

**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: July 9, 2026