

**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.

Jim McNulty

Jim McNulty
Planning Director

Approved: October 29, 2026