

**AGENDA**  
**SANTA CLARA HERITAGE COMMISSION**  
**THURSDAY, MAY 21, 2026**  
**Time: 4:00 PM**

**Notice** is hereby given that the Santa Clara Heritage Commission will hold a meeting on the 21st day of May 2026, in the Santa Clara Town Hall conference room at 2603 Santa Clara Drive. The meeting will begin at 4:00 PM.

**Call to Order:**

1. Approval of Minutes for February 19, 2026.

**Business:**

1. **Design Review** for a new home located at 3265 Santa Clara Drive (Clara Crossing Subdivision). Keith Collins, applicant.
2. **Discussion Item(s):** To be determined by the Heritage Commission.

**Adjournment.**

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

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

Posted this 18<sup>th</sup> day of May 2026.

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

**Present:**

**Commission Members:** Mimi McKenna, Chairman  
Megan Smith  
Bob Lamoreaux

**City Council Representative:**

**Director:** Jim McNulty, Planning & Economic Development Director

**Staff:** Sherry Laier

**CALL TO ORDER**

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

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

**BUSINESS ITEMS**

**Business**

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

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

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

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

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

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

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

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

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

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

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

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

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

1. That the applicants construct the home according to the plans presented to the Heritage Commission.
2. That the Historic District Design Guidelines Part II, Sections 4, 9, 11, and 12 as summarized in the staff report be complied with.
3. That the applicant comes back to the Heritage Commission if changes to any items in Condition #2 are proposed.
4. That the applicant provides a color board with material samples for review and approval by the Heritage Commission prior to construction.
5. That this home be required to meet the area, width, and yard regulations (building setbacks) as per Section 17.64.050 of city code. Also, the building height for this home is limited to 35'.

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

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

This item was tabled until next meeting.

4. **Adjournment.**

The Heritage Commission Meeting adjourned at approximately 4:45 PM

Approved: \_\_\_\_\_  
Sherry Laier, Clerk



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

Staff Report

## Heritage Commission Summary and Recommendation

**Public Body:** Santa Clara City Heritage Commission

**Meeting Date:** May 21, 2026

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

**Property Address:** 3265 Santa Clara Drive (Lot 4, Clara Crossing Subdivision)

**Applicant Name:** Keith Collins

**Staff Planner:** Jim McNulty

**City Staff Recommendation:** Approval with conditions

### PROJECT DESCRIPTION

**The applicant, Keith Collins,** is proposing to build a single-family home in the R-1-10/Historic District Overlay Zone. The subject property is approximately 0.26 acres (11,379 sq. ft.) in size and located at 3265 Santa Clara Drive. The subject property is known as Lot 4 of the Clara Crossing Subdivision.

This **subdivision plat was approved by the Planning Commission on March 14, 2024.** The Clara Crossing Subdivision plat was recorded on April 8, 2025, after all public improvements were completed. The owners of Lot 5 are currently going through the plan review process. This proposed new home was approved by the Heritage Commission on February 19, 2026, and Planning Commission on March 12, 2026. They will likely obtain a building permit and be under construction soon.

The **proposed single-family home** includes brick masonry, hardi-board and stucco facade, awnings, window treatments, roof overhangs, asphalt shingles, varied roof pitch, and a front-loaded garage. The design includes a one-story ranch style home with a daylight basement as the change in grade from the front to the back of the home is approximately 12'.

**A project narrative** has been provided by the applicant. A copy of this document has been attached. The builder is Cameron Teeples, Teeples Custom Builders.

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

## SITE & VICINITY DESCRIPTION

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The subject property is located adjacent and west of Lot 5 (Clara Crossing) off Santa Clara Drive. The property has frontage along Santa Clara Drive and Gates Lane. Public improvements are in place for the subject property.

## PROJECT REVIEW ITEMS

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

1. **Part II, Section 4, Building Design/Architectural Character:** New and existing construction shall reinforce the architectural character of the area. New and existing construction shall achieve compatible design through appropriate massing, form, scale, rhythm, orientation, materials, fenestration, and patterns. Additionally, the building shall reflect authentic design elements which come from the surrounding environment, as well as providing a link between the past, present, and future residents who choose to call Santa Clara home. City staff would recommend that the following building design elements be incorporated into the home design:
  - a. *Brick pillars at the base of each column along the front porch.*
  - b. *Increase the size of the columns along the front porch to look more substantial.*
  - c. *Extend the covered porch outward to allow for more useable outdoor space.*
  - d. *Utilize a garage door that allows for a better sense of entry and is more compatible with the home design.*
  
2. **Part II, Section 8, Doors & Entrances:** Doors and entrances shall be constructed to complement the architecture of the building. Main entry doors shall be emphasized to promote a sense of entry. The primary doorway or entrance to a building should be oriented to Santa Clara Drive. Common door designs of the late 19<sup>th</sup> and early mid-20<sup>th</sup> centuries are single-light wood or metal forms, varying from simple flush or paneled designs. **It appears that the proposed front door/entry door meets this requirement.**
  
3. **Part II, Section 9, Building Materials:** Building materials shall convey texture, scale, finish, and color like those used traditionally. A minimum of 30% of the vertical wall surface should include masonry such as brick, or stone. Large featureless walls with only one (1) building material, color, or texture are not appropriate. The front elevation includes brick masonry, hardi-board, and stucco. The side elevations include stucco and hardi-board. The rear elevation includes stucco. City staff would recommend that the following items be incorporated into the building materials:
  - a. *Brick masonry should be included on each side elevations (left and right). This can be included along each side elevation before the change in grade (front to back). This was required for the recently approved home on Lot 5 of the Clara Crossing Subdivision.*
  - b. *Hardi-board should be included along the rear elevation. This can be incorporated in the middle of the home where there is a great room between the kitchen and bedrooms. This was required for the home on Lot 5 of the Clara Crossing Subdivision.*

**Request:** Collins Home

4. **Part II, Section 11, Building Colors:** Building color is one of the most critical elements in design. Careful attention shall be paid to create colors that blend with the panoramic views and natural landscapes of the area. Approval of color boards with large material samples shall be required in the Historic District. The project narrative includes an idea of the colors to be used; however, City staff recommend that the applicants **review the Color Matrix, Exhibit B, in the Historic District Design Guidelines** and be prepared to discuss it during the meeting. **City staff has requested that the applicant bring a color board with material samples to the meeting for Heritage Commission review.**
5. **Part II, Section 12, Roof Design:** The roof form, its pitch, materials, and associated parapets are all character-defining features for a building. Roof forms and planes should vary to add visual interest to the street environment, provided they're aesthetically appropriate. Roof materials shall be fire-retardant and non-reflective including asphalt shingles (wood appearance). **It appears that the proposed roof design and materials meet this requirement.**

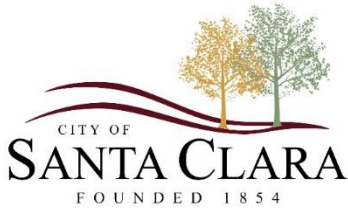
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## CITY STAFF RECOMMENDATION

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City staff recommends that the Heritage Commission consider recommending Approval to the Planning Commission for the New Home Design on Lot 4 of the Clara Crossing Subdivision subject to the following conditions:

1. That the applicant includes City staff and/or Heritage Commission recommendations into the home building design. This includes Part II, Section 4, Building Design/Architectural Character, and Part II, Section 9, Building Materials.
2. That the Historic District Design Guidelines Part II, Sections 4, 8, 9, 11, and 12 as summarized in the staff report be complied with.
3. That the applicant comes back to the Heritage Commission if changes to any items in Condition #2 are proposed.
4. That the applicant provides a color board with material samples for review and approval by the Heritage Commission and Planning Commission.
5. That this home be required to meet the area, width, and yard regulations (building setbacks) as per Section 17.64.050 of city code. Also, the building height for this home is limited to 35'.



# HERITAGE COMMISSION APPLICATION

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

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

Clara Crossing  
SC-CLCR-4  
3265 Santa Clara Dr

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

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

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

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

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

  
\_\_\_\_\_  
Signature Applicant(s)/Rep

2057 W 380 S Hurricane UT 84737  
\_\_\_\_\_  
Address Applicant(s)/Rep

Keith Collins  
\_\_\_\_\_  
Printed Name of Applicant(s)/Rep

+1 (435) 229-5730, keith1collins0@gmail.com  
\_\_\_\_\_  
Phone Number/Email

## Project Narrative: The Collins Residence

Builder - Cameron Teeples with Teeples Custom Builders

### 1. Summary

The proposed project consists of the construction of a new 7-bedroom, 4-bathroom, 3,200-square-foot single-family residence located at 3265 Santa Clara Drive. The goal of the project is to create a functional, energy-efficient home tailored to our family's lifestyle.

### 2. Design & Site Integration

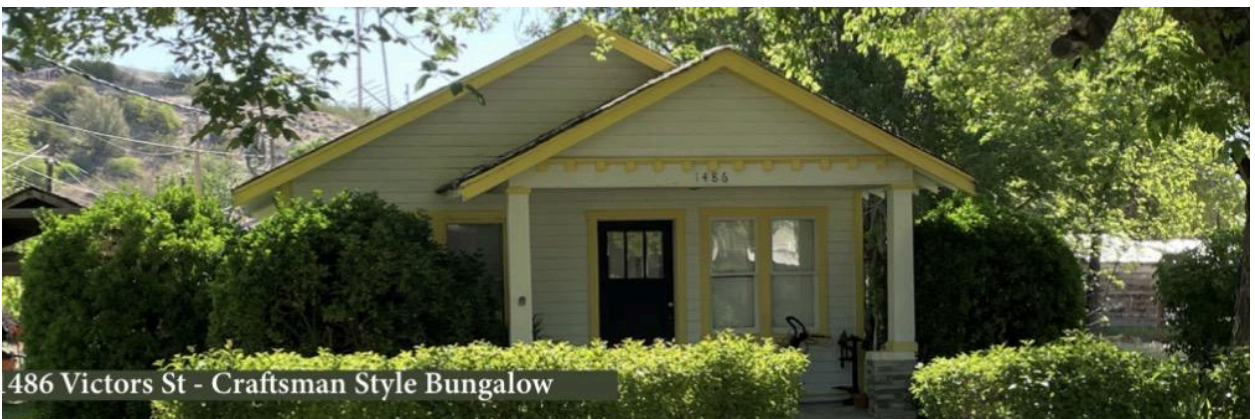
The architectural design draws inspiration from Craftsman Style Bungalows 1905-1925 and Ranch Style Homes 1930's -1960's aesthetics, utilizing simple gently pitched roofs, a rectangular floor plan, and historical materials to blend seamlessly with the historic Santa Clara landscape. The floor plan is oriented to accommodate the historic style of homes in the area, while still giving modern functionality.

### 3. Materials & Sustainability

The exterior will feature a durable, low-maintenance palette consisting of stucco, hardie board siding and brick. It will also include asphalt shingle. Materials will be applied as shown on the submitted elevations.

### 4. Part II, Section 4, Building Design/Architectural Character:

The design of this home is compatible with the objective of reinforcing the architectural character of the area by avoiding changes to the historic styles and using elements from different periods to maximize the functionality without compromising the historic design. This home uses inspiration from example homes 2789 Santa Clara Dr - Ranch Style and 1486 Victors St - Craftsman Style Bungalow

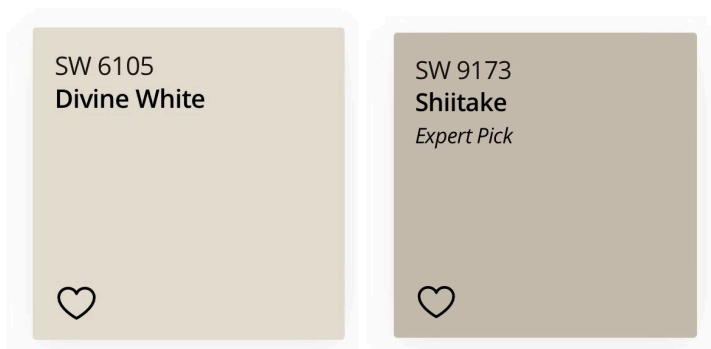


### 5. Part II, Section 9 Building Materials:

This home uses multiple historic building materials including brick, stucco and hardie board siding. As seen on the elevations there will be brick and siding on the front elevation with the side elevations including siding and stucco. The back elevation will be mostly stucco.

### 6. Part II, Section 11 Building Colors:

We have chosen building colors that match closely to the Historic District Color Matrix in Exhibit B. We have chosen the color Divine White for to emulate the color Parsnip and Shiitake to match the color Langdon Dove. A natural brick color will be used for the stone. The roof will be black/charcoal and the gutters and trim will be white. We will provide a full-size color board with material samples.



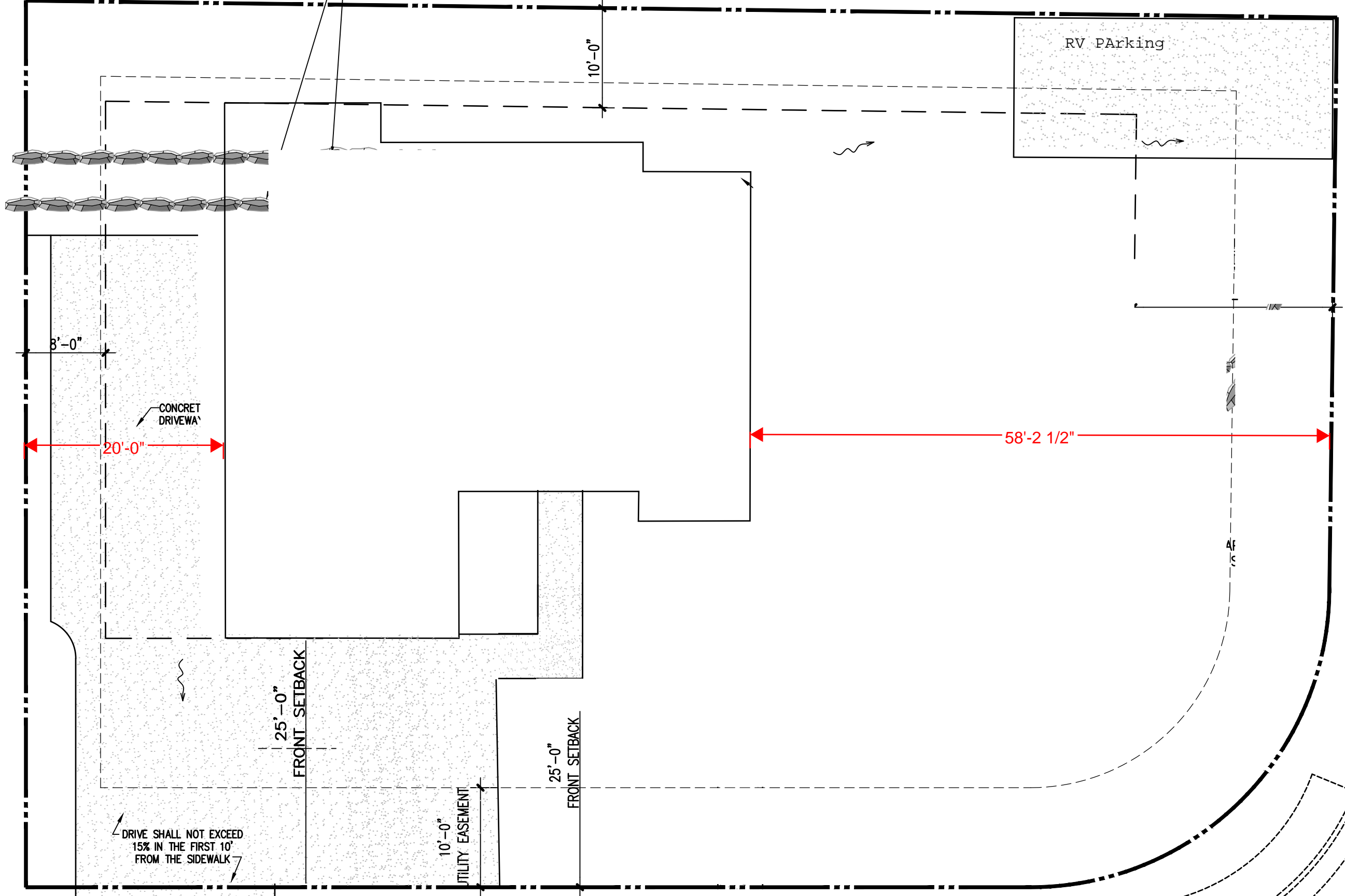
### 7. Part II, Section 12 Roof Design:

The roof form will have a street facing eave line with low pitch gables to add variety and visual interest to the street environment. The roof material will be fire retardant black/charcoal non-reflective asphalt shingles.

Ranch Style Home  
Clara Crossings Lot 1



SLOPE SHALL NOT BE GREATER THAN  
1 VERTICAL UNIT FOR EVERY 2  
HORIZONTAL UNITS. ALL LOCAL  
CODES SHALL BE MET. ANY GREATER  
SLOPE SHALL BE RETAINED AND  
DESIGNED BY A PROFESSIONAL.



GATES LN.

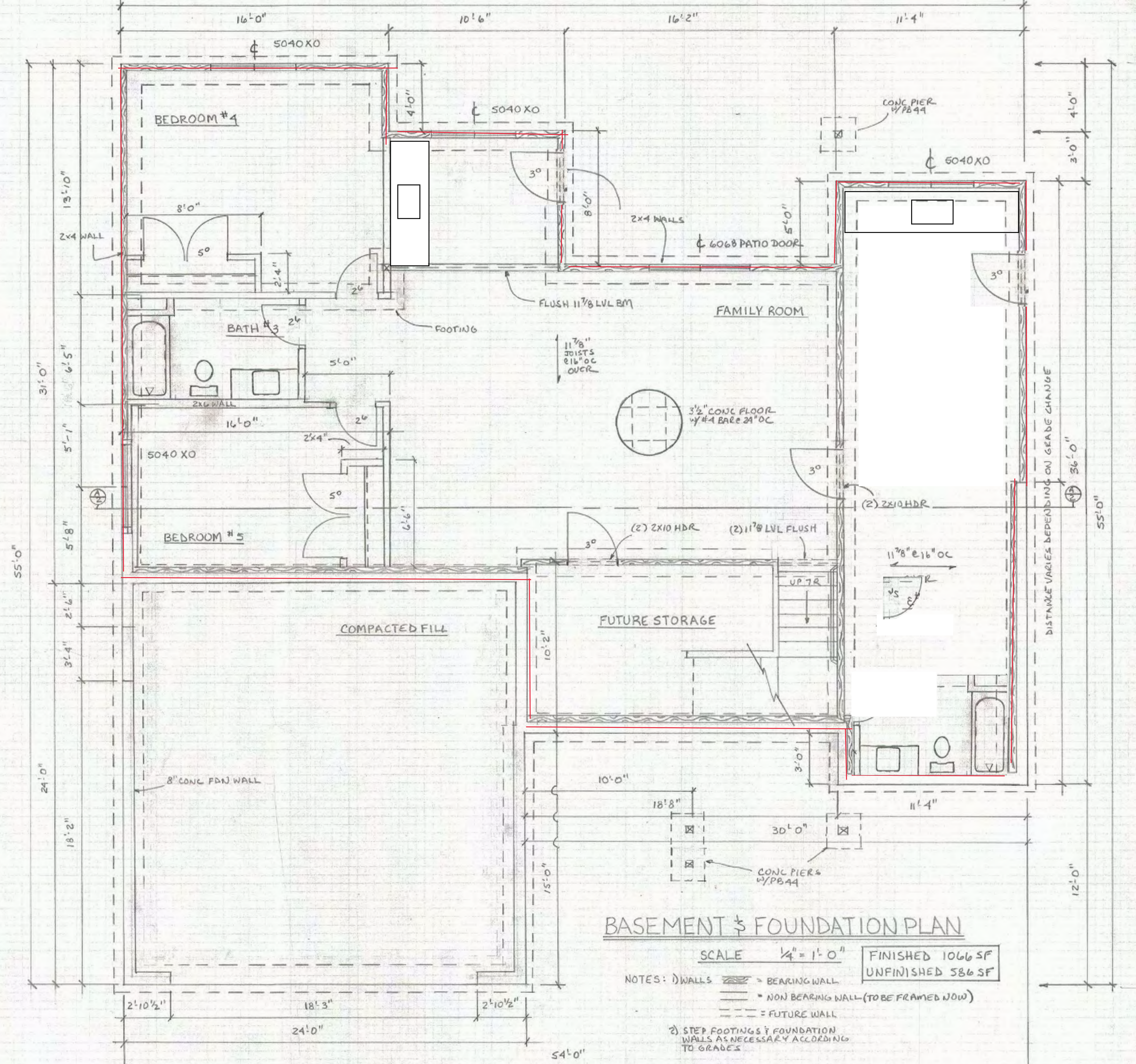
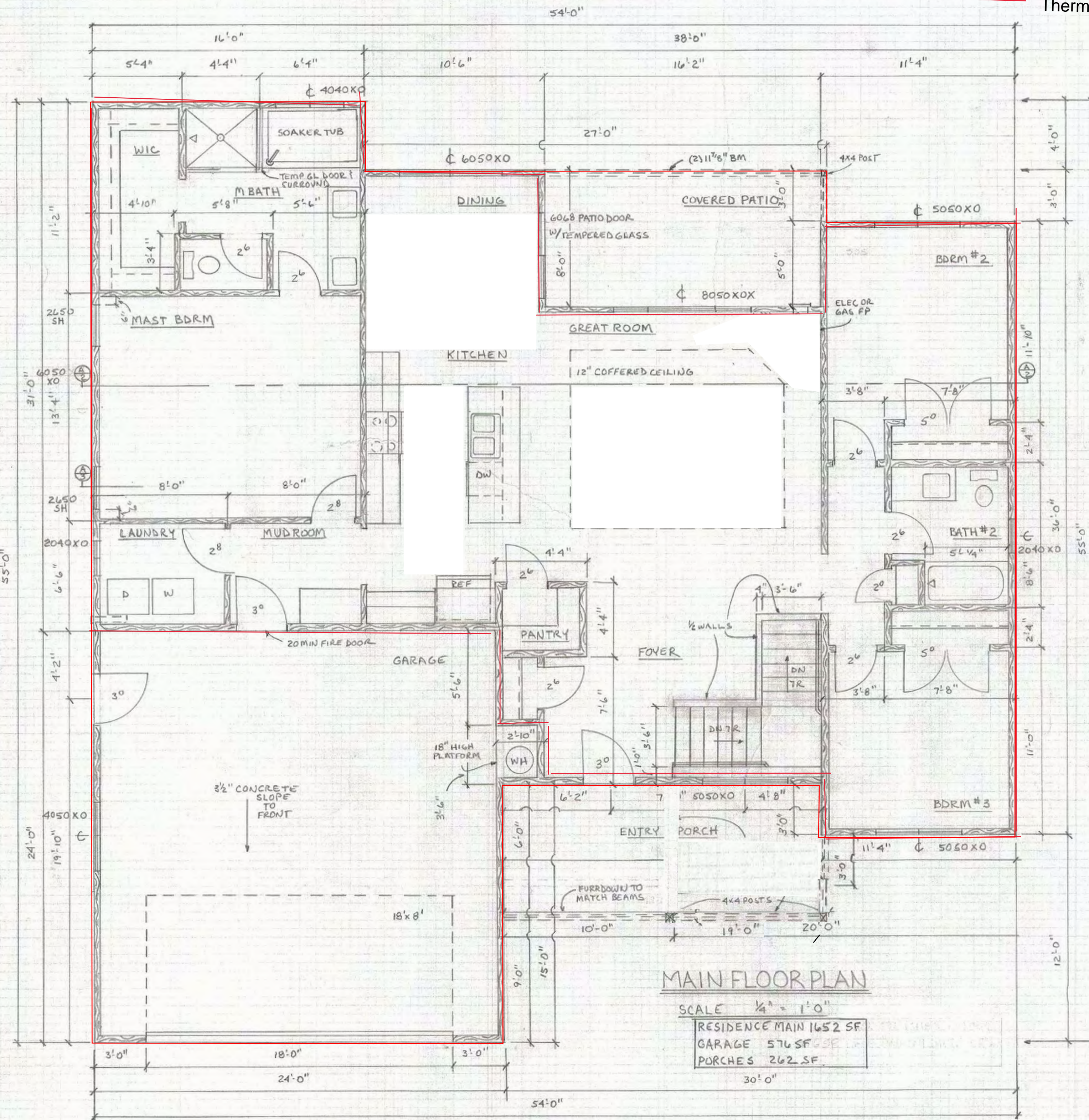
COTTONWOOD LN.

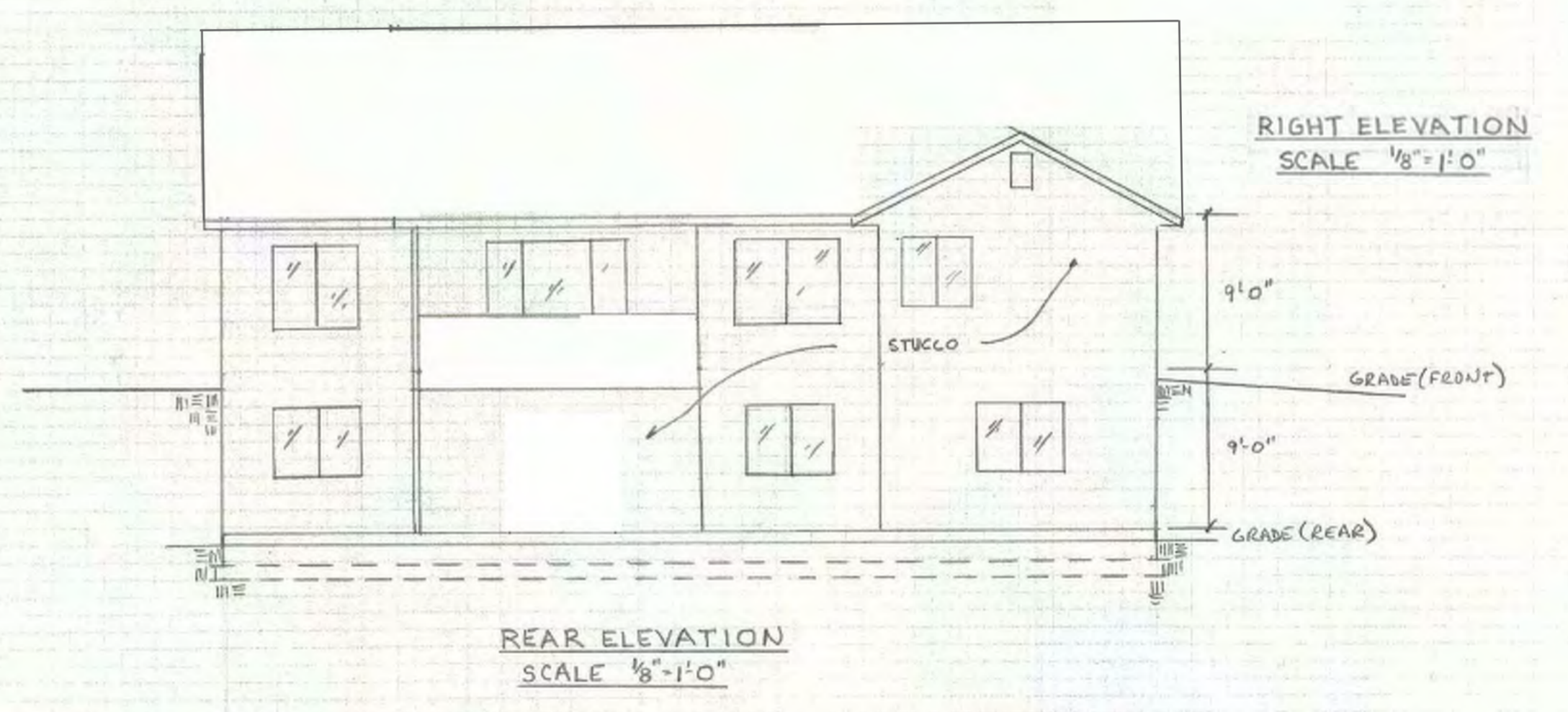
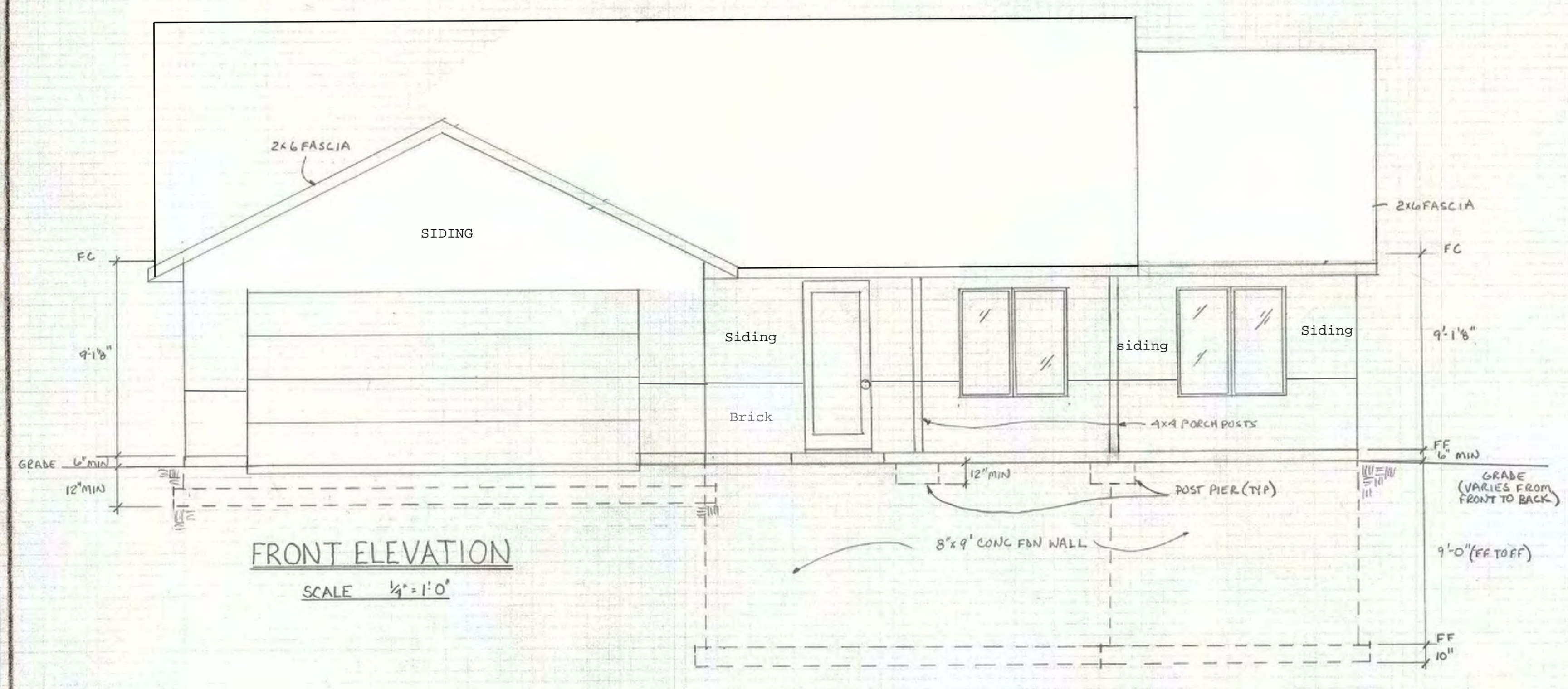
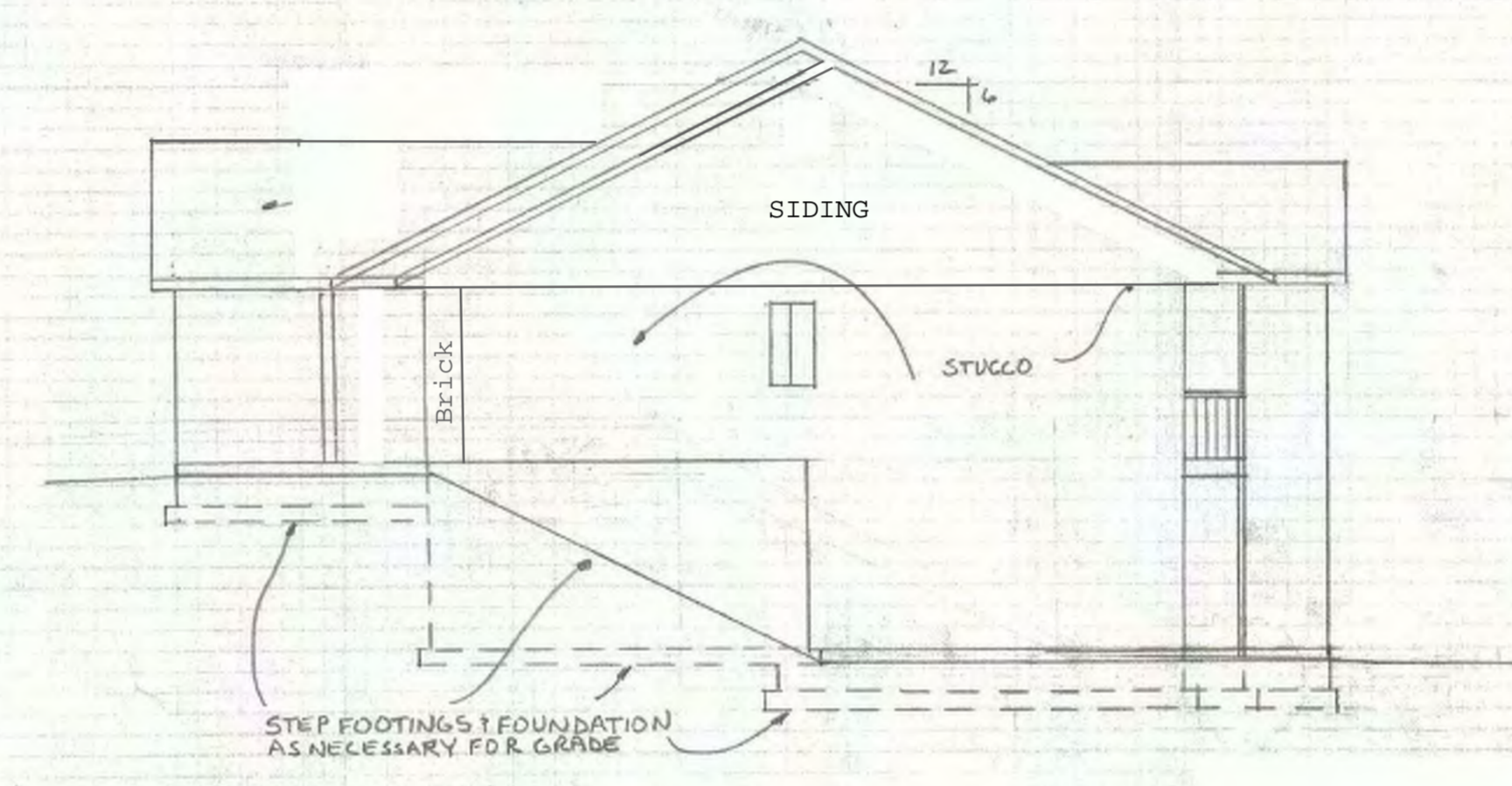
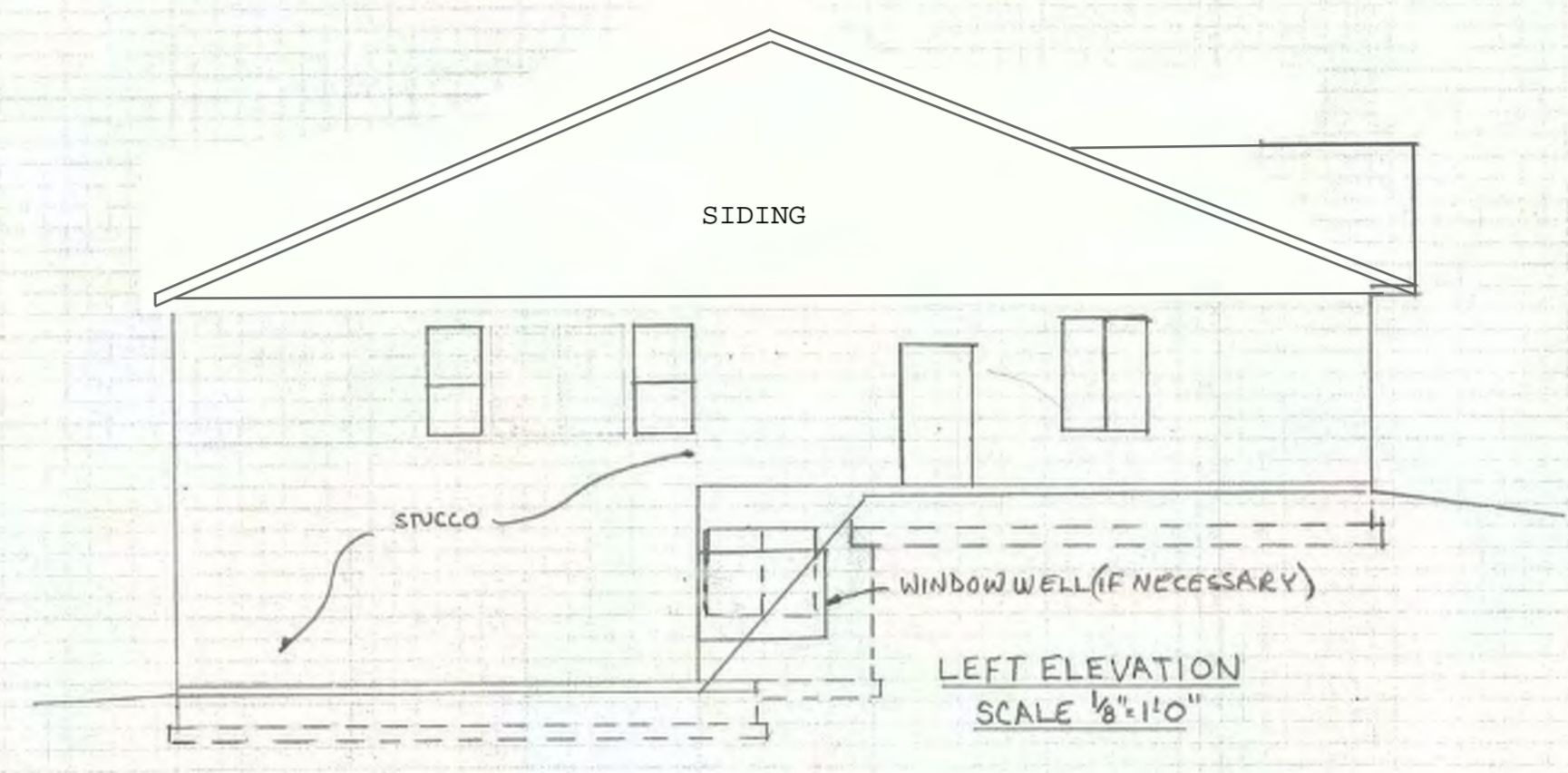
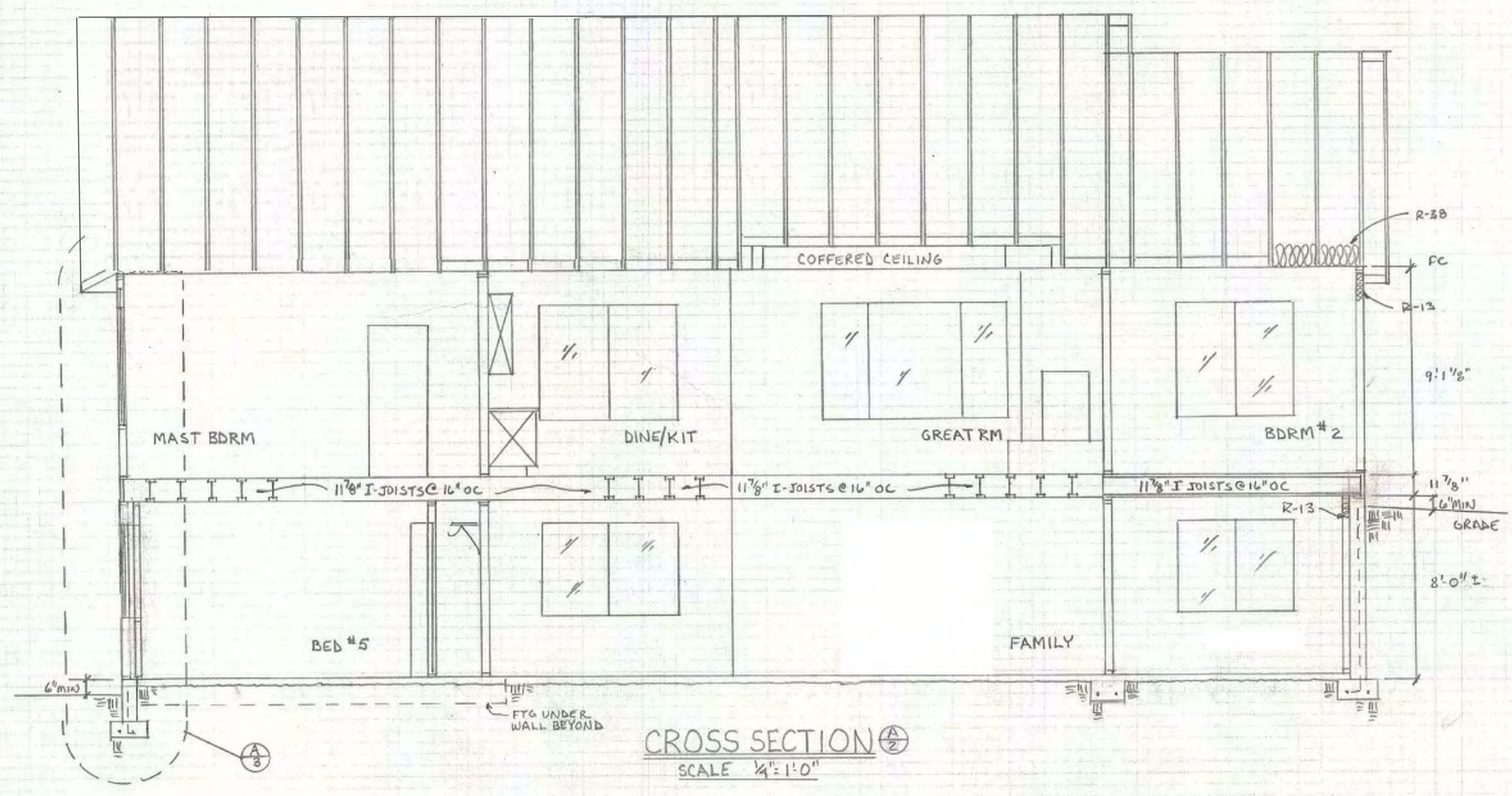
# SITE PLAN

SCALE: 1"=10'



Thermal Envelope Home to Be Blower Duct Tested





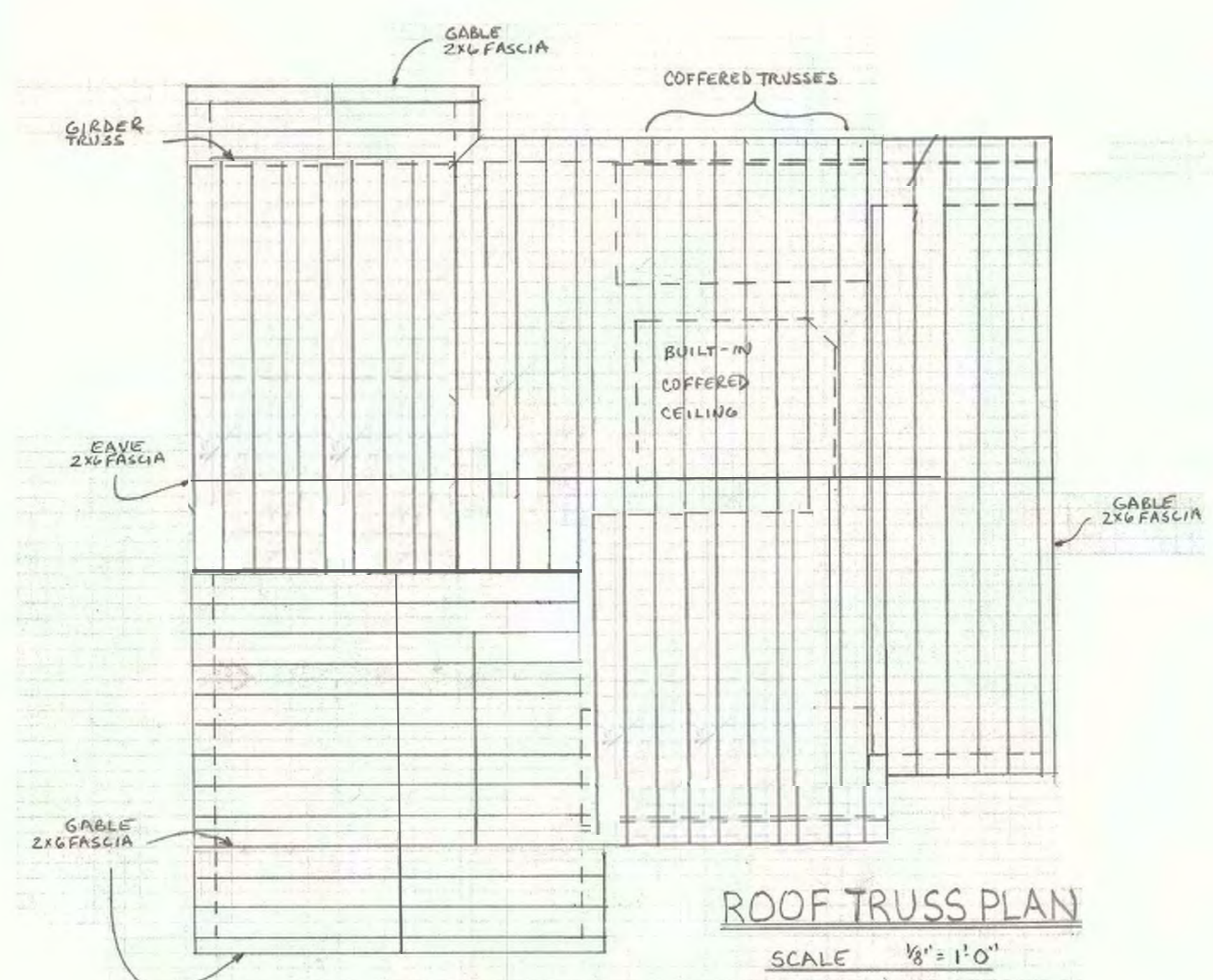
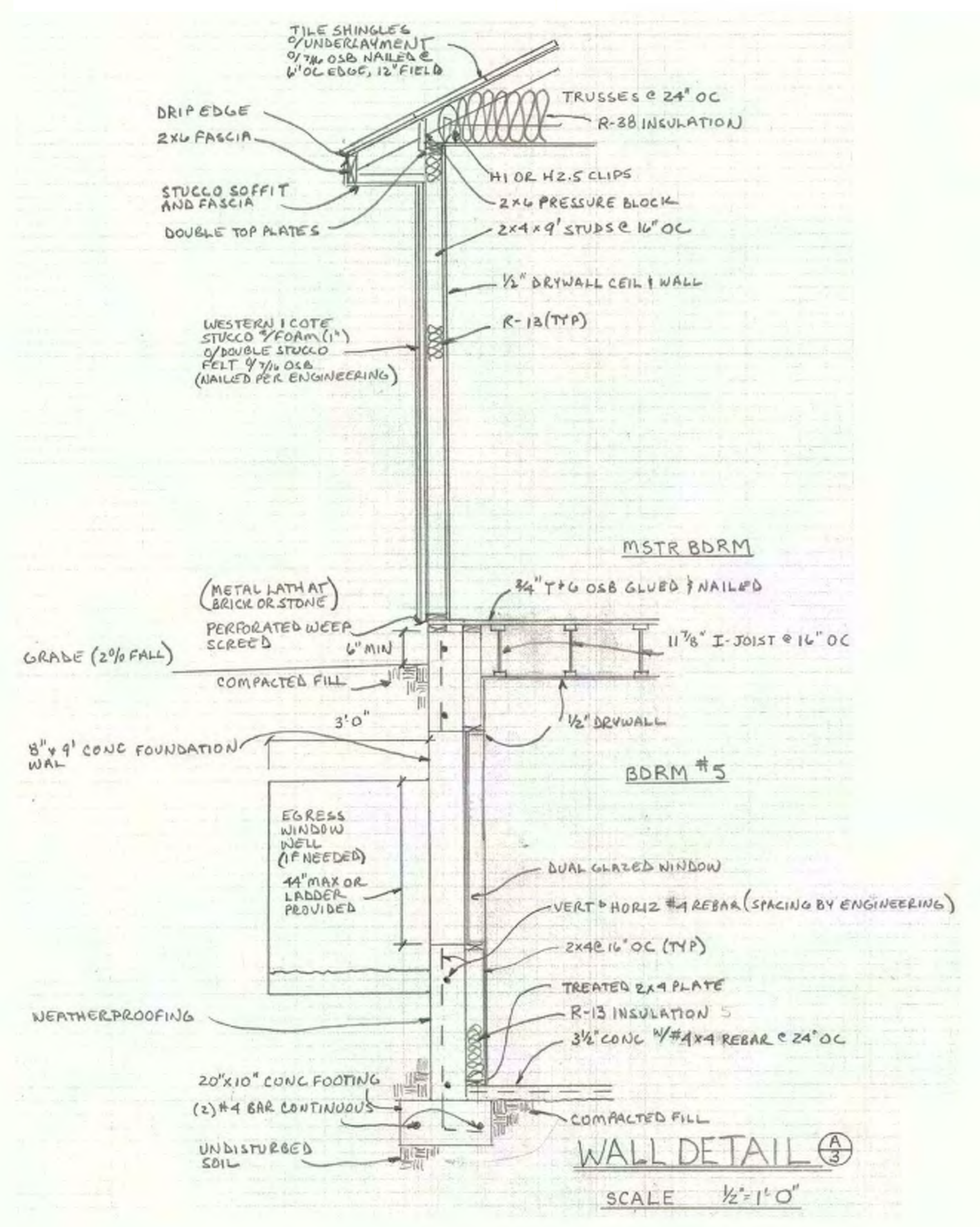
- NOTES:
- 1) PROVIDE 1 SQ FT VENTILATION PER 100' SQ FT LIVING AREA
  - 2) I- JOISTS TO BE TJI OR BCI
  - 3) EXT RAILING BALUSTERS PLACED SO THAT A 4" SPHERE MAY NOT PASS THROUGH

770)

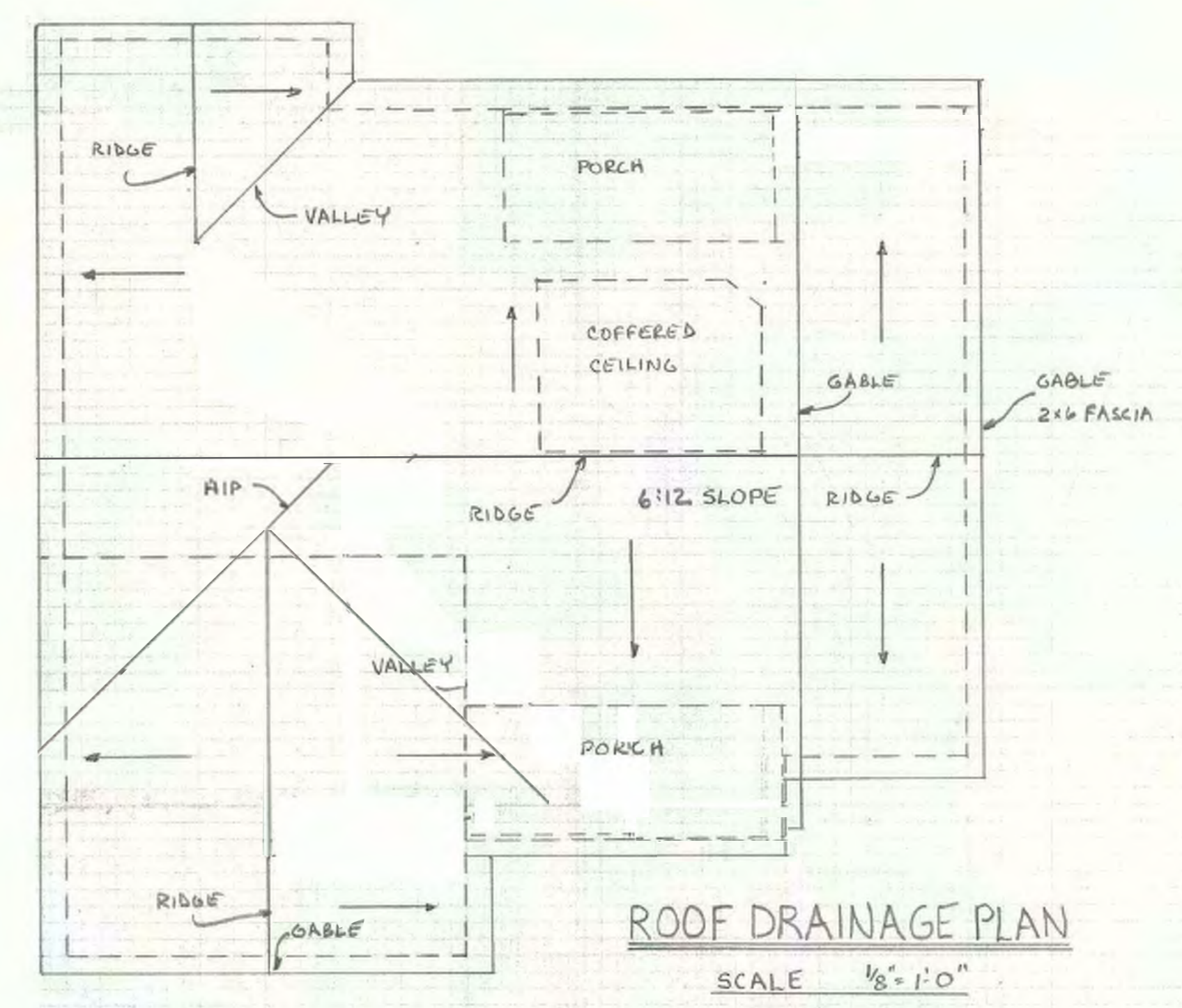
### FLOOR FRAMING PLAN

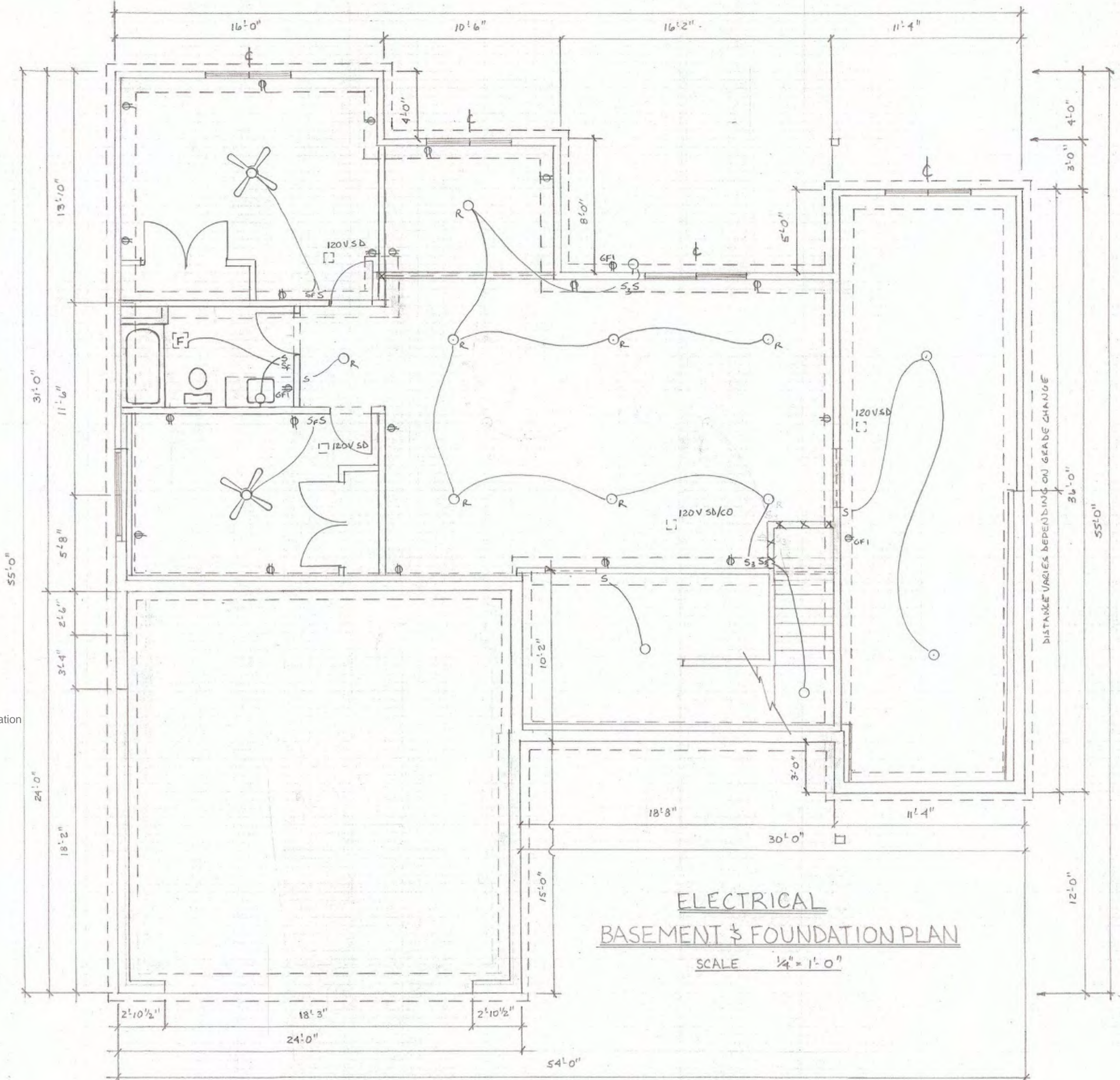
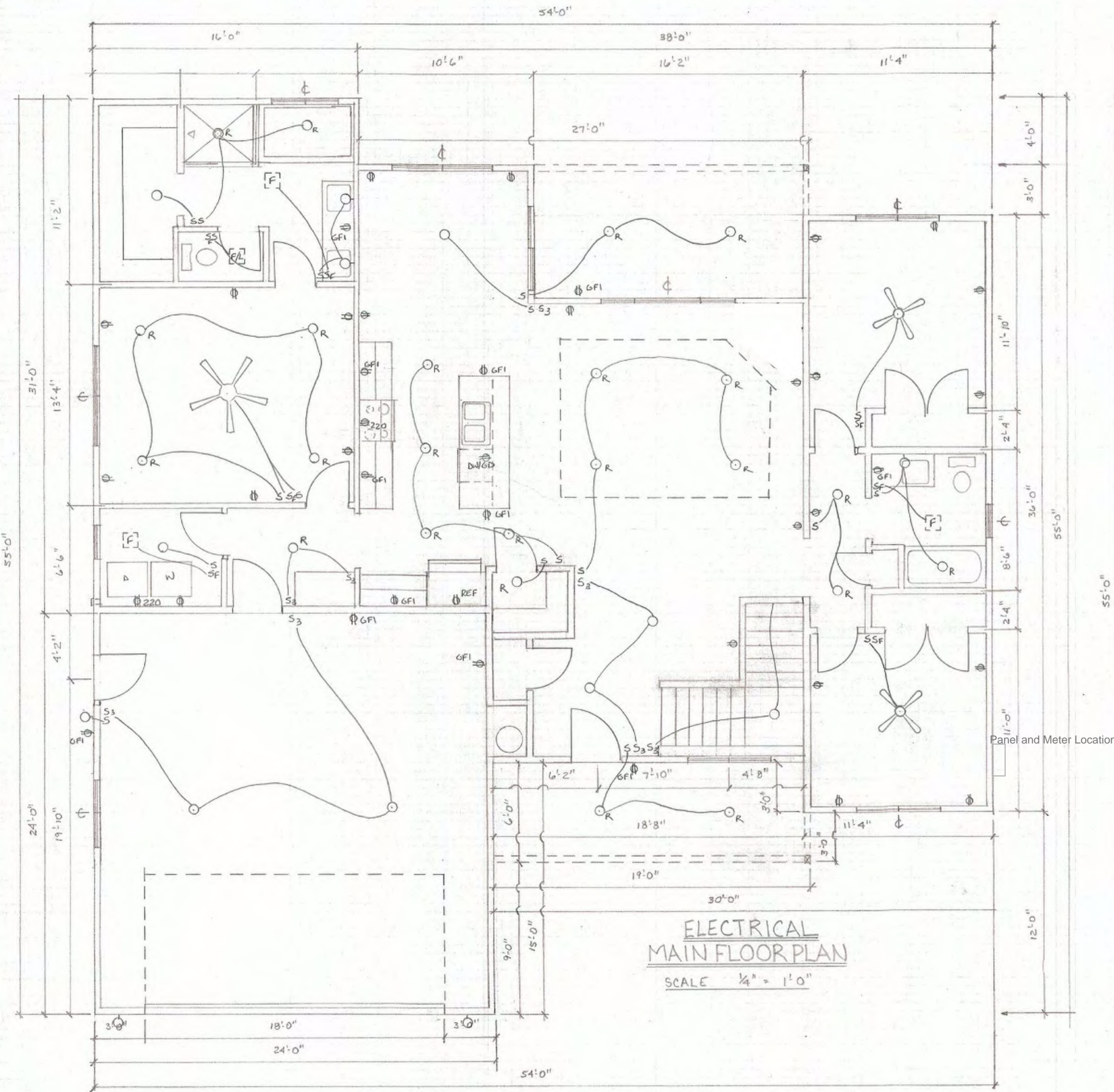
SCALE 1/8" = 1'-0"

- NOTES:
- 1) ONLY BEARING WALLS SHOWN
  - 2) ALL BEARING WALLS 2x4 @ 16" OC
  - 3) RAISE ANCHOR BOLTS @ FDN WALLS TO ACCOMMODATE 2 2x4 PLATES AND 3/4" OSB
  - 4) TJI OR BCI (11 7/8") @ 16" OC 1/2" 1 7/8" RIM JOIST ON WOOD WALLS
  - 5) BLOCK JOISTS @ BEARING WALLS OR BEAMS
  - 6) FOLLOW ALL JOIST MANUFACTURER ENGINEERING REQUIREMENTS



- NOTES:
- 1) TRUSS MANUFACTURER TO PROVIDE FINAL DESIGN AND SPECS
  - 2) = OVERBUILD AREAS
  - 3) 6:12 ROOF PITCH, 12" GABLE OVERHANG, 18" HOR. EAVE OVERHANG





- NOTES:
- 1) SHOWN AS CODE MINIMUMS
  - 2) ALL WIRING, FIXTURES, AND LOCATIONS TO MEET NEC
  - 3)  $\bigcirc_R$  = RECESSED LIGHTING
  - 4) PADDLE FANS TO BE SUPPORTED BY RATED BOXES FOR THAT PURPOSE