



**CITY OF SAN
ORDINANCE NO. 2025-12**

**AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, APPROVING A ZONING
AMENDMENT FROM PLANNED DEVELOPMENT RESIDENTIAL (PDR) TO
PLANNED DEVELOPMENT COMMERCIAL (PDC) ON APPROXIMATELY 6.91
ACRES, INCLUDING A PROJECT PLAN, IN SILVERADO SANTA CLARA
SUBDIVISION, LOCATED AT PIONEER PARKWAY AND RED MOUNTAIN DRIVE,
AFFECTING ALL OF PARCEL NOS. SC-SILS-3 & A PORTION OF SC-SILS-2.**

WHEREAS, the applicant, Cole West, LLC, owns certain parcels designated in the General Plan and Land Use Map as Mixed Use Residential (MUR) and Main Street Commercial (MSC), located at Pioneer Parkway and Red Mountain Drive, upon approximately 14.27 acres including Parcel Nos. SC-SILS-1, SC-SILS-2, AND SC-SILS-3; and

WHEREAS, the applicant seeks to obtain a zone change to the Planned Development Commercial (PDC) zone on 6.91 acres on Lot 3 and a portion of Lot 2, due to applicant's desire to develop a commercial project with seven (7) commercial buildings containing approximately 51,500 square feet; and

WHEREAS, pursuant to the requirements of the Santa Clara City Code, the Planning Commission properly advertised and conducted a public hearing on the proposed zone change and the associated Project Plan on June 26, 2025, recommending approval to the City Council; and

WHEREAS, the City Council, during its regular meeting held on July 9, 2025, considered the application for the proposed zone change, the proposed Project Plan, the public comments received, and the minutes of the Planning Commission's deliberations, and voted to (1) approve the requested zone change from PDR to PDC; and (2) approve the proposed Project Plan, on Lot 3 and a portion of Lot 2 for seven commercial buildings, as depicted therein.

NOW, THEREFORE, BE IT ORDAINED by the Santa Clara City Council, State of Utah, as follows:

Section 1. Classification

This ordinance amends the Zoning Map of the City of Santa Clara, Utah.

Section 2. Amendment

The Zoning Map of the City of Santa Clara, Utah, is hereby amended for Lot 3 and a portion of Lot 2, from the Planned Development Residential (PDR) Zone to the Planned Development Commercial (PDC) Zone, incorporating the Project Plan materials provided by the applicant and considered by the City Council at the time this ordinance was approved.

DESCRIPTION:

Property located at the intersection of Pioneer Parkway and Red Mountain Drive, approximately 6.91 acres including all of Parcel Nos. SC-SILS-3 and a portion of SC-SILS-2, and more particularly described as follows:

All of Lot 3 and a portion of Lot 2, Silverado Santa Clara Subdivision, pursuant to the Official Plat thereof on file in the office of the recorder for Washington County, Utah.

Note: After pending amendment of the subdivision plat, this property will be known as Lot 2, CW Santa Clara Mixed Use Subdivision.

Section 3. Findings, Conditions

The amendment approved herein is subject to the following findings:

1. That the Rezoning is compliant with the Santa Clara City General Plan, Section 3.4.2, Mixed-Use Land Uses (Main Street Commercial, MSC).
2. The MSC Land Use Designation allows for commercial uses on the ground floor, including stores, restaurants, and offices.
3. That the Harmon's Shopping Center directly west of the subject property is located within the Planned Development Commercial, PDC Zone.
4. That the proposed use under the amended zoning and Project Plan complies with Chapter 17.18.090 items:
 - a. The proposed use is suitable in view of the zoning and development of adjacent and nearby property;
 - b. The proposed use will not adversely affect the existing use or suitability of adjacent or nearby property;
 - c. There are not substantial reasons why the property cannot or should not be used as currently zoned;
 - d. The proposed use will not cause an excessive or burdensome use of public facilities or services, including, but not limited to streets, schools, water or sewer utilities, and police or fire protection.
 - e. The proposed use is compatible with the purpose and intent of the General Plan;

- f. The proposed use is consistent with the purpose and intent of the proposed zoning district.
- g. The proposed use is not supported by new or changing conditions anticipated by the General Plan;
- h. The proposed use does reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to the unrestricted use of property.

The zoning amendment and Project Plan approved herein is subject to the following conditions:

- 1. That the applicant is required to go through the Site Plan Review process for each project phase/building.
- 2. That the building design/materials/height/setbacks comply with the Project Plan as presented by the applicant. That substantial changes to these items require an amendment to the Project Plan.
- 3. That roof top mechanical equipment be appropriately screened and located behind a parapet wall.
- 4. That the final landscape and irrigation plans be required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards.
- 5. That all outdoor lighting be shielded and directed downward to avoid light spill.
- 6. Parking lot lighting is limited to 16' in height which includes the base of the light pole. That lighting details be provided with each individual Site Plan review.
- 7. That the required parking be reviewed with each individual Site Plan review for the project.
- 8. That project fencing information be provided with individual Site Plan review if needed.
- 9. That project signage be reviewed with each individual Site Plan review.
- 10. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
- 11. That an updated Geotech Report for each project phase/building be required prior to site construction.

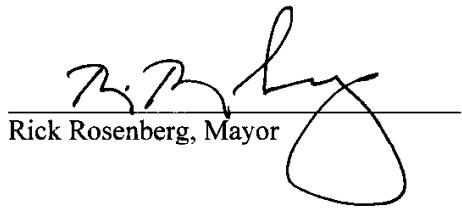
12. That the Traffic Impact Study (TIS) for the project be implemented.
13. That a Development Agreement for the overall project be required and approved by the City Council prior to any site development.
14. That the applicant works with City staff on a final Development Agreement for the project to be signed by both parties (Cole West LLC & Santa Clara City).

Section 4. Effective Date

This ordinance shall become effective immediately upon adoption, recording and posting in the manner required by law.

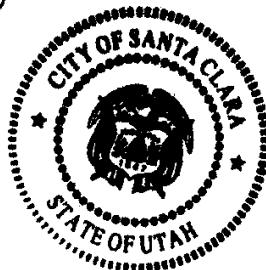
ADOPTED by a duly constituted quorum of the Santa Clara City Council this 9th day of July, 2025.

IN WITNESS THERETO:


Rick Rosenberg, Mayor

Attest:


Selena Nez, City Recorder



LEGAL DESCRIPTION
PREPARED FOR
SANTA CLARA RESIDENTIAL
SANTA CLARA CITY, UTAH
(2/19/2025)
24-0447
(ARS)

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 9, Township 42 South, Range 16 West, Salt Lake Base and Meridian, located in Santa Clara City, Washington County, Utah, being more particularly described as follows:

Beginning at a point on the westerly subdivision line of Silverado Santa Clara recorded as Entry #20230017569 on Juny 15, 2023 by the Washington County Recorder, said point also being located N0°37'40"E 858.97 feet along the Section line and S89°22'20"E 29.99 feet from the West Quarter Corner of Section 9, Township 42 South, Range 16 West, Salt Lake Base & Meridian; running thence along said Silverado Santa Clara Subdivision the following eleven (11) courses: (1) N00°37'36"E 250.27 feet; thence (2) S86°54'29"E 18.83 feet; thence (3) Easterly along the arc of a non-tangent curve to the right having a radius of 200.00 feet (radius bears: S03°05'33"W) a distance of 99.80 feet through a central angle of 28°35'28" Chord: S72°36'43"E 98.77 feet; thence (4) S58°18'58"E 59.95 feet; thence (5) along the arc of a curve to the left with a radius of 200.00 feet a distance of 85.48 feet through a central angle of 24°29'17" Chord: S70°33'36"E 84.83 feet; thence (6) S82°48'14"E 264.30 feet; thence (7) along the arc of a curve to the right with a radius of 200.00 feet a distance of 89.00 feet through a central angle of 25°29'51" Chord: S70°03'19"E 88.27 feet; thence (8) Easterly along the arc of a non-tangent curve to the left having a radius of 750.00 feet (radius bears: N32°41'34"E) a distance of 279.62 feet through a central angle of 21°21'40" Chord: S67°59'16"E 278.00 feet; to a point of reverse curvature; thence (9) along the arc of a curve to the right having a radius of 750.00 feet a distance of 183.63 feet through a central angle of 14°01'41" Chord: S71°39'15"E 183.17 feet; thence (10) S64°38'24"E 265.08 feet; thence (11) East 8.83 feet to the westerly right-of-way of Red Mountain Drive; thence along said Right-of-way S00°28'02"W 180.24 feet; thence West 628.61 feet to the westerly subdivision line of aforementioned Silverado Santa Clara; thence along said westerly Subdivision line the following three (3) courses: (1) N16°36'53"W 234.11 feet; thence (2) N28°38'27"W 146.96 feet; thence (3) N89°22'23"W 504.53 feet to the point of beginning.

Contains: 7.35 acres

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