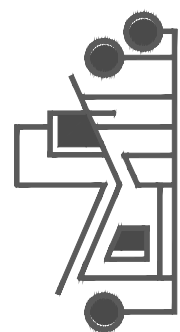
SITE INFORMATION:

CITY: SANTA CLARA

SUBD.: CLARA CROSSING

LOT: 05

*ONE TIME BUILD



evokhome
LIVE BETTER

dan@evokhome.com
www.evokhome.com

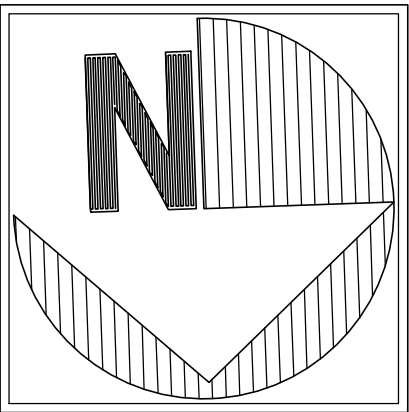
ph: 1.435.313.1577
fax: 1.866.522.7016

FILE NAME:

2026-005

CS.1

LOCATION		NOTES	
CITY	SANTA CLARA	1	LOT TO BE GRADED SUCH THAT DRAINAGE WILL NOT DRAIN ONTO ADJOINING PROPERTIES.
TRACT	CLARA CROSSING	2	GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTION, ETC.) ALL WORK MUST IAW IRC AND LOCAL CODES.
PHASE	—		
LOT SIZE	11,380 SF		
LOT #	05		
ADDRESS	—		



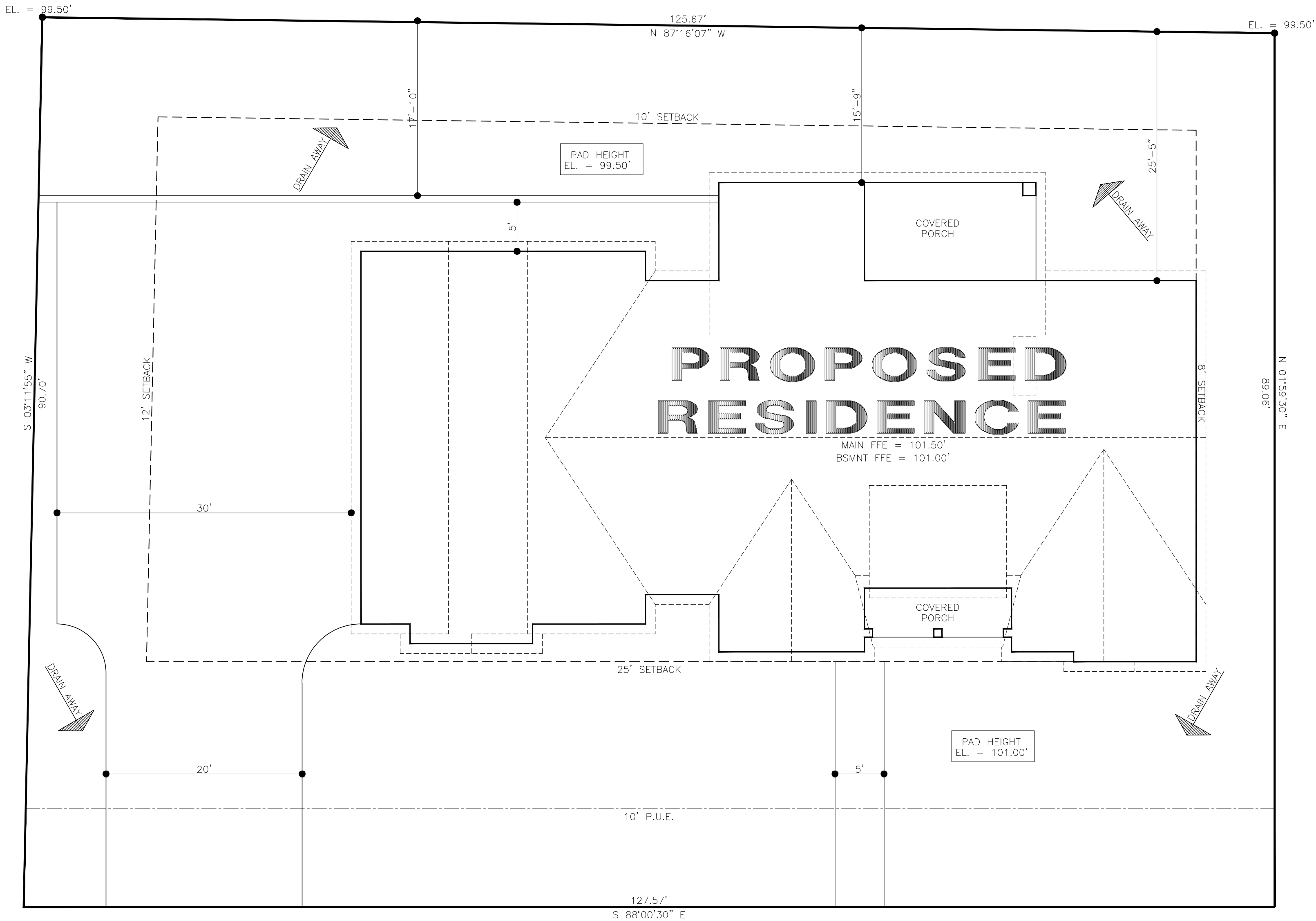
SHEET INDEX	
CS.1	N/A
SD.1	SITE PLAN
A.1	ELEVATIONS
A.1A	N/A
A.2	MAIN FLOOR PLAN
A.3	N/A
A.4	N/A
E.1	N/A
E.2	N/A
E.3	N/A
S.1	N/A
S.1A	N/A
S.2	N/A
S.3	N/A
S.4	N/A
D.1	N/A
D.2	N/A

REVISED:	
—	—
—	—

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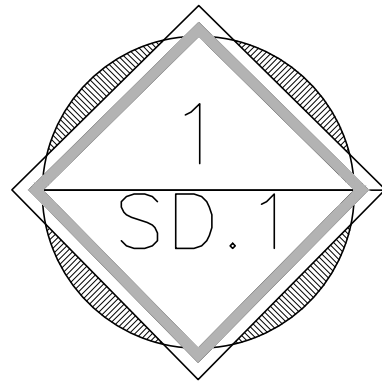
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LEGEND	
	PROPERTY BOUNDARY
	PUBLIC UTILITY EASEMENT
	LIMITED/Common BOUNDARY
	ROOF LINES
	EXTERIOR WALLS & COLUMNS
	EXISTING PRIVACY WALLS
	RETAINING WALLS
	CORNER ELEVATION MARKERS
	FINISHED FLOOR ELEVATION
	TOP BACK OF CURB
	200 METER AMP
	GAS METER
	PHONE/CABLE BOX
	SEWER LATERAL
	POWER LINE
	WATER LINE
	GAS LINE
	PHONE/CABLE BOX
	GAS PEDESTAL
	WATER METER BOX
	IRRIGATION METER
	POWER BOX
	TRANSFORMER
	SEWER CLEANOUT
	FIRE HYDRANT
	STORM DRAIN

SANTA CLARA DRIVE



SITE

SCALE: 1/8"=1'-0"

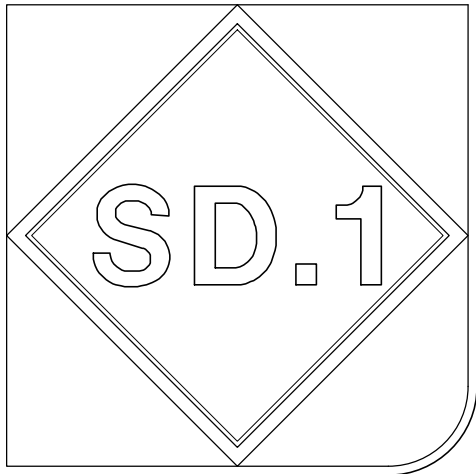
PLAN

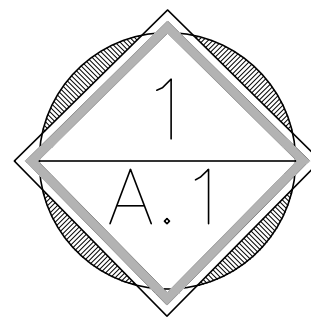
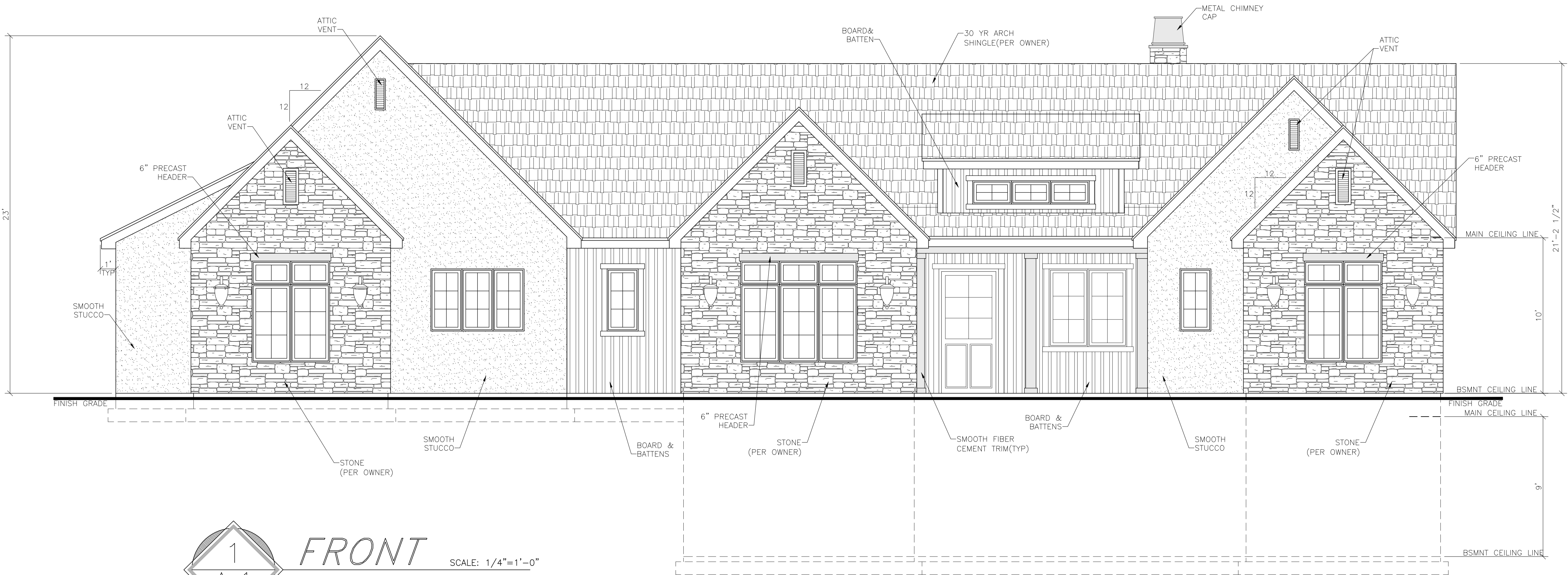
FEBRUARY 10, 2026	SITE INFORMATION:	
	CITY:	SANTA CLARA
	SUBD.:	CLARA CROSSING
	LOT:	05
SUN HILL DEVELOPMENT		*ONE TIME BUILD
SQUARE FOOTAGE:		
MAIN:	2145	
SECOND:	N/A	
BASEMENT:	1905	
GARAGE:	1127	
COVERED:	5602	

ph: 1.435.313.1577
fax: 1.866.522.7016

dan@evokhome.com
www.evokhome.com

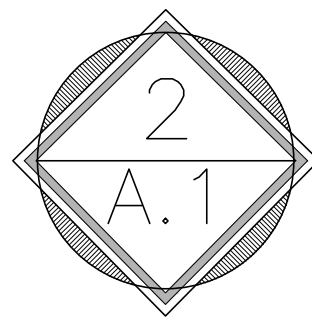
FILE NAME:
2026-005





FRONT
ELEVATION

SCALE: 1/4"=1'-0"



REAR
ELEVATION

SCALE: 1/4"=1'-0"

GENERAL NOTES:

- GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
- DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- ALL EXTERIOR DOOR AND WINDOW STYLES SHALL BE APPROVED BY OWNER.
- ALL EXTERIOR TREATMENTS SHALL BE APPROVED BY OWNER.
- PROVIDE SEVERE CLIMATED PROTECTION ON ALL ROOFS IAW LOCAL CODES AND IRC SEC. R905.1.2
- ALL EXTERIOR OPENINGS SHALL BE FLASHED SUCH THAT THEY ARE WEATHER PROOFED
- SEE ELEVATIONS NOTED AND DIMENSIONED FOR WALL HEIGHTS AND FLOOR PLACEMENT.
- APPLICABLE CODE 2021 INTERNATIONAL RESIDENTIAL CODE
- SEE STRUCTURAL CALCULATIONS FOR DESIGN VALUES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTION, ETC.) ALL WORK MUST BE IAW LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES.
- GENERAL CONTRACTOR/OWNER IS RESPONSIBLE TO OBTAIN MEC CHECK AND GAS PIPING DIAGRAM.
- PROVIDE ATTIC VENTILATION IAW INTERNATIONAL RESIDENTIAL CODE SEC. R806

KEYED NOTES:

- ROOFING MATERIAL AND APPLICATION SHALL BE IAW INTERNATIONAL RESIDENTIAL CODE SEC. R905
- PROVIDE FLASHING IAW INTERNATIONAL RESIDENTIAL CODE AS FOLLOWS:
 - ARCHITECTURAL SHINGLES -R905.2.8
 - TILE ROOF -R905.3.8
 - METAL ROOF -R905.4.6
 - CEDAR SHAKES -R905.8.8
- PROVIDE ATTIC VENTILATION IAW INTERNATIONAL RESIDENTIAL CODE SEC. R806
- PROVIDE 36" HIGH RAILING W/ BALUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH (SEE IRC SEC. R312)
- APPLY BRICK AND STONE IAW IRC SEC. R703.8
- PROVIDE ROCK RETAINING WALL - 4' MAXIMUM HEIGHT

SHEET INDEX

CS.1 N/A

SD.1 SITE PLAN

A.1 ELEVATIONS
A.1A N/A
A.2 MAIN FLOOR PLAN
A.3 N/A
A.4 N/A

E.1 N/A
E.2 N/A
E.3 N/A

S.1 N/A
S.1A N/A
S.2 N/A
S.3 N/A
S.4 N/A

D.1 N/A
D.2 N/A

REVISED:

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-	-

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FEBRUARY 10, 2026

SUN HILL DEVELOPMENT

SITE INFORMATION:

CITY: SANTA CLARA
SUBD.: CLARA CROSSING
LOT: 05
*ONE TIME BUILD

SQUARE FOOTAGE:

MAIN: 2145
SECOND: N/A
BASEMENT: 1905
GARAGE: 1127
COVERED: 5602



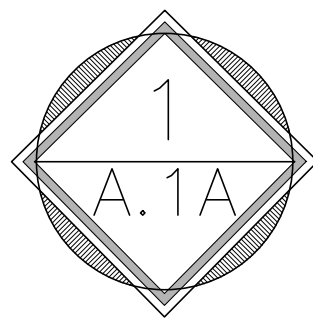
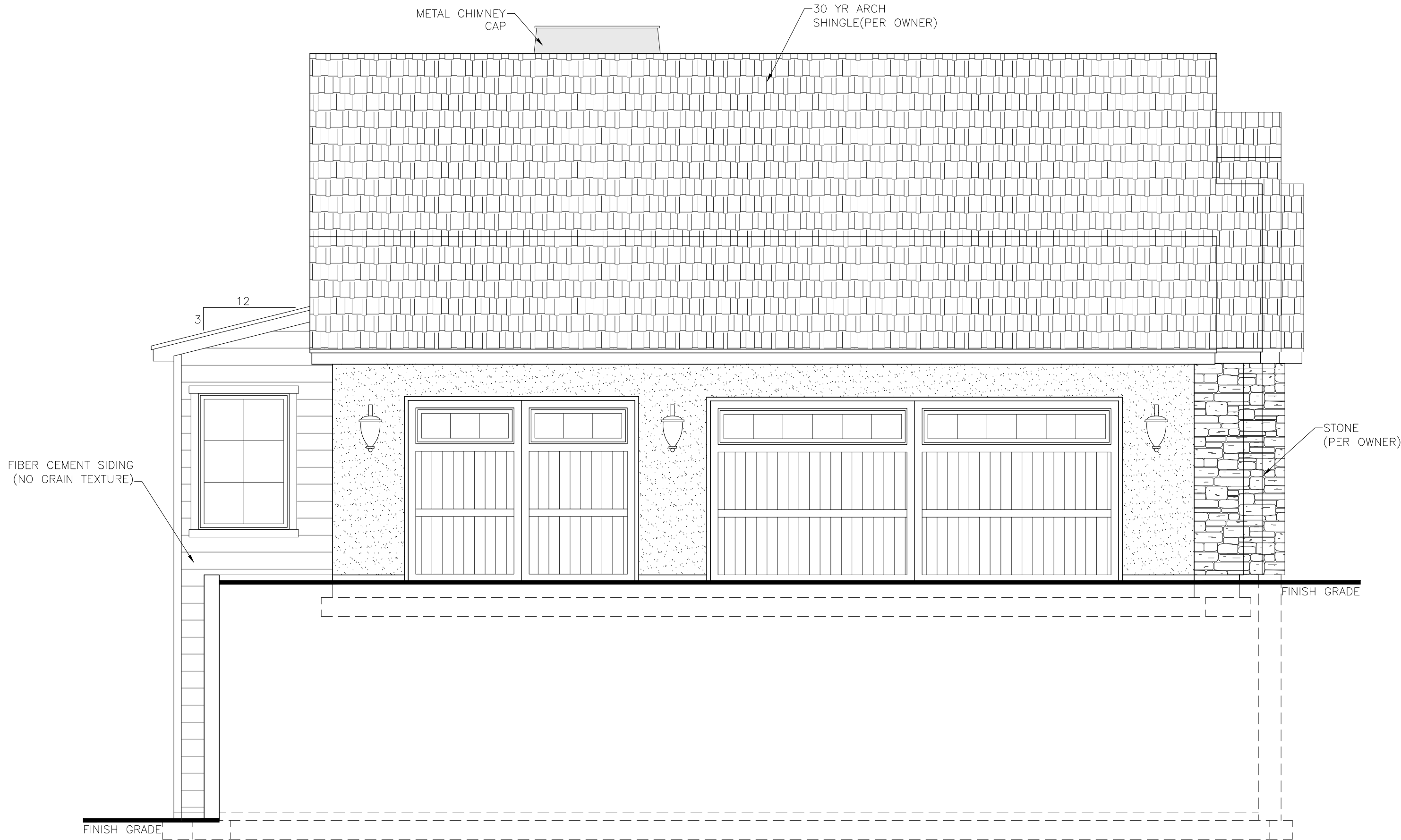
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FILE NAME:

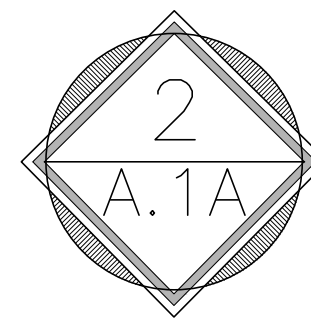
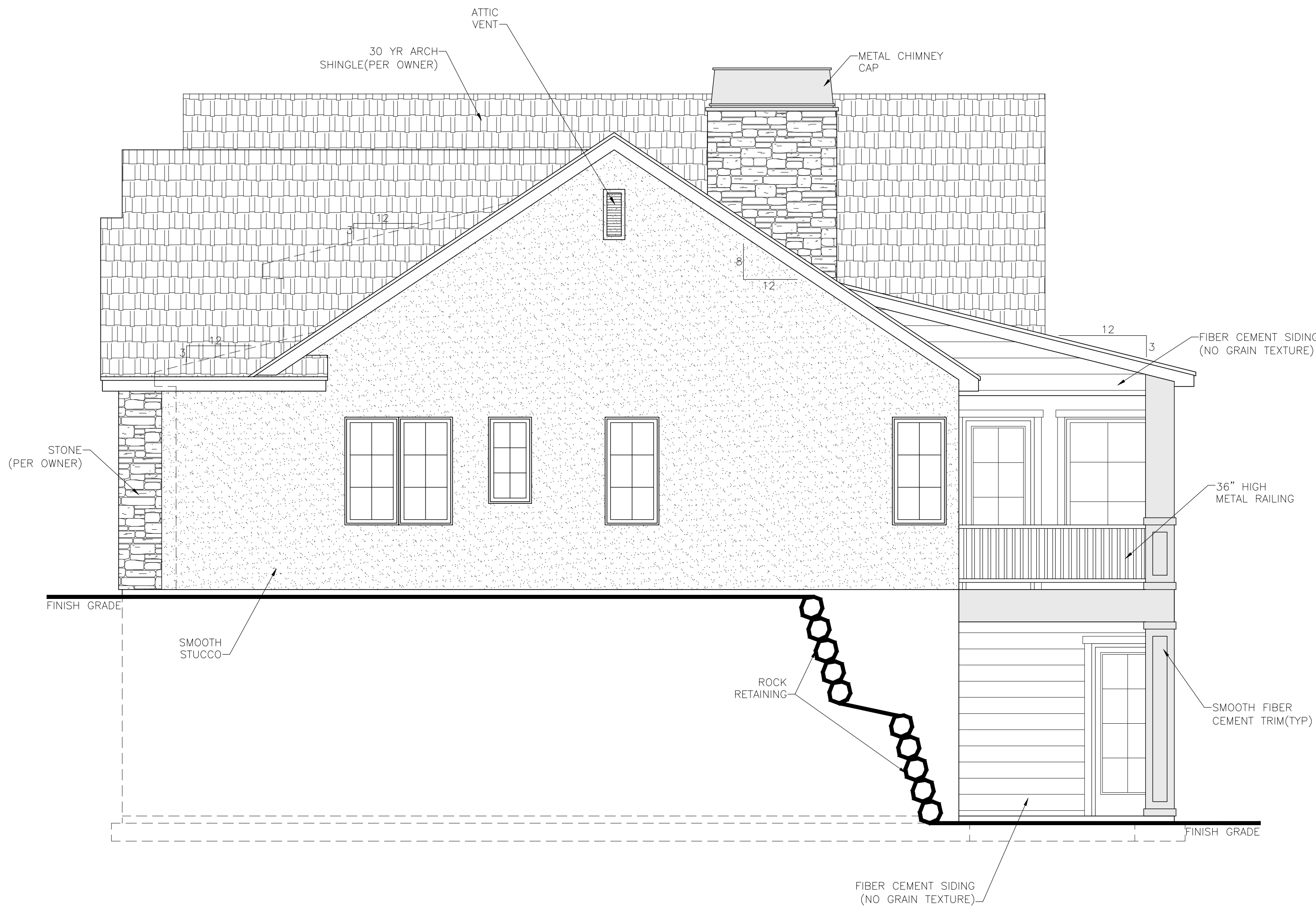
2026-005

A.1



LEFT
ELEVATION

SCALE: 1/4"=1'-0"



RIGHT
ELEVATION

SCALE: 1/4"=1'-0"

GENERAL NOTES:

- GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
- DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- ALL EXTERIOR DOOR AND WINDOW STYLES SHALL BE APPROVED BY OWNER.
- ALL EXTERIOR TREATMENTS SHALL BE APPROVED BY OWNER.
- PROVIDE SEVERE CLIMATED PROTECTION ON ALL ROOFS IAW LOCAL CODES AND IRC SEC. R905.1.2
- ALL EXTERIOR OPENINGS SHALL BE FLASHED SUCH THAT THEY ARE WEATHER PROOFED
- SEE ELEVATIONS NOTED AND DIMENSIONED FOR WALL HEIGHTS AND FLOOR PLACEMENT.
- APPLICABLE CODE 2015 INTERNATIONAL RESIDENTIAL CODE
- SEE STRUCTURAL CALCULATIONS FOR DESIGN VALUES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE WORK (I.E. EXCAVATION, BACKFILL, GRADE, COMPACTION, ETC.) ALL WORK MUST BE IAW LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL CODES.
- GENERAL CONTRACTOR/OWNER IS RESPONSIBLE TO OBTAIN MEC CHECK AND GAS PIPING DIAGRAM.
- PROVIDE ATTIC VENTILATION IAW INTERNATIONAL RESIDENTIAL CODE SEC. R806

KEYED NOTES:

- ROOFING MATERIAL AND APPLICATION SHALL BE IAW INTERNATIONAL RESIDENTIAL CODE SEC. R905
- PROVIDE FLASHING IAW INTERNATIONAL RESIDENTIAL CODE AS FOLLOWS:
 - ARCHITECTURAL SHINGLES -R905.2.8
 - TILE ROOF -R905.3.8
 - METAL ROOF -R905.4.6
 - CEDAR SHAKES -R905.8.8
- PROVIDE ATTIC VENTILATION IAW INTERNATIONAL RESIDENTIAL CODE SEC. R806
- PROVIDE 36" HIGH RAILING W/ BALUSTER PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH (SEE IRC SEC. R312)
- APPLY BRICK AND STONE IAW IRC SEC. R703.8
- PROVIDE ROCK RETAINING WALL - 4' MAXIMUM HEIGHT

SHEET INDEX

CS.1 N/A

SD.1 SITE PLAN

A.1 ELEVATIONS
A.1A N/A
A.2 MAIN FLOOR PLAN
A.3 N/A
A.4 N/A

E.1 N/A
E.2 N/A
E.3 N/A

S.1 N/A
S.1A N/A
S.2 N/A
S.3 N/A
S.4 N/A

D.1 N/A
D.2 N/A

REVISED:

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FEBRUARY 10, 2026

SUN HILL DEVELOPMENT

SITE INFORMATION:

CITY: SANTA CLARA
SUBD.: CLARA CROSSING
LOT: 05
*ONE TIME BUILD

SQUARE FOOTAGE:

MAIN: 2145
SECOND: N/A
BASEMENT: 1905
GARAGE: 1127
COVERED: 5602



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www.evokhome.com

FILE NAME:

2026-005

A.1A



1
A.2

MAIN
FLOOR PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTES:	
1	GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
2	THIS PLAN NOT COMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
3	ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES.
4	ALL EXTERIOR WALLS ARE 2" X 4" STUDS @ 16" O.C. W/ R-19 INSULATION BETWEEN.
5	ALL PLUMBING WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 6".
6	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 4".
7	BRICK AND STONE ARE DIMENSIONED AT 3", ADJUST AS REQD FOR CULTURED STONE.
8	ALL STYLES AND TYPES OF INTERIOR FINISH (I.E. DOORS, HARDWARE, WINDOWS, PAINT, FLOOR COVERINGS, AND APPLIANCES ETC.) SHALL BE DETERMINED BY OWNER.
9	ALL EXTERIOR OPENINGS SHALL BE FLASHED SUCH THAT THEY ARE WEATHER PROOFED.
10	SEE GENERAL FRAMING NOTES ON SHEET CS1
11	ALL EXTERIOR DOOR LANDINGS-SLOPE 2% MAX (ALL DIRECTIONS)

KEYED NOTES:	
⬢	ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903
⬢	ALL TUBS & SHOWERS SHALL HAVE 2.5 GPM HEADS IAW IRC SEC. P2903
⬢	ALL HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE, MUST BE BACKFLOW PROTECTED.
⬢	PROVIDE DRAIN PAN FOR WASHER
⬢	VENT DRYER TO OUTSIDE IAW IRC SEC. G2439 OR PER MANUF. SPEC.
⬢	SHEETROCK ALL WALLS WITH MINIMUM 1/2" GYPBOARD ON GARAGE, SIE AND SHEETROCK ALL CEILINGS & BEAMS WITH MIN. 5/8" GYPBOARD IAW IRC SEC. R302.6(SCREWED)
⬢	PROVIDE 36" HIGH RAILING W/ GUARD PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. NO HORIZONTAL RAILS ARE ALLOWED (SEE IRC SEC. R312)
⬢	PROVIDE JETTED TUB MOTOR ACCESS
⬢	PROVIDE OUTSIDE COMBUSTABLE AIR TO ALL GAS APPLIANCES. VENT TERMINATION IN ACCORDANCE w/ IRC SEC. M1804.2
⬢	PROVIDE SEIZMIC STRAPS FOR WATER HEATERS - PROVIDE SEIZMIC STRAPS - PROVIDE EXPANSION TANKS - PROVIDE 18" PLATFORM - PROVIDE CONCRETE FILLED BUMPER POST-IN GARAGE
⬢	"0" CLEARANCE GAS FIREPLACE. INSTALL PER MANUF. SPEC. PROVIDE GAS SHUTOFF VALVE WITHIN 6' OF FIREPLACE. IAW IRC SEC. G2420.5
⬢	PROVIDE 20 MIN FIRE RATED DOOR W/ SELF CLOSER/LATCH.
⬢	PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R807.1)
⬢	PROVIDE CONTINUOUS HANDRAIL IAW IRC SEC. R311.7.8 SEE APPLICABLE DETAIL ON SHEET D.2
⬢	PROVIDE SAFETY GLAZING IAW IRC SEC. R308
⬢	PROVIDE MIN 1/2" GYPBOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC R302.7
⬢	BEARING WALL -- SEE APPLICABLE DETAIL ON D.2
⬢	FURNACE LOCATION: A MINIMUM 30"x30" LEVEL WORKING SPACE IN FRONT OF THE FURNACE AND A MINIMUM OF 3 INCHES ALONG THE SIDES AND BACK, IRC M1305.1

THERMAL ENVELOPE:	
1	THERMAL ENVELOPE VOLUME: 39,148 CUBIC FEET
2	A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM WILL BE REQUIRED FOR BUILDINGS W/ LESS THAN 3 AIR CHANGES PER HOUR (IRC 303.4 STATE AMENDMENT) WHEN TESTED BY A BLOWER DOOR TEST
3	THE BUILDING THERMAL ENVELOPE SHALL COMPLY W/ SECTION N1102.4.1.2(R402.4.1.2) "BLOWER DOOR" TESTING.

SHEET INDEX	
CS.1	N/A
SD.1	SITE PLAN
A.1	ELEVATIONS
A.1A	N/A
A.2	MAIN FLOOR PLAN
A.3	N/A
A.4	N/A
E.1	N/A
E.2	N/A
E.3	N/A
S.1	N/A
S.1A	N/A
S.2	N/A
S.3	N/A
S.4	N/A
D.1	N/A
D.2	N/A

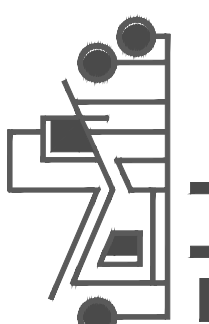
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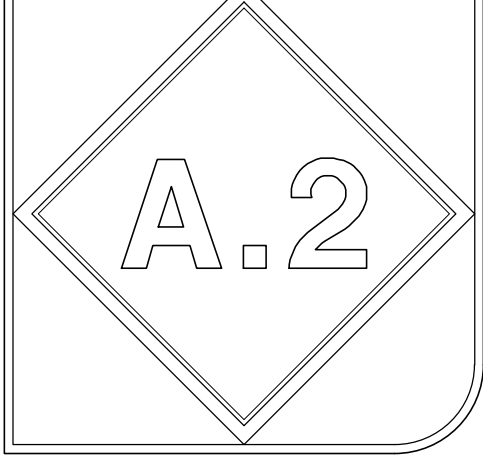
FEBRUARY 10, 2026	
SUN HILL DEVELOPMENT	
SITE INFORMATION:	
CITY:	SANTA CLARA
SUBD.:	CLARA CROSSING
LOT:	05
*ONE TIME BUILD	
SQUARE FOOTAGE:	
MAIN:	2145
SECOND:	N/A
BASEMENT:	1905
GARAGE:	1127
COVERED:	5602

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dan@evokhome.com
www.evokhome.com

FILE NAME:
2026-005





1
A.4

BASEMENT
FLOOR PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTES:	
1	GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
2	THIS PLAN NOT COMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
3	ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
4	ALL EXTERIOR WALLS ARE 2" X 4" STUDS @ 16" O.C. W/ R-19 INSULATION BETWEEN.
5	ALL PLUMBING WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 6"
6	ALL INTERIOR WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 4"
7	BRICK AND STONE ARE DIMENSIONED AT 3", ADJUST AS REQ'D FOR CULTURED STONE.
8	ALL EXTERIOR OPENINGS SHALL BE FLASHED SUCH THAT THEY ARE WEATHER PROOFED.
KEYED NOTES:	
⬢	PROVIDE 20 MIN FIRE RATED DOOR W/ SELF CLOSER/LATCH
⬢	PROVIDE MIN 1/2" CYRBOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC SEC. R302.7
⬢	PROVIDE ELEC PANEL PROPERLY SIZED BY ELECTRICAL CONTRACTOR. CONNECT GROUND WIRE TO METAL PIPES OR CONCRETE ENCASED. ELECTRODE IAW '99 N.E.C. 250-50 (C)
⬢	PROVIDE SEIZMIC STRAPS FOR WATER HEATERS
⬢	PROVIDE OUTSIDE COMBUSTABLE AIR TO ALL GAS APPLIANCES
⬢	PROVIDE SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP
⬢	PROVIDE 36" HIGH RAILING W/ GUARD PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. NO HORIZONTAL RAILS ARE ALLOWED (SEE IRC SEC. R312)
⬢	BEARING WALL - SEE DETAIL 17 ON SHEET D.2.
⬢	"0" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC. PROVIDE GAS SHUTOFF VALVE WITHIN 6' OF FIREPLACE IAW IRC SEC. G2420.5
⬢	PROVIDE JETTED TUB MOTOR ACCESS
⬢	ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903
⬢	ALL TUBS & SHOWERS SHALL BE 2.5 GPM IAW IRC SEC. P2903
⬢	ALL HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE, MUST BE BACKFLOW PROTECTED.
⬢	PROVIDE CONTINUOUS HANDRAIL IAW IRC SEC. R311.7.8 SEE APPLICABLE DETAIL ON SHEET D.2
⬢	PROVIDE DRAIN PAN FOR WASHER
⬢	VENT DRIER TO OUTSIDE IAW IRC SEC. G2439 OR PER MANUF. SPEC.
⬢	PROVIDE FLOOR DRAIN
⬢	PROVIDE 36" DEEP WINDOW WELL W/ LADDER AS REQ'D
⬢	PROVIDE SAFETY GLAZING IAW IRC. SEC. R308

SHEET INDEX	
CS.1	N/A
SD.1	SITE PLAN
A.1	ELEVATIONS
A.1A	N/A
A.2	MAIN FLOOR PLAN
A.3	N/A
A.4	N/A
E.1	N/A
E.2	N/A
E.3	N/A
S.1	N/A
S.1A	N/A
S.2	N/A
S.3	N/A
S.4	N/A
D.1	N/A
D.2	N/A

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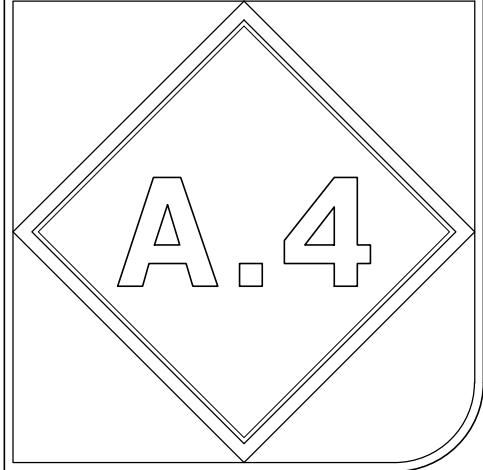
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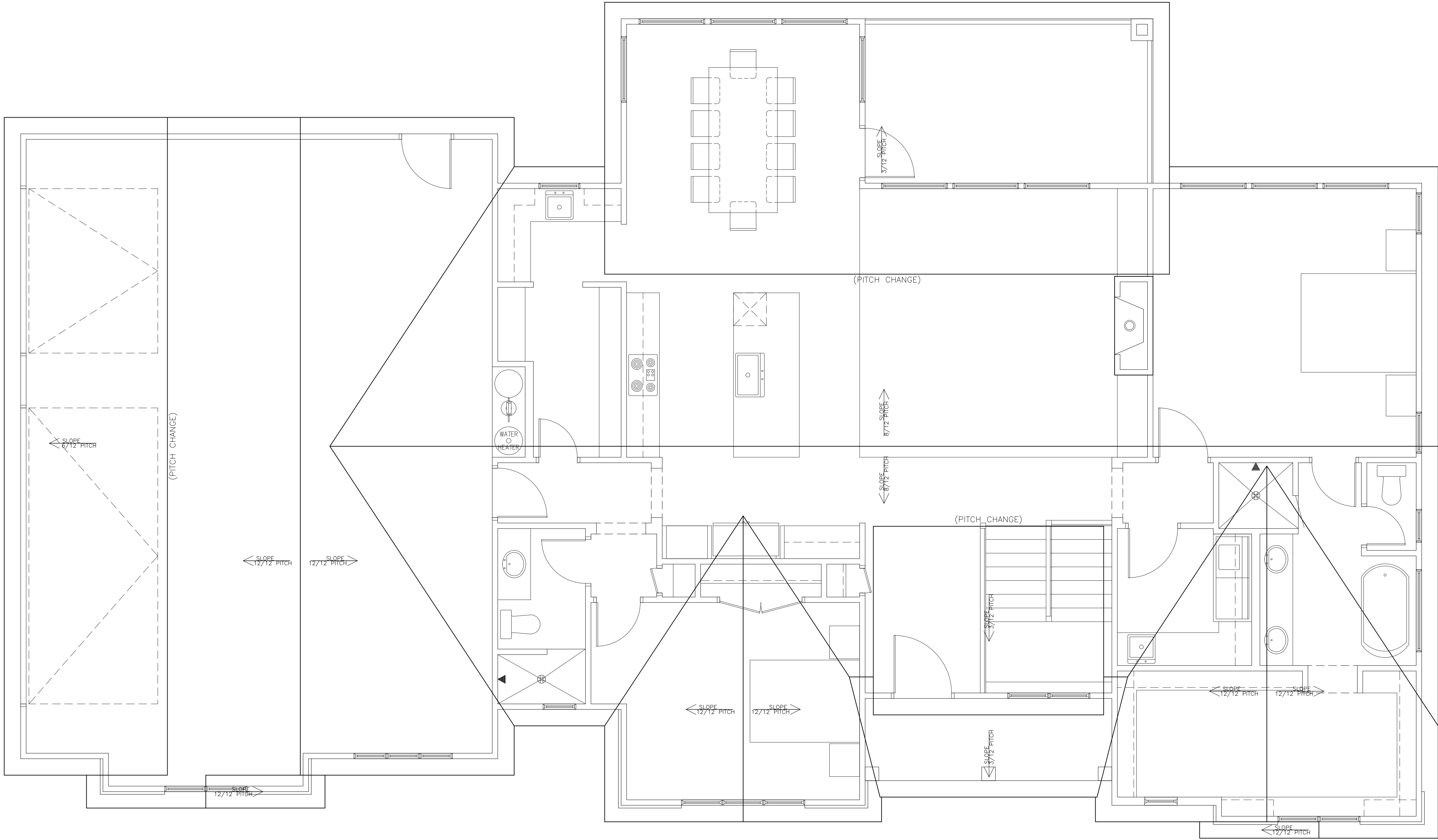
FEBRUARY 10, 2026	SITE INFORMATION:	
	CITY:	SANTA CLARA
	SUBD.:	CLARA CROSSING
	LOT:	05
SQUARE FOOTAGE:		*ONE TIME BUILD
MAIN:		2145
SECOND:		N/A
BASEMENT:		1905
GARAGE:		1127
COVERED:		5602

ph: 1.435.313.1577
fax: 1.866.522.7016

dan@evokhome.com
www.evokhome.com

FILE NAME:
2026-005





ROOF
LINE PLAN

SCALE: 1/4"=1'-0"

ATTIC VENTILATION

3,522 SQ. FT. ATTIC AREA
3,52/300 = 11.74 SQ. FT. VENTABLE AREA
11.74 SQ. FT. CONVERTS TO 1,690.56 SQ. IN.



O'HAGIN VENTS
LOW: 12
HIGH: 12

ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR O'HAGIN VENTS IN CONJUNCTION WITH UNDER SOFFIT VENTS TO MEET OR EXCEED MINIMUM VENTABLE AREA.

GENERAL NOTES:

- GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.
- VERIFY ALL BEAM SIZES WITH ENGINEERING SPECIFICATIONS.
- ALL BEAMS AND HEADERS OVER 48" SHALL BE SUPPORTED BY DOUBLE TRIMMERS
- ALL FRAMING MATERIAL SHALL BE #2 D.F. U.N.O.
- ALL BEAMS AND POSTS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED
- TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECS. FOR ALL TRUSSES
- SIZE AND SPACING OF "TJI" ROOF JOISTS SHALL BE DETERMINED BY MANUFACTURER.
- 7/16" O.S.B. OR CDX PLYWOOD SHEATHING
 - 8D NAILS @ 6" O.C. AT EDGES OF ROOF
 - 10D NAILS @ 4" O.C. AT GABLE ENDS
 - SPACE NAILS 12" O.C. ON INTERMEDIATE MEMBERS
 - STAGGER SHEATHING JOINTS
 - PLYWOOD PERP. TO RAFTERS & TRUSSES
- SOLID BLOCK BETWEEN TRUSSES -SEE APPLICABLE DETAILS ON SHEET D.2.
- ANCHOR ROOF TRUSSES OR RAFTERS WITH SIMPSON H1 CONNECTORS @ BOTH ENDS
- ALL OVER FRAME AREAS TO HAVE FULL ROOF SHEATHING BELOW. (I.E. SEE APPLICABLE DETAIL ON SHEET D.2)
- SEE WOOD TRUSS AND METAL GUSSET PLATE NOTES ON SHEET CS.1.
- ROOF FRAME PLAN IS INCOMPLETE WITHOUT ATTACHED ENGINEERED ROOF TRUSS PLAN WITH TRUSS DETAILS AND ALL CONNECTING HARDWARE SPECIFIED.

KEYED NOTES:

- 2" X 10" VALLEY PLATE (SEE APPL. DETAIL ON SHEET D.2)
- 2" X 8" STICKFRAME OVERBUILD @ 16" O.C. W/ PONY WALLS @ 8" O.C.
- ROOF SCUPPER
- ROOF DRAIN
- OVER-FLOW
- CATCH BASIN

SHEET INDEX

CS.1	N/A
SD.1	SITE PLAN
A.1	ELEVATIONS
A.1A	N/A
A.2	MAIN FLOOR PLAN
A.3	N/A
A.4	N/A
E.1	N/A
E.2	N/A
E.3	N/A
S.1	N/A
S.1A	N/A
S.2	N/A
S.3	N/A
S.4	N/A
D.1	N/A
D.2	N/A

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-	-
-	-

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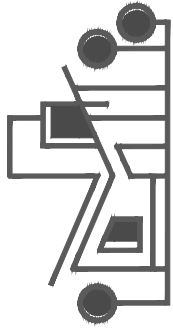
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FEBRUARY 10, 2026

SUN HILL DEVELOPMENT

SQUARE FOOTAGE: MAIN: 2145 SECOND: N/A BASEMENT: 1905 GARAGE: 1127 COVERED: 5602

INFO: CITY: SANTA CLARA SUBD.: CLARA CROSSING LOT: *ONE TIME BUILD



ph: 1.435.313.1577 fax: 1.866.522.7016

dan@evokhome.com www.evokhome.com

FILE NAME:

2026-005

S.4



HEYREND FAMILY HOME

Plan & Design Proposal
for
Clara Crossing Lot #5

FEBRUARY 2026

BUILDER

Sam Flemetakis

435-705-4794 sam@sunhilldevelopment.com

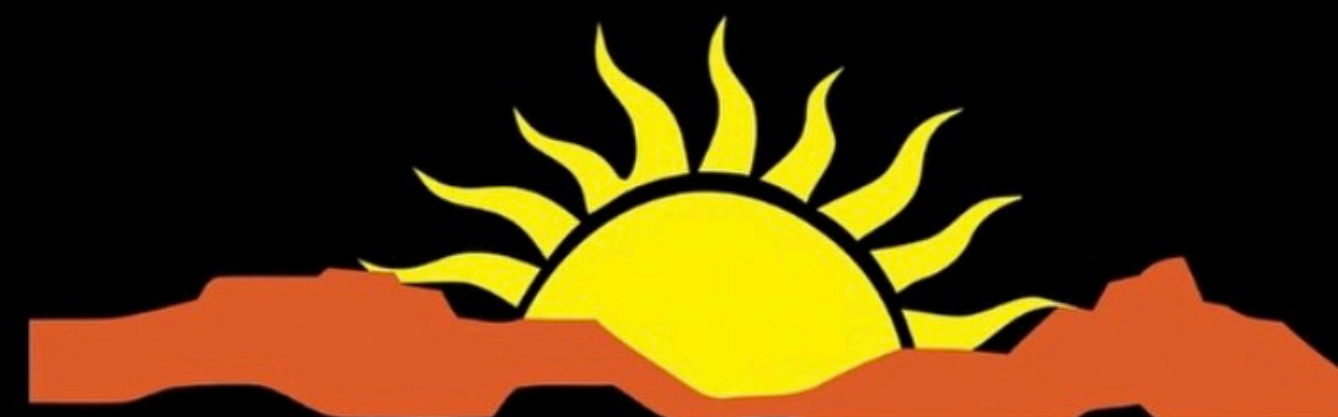
Alec Flemetakis

435-668-4626 alec@sunhilldevelopment.com

For over 20 years, we've been proud to serve Southern Utah as trusted general contractors, custom home builders, and land developers. Based in beautiful St. George, we specialize in delivering top quality construction and services to clients from near and far.

We know the construction process can feel overwhelming, that's why our mission is to make building your dream home smooth, stress free, and professional. From start to finish, we guide you every step of the way, ensuring an on time delivery of the very best finished product possible.

We're grateful to serve amazing clients from across the country and to welcome them into the Southern Utah community we love.



Sun Hill Development LLC
"Unsurpassed Quality & Service"

ARCHITECT

Evōkhome

Dan Carrick

435-313-1577

dan@evokehome.com

Design Gallery.

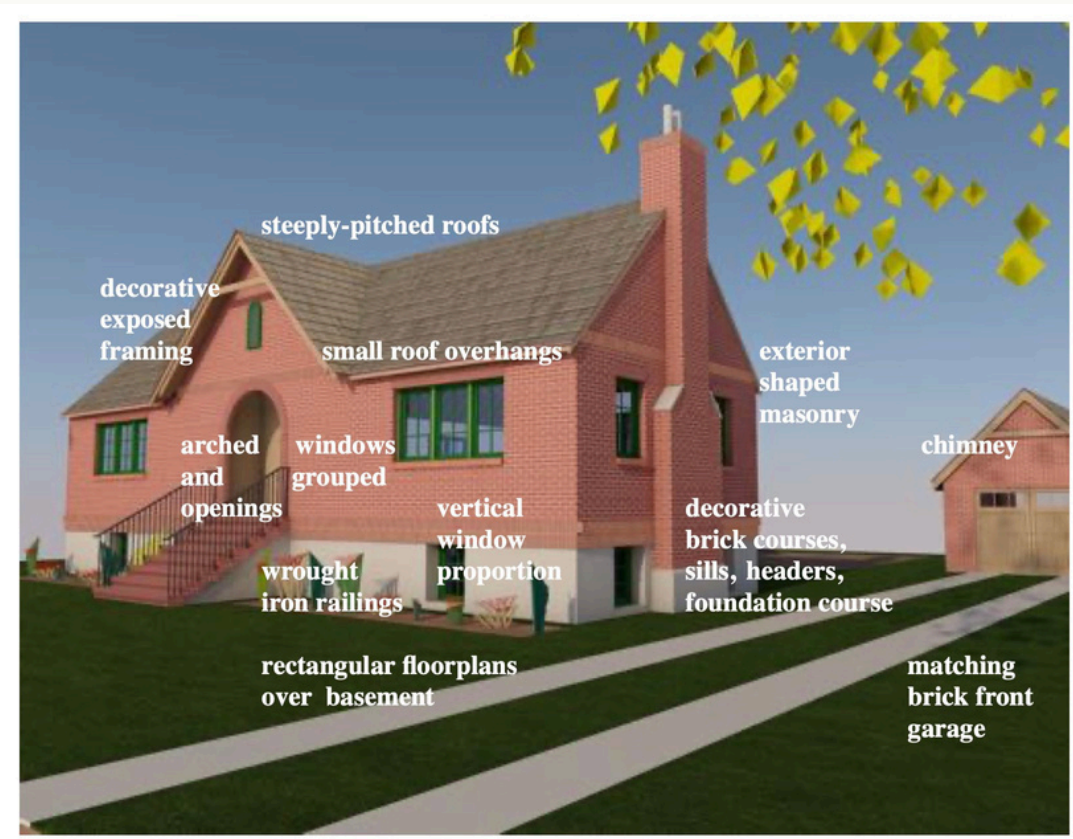
Evōkhome is a residential and construction firm specializing in creating curated, high-end living spaces with over 20 years experience in Southern Utah.



PROJECT NARRATIVE

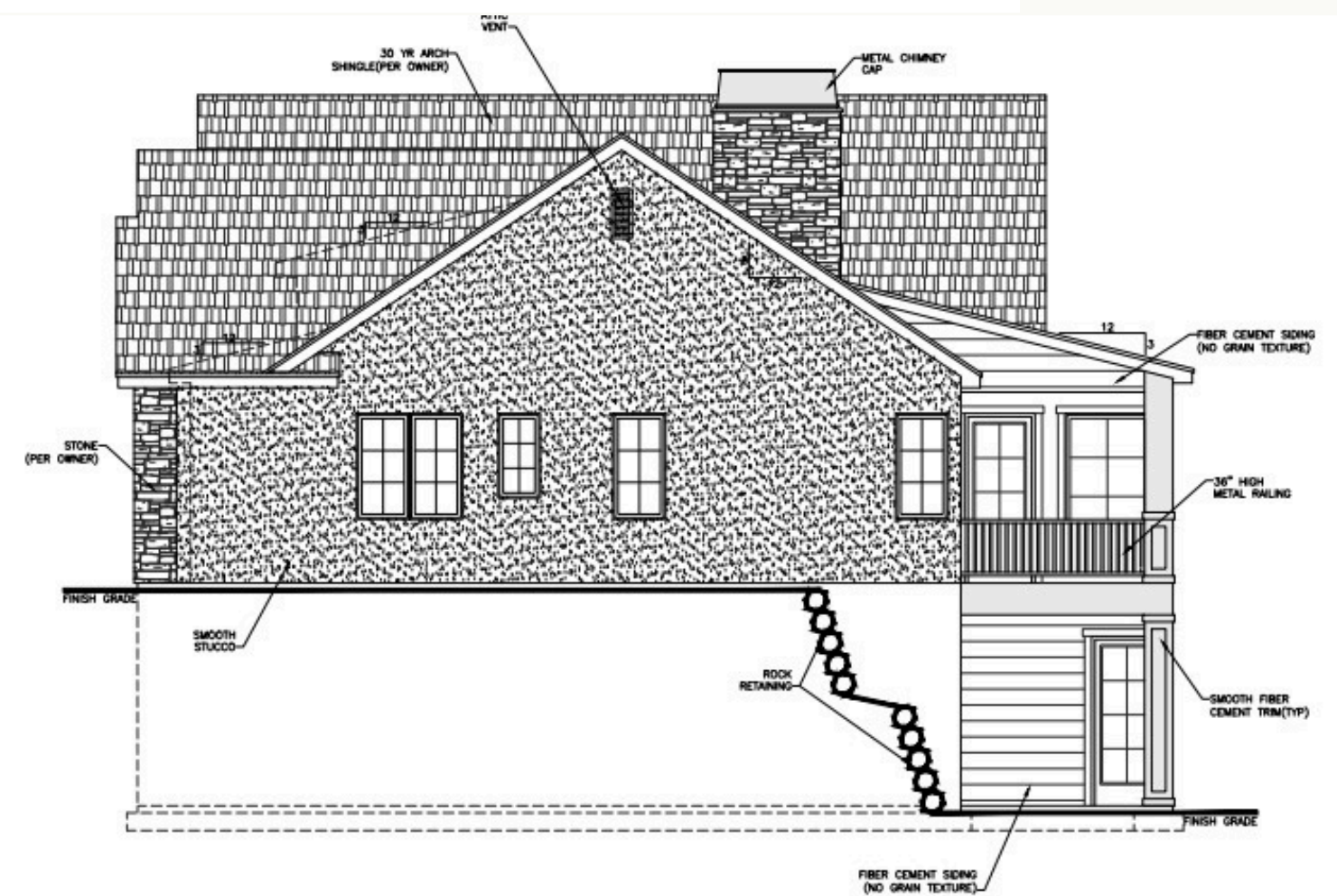
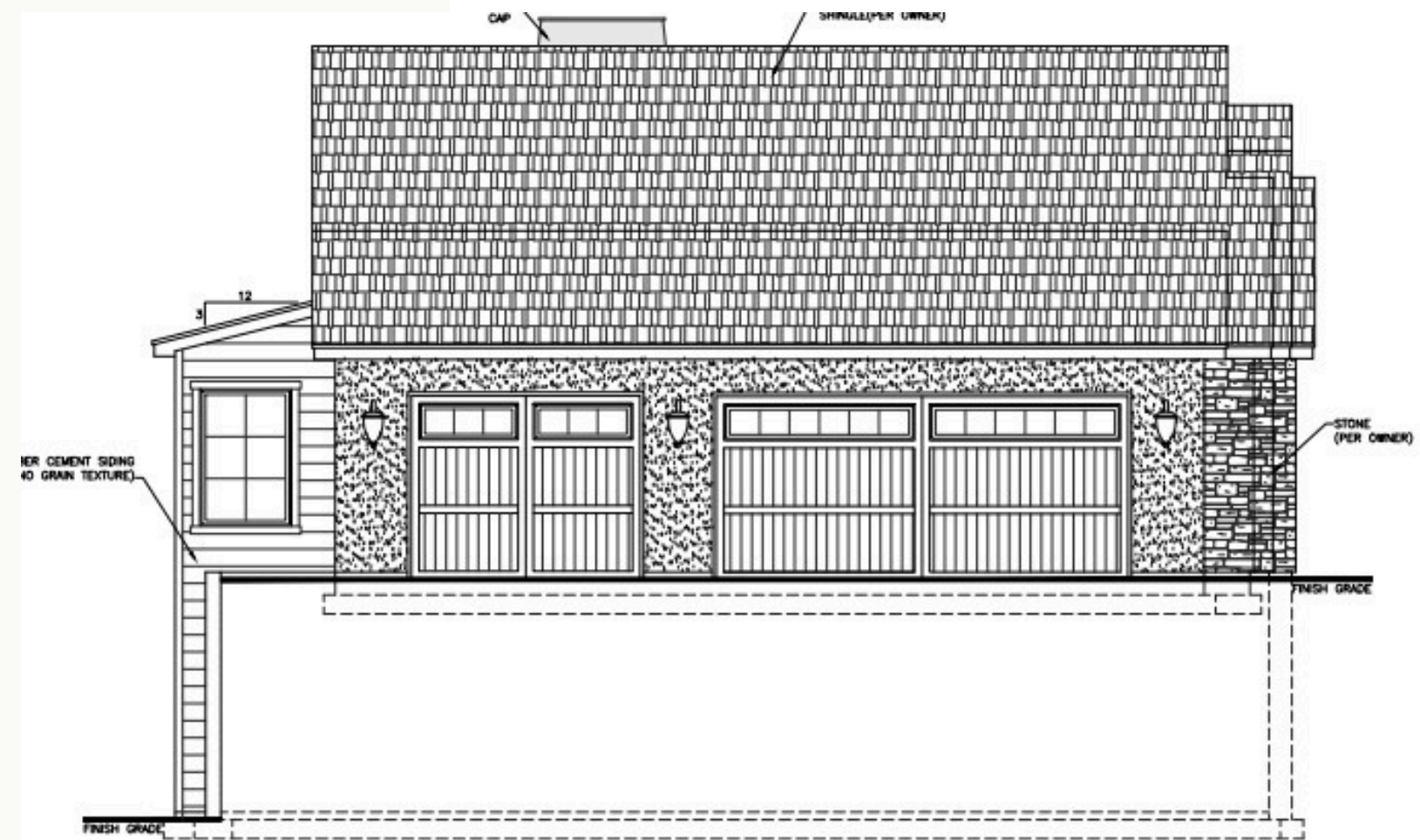
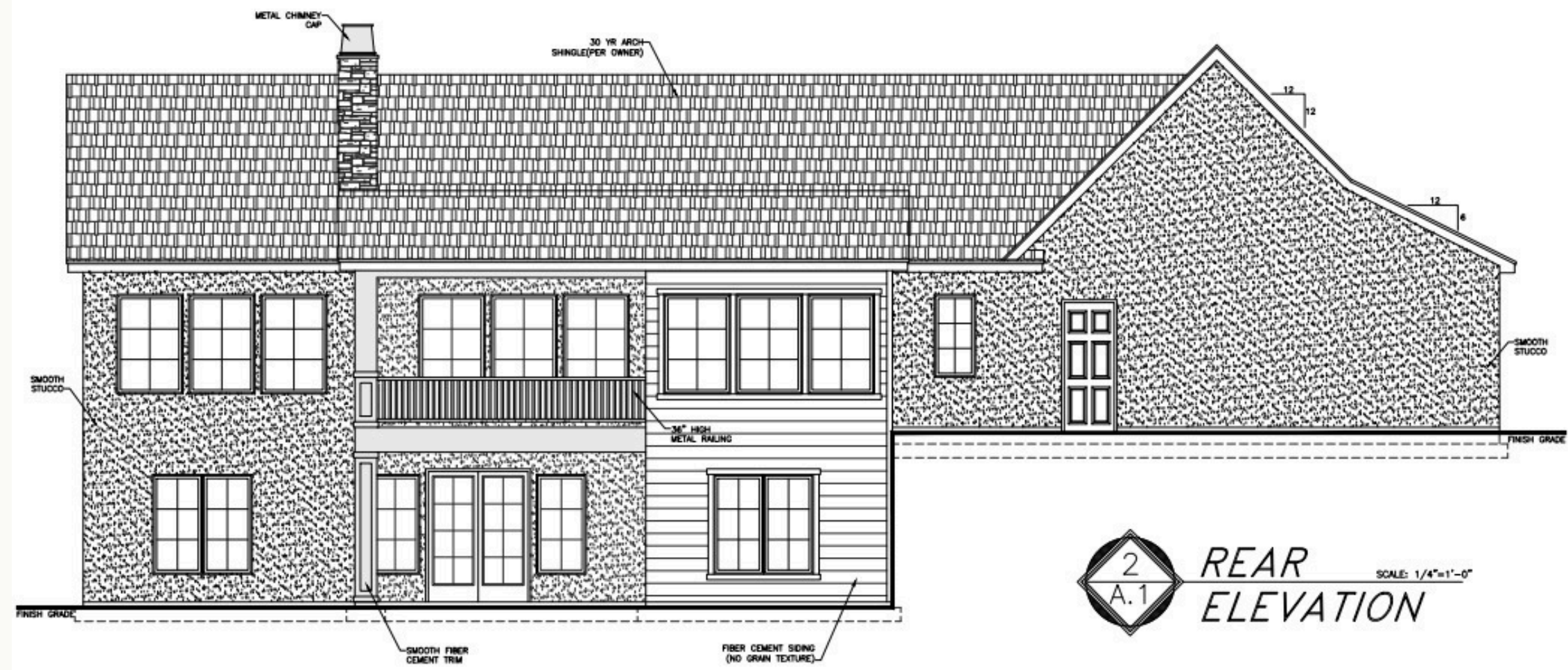
The Heyrend Family is very excited to construct their new family home in the Santa Clara City Historic District. As Southern Utah natives, we know the specific charm, quaintness, and beauty of Santa Clara Drive, and we feel honored to get the opportunity to contribute to such a special place.

A lot of thought and care has been given to the design of this project as to create a beautiful addition to Santa Clara Drive, as well as creating a comfortable home for our family. Dan Carrick with Evōkehome has helped us design a plan that we feel fits into the Period Cottage style of architecture. After fully reviewing the 2024 Historic District Design Guidelines, we incorporated a steep, gabled end-roof, small roof overhangs, an arched entry door, gridded windows, 40%+ stone with over-grout, 30-year shingled roof, and side entry garages to help maintain the curb appeal of the home. With Sun Hill Development as our builder, we feel we will execute a beautifully finished product that Santa Clara City will be proud to have in its Historic District. Please review the following slides for examples of proposed materials, color schemes, and overall aesthetic.



FRONT ELEVATION PROPOSAL





DESIGN BOARD



COLOR INSPIRATION

Designer Color Collection ⓘ

SW 9611

Minimalist

Expert Pick

Designer Color Collection ⓘ

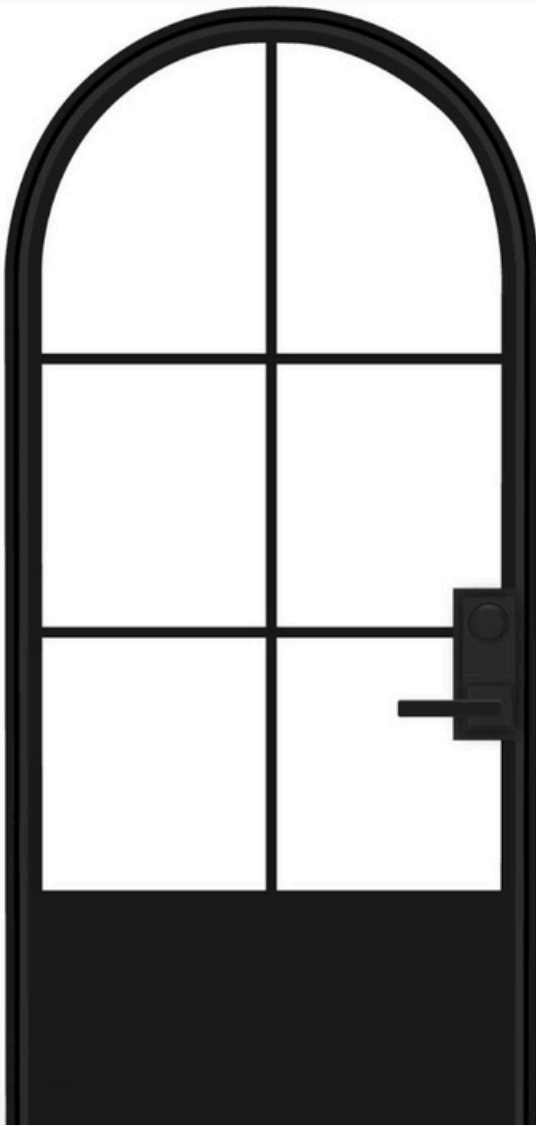
SW 9607

Tanglewood

STUCCO COLOR

HARDIE BOARD:
BATTEN BOARD ON FRONT
PLANK SIDING ON REAR

WINDOWS & TRIM: BLACK



Millennium
LIGHTING



STONE: CREATIVE MINES
FOOTHILL RUBBLE IN GREENTEA



ROOF SHINGLES: CERTAINTEED
LANDMARK IN GRANITE GRAY



**SANTA CLARA CITY HERITAGE COMMISSION
MEETING MINUTES
Santa Clara Town Hall Conference Room
2603 Santa Clara Drive
February 19, 2026**

Present:

Commission Members: Mimi McKenna, Chairman
Megan Smith
Bob Lamoreaux

City Council Representative:

Director: Jim McNulty, Planning & Economic Development Director

Staff: Sherry Laier

CALL TO ORDER

Mimi McKenna called the meeting to order at approximately 4:00 PM.

1. **Approval of Minutes for January 15, 2026.**
Mimi McKenna moved to APPROVE the minutes of January 15, 2026. Bob Lamoreaux seconded the motion. The motion passed with the unanimous consent of the Commission.

BUSINESS ITEMS

Business

1. **Sign Review for the Jacob Hamblin Home Visitors Center located at 3386 Santa Clara Drive. Kai Neilson, applicant.**

The applicant, Kai Neilson, representing the Church of Jesus Christ of Latter-Day Saints, is proposing to replace the existing pole sign with a monument sign for the Jacob Hamblin Home Visitors Center property. The existing pole sign has been on the property for many years and is showing signs of natural wear and tear.

The proposed Monument Sign is approximately 6' feet in height. The sign face is 7.27 feet wide and 5' feet tall which equates to thirty-six (36) square feet. The sign will be perpendicular to Santa Clara Drive allowing for visibility traveling both east and west. The sign base and

supports around the sign will be metal (black), with the sign face also being metal (white). The sign text will be black in color.

The sign will be installed on a concrete pad, with the concrete extending to cover the existing flagpole base. The committee confirmed that the design complies with historic district sign code requirements, and Kai Neilson was asked to with following up with the City Building Official, Cody Mitchell, to obtain the necessary permit.

The Heritage Commission reviewed and approved plans for a new monument sign at the Jacob Hamblin home.

Bob Lamoreaux recommended approval of the monument sign located at 3386 Santa Clara Drive, (Jacob Hamblin Home Visitors Center) in the Santa Clara Historic District subject to the following conditions:

1. That the applicant constructs the monument sign according to the plans presented to the Heritage Commission.
2. That the Historic District Design Guidelines Part II, Section 14 as summarized in the staff report be complied with.
3. That the applicant comes back to the Heritage Commission if changes to any item in Condition #2 are proposed.
4. That the applicant obtains a building permit prior to construction activity.

Megan Gubler seconded the motion. The motion passed with unanimous consent of the commission.

2. Design Review for a New Home located at 3263 Santa Clara Drive (Clara Crossing Subdivision). Bennett & Hayley Hayrend, applicants.

The Heritage Commission reviewed a proposal for a new single-family home in the R-1-10 Historic District Overlay, located at 3263 Santa Clara Drive. The proposed single-family home includes stone masonry, hardy-board and stucco facade, awnings, window treatments, roof overhangs, dormer windows, asphalt shingles, varied roof pitch, and a side loading garage. The applicants hired architect, Dan Carrick, with Evokhome to design the home. The design includes a custom one-story cottage style with a daylight basement as the change in grade from the front of the home to the back is approximately 12'. The home will have black windows and a color palette of Sherman Williams 9611 and 9607, with a rustic stone selection and natural-looking grout.

The Heritage Commission approved the design subject to providing a color board with material samples for review, which the applicants agreed to.

Bob Lamoreaux recommended approval of the new home at 3263 Santa Clara Drive, located in the Santa Clara Historic District subject to the following conditions:

1. That the applicants construct the home according to the plans presented to the Heritage Commission.
2. That the Historic District Design Guidelines Part II, Sections 4, 9, 11, and 12 as summarized in the staff report be 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 with material samples for review and approval by the Heritage Commission prior to construction.
5. That this home be required to meet the area, width, and yard regulations (building setbacks) as per Section 17.64.050 of city code. Also, the building height for this home is limited to 35'.

Megan Gubler seconded the motion. The motion passed with unanimous consent of the commission.

3. **Discussion Item:** State Historic Preservation Officer SHPO Document.

This item was tabled until next meeting.

4. **Adjournment.**

The Heritage Commission Meeting adjourned at approximately 4:45 PM

Approved: _____
Sherry Laier, Clerk

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, February 26, 2026**

Present: Logan Blake, Chair
Shelly Harris
Kristen Walton
Josh Westbrook
Joby Venuti
Tyler Gubler
David Clark (via Zoom)

Staff: Jim Mr. 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 26, 2026, at 5:30 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Gubler

3. Conflicts and Disclosures

No conflicts or disclosures were reported by any Commissioners.

4. Working Agenda

A. Public Hearing

- 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 Annexation Policy Plan update, explaining that this was the required public hearing following the public meeting held a month prior. The City had previously adopted an Annexation Policy Plan in March 2024, but during the recent General Plan update process, staff determined that additional lands south of the current City boundaries in the Gap Canyon area should be included in the Annexation Policy Plan.

Mr. McNulty detailed the statutory requirements under Utah Code 10-2-803, noting that affected entities had been notified and given opportunities to provide input. The city had received comments from two affected entities: Ivins City and Saint George City. Sharon Allen from Ivins City attended the previous meeting and stated that if the Hafen property develops as commercial, it should remain in Ivins' boundaries, but if Santa Clara intends recreational development, Ivins has no objection to annexation. Ivins also requested consideration of dark sky lighting requirements for any development near their boundary.

St. George City, through Community Development Director Carol Winner, acknowledged receipt of the notice and indicated they have no objections to the proposed plan. They noted there is some overlap between the cities' annexation policy areas but are comfortable allowing property owners to determine which municipality to pursue for annexation. Commissioner Blake opened the public hearing. With no public comment, the hearing was closed and the Planning Commission moved to discussion. Commissioner Blake noted they had previously discussed this matter extensively.

B. Public Meeting

1. See General Business Items.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council 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.

Motion: Commissioner Westbrook moved that the Planning Commission forward a recommendation of approval for the Annexation Policy Plan to the City Council. Commissioner Harris seconded. Motion carried unanimously.

B. Planning Commission Approval

1. Approval of a Preliminary Subdivision Plat for the proposed Cottonwood Creek Phase 4B Subdivision located at the northwest corner of Riverwood Lane and Riverwood Circle. Lonnie Gubler, applicant.

Mr. McNulty presented the preliminary plat for Cottonwood Creek Phase 4B, a two-lot subdivision on 1.16 acres with a project density of 1.72 units per acre. Both lots (Lot 3 and Lot 4) are approximately 0.51 acres each, meeting the half-acre minimum requirement for the Residential Agricultural (RA) zone. The lots will be accessible via Vineyard Drive, connecting to Riverwood Lane and Riverwood Circle, with the circle improvements already completed in 2017 during the original Phase 4 development.

Mr. McNulty outlined several key requirements including street improvements along Riverwood Lane for the entire frontage of Lot 4, compliance with building setbacks and height restrictions, and standard utility requirements. The applicant, represented by engineer Jared Bates, had requested a sidewalk waiver for the east side of Riverwood Lane due to space constraints and existing mature trees.

Commissioner Blake expressed concern about the need for an erosion hazard assessment under city code section 15.36.200, noting the property's proximity to the Santa Clara River and potential flood risks. He observed that riprap protection appears to end at Old Farm Road, and the property falls within erosion hazard boundaries shown on regional maps.

Lonnie Gubler, the applicant, questioned the erosion hazard requirement and requested permission to reduce the road pavement width from 30 feet to 28 feet to minimize impact on their agricultural operations to the south. The discussion revealed that any such reduction would require City Council approval as a separate waiver request.

Extensive discussion ensued regarding the road width reduction request. Commissioner Blake noted that the City's Transportation Master Plan shows Bonelli Trail extending south along the river and connecting to this area, suggesting future traffic beyond just the immediate lots. Commissioner Gubler raised concerns about creating bottlenecks for future development, while others debated the practicality of widening roads in the future if development patterns change.

The Commission ultimately agreed that if a pavement width reduction were granted, an additional easement should be placed on Lot 4 to preserve the ability to widen the road in the future without impacting the homeowner. Mr. McNulty clarified that both the sidewalk waiver and pavement width reduction would require separate City Council approval.

Commissioner Clark, participating online, expressed reservations about both the sidewalk waiver and road width reduction, emphasizing the need to avoid short-sighted decisions that might prove costly later as the area develops and traffic increases.

Motion: Commissioner Westbrook moved that the Planning Commission grant preliminary subdivision plat approval for the Cottonwood Creek Phase 4B subdivision subject to eight conditions: the six standard conditions listed in the staff report, plus condition seven requiring compliance with city code section 15.36.200 regarding erosion hazard assessment, and condition eight regarding the pavement width reduction waiver subject to City Council approval. Commissioner Gubler seconded. Motion carried 4-3, with Commissioners Clark, Walton, and Harris voting in opposition.

6. Discussion Items

A. None.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: February 12, 2026

The Planning Commission reviewed the minutes from February 12, 2026. No corrections were noted.

Motion: Commissioner Harris moved to approve the minutes from February 12, 2026. Commissioner Walton seconded. Motion carried with Commissioner Venuti abstaining due to absence from that meeting.

Mr. McNulty provided brief updates on recent City Council actions, noting that three ordinances previously reviewed by the Planning Commission (the R-1-4 zone, Temporary Sign ordinance, and Shared Monument Sign ordinance) were all adopted by the City Council the previous evening. He also addressed scheduling for the March 12 meeting during spring break, determining that several Commissioners would be absent and a quorum might not be available. He indicated he would decide whether to cancel that meeting based on the urgency of pending items.

Mr. McNulty announced the annual Utah Land Use Institute training scheduled for Friday, March 20, at the Abbey Inn, requesting Commissioners indicate their attendance preferences for either in-person or online participation to fulfill their required professional development hours.

8. Adjournment

Commissioner Blake adjourned the meeting at 6:27 PM.

Jim McNulty
Planning Director

Approved: _____