



## NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission  
October 29, 2026 @ 5:30 PM

2603 Santa Clara Drive  
Santa Clara, Utah 84765

Phone: (435) 673-6712  
Email: [contact@sccity.org](mailto:contact@sccity.org)

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**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, October 29, 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:

**3. Conflicts and Disclosures**

**4. Working Agenda**

A. Public Hearing

1. Consideration and possible action on a proposed Rezoning and Amended Site Plan for the property located at 2920 Santa Clara Drive (Parcel #SC-FREI-A, described as 0.23 acres). The applicant, [REDACTED], proposes to Rezone the property from the Historic District/R-1-10 Zone to the Historic District/Mixed Use Zone to allow for construction of a new single-family home with a studio allowing for a small commercial use.

B. Public Meeting

1. Consideration and possible action on a proposed Partial Plat Amendment for Lots 10 and 11 of the Santa Clara Heights, Phase Y Subdivision. The applicant, [REDACTED], requests approval with the purpose of adjusting the common lot line between the two adjoining lots.

**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 for the property located at 2920 Santa Clara Drive (Parcel #SC-FREI-A, described as 0.23 acres).

2. Recommendation to the City Council for consideration and possible action on a proposed Partial Plat Amendment for Lots 10 and 11 of the Santa Clara Heights, Phase Y Subdivision.

## **6. Discussion Items**

- A. None.

## **7. Approval of Minutes**

- A. Approval of Meeting Minutes: October 8, 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 22nd day of October 2026.

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Jim McNulty, Planning Director



City of Santa Clara  
2603 Santa Clara Drive  
(435) 656-4690, Ext. 225  
[jmchnulty@sccity.org](mailto:jmchnulty@sccity.org)

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Staff Report

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## Property Rezoning & Amended Site Plan Summary and Recommendation

**Public Body:** Santa Clara Planning Commission

**Meeting Date:** October 29, 2026

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

**Proposed Zone:** Historic District/Mixed Use Zone

**General Plan Designation:** Neighborhood Commercial

**Property Size:** 0.23 acres

**Property Location:** 2920 Santa Clara Drive

**Request:** Property Rezoning & Amended Site Plan

**Applicant Name:** [REDACTED]

**Staff Planner:** Jim McNulty

**Meeting Type:** Public Hearing

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### PROJECT DESCRIPTION

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The applicant, [REDACTED], is proposing to remove the existing home located at 2920 Santa Clara Drive to allow for construction of a new single-family home with a studio allowing for commercial use (esthetician business). The existing home built in 1935 is a "Period Cottage" and approximately 1,566 square feet in size. The subject property is 0.23 acres (approximately 10,018 sq ft) in size.

The Frei Family has owned this home for decades. [REDACTED] respects the homes' history and past use. However, Tresa would like to proceed with construction of a new residence that would incorporate a **Craftsman Style Bungalow** design on the subject property. The **Heritage Commission** reviewed this item on September 17, 2026, and October 1, 2026. The Heritage Commission supports the building design, materials, and colors.

The subject property is currently in the Historic District/R-1-10 Zone. The applicant is 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 a new single-family home with a commercial use. Additionally, the applicant is 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.

**Section 17.76.080 of city code** allows for the demolition of significant historic buildings within the Historic District which are not designated landmark sites. When application is made for a demolition permit, the Heritage Commission and Planning Commission shall:

**Request:** New Home w/Commercial Use

1. Review the condition of the building to determine the impact of the demolition on the neighborhood and the technical feasibility for preserving the structure.
2. If new construction is proposed for the site, it should be reviewed in conjunction with review of the demolition permit application.
3. The application shall also describe the reason for the demolition and any development proposed for the demolition site including renderings of the proposed new construction.

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## SITE & VICINITY DESCRIPTION

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The subject property is located at 2920 Santa Clara Drive. The property has frontage along Santa Clara Drive. An existing single-family home is located on the property. The home abuts existing single-family homes to the north, east, and west.

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## ITEMS TO ADDRESS/SITE PLAN REVIEW

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**Chapter 17.74, Historic District/Mixed Use**, requires a review of the site plan layout, building setbacks, building design and materials, parking, landscaping, outdoor lighting, signage, as well as other necessary items as needed for a mixed-use 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. The proposed driveway will be located on the western portion of the lot. The driveway has been designed to go on either side and around the existing city-owned Sycamore Tree. A concrete walkway from the covered porch to the existing sidewalk will be provided. The building footprint including setbacks, driveways, and other improvements are shown on the Site Plan.
2. **Building Setbacks:** The **Historic District/Mixed Use Zone allows for flexible building setbacks**. Chapter 17.74.040, Development Standards allows for a front yard setback of 20', with side yard setbacks of 5' to property line, with a minimum of 10' between structures on adjacent parcels, and a rear yard setback of 10'. The Site Plan includes a 20' front yard setback, with side yard setbacks of 5' and 13', and a rear yard setback of 22'. The proposed building setbacks comply with city code.
3. **Building Design & Materials:** The applicant is proposing to build a new home on the property by incorporating a **Craftsman Style Bungalow** design. The **Heritage Commission** supports the building design, materials, and colors. The item will return to Heritage Commission after the rezoning process with Planning Commission and City Council is complete. The proposed building design, materials and colors will be shared with the Planning Commission at the meeting.
4. **Required Parking:** The project is required to have a minimum of 3 parking spaces for the proposed single-family home (2 spaces required) and commercial (1 space required) use as per Chapter 17.32 of city code. However, the **Site Plan includes 5 parking spaces** (2 driveway spaces, 2 garage spaces, and 1 commercial space).
5. **Project Landscaping:** A final landscape plan will be required to comply with **City Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards)**. This will be reviewed with the building permit. The large City-owned Sycamore Tree will remain. The private tree in front of the existing home will be removed and replaced with a substantial shade tree. Additionally, City staff is working with the applicant to relocate the existing street planter adjacent to the driveway.

**Request:** New Home w/Commercial Use

6. **Outdoor Lighting:** Outdoor lighting shall not adversely impact surrounding businesses or residential uses. All outdoor lighting shall be shielded and directed downward to avoid light spill.
7. **Demolition Report:** A demolition report (attached) was submitted as per **Section 17.76.080 of city code**. The report indicates that significant deterioration and distress were observed on September 25, 2026, in accessible portions of the existing concrete basement foundation system and wood floor framing. Additionally, in the **opinion of Scott Christensen, S.E.**, the existing concrete basement foundation and accessible wood floor framing cannot presently be suitable for continued use without substantial rehabilitation.
8. **Project Signage:** Chapter 17.45 allows for signs in the Historic District. The applicant will be required to go to Heritage Commission for sign approval if needed for the commercial use.

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## NEIGHBORHOOD RESPONSE

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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.

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## GENERAL PLAN CONSIDERATION

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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 proposed new single-family home on the property will include a small-scale commercial business.

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## STATE CODE CONSIDERATIONS

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**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.

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## CITY STAFF RECOMMENDATION

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City staff recommend that the Planning Commission consider forwarding a positive recommendation to the City Council for Rezoning & Amended Site Plan approval to allow for a new single-family home with a commercial use located at 2920 Santa Clara Drive subject to the following conditions:

**Request:** New Home w/Commercial Use

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.
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 proposed building setbacks comply with 17.74.040 of city code.
5. That the final building design, materials and colors be reviewed and approved by the Heritage Commission once the rezoning process is complete.
6. That 5 parking spaces (including 1 space for commercial use) be provided as per the project Site Plan.
7. That the final landscape plan is required to comply with City Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards). That the large City-owned Sycamore Tree remains on the site. That the private tree in front of the existing home be removed and replaced with a substantial shade tree.
8. That outdoor lighting shall not adversely impact surrounding businesses or residential uses. All lighting shall be shielded and directed downward.
9. That project signage complies with Chapter 17.45 of city code. That the applicant be required to go to Heritage Commission for any future sign review and approval.
10. That the applicant be required to work with the Building Official allowing for compliance with the demolition report, as well as air quality and asbestos requirements prior to demolition.
11. That the applicant obtains a building permit prior to construction activity.

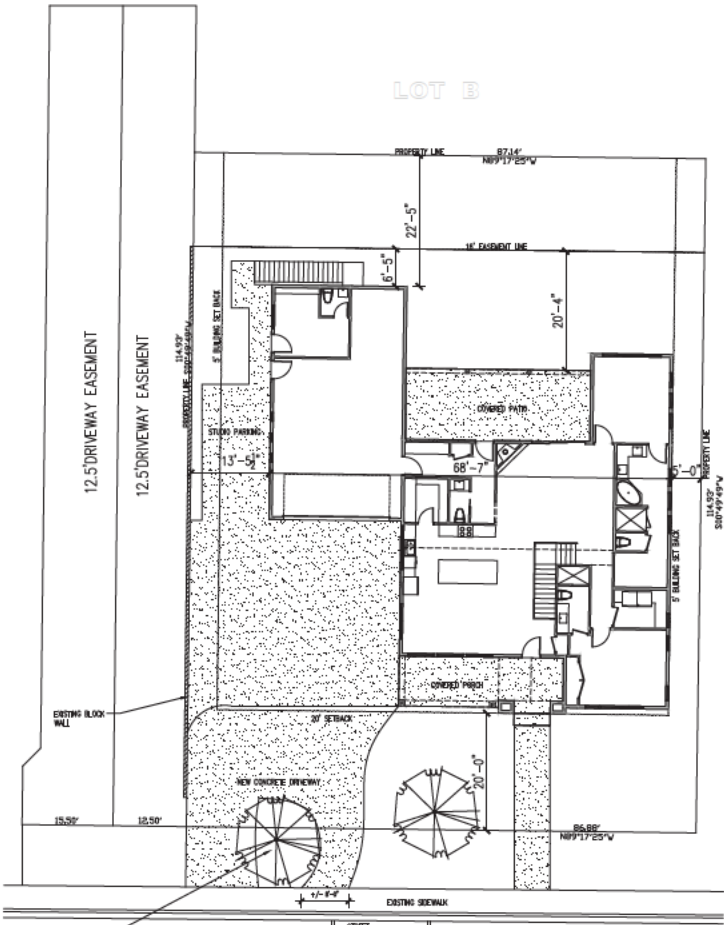
*And with the following findings:*

1. That the Rezoning is compliant with the Santa Clara City General Plan, Land Use Classifications, Neighborhood Commercial/Mixed Lot Use (NC).
2. That the proposed small-scale commercial use which serves the daily needs of nearby residents complies with the General Plan.
3. That other properties in the vicinity (2895, 2998, 3003, and 3013 Santa Clara Drive) of the site are zoned Historic District/Mixed Use.
4. That the proposed single-family home will comply with the Historic District Design Guidelines adopted in 2024.

FRIE 2 SUBDIVISION  
LOT A - 0.23 ACRE 10,000 S.F.



NORTH



DRIVEWAY AROUND  
EXISTING TREE  
ADJUST OR REMOVE  
STREET SIDE PLANTER  
FOR DRIVE WAY  
ACCESS

SANTA CLARA DRIVE  
HISTORIC DISTRICT

| FRONT                                    | SIDE | REAR | HEIGHT               |
|------------------------------------------|------|------|----------------------|
| 20' OR AVERAGE BETWEEN NEIGHBORS MIN 10' | 5'   | 10'  | SIMILAR TO NEIGHBORS |

LEGEND

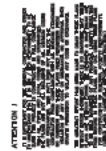
- ROCK RETAINING WALL
- NEW CONCRETE

GENERAL NOTES:

1. CONCRETE LOT SHALL BE IN PLACE DURING CONSTRUCTION AS REQUIRED BY THE COUNTY OR CITY.
2. THE CONTRACTOR SHALL REVIEW THE RECORDED PLAN AND SHALL COMPLY WITH ALL REQUIREMENTS INCLUDED THEREIN.

DRAINAGE NOTES:

1. EXISTING DRAINAGE, LANDSCAPE AREAS, ETC. SHALL BE DEVELOPED TO PREVENT FLOODING OF WATER.
2. ALL AREAS OF THIS SITE SHALL BE DEVELOPED TO PREVENT FLOODING OF WATER FROM ADJACENT PROPERTY.



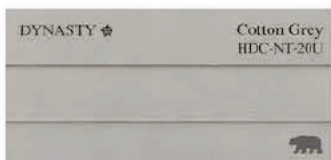
ISSUE: V1  
PROJECT NO: M013-28  
FILE:  
DRAWN BY: JC  
CHECKED BY:

AUG 6 2026

SHEET TITLE

SITE PLAN

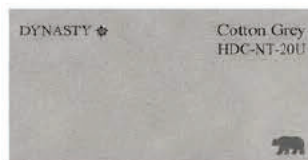
A1



LAP SIDING  
(garage only)



BOARD & BATTEN  
(both gables)



STUCCO  
(body)



BRICK  
Charleston

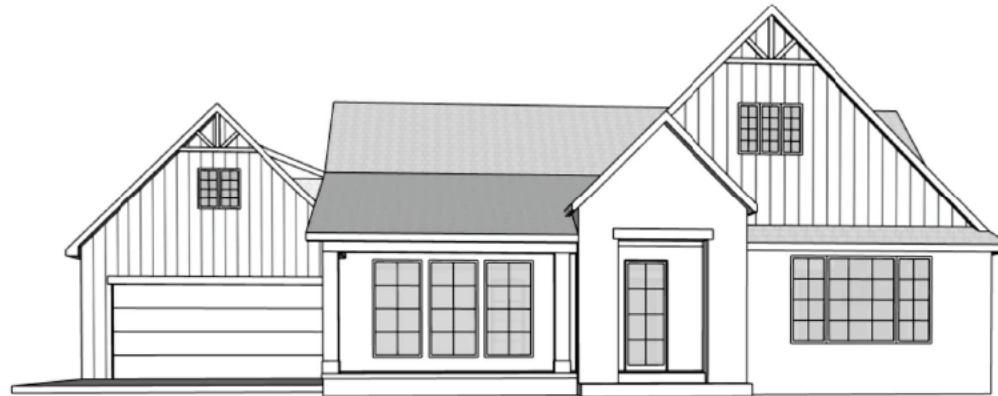


STONE  
Salt Flat Cobblefield



ROOF

2920 SANTA CLARA DRIVE  
FREI 2 SUBDIVISION  
PHASE 1 - LOT A  
SANTA CLARA, UTAH



2920 SANTA CLARA DRIVE  
FREI 2 SUBDIVISION  
PHASE 1- LOT A  
SANTA CLARA, UTAH

PROJECT CONTACTS

ARCHITECTURAL DESIGN

Redline Drafting  
2865 Calle las Casitas  
St George, Utah 84790  
Contact: Josh Christiansen  
Phone (435)669-5313  
josh.redlinedrafting@gmail.com

STRUCTURAL ENGINEERING

Acute Engineering inc.  
1067 E Tabernacle St #9  
St George, Utah 84770  
Contact: Jacob Ballard  
Phone (801)229-9020

GENERAL CONTRACTOR

Walton Homes  
Sam Walton  
Ph. (435)705-9655

ARCHITECTURAL

- C1 COVER
- A1 SITE PLAN
- A2 BASEMENT FLOOR PLAN
- A3 MAIN FLOOR PLAN
- A4 UPPER FLOOR PLAN
- A5 ROOF PLAN
- A6 EXTERIOR ELEVATIONS
- A7 EXTERIOR ELEVATIONS
- A8 BUILDING SECTION & DETAILS
- A9 THERMAL PLAN
- E1 FOUNDATION & PLUMBING DIMENSIONS
- E2 ELECTRICAL LAYOUT
- ELECTRICAL LAYOUT

ENGINEERING

DRAFTING AND DESIGN  
JOSH CHRISTIANSEN  
josh.redlinedrafting@gmail.com (435)669-5313



RLDRAFTING.COM



ATTACHMENT 1

ISSUE: V1

PROJECT NO: M013-28

FILE:

DRAWN BY: JC

CHECKED BY:

AUG 6 2026

SHEET TITLE

COVER SHEET

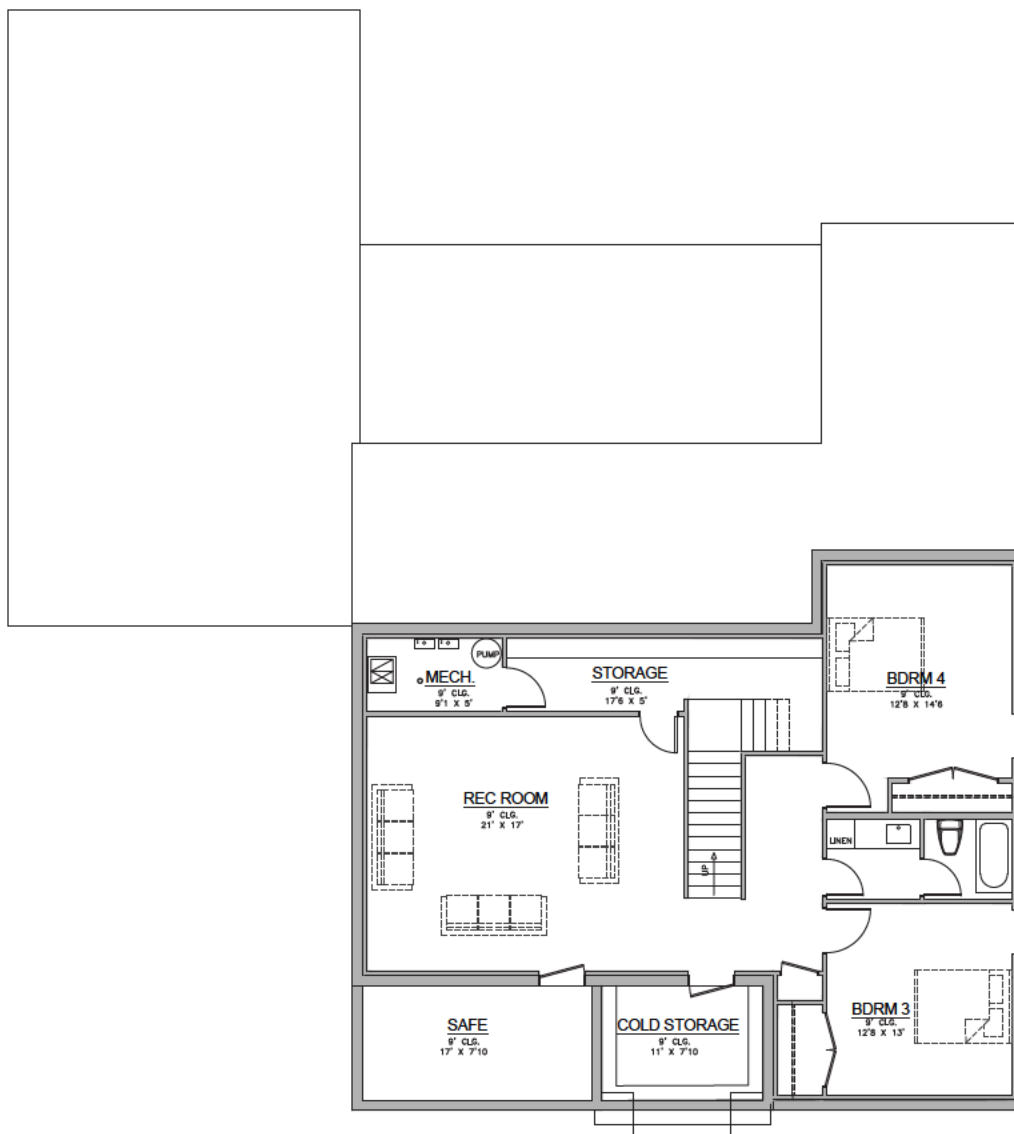
C1

**DRAFTING AND DESIGN**  
JOE H. REID DRAFTING & DESIGN, LLC • 435.689.5113



NORTH





1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"

**SQUARE FOOTAGE**

|             |       |
|-------------|-------|
| MAIN FLOOR  | 1,093 |
| UPPER FLOOR | 499   |
| TOTAL       | 1,592 |
| STUDIO      | 248   |
| ---         | ---   |

**DRAFTING AND DESIGN**  
ARCHITECTS & ENGINEERS  
RD DRAFTING & DESIGN, LLC  
1405 S. 10TH AVE. SUITE 100  
DENVER, CO 80202  
TEL: 303.733.8888  
WWW.RLDRAFTING.COM

RLDRAFTING.COM

ATTENTION: J

ISSUE: V1  
PROJECT NO: M013-2H  
FILE:  
DRAWN BY: JC  
CHECKED BY:  
AUG 6 2026  
SHEET TITLE  
BASEMENT FLOOR PLAN

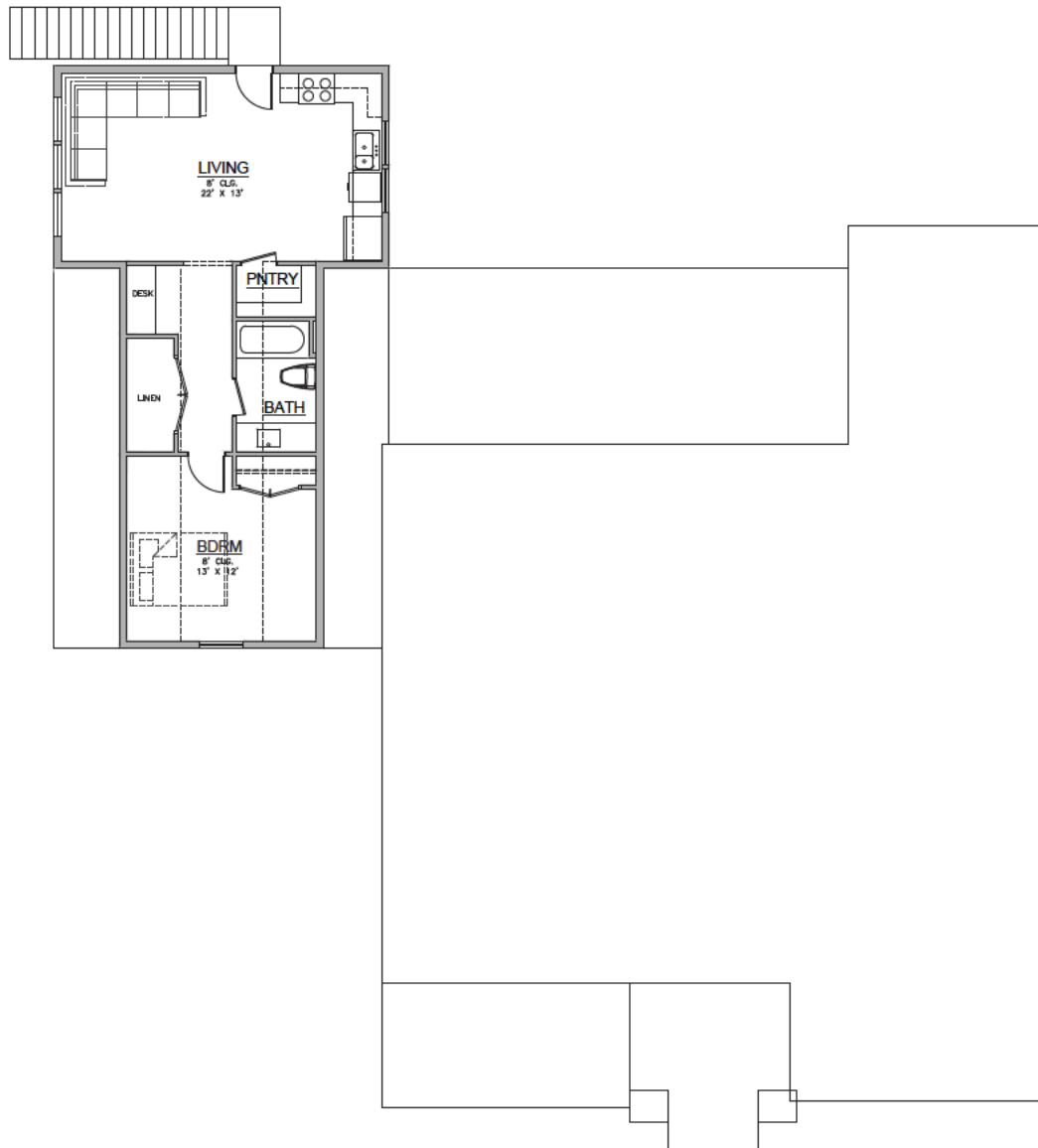
A2



1 MAIN FLOOR PLAN  
1/4" = 1'-0"

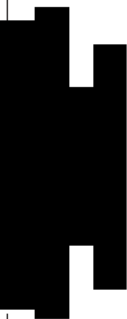
| SQUARE FOOTAGE |       |
|----------------|-------|
| MAIN FLOOR     | 1,093 |
| UPPER FLOOR    | 499   |
| TOTAL          | 1,592 |
| STUDIO         | 248   |





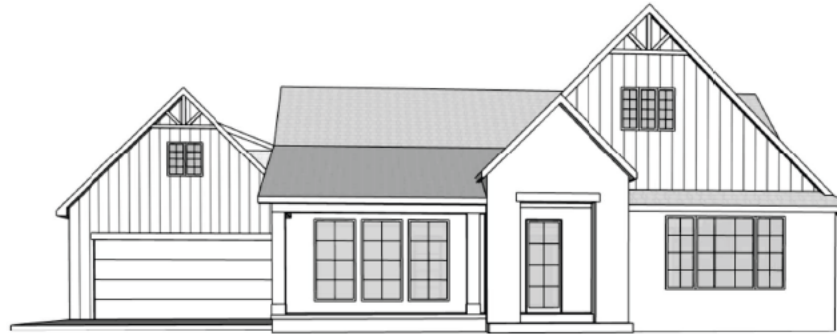
1 UPPER FLOOR PLAN  
1/4" = 1'-0"

| SQUARE FOOTAGE |       |
|----------------|-------|
| MAIN FLOOR     | 1,093 |
| UPPER FLOOR    | 499   |
| TOTAL          | 1,592 |
| STUDIO         | 248   |



|             |         |
|-------------|---------|
| ISSUE:      | V1      |
| PROJECT NO: | M013-28 |
| FILE:       |         |
| DRAWN BY:   | JC      |
| CHECKED BY: |         |
| AUG 6 2026  |         |
| SHEET TITLE |         |

UPPER FLOOR  
PLAN



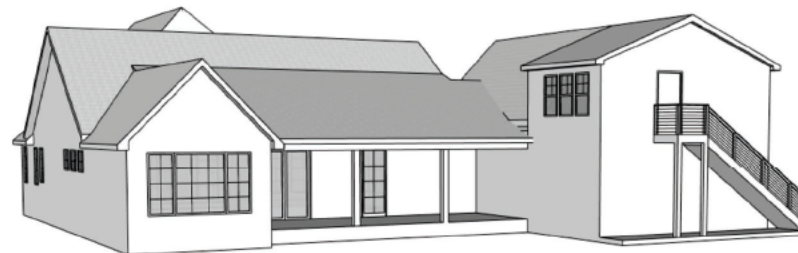
1 FRONT ELEVATION  
NTS



2 LEFT ELEVATION  
NTS



3 RIGHT ELEVATION  
NTS



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





## Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wildlife
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

## Notes

SC-FREI-A

188.1 0 94.04 188.1 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

**DISCLAIMER:** The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

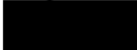


UTAH OFFICES  
St. George  
Draper  
Layton  
Orem

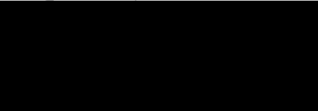
Visual Structural Condition Assessment – Existing Frei Residence:

2920 W Santa Clara Drive – Santa Clara, Utah

Prepared for:



Prepared by:



Date:  
September 30, 2026

## 1. Purpose

At the request of the property owner, a visual structural condition assessment was performed of the existing residential structure located at 2920 W. Santa Clara Drive, Santa Clara, Utah. The assessment included portions of the existing concrete basement foundation system and wood floor framing that were accessible and exposed for observation.

It is understood that the original portion of the residence was constructed approximately in 1935 and that the property is located within the Historical District of the City of Santa Clara.

The purpose of this assessment is to document the observed physical condition of the existing concrete basement foundation system and accessible wood floor framing and to provide an engineering opinion regarding the apparent condition of these elements and the feasibility of continued use or rehabilitation.

The original portion of the residence was constructed over a full basement having an observed minimum head height of approximately 6 feet 4 inches. Several subsequent additions to the residence were constructed on concrete slab-on-grade foundations.

This report is intended to provide information regarding the existing structural condition of the residence for consideration by the Historical Society of the City of Santa Clara in connection with the evaluation of the existing structure within the Historical District.

This assessment is limited to visual observations of accessible and exposed structural elements. No material strength testing, destructive investigation, reinforcement verification, or other subsurface or concealed-condition investigation was performed.

Evaluation of other building components, including architectural, mechanical, electrical, plumbing, environmental, hazardous-material, and other non-structural conditions, is outside the scope of this report.

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## **2. Scope of Evaluation**

The evaluation consisted of a visual inspection of accessible portions of the existing structure, including:

- Visual observation of exposed concrete basement foundation walls;
- Documentation of observed concrete cracking, spalling, surface deterioration, discoloration, and other apparent distress;
- Observation of accessible wood sill plates, floor joists, and floor decking;
- Observation of apparent moisture or water intrusion;
- Observation of visible displacement, settlement-related distress, and cracking;
- Observation of accessible basement and main-floor wall conditions;
- Observation of exterior brick veneer/fascia, chimney, and visible areas of the original structure; and
- Photographic documentation of observed conditions.

The inspection was limited to conditions that could be observed without destructive removal of finishes or concealed building components.

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## **3. Visual Inspection**



The inspection included observation of the following conditions where accessible:

- Cracking in existing concrete basement foundation walls;
- Surface deterioration and spalling of concrete;
- Deterioration of concrete cover;
- Apparent moisture or water intrusion through portions of the basement walls;
- Apparent settlement- or movement-related distress;
- Deterioration of accessible wood sill plates;
- Deterioration and decay of accessible wood floor framing and floor decking;
- Cracking and displacement in portions of interior and exterior walls; and
- Deterioration and displacement of portions of the exterior brick and chimney.

Observed conditions are summarized below.

| Element                       | Observed Condition     | Notes                                                                                                                                                                                                                                             |
|-------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Basement Foundation Walls     | Deteriorated Condition | Localized cracking and surface spalling were observed at the northwest bedroom, southwest bedroom, storage room, and pantry/mechanical room. Apparent moisture/water intrusion was also observed through portions of the basement walls.          |
| Wood Floor Framing            | Deteriorated Condition | Rot and deterioration were observed in an exposed sill plate and associated wood floor framing and decking. The deterioration appears consistent with prolonged moisture exposure.                                                                |
| Basement and Main-Floor Walls | Cracking and Distress  | Cracks up to approximately 3/16 inch in width were observed in various locations. Basement wall paneling showed areas of warping. Cracking was also observed at portions of the kitchen and entry, including areas near window and door openings. |

Significant surface deterioration was observed in portions of the concrete basement foundation walls. The observed conditions include cracking, spalling, and apparent moisture-related deterioration.

The extent of deterioration within concealed portions of the foundation and floor framing could not be determined during a visual-only inspection. Based on the accessible conditions observed, additional deterioration may be present in concealed portions of the floor framing, particularly near the perimeter of the basement.

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#### 4. Material Testing and Destructive Investigation

No destructive testing, concrete coring, concrete compressive-strength testing, wood strength testing, moisture testing, or other material testing was performed as part of this assessment.

Accordingly, the material strength and remaining structural capacity of the existing concrete and wood structural elements were not directly established by testing.

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#### 5. Reinforcement Verification

No testing or investigation was performed to determine the size, spacing, condition, or existence of reinforcing steel within the existing concrete basement foundation walls.

The existing reinforcement, if present, was therefore not independently verified.

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## **6. Existing Wood Floor Framing**

At the north wall of the existing basement storage room, a portion of the existing floor framing system was exposed and available for visual observation.

The exposed wood sill plate and associated 2x wood floor framing and decking showed deterioration consistent with prolonged moisture exposure. Portions of the accessible wood exhibited apparent rot and loss of material integrity.

Because the majority of the floor framing is concealed by the basement ceiling and floor finishes, the full extent of deterioration could not be determined during the visual inspection.

If the existing residence were to remain in service, additional investigation would be required to determine the extent of deteriorated wood framing and the repairs necessary to restore the framing system to an acceptable structural condition. This investigation would likely require removal of portions of the existing basement ceiling and/or other finishes to expose concealed framing.

Additional investigation would also be required to evaluate the adequacy of the existing floor framing for current gravity and lateral load requirements and its connection to the existing foundation walls.

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## **7. Foundation Elements and Feasibility of Reuse**

The owner reported that several local foundation repair companies specializing in repair and preservation of existing concrete foundations have reviewed the property and indicated that they would not provide a guarantee for proposed repair work. This information was provided by the owner and was not independently verified by Vector Engineering.

Based on the visual inspection, significant deterioration is present in portions of the existing concrete basement foundation system. The observed cracking, spalling, apparent moisture intrusion, and associated deterioration warrant substantial additional investigation before the existing foundation could reasonably be relied upon for continued residential use.

Because reinforcement, material strength, concealed conditions, and the full extent of deterioration were not established during this visual inspection, the extent and feasibility of repairs cannot be reliably determined without additional investigation and testing.

Based on the conditions observed, continued use of the existing foundation and floor framing would require substantial rehabilitation and further structural investigation. The existing structural systems should not be considered suitable for continued residential use without such additional investigation and, if continued use is pursued, appropriate repair or replacement.

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## **8. Other Observed Conditions**

Additional deterioration and distress were observed in portions of the existing residence.

Exterior cracking was observed in the brick fascia around portions of the original residence. Several cracks exhibited apparent vertical and/or horizontal displacement. These conditions are consistent with movement of the structure; however, the specific cause and extent of movement were not established by this visual inspection alone.

Deteriorated mortar joints were also observed in portions of the exterior brickwork. The owner has reportedly performed repairs to portions of the mortar joints over time.

Many window frames exhibited apparent wood deterioration and rot. Based on visual observation, some window assemblies may no longer provide adequate attachment or support; however, the adequacy of the window assemblies was not independently tested.

Deterioration of portions of the existing brick masonry was also observed and appears consistent with age and prolonged weather exposure. Significant deterioration was particularly apparent at portions of the existing fireplace chimney, including areas above the existing roof line.

The conditions described in this section are provided as observations only and were not subjected to a comprehensive architectural, envelope, masonry, or building-code evaluation.

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## **9. Conclusions**

Based on the visual inspection performed on September 25, 2026, significant deterioration and distress were observed in accessible portions of the existing concrete basement foundation system and wood floor framing.

The observed concrete foundation conditions include cracking, surface spalling, apparent moisture intrusion, and localized deterioration. Accessible portions of the wood floor framing include deteriorated and rotted wood at the sill plate, floor framing, and floor decking.

The full extent of deterioration cannot be determined from a visual inspection because significant portions of the foundation, floor framing, connections, and reinforcement are concealed or inaccessible.

No material strength testing, reinforcement verification, destructive investigation, or structural load testing was performed. Therefore, the existing material strengths and remaining structural capacities were not directly established.

In order to establish whether the existing foundation and floor framing could be retained for continued residential use, substantially more investigation would be required. Such investigation

would reasonably include exposure of concealed framing, evaluation of foundation conditions, verification of reinforcement where applicable, material testing, evaluation of structural connections, and structural analysis of the existing systems for applicable building loads.

Based on the extent of deterioration observed in the accessible areas, continued use of the existing foundation and floor framing would require substantial investigation and rehabilitation, with replacement of deteriorated structural components where necessary.

In the opinion of the undersigned, the existing concrete basement foundation and accessible wood floor framing are in poor condition and cannot presently be considered suitable for continued residential use without substantial rehabilitation and additional structural investigation.

Given the observed deterioration and the extent of concealed conditions requiring investigation and potential replacement, retention and rehabilitation of the existing structural systems would involve substantial reconstruction of portions of the existing residence.

If demolition and replacement of the existing residence is being considered, the observed structural deterioration documented in this report provides engineering information regarding the physical condition of the existing structure and the extent of structural rehabilitation that would be required to evaluate continued use.

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## **10. Limitations**

This report is based solely on visual observations of accessible portions of the existing residence made on September 25, 2026.

No destructive investigation or material testing was performed. No testing was performed to determine the compressive strength of the existing concrete, the strength or remaining capacity of existing wood framing, or the size, location, or condition of reinforcing steel within the concrete foundation walls.

Concealed conditions were not evaluated. Conditions within concealed portions of the foundation, floor framing, wall framing, connections, and other structural elements may differ from the conditions observed.

This report does not constitute a comprehensive evaluation of all building components or systems. Architectural, mechanical, electrical, plumbing, environmental, hazardous-material, geotechnical, and other non-structural evaluations are outside the scope of this assessment unless specifically noted herein.

No opinion is expressed regarding the historical significance of the residence or the appropriateness of demolition under applicable historic-district requirements. The purpose of

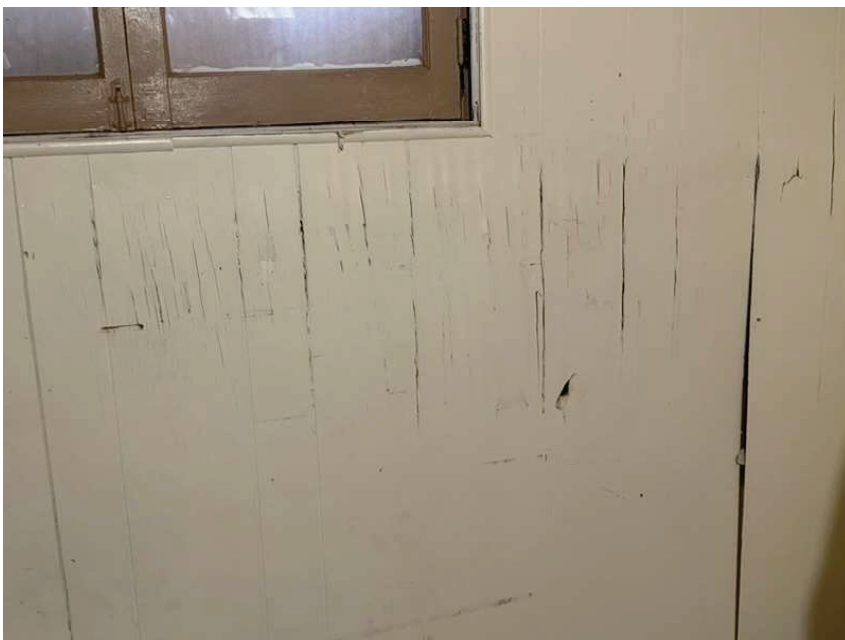
this report is limited to documenting observed structural conditions and providing an engineering assessment of the apparent condition of accessible structural elements.

Very truly yours,





1. Existing Exposed Concrete Basement Wall – Surface Spalling



2. Existing Basement Wood Panel Wall at Window w/ Surface Warping



3. Existing Basement Window w/ Deteriorated Frame



4. Existing Concrete Cracking & Spalling in Basement Wall



5. Existing Concrete Cracking & Spalling in Basement Wall



6. Existing Concrete Surface Spalling in Basement Wall



7. Existing Wood Framing in Basement



8. Existing Wood Framing in Basement



9. Existing Crack in West Wall of Kitchen



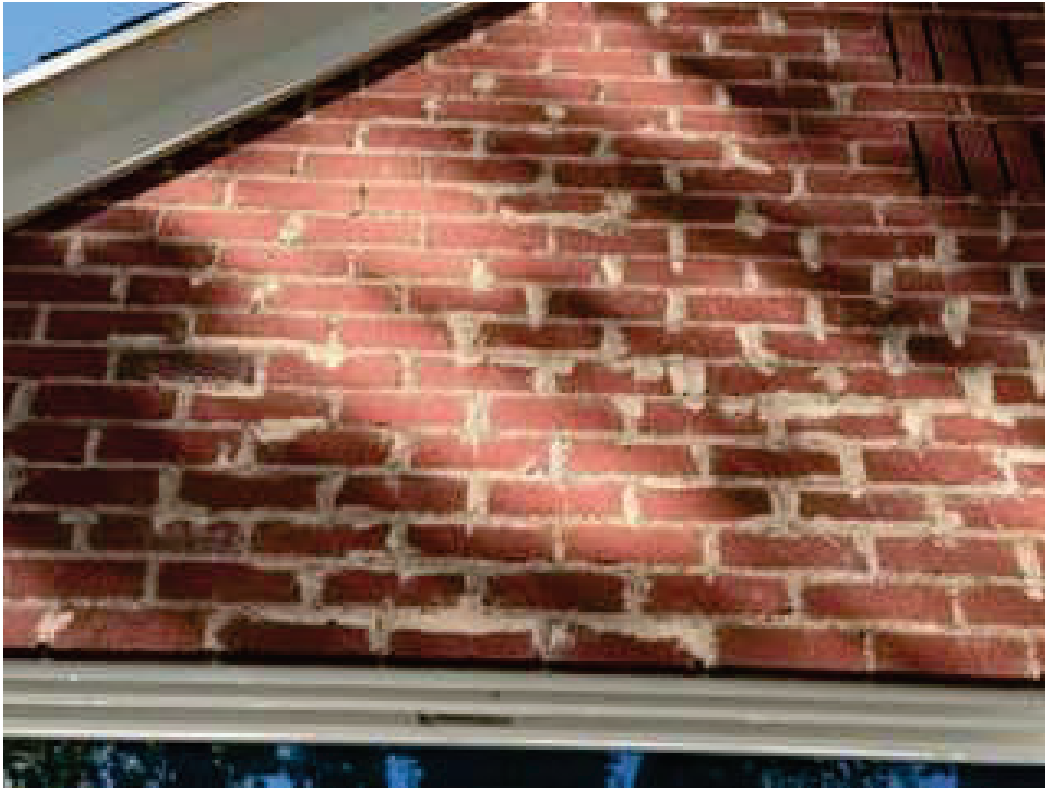
10. Existing Crack in West Wall of Entry



11. Existing Crack Repair in Exterior Brick



12. Existing Exterior Brick in Deteriorated Condition



13. Existing Crack Repair in Exterior Brick



14. Existing Exterior Brick Displacement & Deterioration



15. Existing Exterior Brick Joint Displacement



16. Existing Chimney Above Roof



17. Existing Chimney Base



18. Existing Joint Between Original Home & Addition

## Site History:

The original home on this property was built in 1935 by [REDACTED] did all the original outside brick work and my dad, [REDACTED] was the pod tender.

[REDACTED] owned an auto parts business that was located in St George, Ut. Which is why they decided to move to St George and sold the house to my parents, [REDACTED] in 1960.

In the mid 70's [REDACTED] decided to add a larger back bedroom, bathroom and laundry room onto the original home. History indicates that the home has been altered and added onto at least two other times during the house's lifetime. The land around the house was flood irrigated from origin until late seventies or early eighties. As such, I remember the basement always smelling moist like damp rag. [REDACTED] in the summer would open all the basement windows to try to get this smell and dampness out. The basement walls were never waterproofed and with flood irrigation from the ditches, rains, flooding and watering the plants around the house, the basement walls have been crumbling and deteriorating for at least 50 plus years. Within the last 8 years there are now 4 bowing basement walls. The basement wood windows are falling out due to excessive moisture and exposure of flooding. The house has a cracked foundation in numerous areas and termites.

The basement walls are only 6' 4" high and are not considered livable space, only storage. This came from appraisal done by appraiser, [REDACTED] June 2022 according to Freddie Mac and Fannie Mae guidelines.

[REDACTED] added [REDACTED] to the title of the home in 2006 and then in 2009 actually gave [REDACTED] the deed that had [REDACTED] and [REDACTED] individual names on it.

[REDACTED] passed in March 2019 and [REDACTED] passed in January of 2021. [REDACTED] had informed [REDACTED] home would eventually need to be torn down and rebuilt as the basement was not safe. [REDACTED] had two certified foundation company contractors come in and evaluate. One company said they would not even touch the basement walls the basement was in such bad shape. The other company said they would recommend trying to use vertical straps to pull the bowing walls straight but at the estimated cost \$100,000.00 with no warranty. The crumbling walls would need to be tested first to see if they would hold and even work with the vertical strap's. It makes no sense to try to remodel a home that has a bad, deteriorated basement walls with cracked foundation. [REDACTED] is requesting the approval to remove the existing deteriorated structure and proceed with construction of a new residence.



City of Santa Clara  
2603 Santa Clara Drive  
(435) 656-4690, Ext. 225  
[jmcnulty@santaclarautah.gov](mailto:jmcnulty@santaclarautah.gov)

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Staff Report

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## Subdivision Plat Amendment Summary and Recommendation

**Public Body:** Santa Clara Planning Commission

**Meeting Date:** October 29, 2026

**Current Zone:** R-1-10

**Property Address:** 3768 Windmill Drive (Lot 10), and 3764 Holland Circle (Lot 11)

**Request:** Partial Plat Amendment for Lots 10 and 11 of the Santa Clara Heights, Phase Y Subdivision

**Applicant Name:** [REDACTED]

**Staff Planner:** Jim McNulty

**City Staff Recommendation:** Approve with conditions

**Meeting Type:** Public Meeting

### PROJECT DESCRIPTION

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The applicant, [REDACTED] is requesting to amend the Santa Clara Heights, Phase Y Subdivision. The applicant owns both lots and proposes to amend Lot 10 and Lot 11. Lot 10 is 13,068 sq ft (0.30 acres) in size, and Lot 11 is 11,761 sq ft (0.27 acres) in size. The property owner requests approval with the purpose of adjusting the common lot line between the two adjoining lots. Lot 10 would increase to 14,817 sq ft (0.34 acres) in size, with Lot 11 decreasing to 10,000 sq ft (0.23 acres) in size.

Both amended lots will meet the density, setbacks, and other requirements as per Chapter 17.68.050 (R-1-10 Zone) of city ordinance. The proposed partial plat amendment will allow the proposed changes to be included in a recorded subdivision plat.

### SITE & VICINITY DESCRIPTION

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The subject properties are in the northwestern part of the City. Major cross streets in the vicinity include Hwy-91 and Rachel Drive.

### ISSUES OF CONCERN/PROPOSED MITIGATION

---

No issues of concern have been identified for this application.

## NEIGHBORHOOD RESPONSE

---

Notices were sent to the property owners within the Santa Clara Heights, Phase Y Subdivision. No responses have been received by City staff as of the writing of this report. The property has also been posted for a public meeting as per State Code requirements.

## REVIEWING DEPARTMENTS

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**DEPARTMENT:** *Building*

Recommendations: N/A

Required Revisions: N/A

**DEPARTMENT:** *Parks & Recreation*

Recommendations: N/A

Required Revisions: N/A

**DEPARTMENT:** *Police & Fire*

Recommendations: N/A

Required Revisions: N/A

**DEPARTMENT:** *Power*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat.

Required Revisions: None at this time.

**DEPARTMENT:** *Public Works*

Recommendations: Any public utility easement that's affected by this amendment needs to be relocated. A final mylar with signature blocks is required.

Required Revisions: None at this time.

## STATE CODE CONSIDERATIONS

---

Utah Code, Section 10-20-811, includes requirements for subdivision amendments. To amend a subdivision, a city must hold at least one public meeting (not public hearing). Additionally, a public meeting to consider an amendment to a subdivision requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to property owners in the subdivision, with a notice in a visible location, with a sign of sufficient size and durability. City staff have determined that all State Code requirements have been met with this application.

## CITY STAFF RECOMMENDATION

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City staff recommend that the Planning Commission consider recommending approval of the Partial Plat Amendment for Lot 10 and Lot 11 of the Santa Clara Heights, Phase Y Subdivision to the City Council, subject to the following conditions:

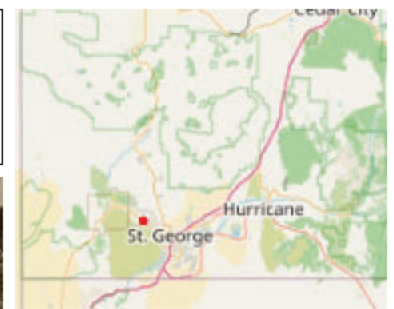
1. That the applicant is required to comply with the recommendations from all City reviewing departments as identified in the staff report.
2. That the Owner's Dedication & Acknowledgement be signed prior to final plat recordation.
3. That a current Title Report be submitted to City staff.

**Request:** Partial Plat Amendment

4. That the applicant be required to record the amended subdivision plat and provide an electronic copy to City staff.



# Santa Clara Heights Plat Y



## Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wildlife
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

## Notes

Lots 10 & 11 Partial Plat Amendment

188.1 0 94.04 188.1 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

**DISCLAIMER:** The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

# MORTGAGEE CONSENT TO RECORD

WE, UNITED WHOLESALE MORTGAGE, A MICHIGAN LIMITED LIABILITY COMPANY, MORTGAGEE, OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: \_\_\_\_\_  
MANAGER

# MORTGAGEE ACKNOWLEDGMENT (CONSENT)

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGER OF UNITED WHOLESALE MORTGAGE, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
NOTARY COMMISSIONED IN STATE OF \_\_\_\_\_  
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

# MORTGAGEE CONSENT TO RECORD

WE, THE LOAN STORE, INC., A DELAWARE CORPORATION, MORTGAGEE OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: \_\_\_\_\_  
MANAGER

# MORTGAGEE ACKNOWLEDGMENT (CONSENT)

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_

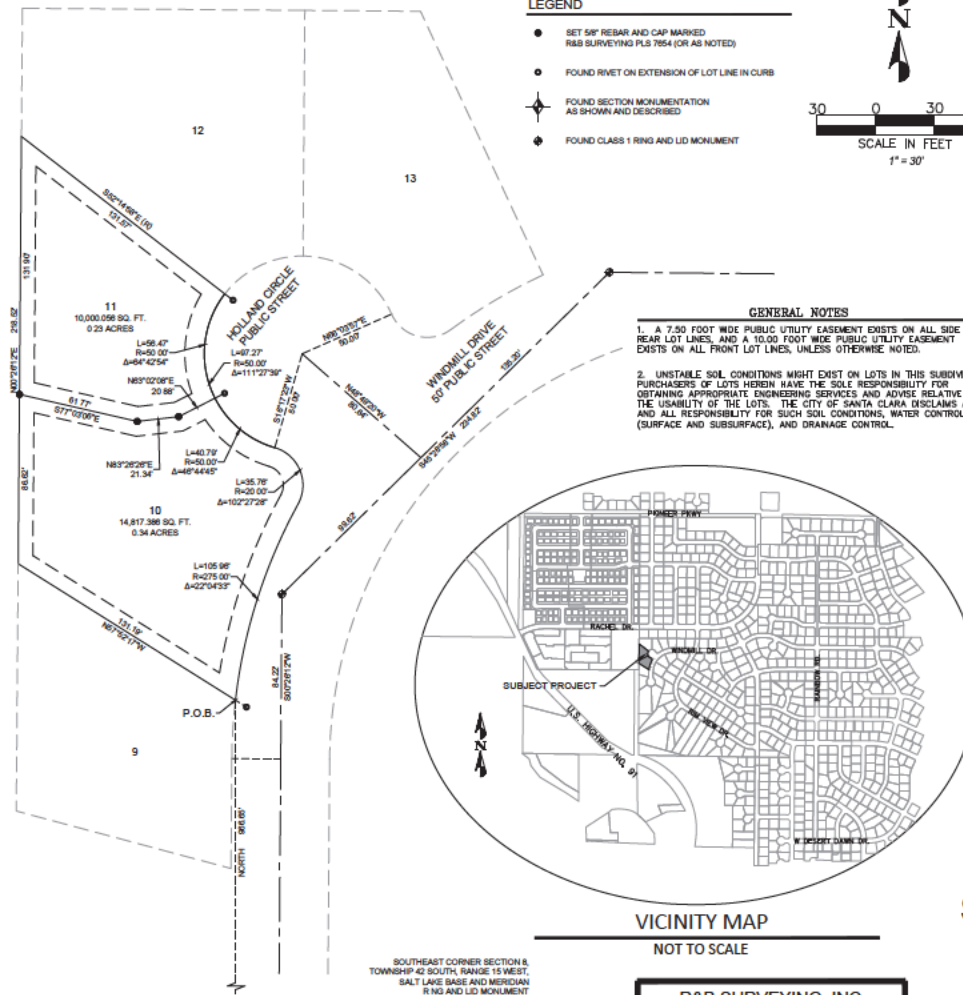
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGER OF THE LOAN STORE, INC., AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT IN BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
NOTARY COMMISSIONED IN STATE OF \_\_\_\_\_  
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

# AMENDMENT NOTE:

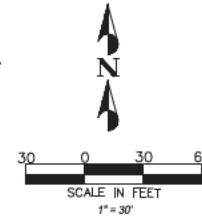
THE PURPOSE OF AMENDING A PORTION OF THE FINAL PLAT OF SANTA CLARA HEIGHTS PLAT Y, RECORDED NO. 913330, IS TO ADJUST THE LOT LINE BETWEEN LOTS 10 AND 11. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

SOUTH 1/4 CORNER SECTION 8,  
TOWNSHIP 42 SOUTH, RANGE 15 WEST,  
SALT LAKE BASE AND MERIDIAN  
1983 SLB & M GRASS CAP



# LEGEND

- SET 5/8" REBAR AND CAP MARKED  
R&B SURVEYING PLS 7954 (OR AS NOTED)
- FOUND RIVET ON EXTENSION OF LOT LINE IN CURB
- ✦ FOUND SECTION MONUMENTATION  
AS SHOWN AND DESCRIBED
- ◆ FOUND CLASS 1 RING AND LID MONUMENT



# GENERAL NOTES

1. A 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL SIDE AND REAR LOT LINES, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT LOT LINES, UNLESS OTHERWISE NOTED.
2. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND SUBSURFACE), AND DRAINAGE CONTROL.

# SURVEYOR'S CERTIFICATE

I, ROGER M. BUNNY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE CHARTER I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC EASEMENTS HEREAFTER KNOWN AS:

SANTA CLARA HEIGHTS PLAT Y  
PARTIAL AMENDMENT "A"



5/16/26  
DATE

# BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 OF SANTA CLARA HEIGHTS PLAT Y SUBDIVISION, RECORDED #913330, SAID POINT BEING NORTH 89°28'41" WEST 1225.76 FEET ALONG THE SECTION LINE AND NORTH 886.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:

THENCE NORTH 57°52'17" WEST 131.19 FEET ALONG THE SOUTH LOT LINE OF SAID LOT 10, TO THE SOUTHWEST CORNER; THENCE NORTH 0°26'12" EAST 218.52 FEET ALONG THE WEST BOUNDARY OF SAID SANTA CLARA HEIGHTS PLAT Y SUBDIVISION TO THE NORTHWEST CORNER OF LOT 11 OF SAID SANTA CLARA HEIGHTS PLAT Y SUBDIVISION; THENCE SOUTH 52°14'58" EAST 131.57 FEET ALONG THE NORTHERLY LOT LINE OF LOT 11 TO THE NORTHEAST CORNER; THENCE SOUTHEASTERLY 97.27 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 52°14'58" EAST) THROUGH A CENTRAL ANGLE OF 11°12'39" TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHWESTERLY 35.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'23" TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHERLY 105.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'33" TO THE POINT OF BEGINNING.

CONTAINING 24,817.442 SQ. FT. OR 0.57 ACRES.

NOTE: A CLOCKWISE ROTATION OF 11°19'04" APPLIED TO BEARINGS ON THE RECORDED "SANTA CLARA HEIGHTS PLAT Y" WILL MATCH BEARINGS SHOWN ON THIS PLAT.

# OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

SANTA CLARA HEIGHTS PLAT Y  
PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO SANTA CLARA CITY ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BY: \_\_\_\_\_ TERRY J. WILDE \_\_\_\_\_ TINA H. WILDE

BY: \_\_\_\_\_ TERRY JOE WILDE \_\_\_\_\_ TINA WILDE

# Final Plat of: SANTA CLARA HEIGHTS PLAT Y PARTIAL AMENDMENT "A"

(LOTS 10 AND 11)

LOCATED IN SECTION 8,  
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M  
SANTA CLARA CITY, UTAH

VICINITY MAP  
NOT TO SCALE

R&B SURVEYING, INC.  
862 CHANDR ACCT. WASHINGTON, UT 84780  
PH. (435) 632-3540

# ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ENGINEER  
SANTA CLARA CITY, UTAH

# CITY PLANNING DIRECTOR:

I, THE SANTA CLARA CITY PLANNING DIRECTOR, DO VERIFY THAT I HAVE EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES.

CITY PLANNING DIRECTOR  
SANTA CLARA CITY, UTAH

# CITY SURVEYOR'S CERTIFICATE:

I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY SURVEYOR  
SANTA CLARA CITY, UTAH

# APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:

WE, THE MAYOR AND THE CITY COUNCIL OF SANTA CLARA CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026, HEREBY ACCEPT SAID SUBDIVISION WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THEREIN.

ATTEST: CITY RECORDER  
SANTA CLARA CITY, UTAH

MAYOR  
SANTA CLARA CITY, UTAH

# APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

CITY ATTORNEY  
SANTA CLARA CITY, UTAH

# TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

# RECORDED NUMBER

FEES: WASHINGTON COUNTY RECORDER  
WASHINGTON COUNTY, UTAH

**SANTA CLARA CITY PLANNING COMMISSION  
MEETING MINUTES  
2603 Santa Clara Drive  
Thursday, October 8, 2026**

**Present:** Logan Blake  
Shelly Harris  
David Clark  
Joby Venuti  
Tyler Gubler

**Absent:** Kristen Walton  
Josh Westbrook

**Staff:** Jim McNulty, Planning and Economic Development Director  
Cody Mitchell, Building Official  
Lance Haynie, Government Affairs Director  
Debbie Andrews, Administrative Assistant

**1. Call to Order**

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on October 8, 2026, at 5:30 PM.

**2. Opening Ceremony**

**A. Pledge of Allegiance: Commissioner Blake**

**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 Chapter 17.80, Hillside Protection Overlay Zone. The proposed code amendment provides for a complete update to this section of city code. Chapter 17.80 would become a Sensitive Area Overlay Zone replacing the original Hillside Protection Overlay Zone.**

Jim McNulty, Planning and Economic Development Director, presented the proposed complete rewrite of Chapter 17.80, which would replace the existing Hillside Protection Overlay Zone with a new Sensitive Lands Overlay Zone. Mr. McNulty reported that a nine-member committee including Rick Rosenberg (committee chair), Dave Black, Commissioner

Blake, Melodee Finlinson, Wayne Rogers, Casey Stratton, Cody Mitchell, Dan Cazier, and Mr. McNulty as well as representatives of development interests from Black Desert and Clary Hills. The Hillside Committee participated in the eleven meetings between May and September 2026, spanning 90 to 120 minutes each. A combined work session with the City Council and Planning Commission was held on September 2, 2026, at which both bodies expressed support for the amendment moving forward. The resulting document was reduced from 36 pages to 24, with the intent of producing a more user-friendly ordinance reflective of similar sensitive lands codes adopted elsewhere in the state.

Lance Haynie presented an interactive online mapping tool developed to accompany the ordinance, accessible through the City's website. The tool allows residents, property owners, and developers to view layered data including slope, flood hazard, erosion, landslide susceptibility, liquefaction, rock fall, expansive soil, and Areas of Critical Environmental Concern (ACECs). Slope data was derived from digital elevation models and displays areas with grades of 20 percent or greater, over 40 feet. Flood hazard data is pulled directly and dynamically from FEMA. Erosion hazard data originates primarily from the Utah Geological Survey (UGS), with supplemental data provided for the Tuacahn Wash and Sand Hollow. Mr. McNulty emphasized that the tool is intended as a preliminary resource; applicants would still be required to engage qualified professionals and submit detailed site-specific analyses.

Commissioner Blake explained that the code references a Geologic Site Evaluation form to be completed by an engineer, who would then identify which reports are necessary for a given site. Mr. McNulty added that the flowchart figure accompanying the ordinance would allow applicants to work through the relevant constraints step by step, and City staff would assist residents and developers at Technical Review Committee meetings before they invest significant resources to a project. Commissioner Clark complimented the tool, noting that it solves the fundamental problem of knowing where to look for applicable constraints.

Mr. McNulty summarized the key provisions of the ordinance. Applicability is triggered by any of the following conditions: the property appears on the sensitive lands map from the city's General Plan; the site contains slopes steeper than 15 percent proposed to be disturbed with cuts or fills greater than 12 feet; exposed rock outcroppings larger than 10 feet by 10 feet; identified geologic hazards; or regulated stream corridors, floodplains, wetlands, or ephemeral washes draining more than 0.15 square miles. Development constraints are graduated by slope: no disturbance limitations apply below 25 percent; disturbance is limited to 50 percent of the area in the 26–30 percent range; limited to 10 percent in the 31–40 percent range; and slopes exceeding 40 percent may not be disturbed and must be preserved as natural open space.

Commissioner Blake clarified that while limitations after 25 percent, the 15 percent threshold was intentionally chosen to trigger the additional layer of review without imposing outright restrictions, ensuring projects in moderately sloped terrain receive appropriate scrutiny.

Mr. McNulty detailed additional provisions which include: rock cut slopes permitted up to 16 feet within the Sensitive Area Overlay Zone with a typical configuration of a 10-foot first wall, a landing, and a 6-foot second wall; the establishment of a pre-application TRC process; a remediation requirement for disturbed sensitive lands; a dispute resolution and peer review

mechanism for disagreements between project engineers and city geotechnical reviewers; special exemption provisions for topographic anomalies; and a new requirement for on-site professional engineer inspections during construction. The Sensitive Lands Review Board SLRB criteria was updated to include term limits of two five-year terms, annual election of officers, and revised membership requirements distinguishing between technical experts and citizen members.

The public hearing was opened. Koko Head, Managing Counsel for Black Desert Resort, addressed the Commission and expressed full support for the ordinance on behalf of Black Desert, commending the Hillside Committee's collaborative process and describing the mapping tool as an exceptional resource for developers and the community. No other public comments were received. The public hearing was closed.

Commissioner Blake noted that the flowchart accompanying the ordinance incorrectly referenced flood damage prevention reports under the liquefaction/landslide/slope instability category, and that a geologic hazard report requirement and a flooding/erosion checkbox should be added to the figure.

Commissioner Harris raised a question regarding language in Section 17.80.070, item 7, which requires an applicant to address how future property owners would be prevented from violating the disturbed area mitigation preservation plan. Mr. McNulty indicated this would likely be enforced through a plat note recorded with the property and that Rick Rosenberg would be consulted for clarification before the City Council meeting.

Commissioner Harris also noted that a definition for "primary building" appearing in the definitions section appeared to be left in inadvertently, and Mr. McNulty confirmed it should be removed. Commissioner Venuti asked for a definition of "uncontrolled fill" to be added to the definitions section, noting it appeared several times in the ordinance without explanation. Mr. McNulty agreed to incorporate that definition.

Mr. McNulty confirmed that prior to the City Council meeting the following Wednesday, technical corrections identified during the meeting would be addressed in coordination with Wayne Rogers, Rick Rosenberg, and Dave Black. He also noted that two related items, updates to Title 15.36 and a new Chapter 15.34 addressing geological standards sourced from USGS, would accompany the ordinance to the City Council and were anticipated to be adopted in November.

**2. Consideration and possible action on a proposed PDR Amendment and Site Plan application for a permanent maintenance facility at Black Desert. The subject property is 3.23 acres in size. Enlaw LLC proposes to develop the site with a maintenance office building, a mechanics building, a landscape building, and a golf cart and equipment storage building.**

Mr. McNulty presented a PDR Amendment and Site Plan application submitted by Enlaw LLC for a permanent maintenance facility at Black Desert Resort. The 3.23-acre subject property is located northwest of the city substation, accessible via Red Mountain Drive and South Village Drive. The facility would replace existing temporary structures with four

permanent buildings: a maintenance office building (approximately 4,900 sq. ft.), a mechanics building (approximately 3,200 sq. ft.), a landscape storage building (approximately 2,400 sq. ft.), and a golf equipment storage building (approximately 7,000 sq. ft.), all ranging from 18 to 19 feet in height. The property lies within Area 5 of the Black Desert community, a portion of the overall approximately 570-acre Black Desert project. The facility is authorized as an ancillary and accessory use under the original Development Agreement and Conditional Use Permit for the golf course approved in early 2021.

The Site Plan provides three access points along an internal 30-foot driveway system. A new public road, Greenskeeper Way, is proposed as a 43-foot right-of-way, including 30 feet of asphalt, 2.5-foot curb and gutter on each side, and a future 8-foot multipurpose trail on the east side. Mr. McNulty noted that because no subdivision plat is being recorded, a road dedication plat (requiring City Council approval) will be required, consistent with the process used previously for Red Mountain Drive. Partial improvements to Greenskeeper Way will be constructed with this phase, with remaining improvements deferred until the adjacent eastern parcel develops. Mr. McNulty also described a required temporary fire turnaround at the north end of Greenskeeper Way, noting that he intended to add this as Condition 16, as discussed at TRC and with the Fire Chief. The turnaround would have a 96-foot diameter constructed of road base material and would remain in place until a permanent solution is determined in coordination with adjacent property owner.

Architect Kevin Zandberg of Method Studio presented view corridor simulations from multiple vantage points, including South Village Drive, existing residential development to the south, and the pedestrian path near Hole 6. Materials proposed for all four buildings include a combination of stucco in "smoke signal" and "stormy night" colors, steel-colored fiber cement panels, matte black metal trim, and either a gray PVC membrane roof (office building) or a gray standing seam metal roof with a 1:12 pitch (remaining buildings). The applicant indicated the color scheme is consistent with existing Black Desert Resort construction. Lava rock berming, varying from 6 to 8 feet in height, is proposed around the perimeter to screen building mass from surrounding viewsheds.

The site provides 46 parking spaces against a code requirement of 33, includes ADA-compliant stalls, and conforms to the City's Water-Efficient Landscaping Ordinance (Chapter 17.92) with drought-tolerant plantings and a 10-foot landscape strip. Site lighting is limited to 16 feet in height, fully shielded and directed downward per City requirements. Two fuel containment areas are incorporated into the site plan and must be inspected by the Fire Department for compliance with local fire codes. Perimeter fencing consists of CMU block walls with a smooth gray stucco finish; two primary access gates feature black powder-coated steel sliding gates with Knox boxes as required by the fire department, and a third central gate is black vinyl-coated chain link with a powder-coated steel frame.

The public hearing was opened. No public comments were received. The public hearing was closed.

Discussion centered on the proposed 8-foot multipurpose trail along Greenskeeper Way and its relationship with the existing Pioneer Parkway trail. Commissioner Blake expressed concern that the existing multi-use trail, wider than 8 feet, should not be removed in favor of

a narrower connection, and suggested the new alignment be treated as a future spur rather than a replacement. Rob Sunderlage confirmed that the east side of Greenskeeper Way has been designed to accommodate the 8-foot trail width, that the existing trail alignment through the bridge and wash crossing would remain unchanged, and that additional easements could be granted along the South Village Drive frontage (allowing for 10') if needed as the townhome phase develops. Commissioner Clark raised a question regarding the possibility of federal grant conditions attached to the existing trail that could affect right-of-way or reconfiguration requirements. Mr. McNulty committed to having the City's Parks Director prepared to address the trail question before the City Council.

Commissioner Venuti commented that the lava rock berm is a critical visual screening element given the facility's visibility from Santa Clara residential areas across the wash and emphasized that the berm should be constructed to the maximum practical height. Koko Head noted that Black Desert is also working with the City to address the appearance of the existing substation retaining wall as part of related improvements.

Mr. McNulty identified an omission in the staff report and recommended that a sixteenth condition be added requiring a temporary fire turnaround on Greenskeeper Way with a 96-foot diameter road base surface, consistent with what was discussed and agreed to with the Fire Chief at TRC.

## **B. Public Meeting**

### **1. Consideration and possible action on a proposed Partial Plat Amendment for Lots 24 and 25 of the South Village @ Black Desert Subdivision. Brandon Anderson, Rosenberg Engineering, applicant.**

Mr. McNulty presented a request to amend the recorded plat of the South Village at Black Desert Subdivision by removing the common lot line between Lots 24 and 25, combining them into a single building lot. Lot 24 is approximately 34,000 square feet and Lot 25 is approximately 24,000 square feet; the combined lot would be approximately 57,843 square feet (1.33 acres). Both lots are currently owned by the same party. The combined lot was confirmed to meet all requirements of the PDR zone under Chapter 17.68.090. The lots are accessed via Lava Vista Drive and Black Point Circle. All lot owners within the recorded plat were provided with the required public meeting notice in compliance with State Code.

Reviewing departments noted three items to be addressed prior to building permit issuance: the fire department noted that a driveway exceeding 150 feet would trigger fire suppression requirements; the power department noted that the existing transformer was sized for 400-amp service and a larger home may require a 600-amp upgrade at the owner's expense; and the public works department noted that one set of the existing water and sewer services serving the two lots must be abandoned and coordinated with Public Works.

Commissioner Blake confirmed that no buildable area or limits of disturbance were imposed on the original plat given the relatively flat terrain, though some slope work would be required to produce pad-ready lots.

## **5. General Business**

### **A. Recommendation to City Council**

- 1. Recommendation to the City Council for consideration and possible action on Chapter 17.80, Hillside Protection Overlay Zone. Santa Clara City, applicant.**

*Motion: Commissioner Clark moved to forward a recommendation for approval of Chapter 17.80, Sensitive Lands Overlay Zone, as amended, to the City Council.*

*Commissioner Harris seconded the motion. The motion carried unanimously.*

- 2. Recommendation to the City Council for consideration and possible action on a proposed PDR Amendment and Site Plan application for a permanent maintenance facility at Black Desert. Rob Sunderlage, applicant.**

*Motion: Commissioner Clark moved to forward a recommendation for approval of the PDR Amendment and Site Plan for the Black Desert permanent maintenance facility to the City Council, subject to the 16 conditions outlined in the staff report (including the added Condition 16 regarding the temporary fire turnaround on Greenskeeper Way).*

*Commissioner Venuti seconded the motion. The motion carried unanimously.*

- 3. Recommendation to the City Council on a proposed Partial Plat Amendment for Lots 24 and 25 of the South Village @ Black Desert Subdivision. Brandon Anderson, Rosenberg Engineering, applicant.**

*Motion: Commissioner Harris moved to forward a recommendation for approval of the proposed Partial Plat Amendment for Lots 24 and 25 of the South Village at Black Desert Subdivision to the City Council, subject to the four conditions in the staff report.*

*Commissioner Venuti seconded the motion. The motion carried unanimously.*

## **6. Discussion Items**

- A. None.**

## **7. Approval of Minutes**

- A. Request for Approval of Meeting Minutes: September 17, 2026**

The Planning Commission reviewed the minutes from September 17, 2026. No corrections were noted.

*Motion: Commissioner Harris moved to approve the minutes. Commissioner Venuti seconded the motion. The motion carried unanimously.*

## **8. Directors Report**

Mr. McNulty requested that the regularly scheduled October 22, 2026, Planning Commission meeting be moved back one week to October 29, 2026. The Commission expressed no objection. Mr. McNulty further advised that the November City Council meeting, normally scheduled for November 11th, would be moved to November 4th due to Veterans Day, and that items from the October 29th Planning Commission meeting would need to proceed to City Council on that date. The remaining Planning Commission calendar for the year was noted as November 12th and December 10th, with the second meetings of both months falling on Thanksgiving and Christmas Eve, respectively. Mr. McNulty noted that upcoming agendas are expected to carry three to four items per meeting.

## **9. Adjournment**

*Motion: Commissioner Harris moved to adjourn.*

Commissioner Blake adjourned the meeting at 7:06 PM.

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**Jim McNulty**  
**Planning Director**

**Approved:** \_\_\_\_\_