



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
July 9, 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, July 9, 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: Tyler Gubler

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. Consideration and possible action on a proposed Rezoning and Amended Site Plan Review for the property located at 2998 Santa Clara Drive (Parcel #SC-159-A-1-A, described as 0.10 acres). The applicants, Heather Taylor and Barbara Parks, propose to Rezone the property from the Historic District/R-1-10 Zone to the Historic District Mixed Use HD/MU Zone to allow for office/retail space intended for an art gallery.
2. Consideration and possible action on Chapter 17.08, Definitions. The proposed code amendment would allow for new definitions to be included in city code.

B. Public Meeting

1. None.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council for consideration and possible action on a proposed Rezoning and Amended Site Plan Review for the property located at 2998 Santa Clara Drive (Parcel #SC-159-A-1-A, described as 0.10 acres). The applicants, Heather Taylor

and Barbara Parks, propose to Rezone the property from the Historic District/R-1-10 Zone to the Historic District Mixed Use HD/MU Zone to allow for office/retail space intended for an art gallery.

2. Recommendation to the City Council for consideration and possible action on Chapter 17.08, Definitions. The proposed code amendment would allow for new definitions to be included in city code.

6. Discussion Items

- A. None.

7. Approval of Minutes

- A. Approval of Meeting Minutes: June 11, 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 2nd day of July 2026.

Jim McNulty, Planning Director



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

Staff Report

Property Rezoning & Amended Site Plan Summary and Recommendation

Public Body: Santa Clara Planning Commission
Meeting Date: July 9, 2026
Current Zone: Historic District/R-1-10 Zone
Proposed Zone: Historic District/Mixed Use Zone
General Plan Designation: Neighborhood Commercial
Property Size: 0.10 acres
Property Location: 2998 Santa Clara Drive
Request: Property Rezoning & Amended Site Plan
Applicant Name: Heather Taylor and Barabara Parks
Staff Planner: Jim McNulty
Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicants, **Heather Taylor and Barbara Parks**, are proposing to renovate and convert the existing single-family home located at 2998 Santa Clara Drive to allow for office/retail space intended for an art gallery. The subject property is approximately 0.10 acres (4,521 sq. ft.) in size. The useable square footage on the main floor of the home is **approximately 940 square feet** in size, with a basement to be utilized for storage.

The subject property is currently in the Historic District/R-1-10 Zone. The applicants are requesting to **Rezone the property** from the **Historic District/R-1-10 Zone to the Historic District Mixed Use HD/MU Zone** to allow for office/retail space intended for an art gallery. Additionally, the applicants are required to go through an **Amended Site Plan Review** to bring the site up to current development standards. This process includes a public hearing with the Planning Commission and approval of the City Council before proceeding.

Heritage Commission review was the first step in the overall process for the project. The existing home is an example of the **"Period Cottage"** style from approximately 1920 – 1935. The Heritage Commission reviewed the proposal on June 18, 2026. During this meeting, the **Heritage Commission approved the Design Review** after careful review of the proposal and the adopted Historic District Design Guidelines.

SITE & VICINITY DESCRIPTION

The subject property is located at 2998 Santa Clara Drive. The property has frontage along Santa Clara Drive. An existing single-family home is located on the property. The home abuts a single-family home to the east, and Heritage Square to the west.

ITEMS TO ADDRESS/SITE PLAN REVIEW

Chapter 17.74, Historic District/Mixed Use, requires a review of the site plan layout, building design and materials, landscaping, outdoor lighting, parking, fencing, signage, as well as other necessary items as needed for a commercial project. City staff have identified the following items that need to be addressed with the Site Plan Review:

1. **Site Plan Layout:** Vehicle access to the site will be provided off Santa Clara Drive. This existing access is located on the east side of the lot. The private driveway is approximately 13' to 14' in width and runs along the east property line. Pedestrian access to the building will be available off Santa Clara Drive. The footprint of the building will remain as is (**see Site Plan**). Appropriate landscaping along Santa Clara Drive and within the project, along with an **outdoor patio** will be provided to promote walkability and pedestrian use.
2. **Building Design & Materials:** The existing home on the property is a “**Period Cottage**” style home originally constructed in 1935. The applicants have indicated that doors and windows are to remain and be repaired and/or replicated to match the existing. The applicants will be removing the existing asphalt shingle roofing and replacing it with natural cedar shake roofing. The proposed building materials and colors will be shared with the Planning Commission at the meeting. The Heritage Commission agreed with the updates to the building. City staff are also in support of the proposed changes to the building.
3. **Project Landscaping:** The final landscape plan will be required to comply with **City Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards)**. The applicants intend to utilize drought tolerant landscape materials with a drip system. Additionally, the existing large trees will be trimmed appropriately to enhance the visual appearance of the site (**See Rendering**).
4. **Outdoor Lighting:** Chapter 17.68 indicates that all **outdoor lighting** shall not adversely impact surrounding businesses or residential uses. All outdoor lighting shall be shielded and directed downward to avoid light spill. The applicants plan to use low mounted ground accent lighting and pathway lighting in the front yard area.
5. **Required Parking:** The project is required to have a minimum of 3 parking spaces for the proposed business use as per Chapter 17.32. The Site Plan includes a **total of 3 parking spaces (including 1 required ADA space)** directly adjacent to Santa Clara Drive (**see Site Plan**). An **ADA ramp** is also required as per Building Code (**see ADA Access Drawing**). The applicants have worked with the neighbors adjacent to the north property line. As a result, they have provided a **Parking Easement Agreement** allowing for the use of 5' of property to accommodate a second parking space behind the building. The Historic District Design Guidelines indicate that parking should be located to the side or behind a building, where its visual impact will be minimized. Additionally, Chapter 17.74 Historic District/Mixed Use Zone encourages flexibility in site design and parking requirements.

Request: Art Gallery Use

6. **Fencing:** The existing fence with brick pillars will remain along Santa Clara Drive. The applicants will make repairs if needed.
7. **Project Signage:** Chapter 17.45 allows for signs in the Historic District. At this time, the applicant is reviewing options for project signage which are yet to be designed. The applicant will be required to go to the Heritage Commission for review and approval of all project signage at a later date.
8. **Mechanical Equipment/Garbage Collection:** The HVAC system will be located behind the building. The garbage collection and recycling bins will also be located behind the building.

NEIGHBORHOOD RESPONSE

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

GENERAL PLAN CONSIDERATION

The recently adopted Santa Clara City General Plan indicates a Neighborhood Commercial, NC Land Use Classification for the subject property. The proposed Historic District/Mixed Use Zone complies with the intent of the General Plan. The NC Classification states the following:

“This classification supports small-scale commercial uses that serve the daily needs of nearby residents, such as grocery stores, cafes, and personal services. It may also include mixed-use developments with residential units above ground-floor retail. The intent is to create vibrant, walkable centers that enhance neighborhood identity and reduce reliance on automobiles”.

The proposed application meets the intent of the General Plan. The existing building will be updated and remain on the site and be utilized as a small-scale commercial business.

STATE CODE CONSIDERATIONS

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

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission forward a positive recommendation to the City Council for a Rezoning & Amended Site Plan Approval to allow for office/retail space intended for an art gallery located at 2998 Santa Clara Drive subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the applicant is required to install site improvements which meet city standards.

Request: Art Gallery Use

3. That the project be built according to the approved Site Plan. That this includes but is not limited to all items listed in the staff report.
4. That the exterior revisions, building materials and colors, as approved by the Heritage Commission, be allowed.
5. That a minimum of 3 parking spaces (including 1 required ADA space) be provided for the site as per Chapters 17.32 and 17.74 of city code, and the Historic District Design Guidelines.
6. That a Parking Easement Agreement be recorded by the applicants. That a recorded copy of this document be provided to City staff for verification.
7. That the final landscape plan is required to comply with City Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards). That the final landscape plan includes drought tolerant landscape materials with a drip system. That a note be placed on the plan indicating that maintenance of the existing trees will be done to enhance the visual appearance of the site.
8. That outdoor lighting shall not visually dominate the site or intrude on adjacent property. All lighting shall be shielded and directed downward. That low mounted ground accent lighting and pathway lighting be utilized in the front yard area.
9. That the existing fence with brick pillars will remain along Santa Clara Drive.
10. That all project signage complies with Chapter 17.45 of city code. That the future signage be reviewed and approved by the Heritage Commission as per the Historic District Design Guidelines.
11. That the HVAC system and garbage collection/recycling bins be located behind the building.
12. That the applicant be required to work with the Building Official allowing for compliance with all Building Code requirements.

And with the following findings:

1. That the Rezoning is compliant with the Santa Clara City General Plan, Land Use Classifications, Neighborhood Commercial/Mixed Lot Use (NC).
2. That other properties in the immediate vicinity (directly south, 3003, and 3013 Santa Clara Drive) of the site are zoned Historic District/Mixed Use.

PROJECT NARRATIVE:

2998 SANTA CLARA DRIVE - BUILT IN 1935 FOR RULON AND GRACE STAHELI STUCKI. IT IS A QUINTESSENTIAL EXAMPLE OF A ENGLISH TUDOR COTTAGE. IT IS 940 SQ.FT INTERIOR GROUND FLOOR WITH A BASEMENT, ON A LOT THAT IS ONLY 4,520 SQ.FT.

THERE IS A NEWER ACCESSORY STRUCTURE BEHIND THE HOUSE, WHICH IS A STORAGE SHED THAT NOW INTERSECTS THE NEIGHBORING PROPERTY.THE FRONT YARD IS ELEVATED WITH AN EXISTING CONCRETE CURB

THE PROJECT WILL CONSIST OF A COMPLETE INTERIOR AND EXTERIOR RENOVATION. A PUBLIC AND COMMUNITY ORIENTED SMALL BUSINESS, CONSISTING OF CURATED ART GALLERY SERVING TEA, COFFEE AND REFRESHMENTS.

ALL THE EXTERIOR MATERIALS, DETAILS, DOORS AND WINDOWS ARE TO REMAIN AND BE REPAIRED AND OR REPLICATED TO MATCH EXISTING. IT IS OUR INTENTION TO MAINTAIN AND RESPECT ALL ASPECTS OF THE BUILDING AND SURROUNDING LANDSCAPE. NO ADDITIONS OR EXTENSIONS TO THE EXISTING STRUCTURES ARE PROPOSED. MATURE TREES TO THE EAST WILL REMAIN.

THE BRICK WILL BE REPAIRED, REATTACHED, RE-POINTED AND CLEANED.

THE EXISTING WOOD TRIM AND WOOD WINDOWS WILL BE REPAIRED AND/OR REPLACED TO MATCH EXISTING AND PAINTED COLOR "OTIS MADIERA" FROM EXHIBIT B ON PAGE 43 OF THE SANTA CLARA HISTORIC DISTRICT DESIGN GUIDELINES.

THE EXISTING PLASTER/STUCCO WILL BE PATCHED AND REPAIRED, WITH A NEW TEXTURE COAT TO MATCH EXISTING AND WILL BE PAINTED COLOR "FLAXEN FIELD" FROM EXHIBIT B ON PAGE 43 OF THE SANTA CLARA HISTORIC DISTRICT DESIGN GUIDELINES. ANY NEW STUCCO PROPOSED WILL MATCH THE EXISTING AND PAINTED THE SAME COLOR.

THE ROOFING MATERIAL IS PROPOSED TO BE REPLACED AS A NATURAL CEDAR SHAKE.

EXISTING DRIVEWAY AND CURB CUT WILL REMAIN, BRICK PAVERS AND DECOMPOSED CRUSHED GRANITE WILL DEFINE THE DRIVEWAY. THREE PARKING BAYS ARE CONSIDERED TO BE AT THE BACK AND SIDE OF THE PROPERTY AS REQUIRED AND DEFINED IN THE SANTA CLARA HISTORIC DISTRICT DESIGN GUIDELINES SECTION 16. 4 PARKING SPACES ARE AVAILABLE OUT FRONT ON SANTA CLARA DR. AND ADDITIONAL SHARED PARKING IS CONSIDERED WITH THE LDS CHURCH PARKING AND ON VICTOR STREET.

FRONT YARD LANDSCAPE ELEMENTS TO REMAIN AS EXISTING, REPAIRED AS NEEDED. BRICK PAVER PATIO AND DROUGHT TOLERANT LANDSCAPING PLANTING AND LANDSCAPE ROCKS PROPOSED IN THE FRONT YARD.

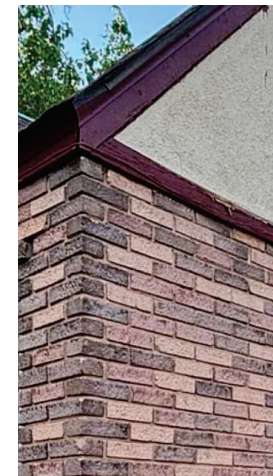
EXTERIOR LANDSCAPE LIGHTING TO BE WARM 2700 K TEMPERATURE RANGE, LOW MOUNTED GROUND ACCENT AND PATHWAY LIGHTING IN THE FRONT YARD, SIMILAR TO TYPICAL RESIDENTIAL LIGHTING.

SIGNAGE WILL BE SUBMITTED FOR REVIEW AND APPROVAL AT A LATER DATE. NO SIGNAGE WILL BE PROPOSED FOR THIS APPLICATION.

ALL MECHANICAL EQUIPMENT AND TRASH CONTAINERS WILL BE LOCATED AT THE BACK OF THE BUILDING NEAR THE ACCESSORY STRUCTURE. PER SECTION 17 OF THE SANTA CLARA HISTORIC DISTRICT DESIGN GUIDELINES.



DRIVEWAY ACCESS AND BRICK FENCE TO REMAIN



EXISTING BRICK, WOOD MOLDING AND STUCCO TO REMAIN

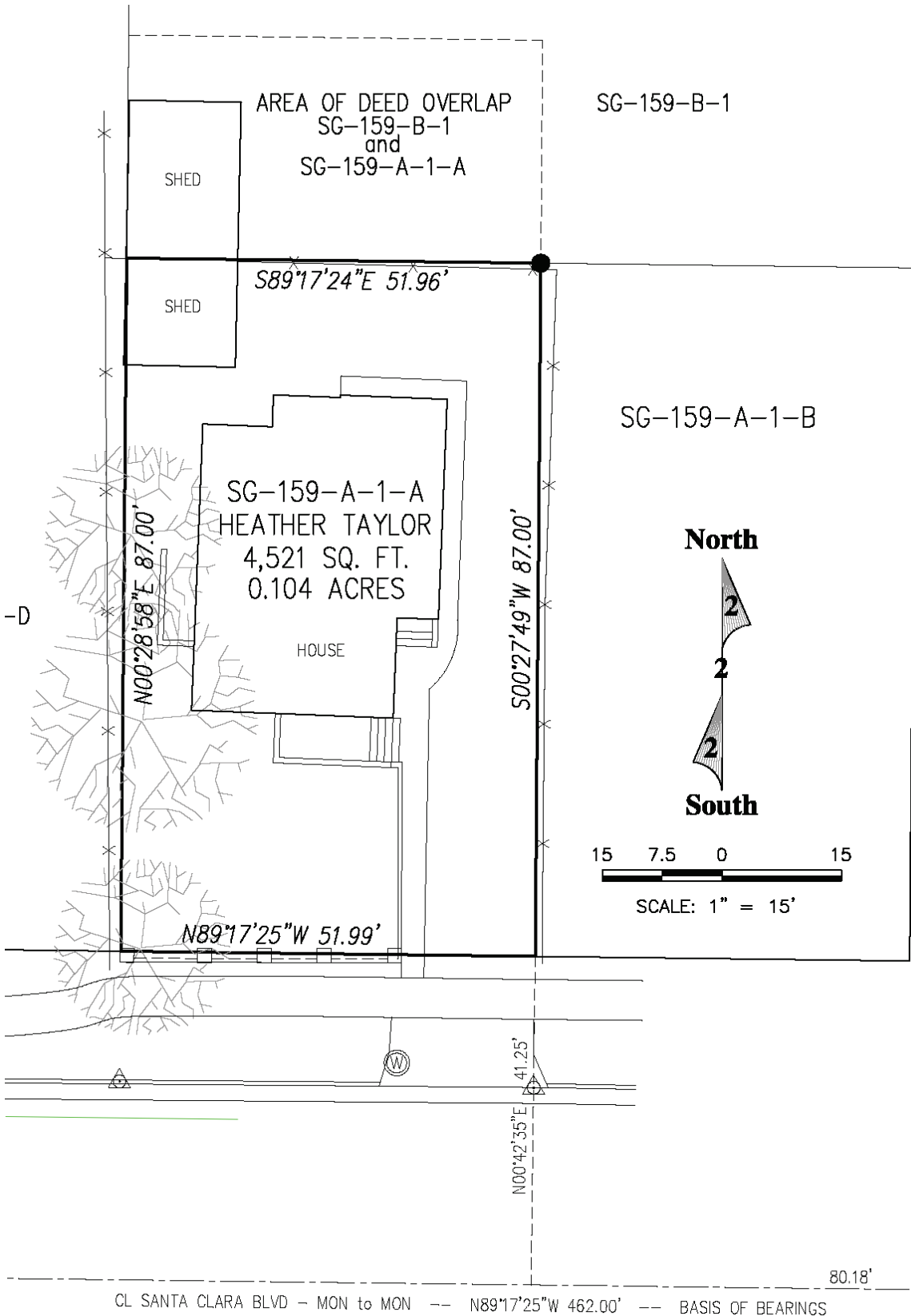


Otis Madiera



Flaxen Field

<p>CT Architects 917 974 0587 cory@taylorarchitect.com</p>	<p>2998 Santa Clara Dr</p>	<p>NO. DESCRIPTION</p>	<p>DATE</p>	<p>PROJECT NARRATIVE</p> <p>06/14/26</p>	<p>000</p>
---------------------------------------------------------------------------	-----------------------------------	------------------------	-------------	-------------------------------------------------	-------------------





CT Architects
 917 974 0587
 cory@taylorarchitect.com

2998 Santa Clara Dr

NO.

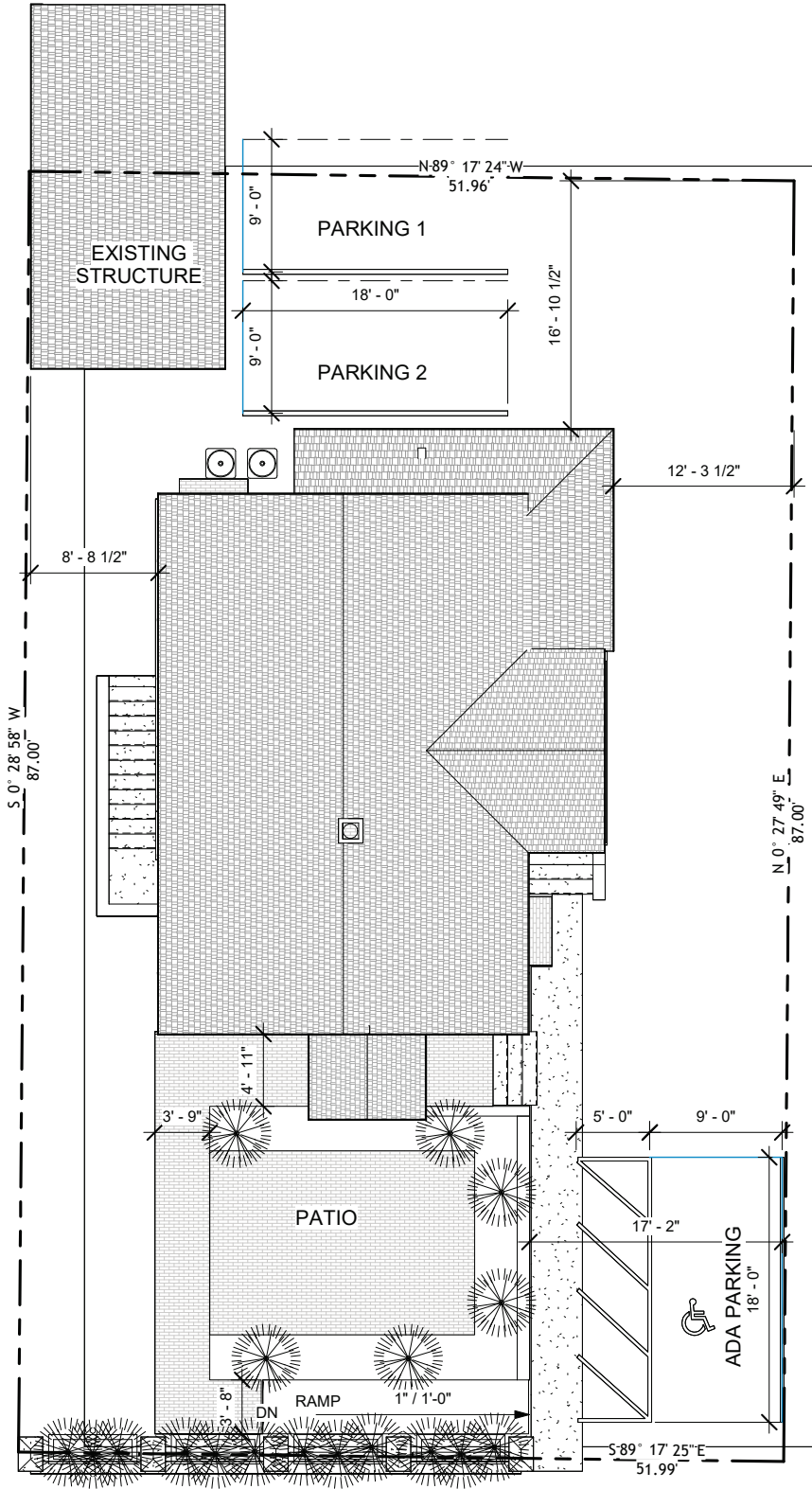
DESCRIPTION

DATE

05/31/26

EXISTING PHOTOS

110



SANTA CLARA DRIVE



SOUTH ELEVATION 1

SCALE: 1 : 60

1

CT Architects
 917 974 0587
 cory@taylorarchitect.com

2998 Santa Clara Dr

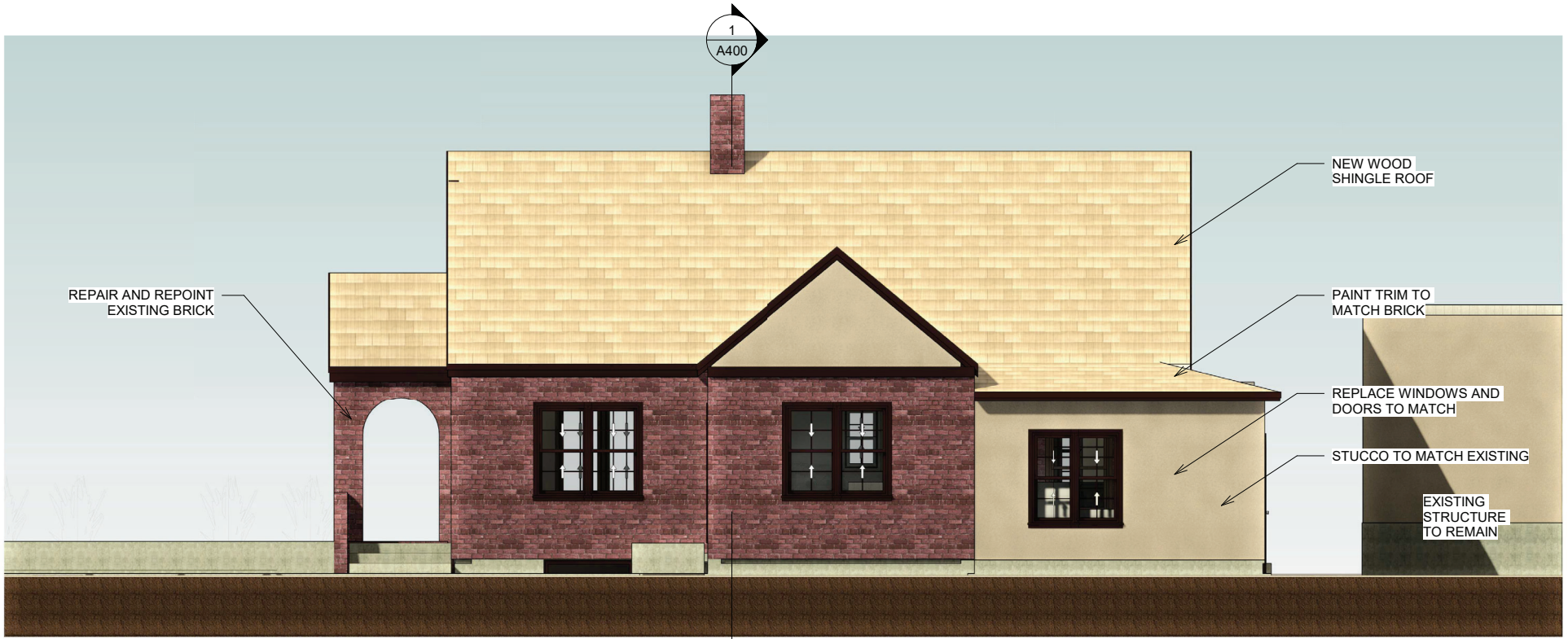
NO.	DESCRIPTION	DATE
-----	-------------	------

SOUTH ELEVATION

05/31/26

1 : 60

300



EAST ELEVATION 2 1
SCALE: 1 : 60

<p>CT Architects 917 974 0587 cory@taylorarchitect.com</p>	<p>2998 Santa Clara Dr</p>	<p>NO. DESCRIPTION</p>	<p>DATE</p>	<p>EAST ELEVATION 05/31/26 1 : 60</p>	<p style="font-size: 2em; font-weight: bold;">301</p>
--------------------------------------------------------------------	----------------------------	------------------------	-------------	-------------------------------------------	-------------------------------------------------------



NORTH ELEVATION 3

SCALE: 1 : 60

1

CT Architects
917 974 0587
cory@taylorarchitect.com

2998 Santa Clara Dr

NO. DESCRIPTION

DATE

NORTH ELEVATION

05/31/26

1 : 60

302



CT Architects
917 974 0587
cory@taylorarchitect.com

2998 Santa Clara Dr

NO. DESCRIPTION

DATE

RENDERING

06/13/26

304



CT Architects
917 974 0587
cory@taylorarchitect.com

2998 Santa Clara Dr

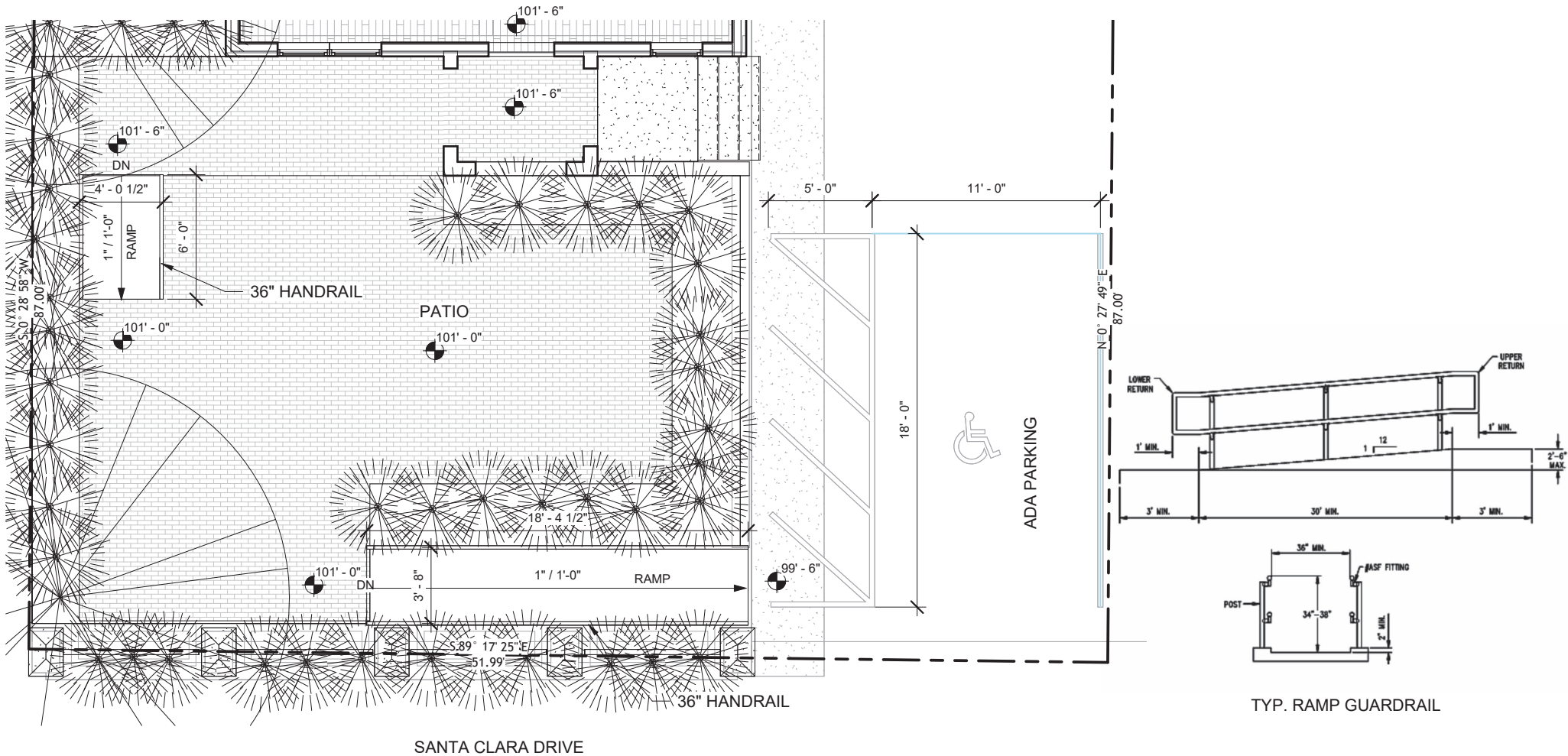
NO. DESCRIPTION

DATE

06/13/26

RENDERING

305



CT Architects
 917 974 0587
 cory@taylorarchitect.com

2998 Santa Clara Dr

NO. DESCRIPTION DATE

ADA ACCESS

06/22/26

1 : 55

201

DRAFT PARKING EASEMENT AGREEMENT

Between

Two Sisters And A Bro LC

And

Owners of 1493 Victors Street (Provide property owners or LC name)

Parking Easement Agreement

This Parking Easement Agreement ("Agreement") is made on the _____ day of _____, 2026, by and between:

Grantors (Neighboring Property Owners) Provide property owners or LLC name

Owners of the property located at:

1493 Victors Street
Santa Clara, Utah 84765

Washington County Parcel No. SC-159-B-1

("Grantor Property")

and

Grantee

Two Sisters And A Bro LC, a Utah Limited Liability Company

Owner of the property located at:

2998 Santa Clara Drive
Santa Clara, Utah 84765

Washington County Parcel No. SC-159-A-1-A

("Grantee Property")

Easement Area

The Grantors agree to provide a permanent, exclusive parking easement over a portion of their property.

The easement is expected to consist of approximately **five (5) feet** extending east to west along the shared north property boundary (S 89 17' 24" E).

The survey and legal description will become **Exhibit A** to this Agreement and will be incorporated into the final recorded document.

Permitted Use

The easement may be used only for:

- Parking passenger vehicles
- Entering and leaving those parking spaces

The easement shall not be used for:

- Vehicle storage
- Recreational vehicles
- Commercial equipment
- Trailers
- Outdoor storage
- Any activity or physical barriers that unreasonably interferes with the neighboring property.

Ownership

This Agreement does not transfer ownership of any land.

The Grantors remain the owners of the property.

The Agreement simply grants Two Sisters And A Bro LC the permanent right to use the designated area for parking.

Maintenance

Two Sisters And A Bro LC will be responsible for maintaining the parking area in a clean and safe condition.

Maintenance may include:

- Keeping the area free of debris
- Repairing the parking surface if needed
- Snow removal, if necessary
- Parking striping or markings if required by the City

No permanent improvements will be constructed within the easement area without the written agreement of both property owners.

Responsibility

Each property owner remains responsible for activities occurring on their own property.

Two Sisters And A Bro LC accepts responsibility for its use of the parking easement and for any damages resulting from that use, except where caused by the actions or negligence of the Grantors.

Permanent Easement

Both parties understand that the City of Santa Clara may require this parking easement to remain with the property in order to satisfy parking requirements associated with the approved use of the Grantee Property.

Accordingly, it is the intention of both parties that this easement be **permanent** and continue with both properties if ownership changes in the future.

Future owners of either property will be subject to this Agreement unless it is amended or terminated by written agreement of both property owners and any required approval by the City of Santa Clara.

Recording

After review and execution by all parties, this Agreement may be recorded with the Washington County Recorder so that it becomes part of the public record for both properties.

Amendments

The parties recognize that future circumstances may change.

This Agreement may be amended if:

- Both property owners agree in writing;
- Any required approvals are obtained from the City of Santa Clara, and
- The amendment is recorded with the Washington County Recorder if required.

Governing Law

This Agreement shall be governed by the laws of the State of Utah.

Entire Agreement

This document represents the entire agreement regarding the parking easement between the parties.

**Signatures
Grantors**

Printed Name

Signature

Date

Printed Name

Signature

Date

Grantee

Two Sisters And A Bro LC

By: _____

Printed Name

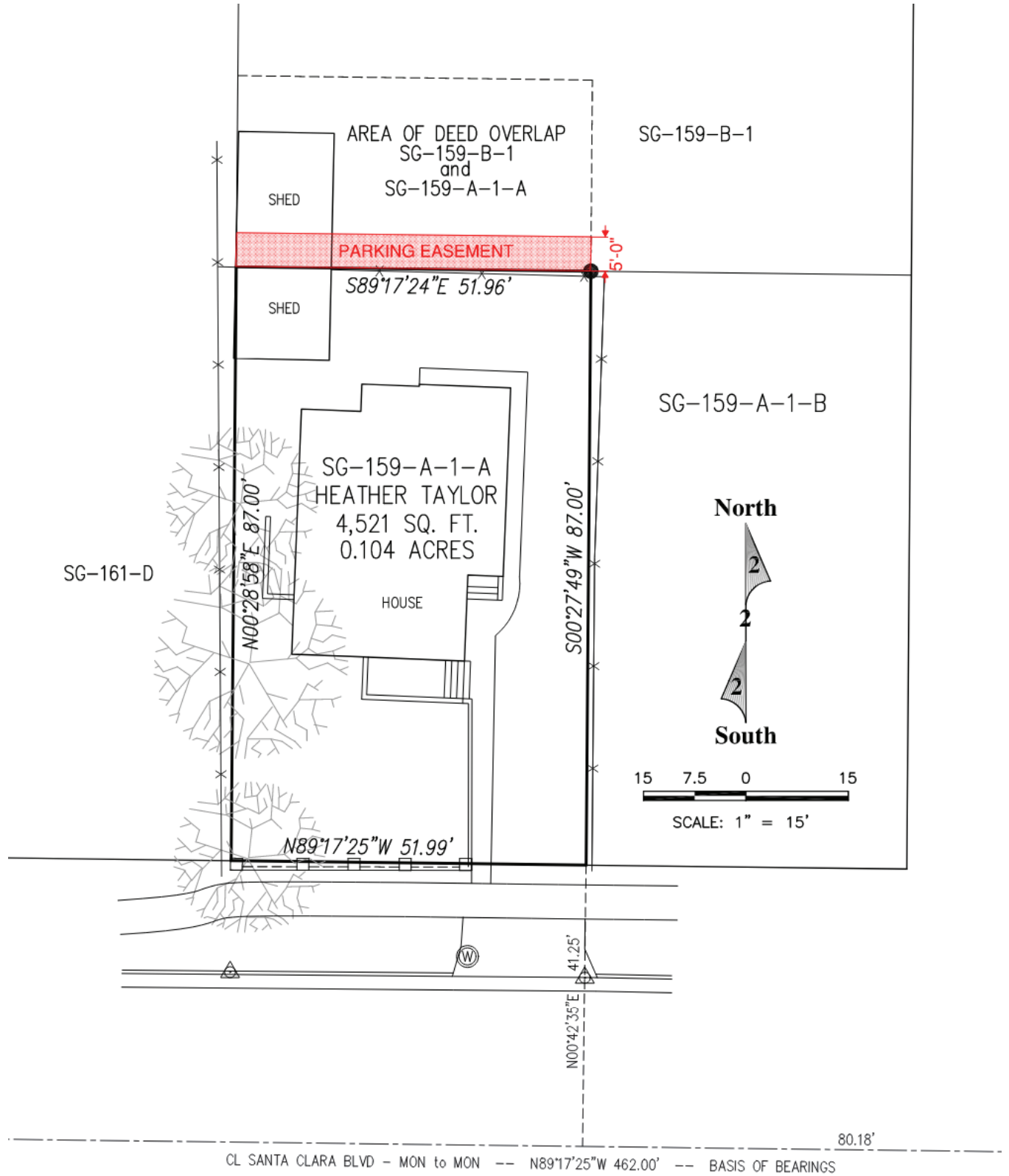
Member

Date

**Notary Acknowledgment
Grantors**

(To be completed by Utah Notary Public,

Exhibit A



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MARK ON THE GROUND THE CORNERS OF PARCEL SG-159-A-1-A.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SANTA CLARA BLVD, MARKED AT THE INTERSECTION WITH VICTORS STREET AND CHAPEL STREET BY CLASS 1, 2 INCH BRASS CAP MONUMENTS, AS SHOWN HEREON, SAID LINE BEARS NORTH 89°17'25" WEST A DISTANCE OF 462.00 FEET.

IN ADDITION, A CLASS 1, 2 INCH BRASS CAP MONUMENT WAS FOUND THE INTERSECTION OF SANTA CLARA BLVD AND QUAIL STREET, FOUR MAG NAILS IN CONCRETE, WERE FOUND AND MEASURED AND THREE REBAR WITH CAPS WERE FOUND AND MEASURED, ALL AS SHOWN HEREON. ALL OF THE ABOVE MONUMENTS FIT WELL WITH THE DEEDS AND WERE HELD FOR POSITION. THE NORTH 28.00 FEET OF THE DEED FOR PARCEL SG-159-A-1-A OVERLAPS THE DEED FOR PARCEL SG-159-B-1. UPON FURTHER INVESTIGATION A QUIT CLAIM DEED FROM ROMA G. SAVAGE (ROMA) TO ROMA G. SAVAGE WAS EXECUTED ON APRIL 20, 1988. IN THIS QUIT CLAIM DEED ROMA QUIT CLAIMED A PARCEL 89.0 FEET NORTH-SOUTH AND 89.0 FEET EAST-WEST, THE SOUTH LINE OF THE QUIT CLAIM PARCEL WAS COINCIDENT WITH THE NORTH LINE OF PARCEL SG-159-A-1-B. ROMA FAILED TO QUIT CLAIM THE NORTH 28.00 FEET OF PARCEL SG-159-A-1-A AT THE SAME TIME SHE QUIT CLAIM THE PARCEL TO THE NORTH, HENCE THE OVERLAP. THE BOUNDARY OF PARCEL SG-159-A-1-A AS STAKED IN THE FIELD EXCLUDES THE NORTH 28.00 FEET DESCRIBED IN THE DEED.

NOTES:

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR 222. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.
- REFERENCE DOCUMENTS USED TO PREPARE THIS SURVEY:
 - SANTA CLARA TOWNSITE AND FIELD SURVEY ON AT THE WASHINGTON COUNTY RECORDER'S OFFICE, WASHINGTON COUNTY, UTAH
 - RS008629 - RECORD OF SURVEY BY ROSENBERG ASSOCIATES FOR LOT 2, BLOCK 21, SANTA CLARA TOWNSITE AND FIELD SURVEY
 - RS006527 - RECORD OF SURVEY BY ROSENBERG ASSOCIATES FOR A PORTION OF LOT 5, BLOCK 22, SANTA CLARA TOWNSITE AND FIELD SURVEY
 - RS007631 - RECORD OF SURVEY BY BCE FOR A PORTION OF BLOCK 22, SANTA CLARA TOWNSITE AND FIELD SURVEY
 - ENTRY NO. 20250027239 - WARRANTY DEED FOR SG-159-A-1-A
 - ENTRY NO. 00847807 - WARRANTY DEED FOR SG-159-B-1
 - ENTRY NO. 00831437 - WARRANTY DEED FOR SG-159-A-1-B
 - ENTRY NO. 00490034 - WARRANTY DEED FOR SG-161-D

RECORD OF SURVEY for PARCEL SG-159-A-1-A

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN ST. GEORGE, WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN, ST. GEORGE, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SANTA CLARA BLVD AND VICTORS STREET, MARKED BY A 2 INCH BRASS CAP, CLASS 1 MONUMENT, WHENCE THE CENTERLINE INTERSECTION OF SANTA CLARA BLVD. AND CHAPEL STREET, MARKED BY A 2 INCH BRASS CAP, CLASS 1 MONUMENT BEARS NORTH 89°17'25" WEST A DISTANCE OF 462.00 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 89°17'25" WEST ALONG SAID CENTERLINE A DISTANCE OF 80.18 FEET; THENCE NORTH 00°42'35" EAST A DISTANCE OF 41.25 FEET TO THE SOUTHEAST CORNER OF PARCEL SG-159-A-1-A, BEING THE POINT OF BEGINNING, MARKED BY A MAG NAIL SET IN THE CURB 16.50 FEET SOUTH ON-LINE;

THENCE NORTH 89°17'25" WEST ALONG THE NORTHERLY LINE OF SANTA CLARA BLVD. A DISTANCE OF 51.99 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, MARKED BY A MAG NAIL SET IN THE CURB 16.50 FEET SOUTH ON-LINE; THENCE NORTH 00°28'58" EAST FOLLOWING A FENCE LINE AND THE COMMON LINE BETWEEN SAID PARCEL AND PARCEL SG-161-D A DISTANCE OF 87.00 FEET THE NORTHWEST CORNER OF SAID PARCEL SG-159-A-1-A, WHICH FALLS INSIDE A SHED, NOTHING FOUND OR SET; THENCE SOUTH 89°17'24" EAST ALONG THE LINE COMMON TO SG-159-A-1-A AND SG-159-B-1 A DISTANCE OF 51.96 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED "SURVEYOR222"; THENCE SOUTH 00°27'49" WEST ALONG THE LINE COMMON TO SG-159-A-1-A AND SG-159-A-1-B AND FOLLOWING A FENCE LINE A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.521 SQUARE FEET OR 0.104 ACRES.

SG-159-A-1-A DEED DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT (ONE) 1, BLOCK TWENTY-TWO (22), SANTA CLARA TOWNSITE AND FIELD SURVEY, AS SHOWN ON THE OFFICIAL MAP OF SAID SURVEY ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH; AND RUNNING THENCE NORTH 115.0 FEET; THENCE EAST 52.0 FEET THENCE SOUTH 115.0 FEET; THENCE WEST 52.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I, JAMES V. HEINRITZ, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 11072412-2201, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF A PARCEL OF LAND, LOCATED IN ST. GEORGE CITY, WASHINGTON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-7-3-504. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.

JAMES V. HEINRITZ, PLS 11072412-2201

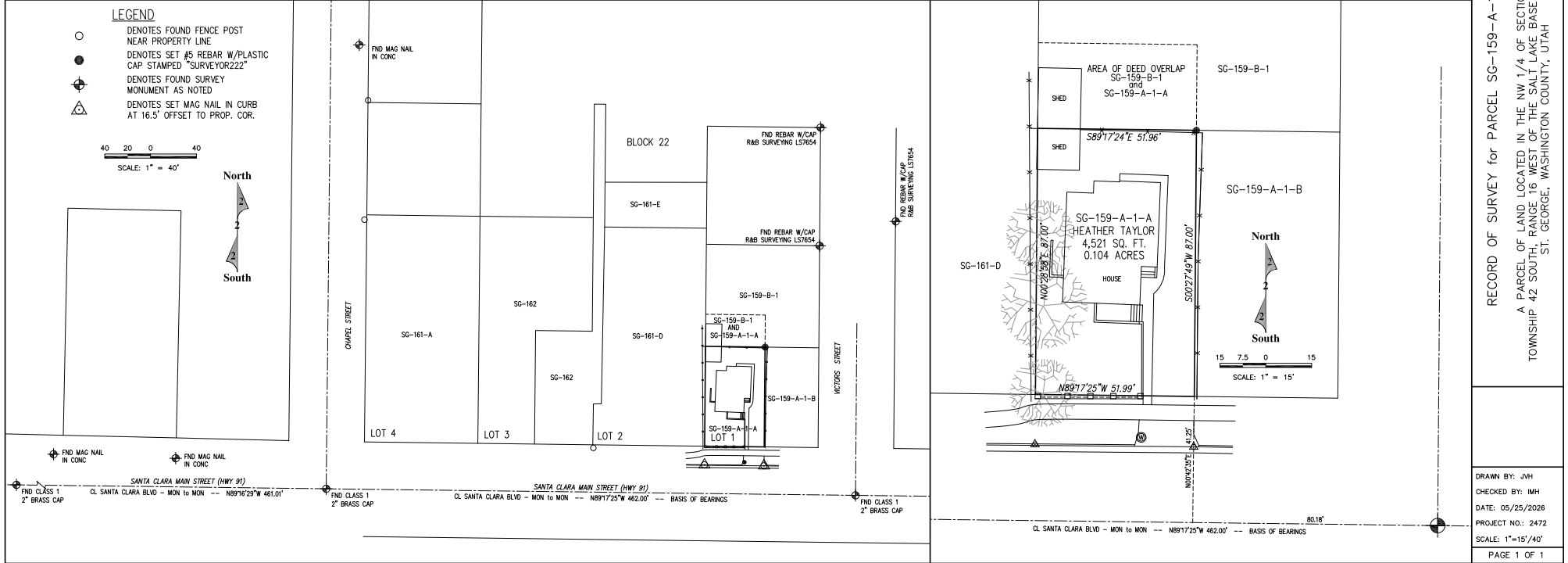
SURVEYOR222
PROFESSIONAL
LAND SURVEYORS
St. George
UTAH 84790
801-230-8081
WWW.SURVEYOR222.COM



REVISION	DATE	BY	DESCRIPTION

RECORD OF SURVEY for PARCEL SG-159-A-1-A
A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 16,
TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN
ST. GEORGE, WASHINGTON COUNTY, UTAH

DRAWN BY: JWH
CHECKED BY: IMH
DATE: 05/25/2026
PROJECT NO.: 2472
SCALE: 1"=15'/40'
PAGE 1 OF 1





TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: July 9, 2026
RE: City Code, Chapter 17.08, Definitions **(Public Hearing)**

City staff are proposing updates to City Code, Chapter 17.08, Definitions. The City adopted an R-1-4 Single-Family Zone by ordinance on February 25, 2026. This zone requires that a deed restriction be put in place for ten (10) years. Upon review of the proposed deed restriction, the City Council determined that a few new definitions should be included in city code as follows:

- Owner-Occupied
- Primary Residence
- Secondary Residence

As a result, City staff and legal counsel came up with definitions for each of the three (3) items. These definitions were discussed with the City Council on June 10, 2026. The Council directed City staff to move forward on this item. A copy of the draft document has been included for review.

State Code Requirements:

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

Recommendation:

City staff recommend that the Planning Commission hold a public hearing and forward a recommendation of approval for this code amendment (Chapter 17.08, Definitions) to the City Council.

CHAPTER 17.08 DEFINITIONS

SECTION:

17.08.010: Terms Defined

17.08.010: TERMS DEFINED:

For the purpose of this title, certain words and terms are defined as follows:

Words used in the present tense include the future. Words in the singular number include the plural, and the plural the singular. Words not included herein but defined in the building code shall be construed as defined therein.

Some definitions are included for reference purposes and may not be permitted in any current zone found in the Santa Clara City zoning ordinance.

ACCESSORY BUILDING: A structure on the same lot with a main structure but incidental and subordinate to the use thereof. There must first be a "main" building on the lot before a permit can be issued for any other building to be "accessory".

AGRICULTURE: Land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including forage and sod crops, grain and feed crops, nut and fruit crops, vegetables, nursery, floral and ornamental stock, livestock animals including domestic animals, poultry and honeybees. Agricultural land also includes land devoted to and meeting the requirements and qualifications for payments or other compensation under a cropland retirement program with an agency of the state or federal government.

- A. Does not permit residential dwellings in an agriculture zone.
- B. Not currently zoned anywhere in Santa Clara City.

ANIMAL NUMBERS: The number of animals does not include newborn animals under the age of six (6) months, or those animals that are dependent upon their mother for sustenance of life, whichever is greater, that were born by animals kept on the property in compliance with the numbers of animals allowed by this title.

ANIMAL SIZE: The categorizing of animals is based upon a classification of large, medium, or small animals. The determination may be made by size of animal, irrespective of genetic makeup at the discretion of the planning commission.

BARN, COOP, STABLE: A building for the keeping of livestock animals, or fowl, by the occupants of the premises. The above uses are not considered to be accessory buildings and do not require a prior permit for a primary structure. They must meet all setback and

height requirements of the zone in which they are located, and any permit requirements of the international building code.

BASEMENT: A story partly underground. A basement shall be counted as a story for the purposes of height measurement if its height is one-half (1/2) or more above grade.

BOARDING HOUSE: A building with not more than five (5) guestrooms, where, for compensation, meals are provided for at least five (5) but not more than fifteen (15) persons.

BUILDING: Any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or property.

Building Height:

A. The vertical distance measured from the average natural grade of a building pad or approved finished grade of a building lot (whichever is applicable), to the highest point of the building or structure, including architectural features, chimneys, and rooftop mounted equipment.

Exception: Where there is a difference in finish grade on a lot or parcel, the building height shall be measured from the "average grade" height as measured between the "upper grade" and the "lower grade" with the following restrictions:

1. The maximum variation allowed between "upper grade" and "lower grade" is ten feet (10').

2. The highest point on a building or structure, as defined in the section, shall not exceed the maximum allowed height as measured from the "average grade."

B. In the event a building pad is substantially higher than the street grade (greater than 3' measured from top back of curb) the approved building pad elevation shall be established by the natural topography and approved by the Hillside Review Board prior to building permit issuance. In no case shall a building pad be artificially elevated to accomplish a favorable viewshed.

Main Building: The principal building or one of the principal buildings upon a lot, or the building of one of the principal uses upon a lot.

Public Building: A building owned and operated or owned and intended to be operated by a public agency of the United States of America, of the state of Utah, or any of its subdivisions.

CARPORT: A private garage not completely enclosed by walls or doors. For the purposes of this title, a carport shall be subject to all of the regulations prescribed for a private garage.

CHICKEN RUN: A fenced area, typically attached to a chicken coop where chickens can exercise, forage, and engage in natural behaviors.

CHILD NURSERY: An establishment for the care and/or instruction, whether or not for compensation, of six (6) or more children other than members of the family residing on the premises.

CONDITIONAL USE: A use of land for which specific conditions or approval are required by the planning commission, prior to authorizing a permit therefor.

CONDOMINIUM OR TOWNHOUSE PROJECT: A development where there is ownership of a single unit in a multiple-family development, together with an undivided interest in the common area, and facilities, and such project meets all requirements of the condominium ownership act of the state of Utah and requirements of the city of Santa Clara.

COOPS: See definition of Barns, Coops, Stables.

CORRAL OR PEN: A space fenced and used for the confinement of animals. They must meet the setback requirements of the zone in which they are located. They are not considered to be an accessory use (see definition of Barns, Coops, Stables).

DAIRY: A commercial establishment for the manufacture and/or processing of dairy products.

A. Not currently zoned anywhere in Santa Clara City.

DISTRICT: A portion of the city shown on a map attached to the ordinance codified herein and given a district or zoning name.

DOMESTIC ANIMALS: Animals historically found on farms in Washington County. Domestic animals shall not include animals commonly found in zoos and animal preserves, and which animals are not historically endemic to the Washington County areas. Exception: Llamas may be considered as domestic animals, subject to planning commission approval, and limited to the number limitations of the zone in which they are located.

DWELLING: Any building, or portion thereof, which is designed and used for residential purposes and complies with the provisions of the international building code, except for the following: hotels, motels, boarding houses, bed and breakfast homes, travel trailers, recreation vehicles, or motor homes are not considered dwellings.

Multiple-Family Dwelling: A dwelling arranged or designed to be occupied by more than two (2) families.

Single-Family Dwelling: A building arranged or designed to be occupied by one family, the structure having only one dwelling unit.

Two-Family Dwelling: A building arranged or designed to be occupied by two (2) families, the structure having two (2) dwelling units.

DWELLING UNIT: One or more rooms in a dwelling, designed for, or occupied by, one family for living or sleeping purposes, and having kitchen facilities for the use of not more than one family.

EXOTIC ANIMALS: Animals not historically found on farms in the Washington County area. Exotic animals shall include animals commonly found in zoos and animal preserves, and which animals are not historically endemic to the Washington County area. For the purpose of determining the types of animals that may be allowed to be maintained in the various zones of the city of Santa Clara, the term "exotic animals" shall not include traditional household pets, including dogs, small domestic house cats, small caged birds, gerbils, guinea pigs, and similar traditional household pets, but not including biting or venomous snakes.

FAMILY: A. An individual, or two (2) or more persons related by blood, marriage, or adoption living together as a single housekeeping unit in a dwelling unit; or

B. A group of not more than four (4) persons, who need not be related by blood, marriage, or adoption, living together as a single housekeeping unit in dwelling unit. Persons related by blood, marriage, or adoption may not have more than three (3) additional persons living with them as a single housekeeping unit in a dwelling unit.

FENCE, SOLID: A fence of a material that is sight obscuring, and made of a solid material such as wood, vinyl, or masonry, but not including a chainlink fence with slats inserted into the chainlinks. Any questionable material shall be reviewed by the planning commission for determination.

FINANCIAL INSTITUTION: A depository institution such as a bank, brokerage firm, credit union, mortgage lender, or savings and loan. A Non-Depository Institution (see definition) is not included.

GRADE: Compare to sign height or building elevation.

A. For buildings adjoining one street only, the elevation of the sidewalk at the center of that wall adjoining the street;

B. For buildings adjoining more than one street, the average of the elevations of the sidewalks at the centers of all walls adjoining the street;

C. For buildings having no wall adjoining the street, the average level of the ground (finished surface) adjacent to the exterior walls of the building. All walls approximately parallel to and not more than five feet (5') from a street line are to be considered as adjoining a street.

HANDICAPPED PERSON: A person who has a severe chronic disability attributable to a mental or physical impairment or to a combination of mental and physical impairments, which results in a substantial functional limitation in three (3) or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self-sufficiency; and who requires a combination or sequence of special interdisciplinary or generic care, treatment, or other services that are individually planned and coordinated to allow the person to function in, and contribute to, a residential neighborhood.

HOME OCCUPATION: Any use conducted and carried out by persons residing in the dwelling unit, which is clearly incidental and secondary to the use of the dwelling for dwelling purposes. It shall not cause a change in the character of the dwelling unit. The home occupation shall not change the character of any accessory buildings and shall not use any yard space outside of the main dwelling or accessory buildings. A home occupation shall have no outdoor advertising, except as permitted by this code, and will not generate such traffic as to become a public nuisance to the neighborhood.

A home occupation may be granted with a conditional use permit from the planning commission but may be rescinded for cause if such use becomes a nuisance to the neighborhood.

HOUSEHOLD PETS: Animals or fowl ordinarily permitted in the house, and kept for personal use, but not for commercial purposes. Household pets do not include, "exotic animals", or "domestic animals" as defined herein, unless specifically approved by the planning commission.

JUNK: Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste of junked, dismantled or wrecked automobiles, or parts thereof, iron, steel, and other old scrap ferrous or nonferrous material.

JUNKYARD: Any place, establishment, or business maintained, used, or operated for storing, keeping, buying, or selling junk, or for the maintenance, or operation of an automobile graveyard, and the term includes garbage and sanitary fills.

KENNEL: Any premises where four (4) or more dogs older than four (4) months are kept.

A. Not currently zoned anywhere in Santa Clara City.

LIVESTOCK: A. Large animals: May include horses, and cattle, or other animals judged by the planning commission to be compatible with this category of animal, but not including pigs, or "exotic animals" as defined in this section.

B. Medium animals: Three (3) medium animals shall equal one large animal, and shall include goats, sheep or ponies which do not exceed thirty six inches (36") in height, measured from the withers, or other animals judged by the planning commission to be compatible with this category of livestock, but not including exotic animals or pigs.

C. Small animals: Include poultry, rabbits, or other small animals judged by the planning commission to be compatible with this category of animal. Small animals do not include exotic animals or pigs.

LIVESTOCK FEED YARD: A commercial operation on a parcel of land where livestock are kept in corrals, or pens, for extended periods of time, at a density which permits little movement, and where all feed is provided for the purpose of fattening or maintaining the condition of the livestock prior to their shipment to a stockyard for sale, etc.

A. Feed yards are not currently zoned anywhere in Santa Clara City.

LIVESTOCK PASTURE: A fenced land area devoted to the production of a grass product in which livestock may be kept in a loosely controlled environment as opposed to being kept in a barn, corral, or stable. No setback is required from any property line.

LOT: A parcel of land occupied or to be occupied by a main building, or group of buildings (main and accessory), together with such yards, open spaces, lot width and lot area, as are required by this title, and having frontage upon a dedicated and improved city street.

LOT, CORNER: A lot having frontage on two (2) or more improved and dedicated city streets.

MANUFACTURED HOME: A transportable factory built housing unit constructed on or after June 15, 1976, according to the federal home construction and safety standards act of 1974 (HUD code), in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width, or forty (40) body feet or more in length, or, when erected on site, is four hundred (400) or more square feet in size, and which is built upon a permanent foundation when connected to required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.

NATURAL WATERWAYS: Those areas, varying in width, along streams, creeks, springs, gullies, or washes, which are natural drainage channels, as determined by the city, and in which areas no buildings shall be constructed.

NONCONFORMING BUILDING OR STRUCTURE: A building or structure, or a portion thereof, lawfully existing at the time the ordinance codified herein became effective, which does not conform to all regulations herein prescribed for the zone in which it is located.

NONCONFORMING USE: A use which lawfully occupied a building or land at the time the ordinance codified herein became effective, and which does not conform to the use regulations of the zone in which it is located. Also including land which was used prior to the time the ordinance codified herein became effective, and which use does not conform with the use regulations of the zone in which it is now located. Any nonconforming use that is abandoned or not used for a period exceeding one year may no longer be used or recognized as a nonconforming use, and must be made to comply with the requirements of the zone in which such use is, or was located.

NON-DEPOSITORY INSTITUTION: A financial business, other than a depository institution, that is registered by the state of Utah pursuant to the Check Cashing Registration Act, the Title Lending Registration Act, or any successor statutes. Non-depository institutions include specifically:

A. Check cashing business. A person or business that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. "Check cashing business" excludes (1) a state or federally chartered bank, savings association, credit union, industrial loan company or other depository institution, and (2) a retail seller engaged primarily in the business of selling goods (including consumables) to retail buyers that also cashes checks for or issues money orders to its customers, provided that such services are clearly incidental to its

main purpose or business and that the fees charged for such services do not exceed 1% of the amount of the check or money order or otherwise de minimus.

B. Deferred deposit lender. A person or business that conducts transactions where a customer presents to a check casher a check written on the customer's account or provides written or electronic authorization to a check casher to effect a debit to the customer's account, whereupon the check casher (1) advances the customer an amount of money that is equal to the face value of the check or debit, less any fee or interest charged for the transaction, and (2) agrees to defer processing the check or debit until a specific future date.

C. Payday loan business. An establishment providing short-term loans to individuals in exchange for personal checks or assignment of wages as collateral.

D. Title loan business. An establishment providing short-term loans to individuals in exchange for the title of a motor vehicle, mobile home or motorboat as collateral.

NURSING HOME: An institution providing residence and care for the aged or infirm.

OWNER-OCCUPIED: A housing unit in which the individual who owns the housing unit, solely, jointly or severally with others, has legal or equitable title to property, and lives as the individual's primary residence.

PARKING LOT: A surfaced area other than a street used for the parking of vehicles.

PARKING SPACE: The space within a building or parking lot for the parking of one motorized vehicle.

PENS: See definition of Corral or Pen.

PLANNED DEVELOPMENT: A development, residential or commercial, in which the regulations of the zone in which the use is situated are modified to allow flexibility and initiative in site and building design and location, in accordance with an approved plan.

PRIMARY RESIDENCE: A residence where an individual's habitation is fixed and to which, whenever the individual is absent, the individual has the intention of returning. Any absence which is the result of military service, church service not to exceed three (3) consecutive years, or other similar situations, provided approval from the City is obtained in advance, will not terminate primary residence status. An individual returning from a temporary absence shall reside at the residence for a minimum of six (6) consecutive months before approval of another temporary absence.

SECONDARY RESIDENCE: A dwelling or residential property that is not your primary residence. Properties used as vacation homes, or short-term/nightly rentals fall under this classification.

SETBACK: The required portion of a yard over which no portion of a building or structure shall encroach unless otherwise permitted in this title. Setback distance shall be measured from the property line of each yard.

SITE DEVELOPMENT STANDARDS: Established regulations concerning lot areas, yard setbacks, building height, lot coverage, open green space, and any other special regulations deemed necessary to accomplish the purpose of this title.

STABLES: See definition of Barns, Coops, Stables.

STORY: The space within a building included between the surface of any floor and the surface of the ceiling of the next floor above.

STORY, HALF: A story with at least two (2) of its opposite sides situated in a sloping roof, the floor area of which does not exceed two-thirds (2/3) of the floor immediately below it.

STREET: A public thoroughfare which affords principal means of access to abutting property and is dedicated and improved to city standards.

STREET, PRIVATE: A right of way, or easement in private ownership, at least twenty five feet (25') wide, not dedicated or accepted as a public street, which affords the principal means of access to one or more sites.

STRUCTURAL ALTERATIONS: Any change in supporting members of a building, such as bearing walls, columns, beams, or girders.

STRUCTURE: Anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground.

USE, ACCESSORY: A subordinate use customarily incidental to and located upon the same lot occupied by a main use.

WIDTH OF LOT: The distance between the side lot lines at the distance back from the front lot line required for the front yard setback.

YARD, FRONT: A space on the same lot with a building between the front line of the building and the front lot line, and extending across the full width of the lot.

YARD, REAR: A space on the same lot with a building between the rear line of the building and the rear line of the lot and extending across the full width of the lot.

YARD, SIDE: A space on the same lot with a building between the side line of the building and the side line of the lot and extending from the front yard line to the rear yard line.

ZONE: The area or district within which the regulations of this title are uniform.

(Ord. 2025-09 § 1: Ord. 2025-07: Ord. 2023-17 § 1: Ord. 2009-12 § 1: Ord. 2008-10 § 1: Ord. 2007-01 § 2: Ord. 2004-20 § 1: Ord. 99-16 § 2: Ord. 97-06 ch. 21)

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, June 11, 2026**

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

Absent: Tyler Gubler

Staff: Jim McNulty, Planning and Economic Development Director
Debbie Andrews, Administrative Assistant

1. Call to Order

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on June 11, 2026, at 5:30 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Walton

3. Conflicts and Disclosures

No conflicts or disclosures were reported by any Commissioners.

4. Working Agenda

A. Public Hearing

- 1. Consideration and possible action on Chapters 17.12, Planning Commission, 17.20, Supplementary and Qualifying Regulations, 17.22, Accessory Dwelling Units, 17.63, R-1-6 Zone, 17.64, R-1-10 Zone, 17.65, R-1-10/Mixed Lot Size Zone, and 17.60, Residential Agriculture Zone. Santa Clara City, applicant.**

Jim McNulty, Planning and Economic Development Director, noted that this item had been reviewed and discussed at two prior Planning Commission meetings (April 23 and May 28, 2026) and was also presented to the City Council on May 13, 2026, where the Council expressed support for moving forward. Staff confirmed that all draft documents had been

updated per prior Planning Commission discussions, and that the proposed amendments comply with Utah State Code Section 10-25-02 regarding Land Use ordinance amendments.

The Public Hearing was opened. No members of the public offered comment. The Public Hearing was closed.

Commissioner Blake noted that he had personally reviewed the updated documents and was satisfied that all previously identified concerns had been addressed.

2. Consideration and possible action on Chapter 17.66, Commercial Zone, Santa Clara City, applicant.

Mr. McNulty presented the proposed comprehensive rewrite of Chapter 17.66, currently known as the Commercial Zone, to be renamed the Community Commercial Zone. The rewrite is intended to accommodate a broad range of retail, service, and office uses that serve the community and surrounding region. Mr. McNulty confirmed that all requirements were met for compliance with Utah State Code Section 10-25-02.

The Public Hearing was opened. No members of the public offered comment. The Public Hearing was closed.

Commissioner Clark raised a question regarding the landscaping requirements within the Commercial Zone, specifically referencing drought-tolerant landscaping standards for park strips. Mr. McNulty directed the Planning Commission members to Section 17.66.080, which references the City's existing Water Efficient Landscaping ordinance, Chapter 17.92. Commissioner Blake clarified that Section C of that provision requires a minimum of 10 percent of the lot area to be landscaped with water-efficient plantings. Mr. McNulty added that the language was updated to require a minimum six-foot-wide landscape strip with an overall average of ten feet along all street frontages, accommodating non-rectangular lot configurations.

Mr. McNulty noted that Chapter 17.92 establishes detailed definitions and standards for drought-tolerant landscaping, xeriscape, and drip irrigation systems. For residential construction, the ordinance caps turf at a maximum of 8 percent of the overall lot area, resulting in most new homes installing only a few hundred square feet of lawn. Commissioner Clark wanted to ensure that the landscaping being enforced would reflect current water-conservancy standards.

B. Public Meeting

1. See General Business Items.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council for consideration and possible action

on Chapters 17.12, Planning Commission, 17.20, Supplementary and Qualifying Regulations, 17.22, Accessory Dwelling Units, 17.63, R-1-6 Zone, 17.64, R-1-10 Zone, 17.65, R-1-10/Mixed Lot Size Zone, and 17.60, Residential Agriculture Zone. Santa Clara City, applicant.

Motion: Commissioner Walton moved to forward a recommendation of approval for City Code Chapters 17.12, 17.20, 17.22, 17.63, 17.64, 17.65, and 17.60 to the City Council. Commissioner Harris seconded the motion. The motion carried unanimously.

2. Recommendation to City Council for consideration and possible action on Chapter 17.66, Commercial Zone. Santa Clara City, applicant.

Motion: Commissioner Walton moved to forward a recommendation of approval for City code Chapter 17.66, Community Commercial Zone, to the City Council. Commissioner Harris seconded the motion. The motion carried unanimously.

B. Planning Commission Approval

1. Conditional Use Permit Approval for a proposed 80' monopole and a 20' x 32' enclosed equipment compound at Gubler Park. Verizon Wireless, applicant.

Note: At Commissioner Blake's direction, this agenda item was reviewed first on the agenda by the Planning Commission.

Mr. McNulty presented the Conditional Use Permit application submitted by Verizon Wireless, represented by applicant Daniel Thurgood. The application requests approval for an 80-foot monopole and a 20-by-32-foot enclosed equipment compound at Gubler Park, located within the R-1-10 Single-Family Zone. The property, approximately 1,500 square feet, is owned by Santa Clara City, and a monthly lease agreement between Verizon and the City would be required.

Mr. McNulty explained that the existing 66.5-foot field light pole and associated 14-by-28-foot fenced equipment area are structurally insufficient to support Verizon's new antenna equipment. The proposed monopole, standing 77 feet with twelve (12) 8-foot antennas and topped with a 3-foot lightning rod for an overall height of 80 feet, complies with City Code Chapter 17.42 (Telecommunications Ordinance). The new pole has also been designed to support required ball field lighting, with light fixtures positioned approximately 3 feet below the antenna array. The updated equipment compound will feature a 6-foot CMU block wall, two 10-foot-wide metal gates, a 10x10 equipment cabinet, a 12x20 concrete pad, and a 7-foot 3-inch in height diesel generator with a secondary sound attenuation enclosure.

City staff addressed all Conditional Use general standards, including noise, dust, odors, aesthetics, safety, traffic, height, hours of operation, utility capacity, and public health. They found the application consistent with each standard and noted the facility will be set back approximately 65 feet from the nearest property line.

Daniel Thurgood confirmed that the new tower and compound will occupy the same general location as the existing infrastructure, with the footprint expanding only slightly to accommodate the larger compound and new foundation requirements. He confirmed that construction would be sequenced to avoid leaving an open excavation in the park.

Commissioner Clark raised a concern regarding noise from the generator, noting that similar generators at other Verizon sites in the area can be heard from a block away. Mr. Thurgood acknowledged the concern, noting that the newer generator model with its secondary sound attenuation enclosure is significantly quieter than older installations, and offered to coordinate with City staff to schedule the mandatory bi-weekly 30-minute test cycle at an appropriate time. The nearest residence was estimated to be approximately 200 feet to the west, with a parking lot between the site and neighboring homes.

In response to a broader question from Commissioner Clark about future technology needs, Thurgood explained that the driver for the replacement is the existing pole's failure to meet current seismic and wind load standards for the new, larger antennas. He further noted that the upgraded site is intended to serve increased coverage demands from growing commercial and residential development in the area, including Harmons and new residential subdivisions, as well as to provide improved connectivity toward Black Desert Resort, which currently represents a significant dead zone. Planning Director McNulty added context regarding the history of Verizon's temporary tower at Black Desert during PGA tournament events and the ongoing coordination to connect this site with antenna installations at the resort.

Commissioner Westbrook asked about the typical lease term, and Mr. Thurgood indicated Verizon requests 25-year terms, though cities retain some flexibility to negotiate shorter terms with renewal options.

Staff recommended approval subject to eight conditions of approval. The Commission added a ninth condition requiring Verizon to coordinate with city staff to establish an appropriate time for the diesel generator's scheduled test cycles.

Motion: Commissioner Westbrook moved to approve the Conditional Use Permit for the Verizon Wireless Monopole located at Gubler Park, subject to the eight conditions outlined in the staff report plus a ninth condition requiring that Verizon coordinate with city staff to schedule the diesel generator test cycle at an appropriate time. Commissioner Walton seconded the motion. The motion carried unanimously.

6. Discussion Items

A. Rock Cut Slopes.

Mr. McNulty introduced the topic of permitting rock cut slopes within the City, noting that St. George City adopted an ordinance establishing provisions for such slopes on March 5, 2026. He indicated that the City is considering incorporating similar language into Chapter 17.28 (Walls, Fences, and Hedges) of the Santa Clara City Code, particularly given increased development pressure in the South Hills area and the recently enacted moratorium on

development pending a rewrite of the Hillside Protection Overlay Zone, to be renamed the Sensitive Area Overlay Zone.

Wayne Rogers of Applied Geotech Engineers, who participated remotely and assisted in drafting the St. George ordinance, provided a technical overview. He explained that a rock cut slope is a cut into competent rock material such as; sandstone, limestone, basalt, or dense siltstone and that a geotechnical engineer has determined to be inherently stable and does not require retaining structures. He described two components of rock competency: slope stability (whether the cut face will remain standing) and weathering resistance (whether the rock surface will crumble over time from exposure to sun and weather). He noted that materials failing the weathering test may require shotcrete or other surface treatments to remain acceptable long-term.

Mr. Rogers described the two primary construction methods: a rock saw and a controlled blasting technique ("cut face slope blasting") that directs energy outward to leave a clean shear face. He indicated that rock cut slopes are aesthetically preferable to conventional retaining walls, providing a more natural appearance. They also offer an economic advantage in that no wall facing is required, though the excavation itself is more costly than in soil conditions.

Discussion turned to the appropriate maximum height for a single rock cut section before a benched landing is required. The St. George ordinance allows up to 15 feet before a step is required, but the Commission expressed skepticism about that figure for Santa Clara. Mr. McNulty noted that Santa Clara's current wall height limit is 8 feet with required landings, and several Commissioners indicated that a figure in the range of 10 to 12 feet would be more appropriate given local aesthetics and context. Rogers agreed that 10 to 12 feet would be sufficient for most anticipated development scenarios, noting that typical hillside lots rarely require cuts exceeding 10 feet when half-cut, half-fill grading methods are employed.

Mr. McNulty noted that at least two projects in the pipeline (a subdivision connected to the Big Rocks area along Colby Loop and another pending project) are likely candidates for this type of cut. Rogers acknowledged that the St. George ordinance has been used only once to date and that refinements based on local conditions are appropriate.

Commissioner Harris briefly discussed a past situation in the Vineyards 11 Subdivision where rock was cut without the benefit of applicable ordinance provisions, which Mr. Rogers noted was a legitimate reason to formalize regulations. He also indicated that language distinguishing between cuts visible from public areas versus those hidden behind homes could also be considered.

Mr. McNulty indicated that City staff and Mr. Rogers would coordinate in the coming week to prepare a revised draft incorporating edits reflecting Planning Commission's input, with the intent to present the item to the City Council. The item is expected to return to the Planning Commission for a Public Hearing in the following month or two.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: May 28, 2026

The Planning Commission reviewed the minutes from May 28, 2026. No comments or corrections were noted.

Motion: Commissioner Walton moved to approve the minutes. Commissioner Venuti seconded the motion. The motion passed unanimously.

8. Adjournment

Mr. McNulty noted that the next scheduled meeting is June 25, 2026, and that July meetings are tentatively set for July 9 and July 23, though the schedule may be consolidated given anticipated member absences in July.

Motion: Commissioner Harris moved to adjourn. Motion passed unanimously.

Commissioner Blake adjourned the meeting at 6:30 PM.

Jim McNulty
Planning Director

Approved: _____