



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
April 23, 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, April 23, 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: Joby Venuti

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. None.

B. Public Meeting

1. See General Business Items.

5. General Business

A. Planning Commission Approval

1. Project Plan Amendment for the Desert Village Community located at 2540 Lava Lane. Dan Mickelson, Six Star Management LLC, applicant.

6. Discussion Items

A. City Code, Title 17 Updates.

7. Approval of Minutes

A. Approval of Meeting Minutes: March 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 16th day of April 2026.

Jim McNulty, Planning Director



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

Staff Report

Project Plan Amendment Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: April 23, 2026

Current Zone: Planned Development Residential, PDR

General Plan Designation: Medium-High Density Residential, MHDR

Property Location: 2540 Lava Lane

Request: Project Plan Amendment for Desert Village (Leasing Office)

Applicant Name: Dan Mickelson

Staff Planner: Jim McNulty

City Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Dan Mickelson, Six Star Management LLC**, is requesting a Project Plan Amendment for the Desert Village Community. The Project Plan Amendment includes building a sales office building for the community. The proposed building would be located south of the existing pool amenity area. This area is currently covered in artificial turf.

The proposed building will be 1,200 square feet and includes an office, open meeting area, bathroom and break area. The building will include covered front and rear awnings with stone pillars, columns and a trellis. Additionally, a sidewalk will be installed providing resident access to the outdoor sitting/barbeque area and pool area without entering the building. A copy of the Site Plan, Floor Plan, and Building Elevations has been attached for your review and consideration.

The **building materials** will include stucco, stone veneer, and slate roofing. A digital copy of the exterior materials has been attached.

Section 17.68.070 of city code allows for Project Plan Amendments and includes the following:

"The Planning Commission may approve an amendment to a previously approved project plan if: the proposed amendment does not alter any approved site development regulations of the plan and does not materially alter other aspects of the plan, including traffic circulation, mixture of use types, or general physical layout."

PROPOSED SITE REVISIONS

City staff discussed this proposal with the applicant at a recent TRC meeting. The applicant intends to build a 1,200 square foot sales office building for the Desert Village Community. It was decided that the applicant could proceed with the proposed application to amend the Project Plan as per Chapter 17.68 of city code.

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission approve the Project Plan Amendment for the Desert Village Community subject to the following conditions:

1. That the sales office building be located on site as per the approved Site Plan.
2. That the applicant be allowed to construct a 1,200 square foot sales office building for the Desert Village Community.
3. That the sales office building includes front and rear awnings with stone pillars, columns and a trellis.
4. That the sales office building materials include stucco, stone veneer, and slate roofing.
5. That a sidewalk providing direct access for residents to the outdoor sitting/barbeque area and pool area be provided as per the approved Site Plan.
6. That all outdoor lighting associated with the project be shielded and directed downward to avoid light spill.
7. That the applicant be required to obtain a building permit before work commences.

With the following finding:

1. The amendment does not alter other aspects of the plan, including traffic circulation, mixture of use types, or general physical layout.



SIX STAR MANAGEMENT, LLC
1160 W 700 S
CLEARFIELD, UT 84015
SIXSTARMNGT.COM

RE: Desert Village Townhome Sales and Amenity Building TRC Submittal

To Santa Clara Technical Review Committee,

My name is Dan Mickelson, I represent Six Star Management General Contractors. We are working with Jared Haines, Construction Manager with Investors Capital Group representing the property owner and Kinley Puzey of Onyx Design Collective who will provide the design and engineering on the proposed project.

The proposed building will serve as the sales office for the community, replacing the current sales office in Unit 27. The new building will be located south of the existing pool amenities and will complement the area with architectural design similar to the surrounding development. Currently this area is covered in artificial turf. The proposed building will be approximately 1,200 square feet and will include an office, open meeting area, bathroom and break area. The building would also include covered front and rear entrances and an outdoor sitting and barbeque area. The existing sidewalk will be reconfigured to allow access to the patio and pool without entering the building.

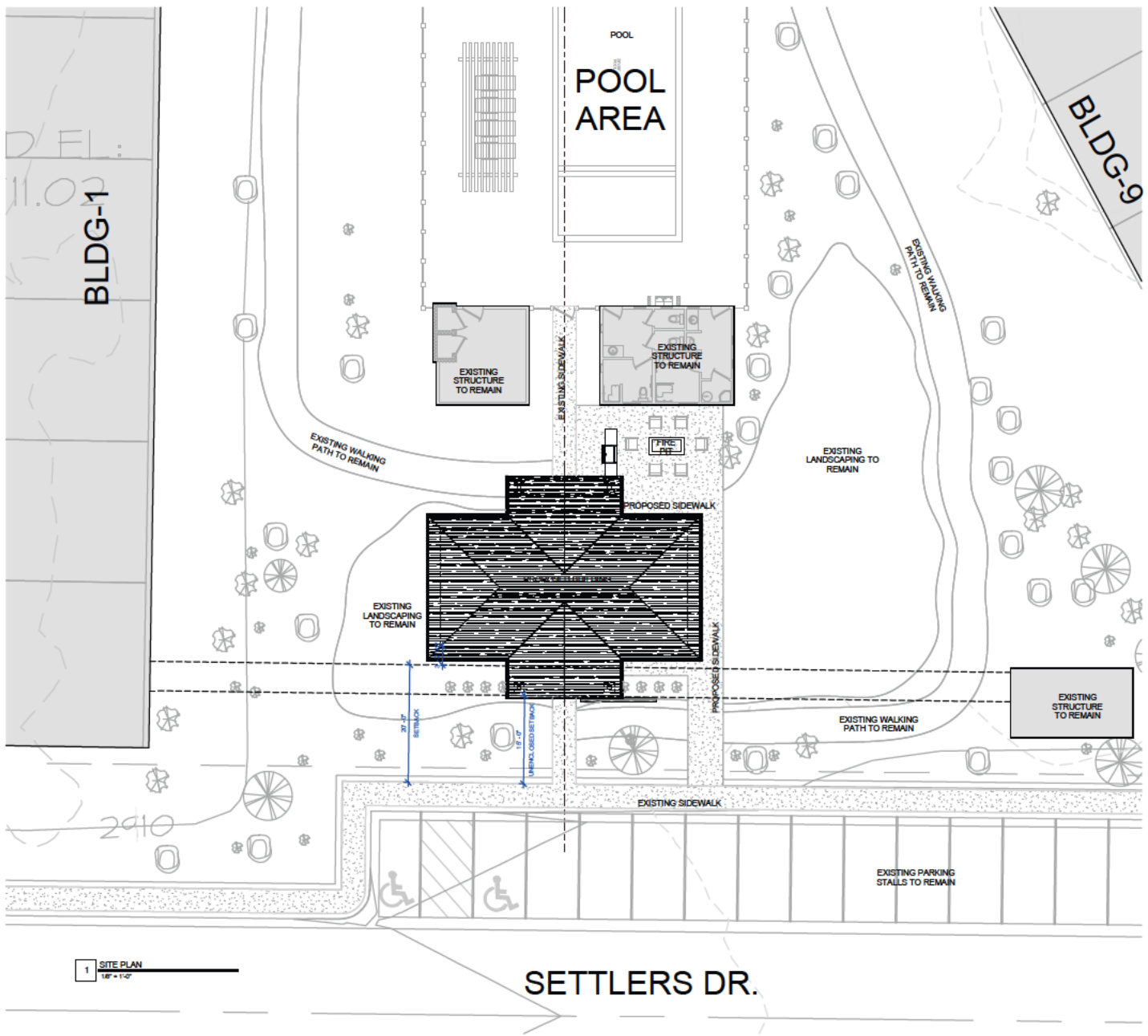
Open space impacts are provided on page 7 of the submitted design concepts. With the addition of this structure the Common Area is approximately 53.10%

Thank you for your consideration of this project.

Sincerely,

Dan Mickelson

[Redacted signature block]



GENERAL NOTES - SITE PLAN

- A SEE GENERAL NOTES ON SHEET 01.0 FOR ADDITIONAL REQUIREMENTS
- B GRADING AROUND ENTIRE BUILDING TO SLOPE AWAY FROM BUILDING AT 2% MIN. SLOPE FOR A DISTANCE OF 10' FROM BUILDING.
- C CONSTRUCTION VEHICLE PARKING TO COMPLY WITH ALL REQUIREMENTS
- D ALL AREA OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITY OUTSIDE BUILDING/HARDSCAPE FOOTPRINTS SHALL BE REPAIRED IMMEDIATELY FOLLOWING CONSTRUCTION COMPLETION AND IN ACCORDANCE WITH ALL REQUIREMENTS.

1 SITE PLAN
1/8" = 1'-0"

ONYX DESIGN
COLLECTIVE
Architecture | Interior Design
186 N. 100 E. SUITE A
KAYSVILLE, UT 84037
(801) 862-7208
www.onyxdesigncollective.com

DESERT VILLAGE SALES OFFICE
SANTA CLARA, UTAH
SCHEMATIC DESIGN

Rev # Date Description

NOTE: THIS DRAWING IS INTENDED FOR A 24X36" SHEET. IF IT HAS BEEN PRINTED ON ANYTHING ELSE, IT IS A REDUCED COPY. PLEASE SCALE DRAWING ACCORDINGLY.
Job # 25.009
Drawn: Author Checked: Checker
Date: 04.13.2025
Owner: INVESTORS CAPITAL GROUP

SITE PLAN

A1.0

4/15/2025 4:41:20 PM

DESERT VILLAGE SALES OFFICE

SCHEMATIC DESIGN



INVESTORS CAPITAL GROUP

SANTA CLARA, UTAH

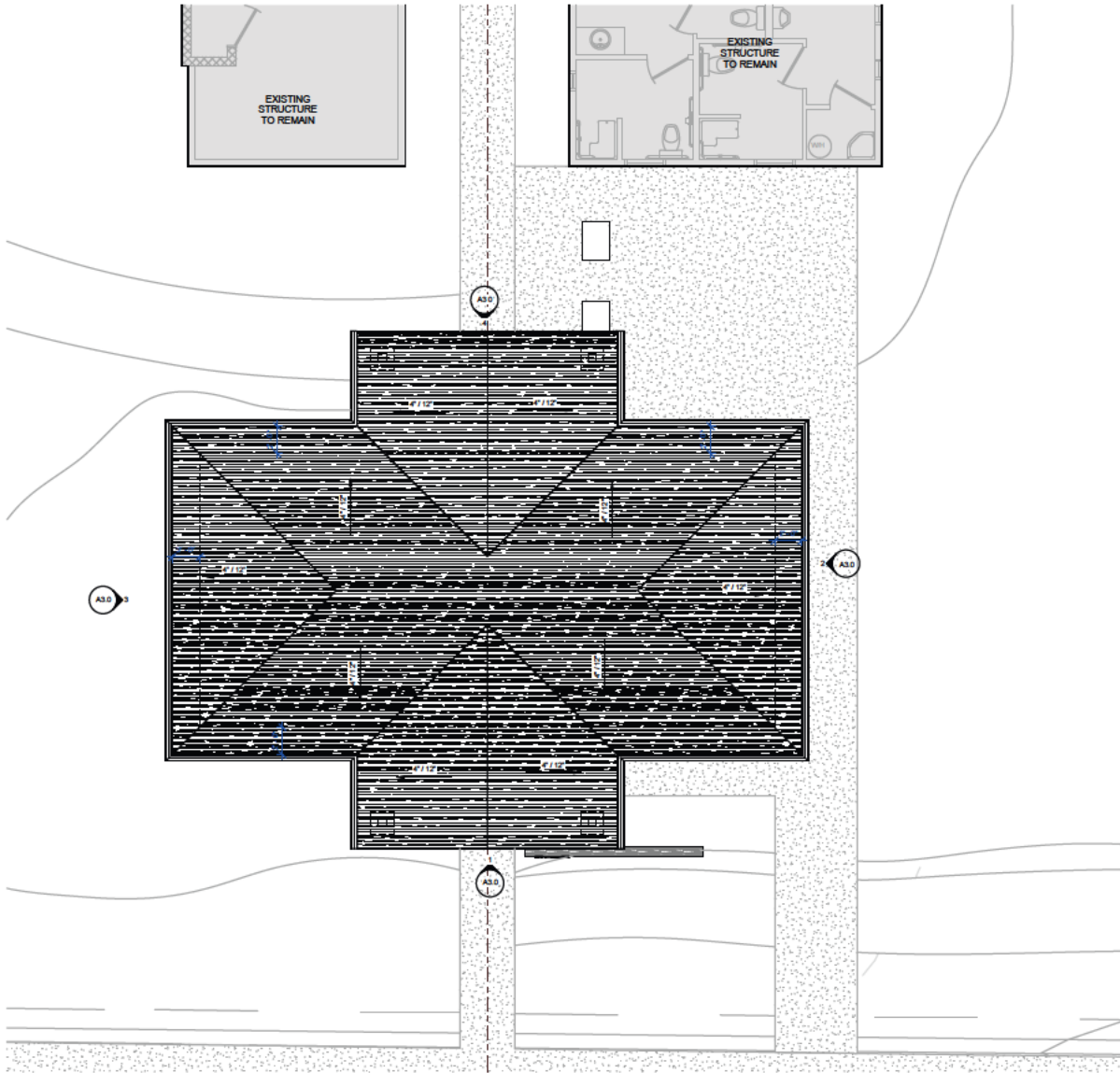
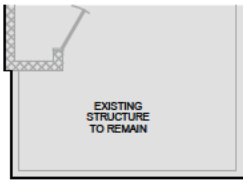
04.03.2026



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KAYVILLE, UT 84037

(801) 982-7226
WWW.ONYXDESIGNCOLLECTIVE.COM



1 B.O. ROOF
1/4" = 1'-0"

KEYED NOTES

DOWNSPOUT NOTES

- 1. DOT INDICATES PROPOSED DOWNSPOUT LOCATION. CONTRACTOR TO VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALL.
- 2. ALL DOWNSPOUTS TERMINATING OVER CONCRETE SLAB TO BE SEALED.
- 3. PROVIDE CONCRETE SPLASH PAD AT EACH LOCATION DOWNSPOUT TO BE DIRECTED MIN. 1' FROM EXTERIOR WALL.

GENERAL ROOF NOTES

- 1. ROOF IS TO BE COVERED IN R-49 INSULATION AND SPECIFIED ROOFING SYSTEM.
- 2. PROVIDE CRICKETS AT ALL ROOF TOP MOUNTED EQUIPMENT (I.E. SIGHTS, ROOF HATCHES, ETC.) TO ASSURE POSITIVE DRAINAGE AROUND SUCH ELEMENTS.
- 3. ALL FLASHING, COUNTER FLASHING AND SHEET METAL WORK TO COMPLY WITH THE MINIMUM STANDARDS PER THE CURRENT EDITION OF IMACMA.
- 4. NOT ALL ROOF MOUNTED EQUIPMENT AND ROOF PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL ROOF PLAN SHEETS. IN ADDITION TO THE ARCHITECTURAL, THE CONTRACTOR IS RESPONSIBLE FOR REFERENCING THE STRUCTURAL DOCUMENTS AND ELECTRICAL AND MECHANICAL DESIGN-BUILD FOR ALL SUCH OCCURRENCES. ALL PENETRATIONS OF THE ROOF SHALL MEET WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN INTEGRITY OF ROOFING SYSTEMS. VERIFY LOCATION OF ALL ROOF PENETRATIONS WITH ARCHITECT. FLASH AND SEAL AS NECESSARY.
- 5. THE CONTRACTOR IS RESPONSIBLE AT BIDDING, FOR PROVIDING A MANUFACTURER'S APPROVED ROOFING DETAIL FOR ALL ROOFING CONDITIONS SO THAT THE SPECIFIED WARRANTY IS OBTAINED. IF A CONDITION SHOWN IN THESE CONSTRUCTION DOCUMENTS DOES NOT MEET THE REQUIREMENTS OF THE ROOFING MANUFACTURER THESE CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING AND INSTALLATION OF THE APPROVED DETAIL.

ROOF LEGEND

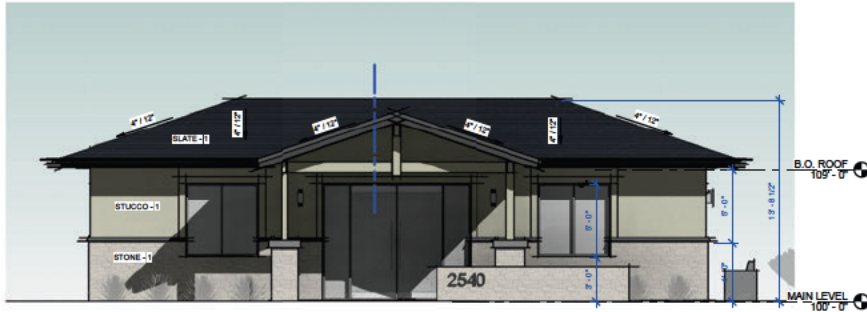
- ASPHALT SHINGLE ROOFING INSTALL AS PER MANUFACTURER RECOMMENDATIONS.

Rev #	Date	Description

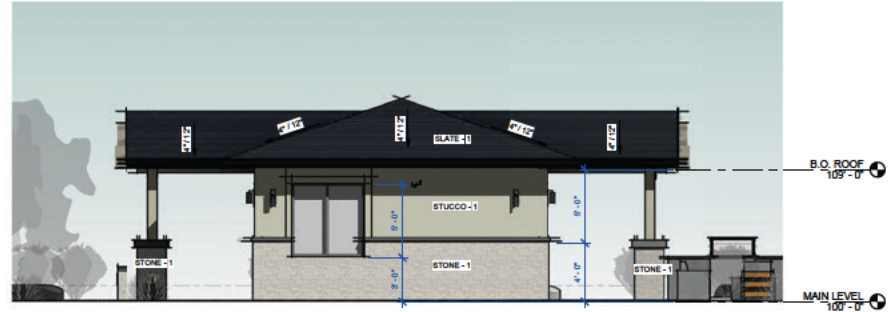
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Job # 26.009
Drawn: Author
Checked: Checker
Date: 04.03.2026
Owner: INVESTORS CAPITAL GROUP

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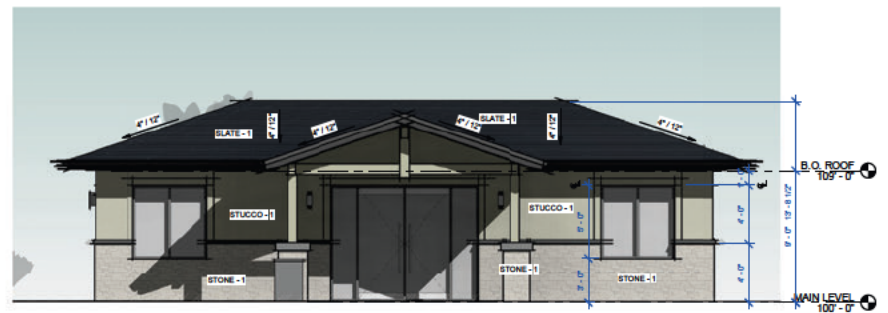
1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"



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DESERT VILLAGE SALES OFFICE

SANTA CLARA, UTAH

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Drawn: Author
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Date: 04.03.2025
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EXTERIOR
ELEVATIONS

A3.0



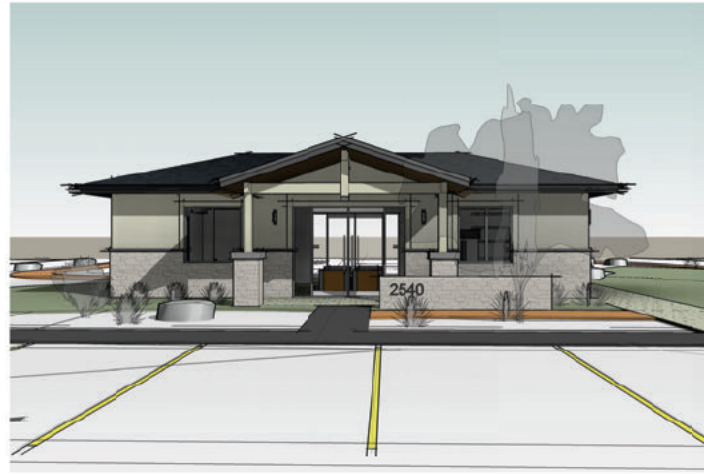
1 EXTERIOR 1



2 EXTERIOR 2



3 EXTERIOR 3



4 EXTERIOR 4



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Rev #	Date	Description
1		

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Job # 25.009

Drawn: _____
Checked: _____
Date: 04.03.2025
Owner: INVESTORS CAPITAL GROUP

PERSPECTIVE
VIEWS

ID9.0

Exterior Materials



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Desert Village - Sales Office

Existing Site



Existing Exterior Materials



Stucco



Slate Roofing



Stone

Existing Exterior Materials



Stucco: existing



Slate Roofing: existing



Stone Veneer: existing

Proposed Exterior Materials



Stucco:
SW 7542
Naturel



Slate Roofing:
49591
Dark Gray Range
Tapered Slate - Eagle Roofing



Stone Veneer:
Eastern Mountain Ledge
Vista Point - Coronado

Exterior Light Examples



LSI
Slim Wall Pack Small
WPSLS
(if required)



Touchstar
ExRelic™ Outdoor Wall
Sconce - 12W
LED Outdoor Wall Light



Alcon Lights
2-inch LED Wet rated
Recessed Dimmable
Downlight
Model:14144-r-dim-1





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TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: April 23, 2026
RE: City Code, Title 17 Updates (Discussion Item)

City staff would like to discuss several proposed City Code, Title 17 updates. This includes the following items: Chapter 17.12, Planning Commission, Chapter 17.20, Supplementary and Qualifying Regulations, Chapter 17.22, Accessory Dwelling Units, Chapter 17.63, R-1-6 Zone, Chapter 17.64, R-1-10 Zone, Chapter 17.65, R-1-10/Mixed Lot Size Zone, and Chapter 17.60, Residential Agriculture Zone. A copy of each draft document has been included for review.

CHAPTER 17.22
ACCESSORY DWELLING UNITS

SECTION:

17.22.010: Definitions

17.22.020: Internal Accessory Dwelling Units

17.22.030: Accessory Dwelling Units

17.22.010: DEFINITIONS:

For purposes of this chapter, the following words or phrases shall have the following meanings:

ACCESSORY DWELLING UNIT (ADU):	A separate dwelling unit located on a residentially zoned property, that is clearly incidental and accessory to the primary dwelling on the property. In addition to the standards described in this section, ADUs must meet the standards described in section 10-21-303 of the Utah Code.
INTERNAL ACCESSORY DWELLING UNIT (IADU):	A separate dwelling unit located entirely within the footprint of an owner-occupied single-family detached dwelling on residentially zoned property, that is clearly incidental and accessory to the primary dwelling on the property. In addition to the standards described in this section, IADUs must meet the standards described in section 10-21-303 of the Utah Code.
PRIMARY DWELLING:	A single-family detached dwelling that is occupied as the primary residence of the owner of record. (Ord. 2022-04 § 1: Ord. 2021-14 § 1)

17.22.020: INTERNAL ACCESSORY DWELLING UNITS:

A. Allowed Zones: An IADU is a permitted use in all residential zones, subject to the standards set forth in this section.

B. Standards: All IADUs must conform to the following standards:

1. The IADU must contain complete cooking and bathroom facilities that are separate from the facilities located in the primary dwelling.

a. The cooking facility in the IADU must contain:

- (1) A sink and water faucet,
 - (2) Capacity for food refrigeration, and
 - (3) A permanent, built-in stove top, range, or other similar device for cooking food.
- b. The bathroom facility in the IADU must contain:
- (1) A sink and water faucet,
 - (2) A toilet, and
 - (3) A shower or bathtub.
2. The owner of the property must occupy the primary dwelling on the property.
 3. One off-street parking space must be provided for the IADU, in addition to parking required for the primary dwelling on the property.
 4. IADUs must meet all applicable Health, Fire and Building Codes.
 5. The lot where the IADU is located must maintain the single-family appearance and character of the neighborhood. IADUs should be compatible in design and appearance with the primary dwelling on the property and shall not be located in detached structures connected by a breezeway.
 6. Only one IADU per property is permitted.
 7. The lot where the IADU is located must be at least four thousand (4,000) square feet in size. However, a single-family detached dwelling in a Planned Development Residential (PDR) Zone with a lot size of less than four thousand (4,000) square feet may be allowed if all other requirements of this section are met.
 8. The total number of residents that reside in an IADU may not exceed the number allowed for a single-family dwelling.
 9. If a garage or carport is converted to an IADU, the property owner must replace any parking spaces contained in the garage or carport which are required by code with an equal number of off-street parking spaces elsewhere on the property in a manner that complies with all land use standards.
 10. An IADU shall not be permitted within a mobile home.
 11. A property owner may not install power or culinary water utility meters that serve only the IADU. The IADU must be served by the same power and culinary water utility meters as the primary dwelling on the property.
 12. No IADU may be located in a primary dwelling served by a failing septic tank.
 13. The owner shall provide a separate address marking for emergency services and mailing services.

C. Rental Period: The IADU must be rented for periods of thirty (30) consecutive days or more.

D. Permit Required: Prior to renting or offering to rent an IADU, a property owner must obtain an Internal accessory dwelling unit permit from the city.

1. The IADU permit application is reviewed by city staff.

2. The IADU must be inspected by the city prior to issuance of any permit and may be inspected by the city up to one (1) time per calendar year. In the event that the IADU requires improvements be made in order to meet required standards, the property owner shall be required to obtain a building permit.

3. City staff shall issue the IADU permit, only after finding all of the standards in this section and all other applicable land use standards have been met and may revoke the IADU permit if an inspection finds that the IADU no longer meets applicable standards, after ninety (90) days written notice to the property owner and an opportunity to cure any deficiencies.

4. The City will provide an Affidavit of Understanding allowing the applicant to record notice of the permit with the Washington County Recorder.

E. Business License: Renting of any IADU requires a business license. The business license must be maintained and renewed annually if the unit is rented.

F. In addition to other remedies available to the city, the city may hold a lien against a property that contains an IADU if the property owner violates any standards for operation of an IADU. The amount, notice, and procedure for the lien shall be in accordance with state law. (Ord. 2021-14, 10-27-2021)

17.22.030: ACCESSORY DWELLING UNITS:

A. An ADU is a permitted use in residential zones requiring a minimum lot size of 6,000 square feet, subject to the following requirements:

1. Before an ADU occupancy permit is issued, the applicant must:

- a. Submit a site plan, drawn to scale, that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, distances from buildings or additions to property lines, the location of parking stalls and utility meters.

- b. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.

- c. Pay the required application fee as determined by resolution of the City Council.

- d. Obtain a building permit following approval of the ADU and subject to all the requirements listed herein.

e. An ADU is allowed over an attached garage or a detached garage, provided that the existing parking underneath the created additional living unit remains parking and is not converted to a living space.

f. An ADU may be in a front, side, or rear yard if it meets all primary dwelling setback requirements.

g. An ADU may not exceed height limit requirements for an accessory structure established in each residential zone unless it is attached to the primary structure.

h. An ADU is allowed up to one thousand (1,000) square feet, or thirty percent (30%) of the footprint of the primary dwelling, excluding the garage, whichever is greater.

i. One additional off-street parking space must be provided for an ADU.

j. The primary dwelling and the ADU must be served by the same electric meter, water meter, and sewer connection. Additional impact fees, as established by the city may be assessed for the second dwelling unit.

k. The primary dwelling and the ADU must have the same address, except for a letter (A) designation, as may be approved by the city, to provide differentiation between the main dwelling and the ADU for mail or emergency response purposes.

l. The ADU may not be constructed until after the building permit is issued for the primary dwelling, and no certificate of occupancy may be issued for an ADU until after the certificate of occupancy is issued for the primary dwelling.

2. The property owner must occupy either the primary dwelling or the ADU.

3. The total number of residents that reside in an ADU may not exceed the number allowed for a single-family dwelling.

4. The lot where the ADU is located must maintain the single-family appearance and character of the neighborhood.

5. Only one (1) ADU or IADU per property is permitted.

6. Rental Period: The ADU must be rented for periods of thirty (30) consecutive days or more.

7. The City will provide an Affidavit of Understanding allowing the applicant to record notice of the permit with the Washington County recorder.

8. Business License: Renting of any ADU requires a business license. The business license must be maintained and renewed annually if the unit is rented. (Ord. 2022-04 § 1)

CHAPTER 17.63
R-1-6 SINGLE-FAMILY RESIDENTIAL ZONE

SECTION:

17.63.010: Purpose

17.63.020: Permitted Uses

17.63.030: Conditional Uses

17.63.040: Height Regulations

17.63.050: Area, Width and Yard Regulations

17.63.060: Modifying Regulations

17.63.010: PURPOSE:

To provide appropriate locations where low to medium density residential neighborhoods may be established, maintained, and protected. The regulations also permit the establishment, with proper controls of uses such as churches, schools, libraries, parks, and permitted open spaces which serve the needs of families. The regulations are intended to prohibit those uses that would be harmful to a single-family residential neighborhood. (Ord. 2022-21, 9-28-2022)

17.63.020: PERMITTED USES:

Accessory buildings on lots where a main dwelling exists, or for which a building permit has been issued.

Accessory Dwelling Unit, ADU as per Chapter 17.22 of city code.

Home gardens and fruit trees, keeping of household pets, etc., but not agricultural industry, or business, or the keeping of domestic animals or fowl.

Internal Accessory Dwelling Unit, IADU as per Chapter 17.22 of city code.

Single-family detached dwellings and manufactured homes as defined herein. (Ord. 2022-21, 9-28-2022)

17.63.030: CONDITIONAL USES:

Child nursery, as defined herein. The dwelling shall be the permanent residence of the operator. The land use authority will determine the maximum number of children to be allowed, and other requirements, depending upon specific conditions relating to the request.

Parking shall be as required by the land use authority. All other requirements of the zone shall be complied with.

Churches, schools, parks, and open space.

Home occupation, as defined herein, and approved by the land use authority staff, or as may be recommended to the land use authority.

Public utilities and buildings.

Residential Facility for the Elderly. (Ord. 2022-21, 9-28-2022)

17.63.040: HEIGHT REGULATIONS:

No building shall be erected to a height greater than thirty feet (30'), and no accessory building shall be erected to a height greater than twenty feet (20'). An Accessory Dwelling Unit, ADU may not exceed a height of twenty feet (20'). (Ord. 2022-21, 9-28-2022)

17.63.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
R-1-6	6,000	50 feet	20 feet	6 - 8 feet	10 feet

The front yard setback is required to be twenty feet (20') from property line or back of sidewalk, whichever is closer to the structure. (Ord. 2022-21, 9-28- 2022)

17.63.060: MODIFYING REGULATIONS:

A. Side yard setbacks on a "street side" (corner lot) shall be the same as for a front yard setback.

B. Accessory buildings located to the rear of a main dwelling, and at least ten feet (10') away from the main dwelling may be built five feet (5') from the property line provided that: 1) projection beyond exterior wall shall not exceed twelve inches (12") into the area where openings are prohibited, 2) stormwater runoff from the building shall not run onto

adjacent property, 3) all corner lots shall maintain required setbacks on street sides, and 4) construction shall comply with current International Residential Code (IRC) exterior wall and opening protection. No building, or swimming pool, shall be in any easement without city approval.

1. After first obtaining a building permit from the City Building Official, a carport or awning may be constructed in the required six-foot (6') side yard setback or ten-foot (10') rear yard area subject to the following conditions:

a. All three (3) sides of the carport/awning away from the dwelling shall be kept completely open. No storage areas shall be permitted in any part of the carport/awning.

b. The height of the carport/awning shall not exceed the height of the top plate of the walls of the first floor of the dwelling, or a maximum of ten feet (10') above the normal grade of the side yard setback.

c. A two-foot (2') setback shall be maintained from the side property line.

d. The roof shall be sloped away from the dwelling, and a rain gutter shall be installed along the roof edge on the side yard of the two-foot (2') setback to keep all roof runoff on the property of the owner of the carport/awning.

2. All construction materials shall be completely noncombustible and shall meet all applicable requirements of the international residential code.

a. Color of the construction material shall be of earth tones or harmonize with the colors of the dwelling unit.

b. The carport/awning shall always be well maintained and shall be repainted from time to time as necessary.

3. The side of the carport/awning nearest the front street shall be set back a minimum of ten feet (10') behind the front face of the dwelling unit.

a. An accessory structure or ADU shall use finish materials colored to blend with the primary dwelling unit on the property. An accessory structure or ADU shall comply with the most recently adopted International Residential Code (IRC).

b. The lot width for cul-de-sac lots may be approved by the land use authority with less than fifty feet (50') of frontage; however, this requirement shall be met at the twenty feet (20') front setback line.

c. Other conditions that may be required by the land use authority to protect the intent and purpose of the zone.

d. The minimum square footage of any main residence shall be one thousand two hundred (1,200) square feet of living space on the main floor of a single-story home. For a two-story home there shall be a minimum of eight hundred (800) square feet of living space on the main floor, and a minimum of seven hundred (700) square feet of living space on the second floor. A split-level home shall have a minimum of one thousand (1,000)

square feet on the main and upper floor combined but not including the square footage of the lower level.

e. No trash, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, abandoned, inoperable, or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any residential zone. (Ord. 2022-21, 9-28-2022)

DRAFT

CHAPTER 17.64
R-1-10 SINGLE-FAMILY RESIDENTIAL ZONE

SECTION:

17.64.010: Purpose

17.64.020: Permitted Uses

17.64.030: Conditional Uses

17.64.040: Height Regulations

17.64.050: Area, Width And Yard Regulations

17.64.060: Modifying Regulations

17.64.010: PURPOSE:

To provide appropriate locations where low-density residential neighborhoods may be established, maintained, and protected. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks, and playgrounds which serve the needs of families. The regulations are intended to prohibit those uses that would be harmful to a single-family residential neighborhood. (Ord. 97-06 § 15-1)

17.64.020: PERMITTED USES:

Accessory uses and buildings on lots where a main dwelling exists, or for which a building permit has been issued.

Accessory Dwelling Unit, ADU as per Chapter 17.22 of city code.

Home gardens and fruit trees, keeping of household pets, etc., but not agricultural industry, or business.

Internal Accessory Dwelling Unit, IADU as per Chapter 17.22 of city code.

Single-family detached dwellings and manufactured homes as defined herein. (Ord. 2008-11 § 1: Ord. 2007-01 § 1: Ord. 97-06 § 15-2)

17.64.030: CONDITIONAL USES:

"Child nursery", as defined herein. The dwelling shall be the permanent residence of the operator. The land use authority will determine the maximum number of children to be

allowed, and other requirements, depending upon specific conditions relating to the request.

Parking shall be as required by the land use authority. All other requirements of the zone shall be complied with.

Churches, schools, parks, and open space.

"Home occupation", as defined herein, and approved by the land use authority staff, or as may be recommended to the land use authority for hearing.

Keeping of livestock animals or fowl subject to the conditions found in the modifying regulations of this zone.

Public utilities and buildings.

Residential Facility for the Elderly.

School.

Other uses recommended by the land use authority as being in harmony with the intent of the zone and similar in nature to the above listed uses. (Ord. 2009-12 § 1: Ord. 2008-11 § 1: Ord. 97-06 § 15-3)

17.64.040: HEIGHT REGULATIONS:

No building, shall be erected to a height greater than thirty five feet (35'), and no accessory building or ADU shall be erected to a height greater than twenty feet (20'). (Ord. 2008-11 § 1: Ord. 2004-35 § 1: Ord. 97-06 § 15-4)

17.64.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
R-1-10	10,000	80 feet	25 feet	8 - 12 feet	10 feet

Where a sidewalk and a driveway are located in the same setback of a dwelling, the garage setback shall be a minimum of twenty feet (20') from the back edge of the sidewalk to the garage. Where no sidewalk is located in the setback, or where a side entry garage has a

minimum twenty foot (20') long driveway from the back edge of the sidewalk, the garage setback shall be the same as required for the dwelling unit. (Ord. 2017-07: Ord. 97-06 § 15-5)

17.64.060: MODIFYING REGULATIONS:

- A. Side yard setbacks on a "street side" shall be the same as for a front yard setback.
- B. Accessory Structures (Non-habitable structures accessory to the primary residence)
 1. Accessory Structures shall only be authorized concurrently or following the establishment of the primary residence.
 2. An accessory garage may be attached to, or detached from, the primary building.
 - a. An accessory garage that is attached to a primary building shall meet all requirements for the location of the primary building.
 - b. All garages and other accessory buildings located within ten feet (10') of the primary building shall be considered attached and part of the primary building and the setback and height requirements applicable to the primary building shall apply.
 - c. An accessory garage that is detached from a primary building shall meet all requirements for the location of a detached accessory building, as provided.
 - d. The cumulative square footage of all accessory structures shall not be greater than twenty five percent (25%) of the rear yard area as measured from the rear wall line of the primary structure to the rear property line (pools excluded).
 3. All garages and other accessory buildings located ten feet (10') or more away from the primary residence may be constructed five feet (5') from the side and rear property lines provided that.
 - a. Setbacks may be allowed to be reduced with clearance from city utility departments.
 - b. Structures permitted to have reduced setbacks shall only utilize 40% of the rear property line width.
 - c. Maximum Height: twenty feet (20') for structures with flat roofs and twenty-five feet (25') for structures with pitched roofs.
 - d. Projection beyond exterior walls shall not exceed twelve inches (12") into the area where openings are prohibited.
 - e. Stormwater runoff from the building shall not run onto adjacent property. Exception: Small accessory structures that are less than two hundred (200) square feet in area do not require a building permit unless; power, plumbing, or HVAC utilities are intended to be installed. A small accessory structure may be located in the rear yard, three

feet (3') from side and rear property lines so long as the structure does not exceed ten feet (10') maximum height.

4. Accessory structures located on corner lots shall meet the required corner side yard setback applicable to the zone.

5. Accessory structures shall use finish materials colored to blend with the primary structure.

6. Accessory structures shall comply with the most recently adopted International Residential Code (IRC).

7. No shipping container, cargo container, shipping crate, box trailer or similar movable pieces of equipment or object shall be used as an accessory structure.

8. No utility connections or meters, separate from the primary residence, shall be allowed for accessory structures.

9. No accessory structure shall be used as a permanent dwelling unit.

10. No accessory structure shall be located in any required front yard setback.

C. Carports:

1. A building permit shall be required to construct or install all carports. Installations shall comply with the requirements of this section and the adopted Building Code, as applicable.

2. Any enclosed carport (a carport enclosed on more than 2 sides, or 60% of wall areas, whichever is less) shall comply with the required setbacks applicable to the primary residence.

3. Carports constructed completely of noncombustible materials may be allowed in the side and rear yard area so long as no portion of the carport structure is closer than two feet (2') to any side or rear property line. Reduced setbacks shall only be allowed with clearance from city utility departments.

4. Maximum height of a noncombustible carport shall not exceed fifteen feet (15') or the height of the primary structure, whichever is less.

5. Carports constructed from any combustible materials may be allowed in the required rear yard area when located ten feet (10') or more away from the primary residence. No portion of any such carport shall be closer than five feet (5') to any side or rear property line and shall not exceed twenty feet (20') in height.

6. No stormwater runoff from any carport shall be allowed to run onto adjacent properties.

7. Construction material of carports and awnings shall be color tones designed to blend/harmonize with the primary structure.

8. Carports shall always be well maintained and kept in good repair.

D. Awnings and Patio Covers:

1. A building permit shall be required to construct all awnings and patio covers.
2. Any enclosed awning or patio cover (a structure enclosed on more than 2 sides) shall comply with the required setbacks applicable to the primary residence.
3. Awnings and patio covers constructed of noncombustible materials may be allowed in the side and rear yard area so long as no portion of the awning/patio cover structure is closer than two feet (2') to any side or rear property line. Reduced setbacks shall only be allowed with clearance from city utility departments.
4. Awnings and patio covers constructed of any combustible materials may be allowed in the side and rear yard area so long as no portion of the awning/patio cover structure is closer than five feet (5') to any side or rear property line.
5. No stormwater runoff from any awning or patio cover shall be allowed to run onto adjacent property.
6. Construction material of awnings and patio covers shall be color tones designed to blend/harmonize with the primary structure.
7. Awnings and patio covers shall always be well maintained and kept in good repair.
8. Awnings proposed in front yard areas shall comply with section 17.20.090 of this title.

E. Swimming Pools:

1. A building permit shall be required to construct all hot tubs, swimming pools and swimming pool accessory features.
2. Swimming pools must be constructed and protected in compliance with the adopted International Swimming Pool and Spa Code (ISPSC).
3. Swimming pools are allowed to be constructed within the prescribed setbacks and public utility easements with clearance from city utility departments.
 - a. Exception: Swimming pools proposed along the street facing front and side yards, and rear yards on double-fronted lots, shall not be constructed within public utility easements.
 - b. Swimming pools installed in street-facing yard areas will require a safety barrier compliant with the adopted International Swimming Pool and Spa Code (ISPSC).
4. Swimming pools may be constructed within three feet (3') of property lines as measured from property line to water's edge.
5. Pool equipment shall be placed in an area compliant with the Residential Electrical, Fuel and Gas Codes.

6. Privacy of neighboring properties shall be considered when installing accessory pool features such as slides, diving platforms, and faux rock. Pool amenities shall be placed at a height to distance ratio of 1:1 from property line until meeting the prescribed setback for the residential zone.

F. Domestic Livestock and Fowl:

1. On lots of less than two (2) acres in size, no large or medium sized animals shall be kept or maintained.

2. On lots of two (2) acres or more, domestic livestock shall be limited to one (1) domestic animal for each one-half acre.

3. On lots of less than two (2) acres, ten (10) hen chickens (no roosters) may be kept per ten thousand (10,000) square feet of lot area.

4. Residential lots may have one chicken run.

5. Chicken runs are limited to a maximum size of one hundred twenty (120) square feet and a maximum height of eight feet (8').

6. No chicken shall be allowed to roam outside the chicken run.

7. Household Pets: (See Title 6: Animals). (Ord. 2025-06 § 1: Ord. 2022-04 § 1: Ord. 2020-03 § 1: Ord. 2015-05: Ord. 2014-02: Ord. 2012-06: Ord. 2009-12 § 1: Ord. 2008-11 § 1: Ord. 2007-20 § 1: Ord. 2004-35 § 1: Ord. 99-23 § 1: Ord. 97-06 § 15-6)

CHAPTER 17.65
R-1-10/RA MIXED LOT SIZE RESIDENTIAL ZONE

SECTION:

17.65.010: Purpose

17.65.020: Permitted Uses

17.65.030: Conditional Uses

17.65.040: Height Regulations

17.65.050: Area, Width, And Yard Regulations

17.65.060: Modifying Regulations

17.65.010: PURPOSE:

To provide appropriate locations where low to medium density mixed lot residential neighborhoods may be established, maintained, and protected. Residential agriculture areas which preserve agricultural use of the land may also allow a variety of lot sizes. The regulations permit the establishment, with proper controls, of uses such as churches, schools, parks, and permitted open spaces which serve the needs of families. The regulations are intended to prohibit those uses that would be harmful to a single-family residential neighborhood. (Ord. 2012-11)

17.65.020: PERMITTED USES:

The uses permitted in the R-1-10 zone, except for small animals, on ten thousand (10,000) square foot lots in the mixed lot size zone.

Accessory uses on lots where a main dwelling exists, or for which a building permit has been issued.

Accessory Dwelling Unit, ADU as per Chapter 17.22 of city code.

Home gardens and fruit trees, keeping of household pets etc., but not agricultural industry, or I business, or the keeping of domestic animals or fowl.

Internal Accessory Dwelling units, IADU as per Chapter 17.22 of city code.

Single-family detached dwellings and manufactured homes as defined herein. (Ord. 2012-11)

17.65.030: CONDITIONAL USES:

Child nursery, as defined herein. The dwelling shall be the permanent residence of the operator. The land use authority will determine the maximum number of children to be allowed, and other requirements, depending upon the specific conditions relating to the request. Parking shall be required by the land use authority. All other requirements of the zone shall be complied with.

Churches, schools, parks, and open space.

Home occupation, as defined herein, and approved by the land use authority staff, or as may be recommended to the land use authority.

Public utilities and buildings.

Residential Facility for the Elderly.

17.65.040: HEIGHT REGULATIONS:

No main dwelling shall be erected to a height greater than thirty-five feet (35'), and no accessory building or ADU shall be erected to a height greater than twenty feet (20'). (Ord. 2012-11)

17.65.050: AREA, WIDTH, AND YARD REGULATIONS:

Mixed Lot Sizes	Width	Front	Side	Rear
10,000 square feet	80 feet	20 feet	8 - 12 feet	10 feet
9,000 square feet	75 feet	20 feet	8 - 10 feet	10 feet
8,000 square feet	70 feet	20 feet	8 - 10 feet	10 feet
7,000 square feet	60 feet	20 feet	6 - 10 feet	10 feet

Where a sidewalk and a driveway are located in the same setback of a dwelling, the garage setback shall be a minimum of twenty feet (20') from the back edge of the sidewalk to the garage. Where no sidewalk is located in the setback, or where a side entry garage has a minimum twenty foot (20') long driveway from the back edge of the sidewalk, the garage setback shall be the same as required for the dwelling unit. (Ord. 2017-07; Ord. 2012-11)

17.65.060: MODIFYING REGULATIONS:

A. For all lots in the mixed lot zone the side yard setbacks on a street side shall be the same as for a front yard setback unless the development has no dwellings fronting on any side yard in the entire phase of development, in which case the side yard may be reduced to fifteen feet (15').

B. The percentage of mixed lot sizes shall be:

40 percent that are 10,000 square feet,

20 percent that are 9,000 square feet,

20 percent that are 8,000 square feet, and

20 percent that are 7,000 square feet.

C. An accessory structure or ADU shall use finish materials colored to blend with the primary structure. An accessory structure or ADU shall comply with the most recently adopted International Residential Code (IRC).

D. In the residential agricultural zone, mixed lot developments may be approved. However, the number of parcels shall not exceed the density, or number of lots allowed by the RA zone. All excess land must be maintained in some form of agricultural use, and may be maintained by the lot owners, leased to someone else, deeded to a conservation group, or to the city of Santa Clara at the city's option. The land may be requested to be placed in an agricultural protection zone as provided by the RA zoning district.

E. The minimum square footage of any main dwelling on any lot shall be one thousand (1,000) square feet of living space on the main floor of a single-story home, or one thousand two hundred fifty (1,250) square feet of living space on the main floor of any dwelling on a ten thousand (10,000) square foot lot.

F. This zoning district allows for subdivision design flexibility. The following items are required:

1. Drawings showing the development layout, lot landscaping, fencing and other items determined by the TRC are required as part of the subdivision review process.

2. Parking shall comply with Chapter 17.32 of city code. One (1) additional off-street parking space is required on the property for an ADU or an IADU as per Chapter 17.22 of city code.

3. The lot width for cul-de-sac lots may be approved by the land use authority with less than fifty feet (50') of frontage; however, this requirement shall be met at the twenty feet (20') front setback line.

4. Other conditions that may be required by the land use authority to protect the intent and purpose of the zone.

G. Private garages and accessory buildings located to the rear, and at least ten feet (10') away from the main dwelling may be built five feet (5') from the property line. All building code requirements shall be complied with. No detached garage shall be supplied with utilities except for electricity and water for a sink and/or toilet.

H. All other modifying regulations of the R-1-10 residential zone shall apply to ten thousand (10,000) square foot lots in the R-1-10/RA mixed lot size zone.

I. In small projects not exceeding ten (10) units, the planning commission may approve any mixture of lot sizes that may or may not match the percentages of each lot size as found in subsection B of this section.

J. No lot may be less than seven thousand (7,000) square feet. The project must include more than one lot size, and the project must include two (2) or more lots that are ten thousand (10,000) square feet, or forty percent (40%) of lots if the total number is less than ten (10).

CHAPTER 17.60
RA RESIDENTIAL AGRICULTURE ZONE

SECTION:

17.60.010: Purpose

17.60.020: Permitted Uses

17.60.030: Conditional Uses

17.60.040: Height Regulations

17.60.050: Area, Width And Yard Regulations

17.60.060: Modifying Regulations

17.60.010: PURPOSE:

To promote and preserve, in appropriate areas, conditions favorable to large lot family living and allowing the keeping of a limited number of animals and fowl. This zoning district is intended to be primarily residential in character but is intended to encourage the maintenance and continued use of agricultural land. (Ord. 2009-01 § 1)

17.60.020: PERMITTED USES:

Accessory buildings on lots where a main dwelling exists, or for which a building permit has been issued.

Accessory Dwelling Unit, ADU as per Chapter 17.22 of city code.

Exotic animals. No exotic animals may be kept within the RA zone.

Internal Accessory Dwelling Unit, IADU as per Chapter 17.22 of city code.

Large and small animals and fowl. The keeping of large (see definition of "livestock") and small animals and fowl as an accessory use to a single-family dwelling. The number and type of animals and fowl allowed shall be limited as follows:

A. For every twenty thousand (20,000) square feet of lot area, two (2) large animals; for lots over thirty thousand (30,000) square feet, three (3) large animals, up to a total of four (4) large animals for the first acre. For lots of two (2) or more acres, the requirement for one acre lots may be repeated. Medium sized animals may be allowed up to the total allowed by this zone or may be interspersed with large animals up to the total number of large and medium animals combined.

B. For every twenty thousand (20,000) square feet of lot area, not more than twenty (20) small animals or fowl. For each additional ten thousand (10,000) square feet of lot area

over twenty thousand (20,000) square feet, ten (10) additional small animals or fowl may be included, up to a maximum of forty (40) small animals or fowl. Small animals may include poultry, rabbits, and fowl of similar size, or other animals judged by the planning commission to be compatible with this category of small animals.

C. 4-H projects that include wiener pigs may be permitted on an annual basis subject to meeting specific conditions:

1. "Wiener pigs" shall be defined as pigs that will be one year of age or less and do not weigh more than three hundred fifty (350) pounds at the end of the five (5) month period in which the wiener pig is kept.

2. A wiener pig shall be considered a medium animal.

3. All wiener pigs shall only be permitted on one acre parcels, or larger.

4. Setbacks for pens for wiener pigs shall be the same as required for other large or medium sized animals.

5. All pens shall be cleaned regularly, a minimum of three (3) times weekly.

6. No wiener pigs shall be allowed to run loose (not in a restricted environment, such as a pen) unless attended by the owner or keeper of the pig.

7. No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen.

D. All large animals shall be fenced and sheltered in a stable, barn, or covered outdoor shelter.

Raising of crops, horticulture, and gardening.

Single-family detached dwellings and manufactured homes as defined herein. (Ord. 2009-12 § 1: Ord. 2009-01 § 1)

17.60.030: CONDITIONAL USES:

Child nursery, as defined herein. The dwelling shall be a permanent residence of the operator. The land use authority will determine the maximum number of children to be allowed, and other requirements, depending upon specific conditions relating to the request. Parking shall be required by the land use authority. All other requirements of the zone shall be complied with.

Churches, schools, parks, and open space.

Home occupations as defined herein, and approved by the land use authority staff, or as may be recommended to the land use authority.

Public utilities and buildings.

Residential Facility for the Elderly.

Other uses similar to the above and judged by the planning commission to be in harmony with the intent and purpose of the zone. (Ord. 2009-01 § 1)

17.60.040: HEIGHT REGULATIONS:

No main building shall be erected to a height greater than thirty five feet (35') and no accessory building or ADU shall be erected to a height greater than twenty feet (20'). (Ord. 2009-01 § 1)

17.60.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
RA	1/2 acre	100 feet	25 feet	8-12 feet	10 feet

(Ord. 2009-01 § 1)

17.60.060: MODIFYING REGULATIONS:

A. Side yard setbacks on a “street side” shall be the same as for a front yard setback.

B. Private garages and accessory buildings located to the rear, and at least ten feet (10') away from the main dwelling may be built five feet (5') from the property line provided that: 1) projection beyond exterior wall shall not exceed twelve inches (12") into the area where openings are prohibited, 2) stormwater runoff from the building shall not run onto adjacent property, 3) all corner lots shall maintain required setbacks on street sides, and 4) construction shall comply with current international residential code (IRC) exterior wall and opening protection. No building, or swimming pool, shall be in any easement without city approval.

1. After first obtaining a building permit from the Santa Clara City building official, a carport or awning may be constructed in the required twelve-foot (12') side yard setback or ten-foot (10') rear yard area subject to the following conditions:

a. All three (3) sides of the carport/awning away from the dwelling shall be kept completely open. No storage areas shall be permitted as any part of the carport/awnings.

b. The height of the carport/awning shall not exceed the height of the top plate of the walls of the first floor of the dwelling, or a maximum of ten feet (10') above the normal grade of the side yard setback.

c. A two-foot (2') setback shall be maintained from the side property line.

d. The roof shall be sloped away from the dwelling, and a rain gutter shall be installed along the roof edge on the side yard of the two-foot (2') setback to keep all roof runoff on the property of the owner of the carport/awning.

2. All construction materials shall be completely noncombustible and shall meet all applicable requirements of the international residential code.

a. Color of the construction material shall be of earth tones or harmonize with the colors of the dwelling unit.

b. The carport/awning shall always be well maintained and shall be repainted from time to time as necessary.

3. The side of the carport/awning nearest the front street shall be set back a minimum of ten feet (10') behind the front face of the dwelling unit.

C. The front yard width in a cul-de-sac may be approved by the land use authority with less than the required width.

D. Other conditions that may be required by the land use authority to protect the intent and purpose of the zone.

E. The minimum square footage of any main residence shall be one thousand two hundred fifty (1,250) square feet of living space on the main floor of a single-story home. For a two-story home there shall be a minimum of one thousand (1,000) square feet of living space on the main floor, and a minimum of eight hundred (800) square feet of living space on the second floor. A split-level home shall have a minimum of one thousand two hundred fifty (1,250) square feet on the main and upper floor combined but not including the square footage of the lower level.

F. No trash, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, abandoned, inoperable, or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any residential zone. (Ord. 2022-04 § 1: Ord. 2020-03 § 1: Ord. 2015-05: Ord. 2009-12 § 1: Ord. 2009-01 § 1)

CHAPTER 17.20
SUPPLEMENTARY AND QUALIFYING REGULATIONS

SECTION:

- 17.20.010: Effect Of Chapter
- 17.20.020: Lots Of Record In Separate Ownership
- 17.20.030: Separately Owned Lots; Reduced Yards
- 17.20.040: Lot Standards
- 17.20.050: Every Dwelling To Be On A Lot; Exceptions
- 17.20.060: Yard Space For One Building Only
- 17.20.070: Sale Or Lease Of Required Space
- 17.20.080: Sale Of Lots Below Minimum Space Requirements
- 17.20.090: Yards To Be Unobstructed; Exceptions
- 17.20.100: Planned Developments
- 17.20.110: Double Frontage Lots
- 17.20.120: Area Of Accessory Buildings
- 17.20.130: Exceptions To Height Limitations
- 17.20.140: Minimum Height Of Main Dwelling
- 17.20.150: Accessory Buildings, Construction And Maximum Height
- 17.20.160: Utility Requirements
- 17.20.170: Streets, Curbs, Gutters, Sidewalks And Storm Drainage
- 17.20.180: Dumping Or Disposal
- 17.20.190: Moving Of Dwellings
- 17.20.200: Public Right Of Way
- 17.20.210: Timesharing (Rep. by Ord. 2004-39 § 1)
- 17.20.220: Exception To Lot Standards
- 17.20.230: Residential Facilities For Persons With A Disability
- 17.20.240: Residential Facilities For The Elderly
- 17.20.250: Limitations On Establishment

17.20.260: Short Term Residential Properties

17.20.270: Garage Setbacks

17.20.280: Non-Depository Institutions

17.20.290: Portable Or Mobile Recreational Units

17.20.010: EFFECT OF CHAPTER:

The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the zone regulations appearing elsewhere in this title. (Ord. 97-06 § 4-1)

17.20.020: LOTS OF RECORD IN SEPARATE OWNERSHIP:

Notwithstanding the requirements of this chapter, a conditional use permit may be issued by the city to allow for residential construction on a lot of less than the frontage, or area required by the zone in which it is located, subject to meeting the following conditions:

A. The lot or parcel shall have been identified on the records of the Washington County recorder as being a separate lot or parcel having its own legal description, tax number, and deed as of January 1, 1988, as shown on the records in the Santa Clara City office.

B. A plot plan shall be submitted to the planning commission showing how the home is proposed to be placed on the property and showing that it meets the following requirements:

1. All front, side and rear setbacks required for the zone in which the property is located;

2. That the size of the home meets the square footage requirement (1,250 square feet) as required by this title.

C. A conditional use permit shall first be approved by the planning commission.

D. A request for a conditional use permit shall be filed in the manner required by chapter 17.40 of this title. All conditions of this chapter, as applicable, shall be met. (Ord. 97-06 § 4-2)

17.20.030: SEPARATELY OWNED LOTS; REDUCED YARDS:

On any lot under separate ownership from adjacent lots as identified in subsection 17.20.020A of this chapter, and such lot having a smaller width than required for the zone in which it is located, the width of each of the side yards for a dwelling may be reduced to a width which is not less than the same percentage of the width of the lot as the required side yard would be of the required lot width, provided that on interior lots in no case shall be

less than five feet (5'), and for corner lots, the side yard on the street side shall be in no case less than fifteen feet (15'). (Ord. 97-06 § 4-3)

17.20.040: LOT STANDARDS:

Except as provided above, every lot, existing or intended to be created, shall have such area, width and depth as is required by this title for the district in which such lot is located and shall have its required frontage upon a dedicated or publicly approved street unless a private street or right of way has been approved by the planning commission. (Ord. 97-06 § 4-4)

17.20.050: EVERY DWELLING TO BE ON A LOT; EXCEPTIONS:

Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth, and frontage required by this title for the district in which the dwelling structure is located unless otherwise recommended by the planning commission, and approved by the city council. Group dwellings, cluster dwellings, condominiums, and townhouses, or other multistructure dwelling complexes under single ownership and management, which are permitted by this title may occupy one lot for each such multistructured complex. (Ord. 97-06 § 4-5)

17.20.060: YARD SPACE FOR ONE BUILDING ONLY:

No required yard or other open space around an existing building or which is hereinafter provided around any building for the purpose of complying with the provisions of this title, shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established. (Ord. 97-06 § 4-6)

17.20.070: SALE OR LEASE OF REQUIRED SPACE:

No space needed to meet the width, yard, area, coverage, parking, or other requirements of this title for lot or building, may be sold or leased away from such lot or building. (Ord. 97-06 § 4-7)

17.20.080: SALE OF LOTS BELOW MINIMUM SPACE REQUIREMENTS:

No parcel of land which has less than the minimum width and area requirements for the district in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of building or development. (Ord. 97-06 § 4-8)

17.20.090: YARDS TO BE UNOBSTRUCTED; EXCEPTIONS:

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

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

1. The awning shall remain fully open on three (3) sides.
2. The materials and appearance of the awning are compatible with the dwelling in color and design, in the opinion of the community development director. (Ord. 2016-17)

17.20.100: PLANNED DEVELOPMENTS:

In planned developments a patio cover may be projected into the rear setback area subject to the following conditions:

A. The patio cover shall not be enclosed on any side except the side attached to the dwelling.

B. No more than one-third (1/3) of the rear yard area shall be covered.

C. No cover shall be closer than three feet (3') to the property line. In common areas having limited common areas, the property line shall be considered to be the area assigned to the specific use of an individual property owner, and the outer limits of the area shall be considered to be lot lines of the property for the purposes of this section.

D. Building permits are required for the installation of a permitted cover.

E. Covers may be constructed of noncombustible materials only. (Ord. 2004-23 § 1: Ord. 97-06 § 4-10)

17.20.110: DOUBLE FRONTAGE LOTS:

Double frontage lots are lots which have the rear property line adjacent to a public street. Such lots shall meet the following requirements:

A. A six foot (6') masonry wall shall be constructed along all rear lot lines unless otherwise approved by the planning commission. Accessory buildings no higher than fifteen feet (15') in height may be ten feet (10') from the rear property line, and storage sheds no higher than six feet (6') in height may be placed adjacent to the wall.

B. Where a six foot (6') masonry wall is not required along the rear property line, the minimum rear setback for all structures shall be twenty five feet (25') from the rear property line. (Ord. 2004-23 § 1: Ord. 97-06 § 4-11)

17.20.120: AREA OF ACCESSORY BUILDINGS:

No accessory building nor group of accessory buildings in any residential district shall cover more than twenty five percent (25%) of the lot area. No building permit is required for accessory buildings of less than ten by twelve feet (10 x 12') in size as per the international building code provided that such building will have no plumbing or electrical elements. (Ord. 2004-23 § 1: Ord. 97-06 § 4-12)

17.20.130: EXCEPTIONS TO HEIGHT LIMITATIONS:

Subject to approval of a conditional use permit by the planning commission, stairways, ventilating fans, or similar equipment required to operate, and towers, steeples, flagpoles, chimneys, wireless or television masts, theater lofts, or similar structures, may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space. (Ord. 97-06 § 4-13)

17.20.140: MINIMUM HEIGHT OF MAIN DWELLING:

No dwelling shall be erected to a height of less than one story above grade. (Ord. 97-06 § 4-14)

17.20.150: ACCESSORY BUILDINGS, CONSTRUCTION AND MAXIMUM HEIGHT:

Accessory buildings shall not be constructed upon a lot until a building permit has been issued for the principal building. No building which is accessory to a dwelling shall be erected to a height greater than one story, or twenty feet (20'). (Ord. 97-06 § 4-15)

17.20.160: UTILITY REQUIREMENTS:

In all areas of the city, connection shall be made to public water, electrical, and sewer facilities wherever available. All utilities shall be located underground unless specifically approved otherwise by the city. All construction shall comply with city and state building codes and standards. (Ord. 97-06 § 4-16)

17.20.170: STREETS, CURBS, GUTTERS, SIDEWALKS AND STORM DRAINAGE:

A. The installation of streets, curbs, gutters, sidewalks and storm drainage of a type approved by the city may be required on any existing street where such improvements are not already in existence or where such improvements are damaged or broken or are substantially substandard.

B. Installation may be required as a condition of obtaining a building permit for a new residential or other structure wherein a new upsized water and/or sewer and/or electrical service is required or when an existing structure's square footage is increased, and shall be completed as a part of the building contract prior to occupancy. All undedicated rights of way for required streets shall be dedicated as well, for any building permit.

C. The city, upon examination, may determine that it is not in the best interest of the city to install full improvements at the time of land development. In this event, the applicant shall be required, as a condition to receiving a building permit, to sign an improvement agreement, which shall be an agreement to post a cash bond for the estimated costs of the improvements, plus a factor of twenty five percent (25%). The funds shall be used to complete the improvements in the overall area when the city determines that it is prepared to complete the required improvements.

D. The exactment for city streets shall be one-half (1/2) of the engineer's estimated cost of a standard city street for the full frontage that the property has on the street, including frontage for corner lots.

E. The cost of curbs, gutters and sidewalks shall be for the engineer's estimated cost for the side of the street that fronts on the lot, including frontage for corner lots.

F. The cost of the storm sewer shall be the engineer's estimate of a standard street's storm sewer cost, also determined by front footage of the storm sewer system that is planned to be placed on the property, according to the city's storm sewer master plan. If there is no storm drain in the street where building is to occur (according to the storm sewer master plan), then no fee shall be exacted.

G. The improvement agreement shall be recorded against the property and shall constitute a covenant to run with the land. A sample of the improvement and cash bond agreement is attached to the ordinance codified herein, and is hereby incorporated by reference herein. The cash bond deposit shall be put at interest by the city to assist in defraying the cost of inflation. The amount of cash bond to be deposited shall be computed by the city engineer based on the engineer's estimate of the cost of installation under the standards stated above. Each applicant shall pay an engineer's review fee in connection with applying for the building permit, as the city council may establish by resolution, to cover the cost of the engineer's review.

H. Upon actual building of the improvements involved, the cash bond, including interest earned thereon, shall be applied to the cost, including the city's reasonably allocated engineering, legal and administrative costs. (Ord. 2007-19 § 1: Ord. 2004-08: Ord. 97-06 § 4-17)

17.20.180: DUMPING OR DISPOSAL:

The use of land for dumping or disposal of scrap materials, garbage, rubbish, or other refuse, or for ashes, or other industrial wastes, shall be prohibited in every district of this title.

No yard or other open space surrounding an existing building shall be used for the storage of junk, debris, abandoned or inoperable motor vehicles, or other unsightly material, judged by the city to create a public nuisance. (Ord. 97-06 § 4-18)

17.20.190: MOVING OF DWELLINGS:

Except for new construction, any dwelling proposed to be moved onto any parcel of land in the city of Santa Clara shall meet the following requirements:

A. All dwellings moved onto any lot must first obtain a conditional use permit as required by chapter 17.40 of this title.

B. Any dwelling proposed to be moved onto a site shall be less than ten (10) years of age at the time of moving unless otherwise approved by the planning commission and the city council.

C. Any dwelling proposed to be moved onto a site shall first be inspected by the building inspector to determine that it is in compliance with the current edition of the applicable building code, or that it is capable of being brought into compliance with said code. Inspection shall be made prior to planning commission review and a report of findings shall be submitted to the planning commission along with the application for a conditional use permit. (Ord. 97-06 § 4-19)

17.20.200: PUBLIC RIGHT OF WAY:

Development of any kind on or within a public right of way shall not be done without having received a permit from the city office, which approval may require planning commission and/or city council approval. (Ord. 97-06 § 4-20)

17.20.210: TIMESHARING:

(Rep. by Ord. 2004-39 § 1)

17.20.220: EXCEPTION TO LOT STANDARDS:

Notwithstanding the requirements of this chapter, the planning commission may consider the approval of flag lots to be developed either as a part of, or separate from a platted subdivision, subject to the following conditions:

A. In the opinion of the planning commission, the property cannot be subdivided with public streets and standard shaped lots, either at the present or in the foreseeable future.

B. The staff portion of the proposed lot(s) shall front on a dedicated and improved public street.

C. No building or construction, except for driveways, shall be allowed on the staff portion of the lot(s).

D. The front of the flag lot(s) shall be deemed to be the side nearest the dedicated public street upon which the staff portion fronts.

E. All lot size and setback requirements shall be the same as for the zone in which the lot is located. The staff portion of the lot(s) shall not be counted in calculating the size of the lot(s).

F. No more than two (2) flag lots may be served by any one staff portion of said lots.

G. The staff portion of the lot(s) shall be owned by the owner(s) of the flag lot(s). If two (2) lots are served, the staff portion shall be owned jointly by the owners of both lots that are being served.

H. No structure on the adjacent lots located in front of the flag lot(s) shall be closer to the staff portion of the flag lot(s) than eight feet (8'). A required twelve foot (12') side yard setback may be reduced to eight feet (8').

I. A solid fence or wall of six feet (6') in height may be required by the planning commission, between the flag lot and the rear property line of the lot in front of the flag lot.

J. The owner(s) of any lot(s) located in front of a proposed flag lot(s) shall be notified by the city of the date and time at which the flag lot request shall be considered by the planning commission.

K. Each flag lot shall be specifically approved by the planning commission.

L. If the flag lot roadways are not looped, then the provided dead end access roadway shall meet the requirements specified in subsection M of this section.

M. Approved turnarounds for dead end flag lot streets. (Ord. 2007-29 § 1: Ord. 2004-23 § 1: Ord. 97-06 § 4-22)

17.20.230: RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY:

The city building department shall grant a permit for the establishment of a residential facility for persons with a disability in any zone in which single-family dwellings are permitted if the applicant certifies that they meet the following requirements under subsections A through C of this section. The building department shall certify that the applicant meets the requirement in subsections D through F of this section.

A. The residence conforms to all applicable standards and requirements of the Utah state department of human services, and if applicable, the Utah state department of health.

B. No individual whose tenancy would constitute a direct threat to the health or safety of other individuals, or whose tenancy would result in substantial physical damage to the property of others, will be a resident.

C. If the residence is a substance abuse facility located within five hundred feet (500') of a school, the residence provides the following in accordance with rules established by the department of human services:

1. Twenty four (24) hour supervision of residents; and
2. Other twenty four (24) hour security measures.

D. The residence conforms to all state and local building, safety, health, and zoning requirements applicable to similar structures, including the number of unrelated persons allowed in a dwelling in the zone where the residence is located.

E. The residence is of a size, scale, and design such that it is in harmony with other residential uses in the vicinity.

F. The residence may not be located within one thousand feet (1,000') of any other residential facility for persons with a disability, or from a residential facility for elderly persons.

G. Staff will bring to the city council any requests for reasonable accommodations who shall give such consideration to requests under the standards of applicable state and federal law.

H. The right to continue the use under the building permit as a residential facility for persons with a disability shall be contingent upon maintaining the standards and requirements of this section.

I. In order to obtain a building permit the building department must certify the plans and specifications which shall include a rendering of the building with landscape that is compatible with the architectural style of the neighborhood.

J. Parking requirements are detailed in section 17.32.040 of this title.

K. The decision to approve a residential facility for the disabled must be based on legitimate land use criteria. (Ord. 2004-23 § 1)

17.20.240: RESIDENTIAL FACILITIES FOR THE ELDERLY:

Subject to granting of a conditional use permit a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character, and subject to the requirements of this chapter, the location of residential

facilities for elderly persons may be approved in areas zoned to permit single-family dwellings. (Ord. 2004-23 § 1)

17.20.250: LIMITATIONS ON ESTABLISHMENT:

- A. No person who is being treated for alcoholism or drug abuse may be placed in a residential facility for elderly persons.
- B. Placement in a residential facility for elderly persons shall be on a strictly voluntary basis and may not be a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
- C. No residential facility for elderly persons may be located within one thousand feet (1,000') of another such facility, or from a residential facility for the handicapped.
- D. The use granted and permitted in this chapter terminates if the structure is devoted to a use other than as a residential facility for elderly persons, or if the structure fails to comply with applicable health, safety, and building codes.
- E. The decision to approve a residential facility for the elderly must be based on legitimate land use criteria and may not be based on the age of the facility's residents.
- F. The requirements of this section that a residential facility for elderly persons obtain a conditional use permit or other permit do not apply if the facility meets the requirements of this chapter relative to the definition of a "family".
- G. In order to obtain a building permit the building department must certify the plans and specifications which shall include a rendering of the building with landscape that is compatible with the architectural style of the neighborhood.
- H. Parking requirements are detailed in section 17.32.040 of this title. (Ord. 2004-23 § 1)

17.20.260: SHORT TERM RESIDENTIAL PROPERTIES:

- A. Definitions: As used in this chapter,

SELF-CONTAINED: A project where no public streets provide access to individual units that are no part of the project.

SHORT TERM RESIDENTIAL PROPERTY: Property which is used by any person or entity for hostel, hotel, inn, lodging, motel, resort, or other transient lodging uses where the term of occupancy, possession, or tenancy of the property by the person is for twenty nine (29) consecutive calendar days or less, for direct or indirect remuneration. For this section, "remuneration" means compensation, money, rent, or other consideration including free gratis, given for occupancy, possession or use of real property.

B. Requirement: Short term residential properties are prohibited in all zones within the city of Santa Clara except where allowed by conditional use permit in the planned development residential district or historic district/mixed use zone. (Refer to each district or zone for specific conditions for use.) (Ord. 2015-03: Ord. 2013-16)

17.20.270: GARAGE SETBACKS:

Where a sidewalk and a driveway are located in the same setback of a dwelling, the garage setback shall be a minimum of twenty feet (20') from the back edge of the sidewalk to the garage. Where no sidewalk is located in the setback, or where a side entry garage has a minimum twenty foot (20') long driveway from the back edge of the sidewalk, the garage setback shall be the same as required for the dwelling unit. (Ord. 2017-07)

17.20.280: NON-DEPOSITORY INSTITUTIONS:

Non-Depository institutions are allowed as a permitted use within the Commercial, C Zone or the Planned Development Commercial, PDC Zone, subject to the following restrictions:

A. A non-depository institution shall not be located within one mile of any other non-depository institution within the City's geographical boundaries. The distance shall be measured from the exterior walls of the building in which the non-depository institution is located or proposed to be located and shall be measured as a straight- and direct-line distance from said point.

B. In addition to the geographical restriction under subsection 17.20.280(A) above, the total number of non-depository institutions located within the City's geographical boundaries shall not exceed one non-depository institution per seven thousand five hundred (7,500) residents of the City. A portion or fraction resulting from such calculation that does not equal a whole number shall not increase, through "rounding" or otherwise, the total number of non-depository institutions possible. For example, if the City's population was 14,999, then a maximum of one non-depository institution would be possible in the City, and a second non-depository institution would not be possible until the City's population was 15,000 or more. For purposes of such calculation, the City's population shall be determined by the numbers provided by the United States Census Bureau's most recent annual estimate.

C. All non-depository institutions are subject to applicable architectural design, aesthetic and other regulations of all applicable zones, and other requirements of City code. Additionally, all non-depository institutions are subject to the following supplemental regulations:

1. The color of the building housing the non-depository institution shall be restricted to earth tones or shall match the design theme of the development of which it is apart.

2. At least 25% of the first-floor façade that faces a public street, or sidewalk shall be windows or doors of clear or lightly tinted glass to allow views into and out of the building at eye level.

3. The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.

4. The use of neon lighting or signage shall be prohibited on the building exterior.

5. All signage associated with any non-depository institution shall conform to the requirements of Chapter 17.44 of city code. (Ord. 2025-09 § 1)

17.20.290: PORTABLE OR MOBILE RECREATIONAL UNITS

In any zone in where residential dwellings or dwelling units are permitted, portable or mobile recreational units such as campers, travel trailers, fifth wheel trailers, tent trailers, tents or any other type of recreational, mobile or portable housing unit (recreational housing unit) are not permitted for housing use, except that such a unit may be used to house guests of the primary dwelling for up to eight (8) days in any calendar month without being a violation of the land use ordinance subject to the following:

1. No recreational housing unit may be located on any street or other part of a public right-of-way, except for temporary loading and unloading of such unit but not to exceed forty-eight (48) hours.
2. A recreational housing unit may be located in the side or rear yard of the permanent residential dwelling.
3. The use of such recreational housing unit shall not cause unusual noise, require additional automobile parking, or other problems for adjacent neighbors.
4. No recreational housing unit shall be permitted on any property that does not contain a dwelling or dwelling unit located on the property.
5. Where an unusual health related hardship exists for an extended family member of the principal dwelling unit, the Planning Director may grant a time extension beyond the eight (8) day time limit for occupancy of the recreational housing unit. However, any time extension beyond sixty (60) days shall require approval of the City Council.

CHAPTER 17.12
PLANNING COMMISSION 1

SECTION:

17.12.010: Creation Of Planning Commission; Terms; Numbers

17.12.020: Terms Of Office

17.12.030: Removal and Vacancy

17.12.040: Compensation

17.12.050: Officers

17.12.060: Rules And Procedures

17.12.070: Quorum And Vote

17.12.080: Employees; Expenditures

17.12.090: Powers And Duties

17.12.100: Entrance Upon Land

Notes

1. See also chapter 17.16 of this title.

17.12.010: CREATION OF PLANNING COMMISSION; TERMS; NUMBERS:

The Santa Clara Planning Commission shall consist of seven (7) members each to be appointed by the mayor with the advice and consent of the City Council. It is not the intent of this chapter that all the members come from the same field of expertise but shall reflect a variety of backgrounds. The members shall reside in Santa Clara City. (Ord. 2007-16 § 1: Ord. 2004-21 § 1: Ord. 2000-08 § 1: Ord. 99-29 § 1: Ord. 98-26 § 2: Ord. 97-06 § 2-1: Ord. 2022-06)

17.12.020: TERMS OF OFFICE:

The terms of office for the Planning Commission shall be for five (5) years and members shall not serve more than two (2) consecutive five (5) year terms. The terms of the members shall be staggered so that no more than two (2) terms shall expire at the same time. (Ord. 2009-13 § 1: Ord. 2022-06)

17.12.030: REMOVAL AND VACANCY:

Any member of the Planning Commission may be removed from office by the Mayor for any reason with the advice and consent of City Council. The City Council shall also have the right to remove any member of the Planning Commission for a failure to attend at least seventy-five percent (75%) of the Planning Commission's scheduled meetings during any twelve (12) month period. Vacancies of appointed members for purposes other than the expiration of a regular term shall be filled for the remainder of the unexpired term by appointment of the mayor with the consent of the City Council. (Ord. 2007-16 § 1: Ord. 97-06 § 2-3: Ord. 2022-06)

17.12.040: COMPENSATION:

The members of the Planning Commission shall serve with compensation in an amount set by the City Council for meetings attended. Additionally, the City Council will allow for reimbursement of the members for actual expenses incurred, upon presentation of proper receipts and vouchers. (Ord. 2007-16 § 1: Ord. 97-06 § 2-4: Ord. 2022-06)

17.12.050: OFFICERS:

The Planning Commission shall elect a chair and vice-chair from among its members yearly. The election of the chair and vice-chair will occur during the first regularly scheduled Planning Commission meeting each year. (Ord. 2007-16 § 1: Ord. 2004-21 § 1: Ord. 2000-08 § 1: Ord. 99-29 § 1: Ord. 97-06 § 2-5: Ord. 2022-06)

17.12.060: RULES AND PROCEDURES:

The Planning Commission may adopt such rules and procedures as it may deem necessary for the proper conduct of its business. A record shall be kept of its proceedings, such record shall be open to inspection by the public during regular office hours. (Ord. 2007-16 § 1: Ord. 97-06 § 2-6: Ord. 2022-06)

17.12.070: QUORUM AND VOTE:

A quorum shall consist of four (4) members of the Planning Commission, including the chair or vice-chair. If the chair or vice-chair is not present, a temporary chair shall serve. No evidence shall be presented unless a quorum is present. The concurring vote of a majority of those present shall be required to carry and pass any motion. All members of the Planning Commission shall vote on all matters before the Planning Commission. (Ord. 2007-16 § 1: Ord. 2004-21 § 1: Ord. 2000-08 § 1: Ord. 99-29 § 1: Ord. 97-06 § 2-7: Ord. 2022-06)

17.12.080: EMPLOYEES; EXPENDITURES:

The Planning Commission may, upon approval of the City Council, employ staff, including consultants, and a secretary, and shall pay such expenses, as may be reasonable and necessary for the carrying out the duties defined in this title, that such expenditures may not exceed the amount appropriated for the operation of the Commission by the City Council. (Ord. 2007-16 § 1: Ord. 97-06 § 2-8: Ord. 2022-06)

17.12.090: POWERS AND DUTIES:

A. The Planning Commission shall act as the land use authority on the following land use applications and issues, except where an approval of the Santa Clara City Council is required by ordinance or state law:

1. Conditional Use Permits and such conditions as may be imposed on their approval under applicable law, except those specifically delegated to planning staff for approval.
2. Subdivision reviews for new subdivisions, phases of subdivisions, and amendments to existing subdivisions.
3. Site Plan reviews for non-residential projects.
4. Sign reviews as per Chapter 17.44 of city code.
5. Variances of any kind, except those specifically delegated to planning staff approval.
6. Interpretation of zoning maps and consideration of disputed questions of lot lines, district boundary lines, and similar questions as they arise in the administration of the land use ordinances, unless the same requires an action that requires final approval of the City Council.
7. Issues or applications otherwise delegated to the planning staff, when the planning staff determines that a public hearing should be held to ensure that citizens can comment on the application.
8. Issues delegated to the Planning Commission by the City Council which do not otherwise require final approval of the City Council.

B. The Planning Commission shall act as a reviewing and recommending body to the Santa Clara City Council on the following land use applications and issues:

1. General Plan adoption or General Plan Amendments.
2. Adoption of land use regulations or amendments thereto (except for temporary land use regulations).

3. Zoning Map Amendments, i.e., amending the zoning designation of a parcel or parcels under applicable land use regulations, including adopting a project plan for a parcel or parcels previously designated for planned development.

4. Subdivision Ordinance Amendments.

5. Annexation Policy Plan Amendments.

6. Determination regarding the existence, expansion, or modification of nonconforming uses.

7. Any other land use applications or issues which the Santa Clara City Council delegates to the Planning Commission for review, preparation, recommendation, or to receive public input at a public hearing, before a final decision is made by the City Council.

C. The Planning Commission is further empowered to hold all public hearings which may be required for any land use application under applicable local or state law, where such hearing is not required to be held by the City Council.

D. Except with respect to the land use applications and issues listed in subsection A of this section, the Planning Commission is a recommending body to the City Council. Final approval of all land use applications and issues except as listed in subsection A or otherwise delegated by ordinance to the planning staff is a City Council responsibility, and City Council approval is required before any such action becomes of record. (Ord. 2007-16 § 1: Ord. 2004-21 § 1: Ord. 97-06 § 2-9: Ord. 2022-06)

17.12.100: ENTRANCE UPON LAND:

The Planning Commission or its authorized agents may enter upon any land at reasonable times to make examinations and surveys which are reasonably required to fulfil its duties hereunder. (Ord. 2007-16 § 1: Ord. 97-06 § 2-10: Ord. 2022-06)

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

Present: Logan Blake, Chair
Shelly Harris
Josh Westbrook
Joby Venuti
Tyler Gubler
David Clark

Absent: Kristen Walton

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

1. Call to Order

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on March 26, 2026, at 5:30 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Westbrook

3. Conflicts and Disclosures

No conflicts or disclosures were reported by any Commissioners.

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.**

Jim McNulty, Planning and Economic Development Director, presented the proposed PDC and Site Plan Amendment for Lot 3 of the Cole West Development Project. The Site Plan includes two points of ingress and egress from Pioneer Parkway and Red Mountain Drive, with 30-foot-wide internal access roads. A cross-access easement with the Harmon Shopping Center has been executed and recorded. The developer will install a deceleration lane on

Pioneer Parkway for right-hand turning movements into the project. This detail was included with the commercial subdivision plat.

Mr. McNulty noted that the applicant increased parking from 26 to 31 spaces after their TRC meeting, adding five additional spaces on the west side of the property. The parking ratio meets city requirements, with office/retail space parked at 4 per 1,000 square feet, and restaurants parked at 10 spaces per 1,000 square feet of dining room area. The development agreement allows for shared parking between all commercial lots if needed.

The proposed building materials include interstate brick in terracotta color, charcoal honed CMU block, red CMU, hardy board in gauntlet gray, powder-coated metal awnings, and snowbound-colored stucco. Building height is well below the 35-foot PDC zone limit, estimated at 20-22 feet at the highest point. The landscaping plan was prepared by a landscape architect and meets city code requirements. Open space decreased slightly from 23% to 22% but still meets all PDC zone requirements.

Commissioner Clark questioned the location of the five additional parking spaces and their interface with the drive aisle. McKenna Christensen, representing the applicant, explained that they found room to add stalls on the west side but would need to revise the landscape plan and eliminate trees between the stalls and drive aisles in that narrow space.

Commissioner Blake identified concerns about ADA compliance, noting the lack of an accessible egress path to a public way and the need for the first ADA stall to be van accessible. The applicant acknowledged these issues would be addressed.

McKenna Christensen described the proposed tenants: a pizza restaurant with drive-through service focusing on grab-and-go orders, a small Pilates studio, and a retail tenant. She noted that peak usage times would differ between fitness and restaurant uses, maximizing parking efficiency.

Commissioner Venuti raised concerns about the dumpster location, suggesting it would create conflicts with the garbage truck blocking the main cross-traffic road during pickup. Mr. McNulty explained that the location was chosen for screening purposes and to keep it away from residential views across the street. McKenna Christensen noted that trash pickup is typically scheduled for early morning hours (around 7 AM) to avoid customer conflicts, and that the location also keeps the dumpster away from the planned outdoor patio area.

Commissioner Blake opened the public hearing. Seeing no public comments, the hearing was closed.

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.

Following discussion among Commissioners, the Planning Commission reviewed the application and found it complete.

Motion: Commissioner Westbrook moved to recommend approval of the PDC Amendment and Site Plan for Lot 3 of the Silverado Santa Clara Amended Commercial Subdivision to the City Council, subject to the 12 conditions listed in the staff report plus a thirteenth condition addressing ADA egress requirements and van-accessible stall requirements. Commissioner Harris seconded the motion. The motion passed unanimously

B. Planning Commission Approval

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

Mr. McNulty presented the application for a new single-family home for Bennett and Hayley Heyrend on a 0.26-acre lot in the R-1-10 Historic District Overlay. The property faces Santa Clara Drive and was purchased from Neil and Michelle Walter, who had originally subdivided the Clara Crossing development.

The applicants hired local architect Dan Carrick, with Evoke Home to design a custom one-story cottage with daylight basement. The 12-foot grade change from front to back of the property necessitates the basement design. The home features stone masonry, hardy board, stucco facade, awnings, window treatments, roof overhangs, dormer windows, asphalt shingles, varied roof pitch, and a side-load garage.

The Heritage Commission reviewed and approved the design in February 2026, finding it met all historic district design guidelines for building design, architectural character, materials, colors, and roof design. The materials align with the required color palette in the historic district guidelines.

After technical difficulties with the Zoom connection, Mr. McNulty contacted applicant Hayley Heyrend by phone to include her in the discussion. The Commissioners had no questions for the applicant.

Motion: Commissioner Harris moved to approve the new single-family home located at 3263 Santa Clara Drive as presented with the five staff conditions. Commissioner Westbrook seconded the motion. The motion passed unanimously.

6. Discussion Items

A. ULUI Training Recap.

Mr. McNulty opened discussion about the recent Utah Land Use Law Institute training that all seven Commissioners attended. He appreciated their participation and noted they had completed their annual training requirement.

Commissioner Blake commented on the interesting mention of "planning regulation fatigue" at the state level and was particularly interested in Dr. Arthur's presentation on changing Utah demographics. He was curious about the differentiation between attached housing units and vacation rentals in the demographic data.

Mr. McNulty noted the legislature's focus on housing and affordability, mentioning over 1,000 bills introduced with roughly half approved. He highlighted Senate Bill 284 (LUDMA amendments) as requiring potential code changes by July 1st. The bill addresses detached accessory dwelling units (DADUs) and internal accessory dwelling units (IADUs), with cities now required to allow ADUs on lots 11,000 square feet or larger.

Commissioner Harris appreciated the complimentary remarks about Washington County's water conservation efforts. Mr. McNulty noted the coordinated approach with the Water Conservancy District isn't happening in other areas of the state.

Commissioner Venuti found the Public Infrastructure District (PID) discussion valuable, appreciating the distinction from SIDs and seeing potential applications for future regional projects. He particularly enjoyed the historical presentation by Mr. Snow during lunch, which highlighted the generational work of families in the area.

Mr. McNulty discussed upcoming annexation plans for the Graveyard Wash reservoir area, noting the City Council adopted the Annexation Policy Plan on March 25, 2026. He mentioned potential future development of BLM lands in the South Hills area for affordable housing if the federal government agrees to sell properties to developers.

Commissioner Clark noted that the State provided \$15 million to Saint George City for the Graveyard Wash Reservoir project.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: February 26, 2026

The Planning Commission reviewed the minutes from February 26, 2026. No corrections were noted.

Motion: Commissioner Harris moved to approve the minutes from February 26, 2026, as presented. Commissioner Westbrook seconded the motion. The motion passed unanimously.

Mr. McNulty announced the next meeting is scheduled for Thursday, April 9th and noted he would provide training certificates to Commissioners.

8. Adjournment

Commissioner Blake adjourned the meeting at 6:27 PM.

Jim McNulty
Planning Director

Approved: _____

DRAFT