

CITY OF S.  
ORDINANCE NO. 2025-13

**AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, APPROVING AN AMENDED PROJECT PLAN IN THE PLANNED DEVELOPMENT RESIDENTIAL (PDR) ZONE ON APPROXIMATELY 7.35 ACRES, IN SILVERADO SANTA CLARA SUBDIVISION, LOCATED AT PIONEER PARKWAY AND RED MOUNTAIN DRIVE, AFFECTING ALL OF PARCEL NOS. SC-SILS-1 & 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 7.35 acres on Lot 1 and a portion of Lot 2, due to applicant's desire to develop a residential project with fifty-eight (58) two-story front-loaded townhome units, twelve (12) three-story rear-loaded townhome units, and ten (10) single-family lots; 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 Project Plan amendment 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 Project Plan amendment, the public comments received, and the minutes of the Planning Commission's deliberations, and voted to approve the proposed Project Plan, on Lot 1 and a portion of Lot 2 for 58 two-story front-loaded townhome units, twelve (12) three-story rear-loaded townhome units, and ten (10) single-family lots, 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 1 and a portion of Lot 2, incorporating into the existing Planned Development Residential (PDR) Zone 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 7.35 acres including all of Parcel Nos. SC-SILS-1 and a portion of SC-SILS-2, and more particularly described as follows:

*All of Lot 1 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 1, 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 be required to go through the Subdivision Review process for each project phase, overall preliminary plat & final plat(s).
- 2. That a total of eighty (80) units on 7.35 acres be allowed as per the Project Plan. This equates to a density of 10.9 units/acre.
- 3. That a Project Phasing Plan is required for the overall project. That the Phasing Plan be reviewed at preliminary subdivision plat submittal for compliance with each project phase.
- 4. That the building design/materials/colors/height/and setbacks comply with the Project Plan as presented by the applicant. That substantial changes to these items require an amendment to the Project Plan.
- 5. That at least 30% of the project area is in common open space. The Project Plan includes approximately 32.0% (2.30 acres) of open space.
- 6. That the project amenities be provided and put in place as per the Project Plan and Phasing Plan.
- 7. That the required 10' public multi-use trail (2018 Trails Master Plan) as shown on the Project Plan be installed by the City. That this detail be shown on the preliminary subdivision plat submittal.
- 8. That the applicant is required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards. That this information be provided with the preliminary subdivision plat submittal.
- 9. That outdoor lighting details be provided with the preliminary subdivision plat submittal.
- 10. That a 45' public right-of-way running through the center of the project connecting Rachel Drive with Red Mountain Drive is required. That a 26' private driveway with

a 5' sidewalk on one side be allowed providing access to front-loaded and rear-loaded townhomes. That additional cross-section information is required at preliminary subdivision plat submittal.

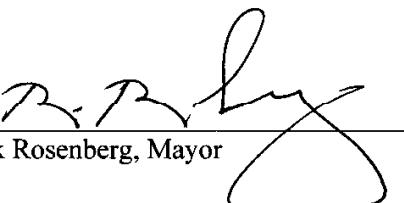
11. That a minimum of 160 parking spaces for the 80 residential units (two car garages and two car driveways) be provided along with 10 guest parking spaces adjacent to the amenity areas as per the Project Plan.
12. That project fencing information be provided with the preliminary subdivision plat submittal.
13. 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.
14. That project signage/entry feature details be submitted with the preliminary subdivision plat.
15. That a Road Maintenance Fund be established by the applicant for the future maintenance of the private driveways within the project. That this document be submitted to City staff for review and approval prior to final plat recordation.
16. That project CC&Rs be submitted to City staff for review and approval prior to final plat recordation.
17. That the project Development Agreement and CC&Rs includes a restriction limiting rentals to a maximum of 35% of the project, and eliminate the restriction on number of units that may be owned by the same owner.
18. 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**

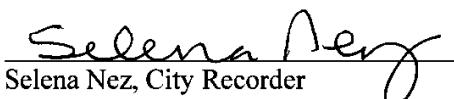
This ordinance shall become effective immediately upon adoption, recording and posting in the manner required by law.

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

**IN WITNESS THERETO:**

  
Rick Rosenberg, Mayor

Attest:

  
Selena Nez, City Recorder



**LEGAL DESCRIPTION**  
**PREPARED FOR**  
**SANTA CLARA COMMERCIAL**  
**SANTA CLARA CITY, UTAH**  
(2/18/2025)  
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 2,681.69 feet along the Section line and S89°22'20"E 677.00 feet from the West Quarter Corner of Section 9, Township 42 South, Range 16 West, Salt Lake Base & Meridian; running thence along said subdivision line the following two (2) courses: (1) N00°37'37"E 469.19 feet; thence (2) N16°36'53"W 4.16 feet; thence East 628.61 feet to the westerly right-of-way of Red Mountain Drive; thence along said Right-of-way the following two (2) courses: (1) S00°28'02"W 461.16 feet; thence (2) Southwesterly along the arc of a non-tangent curve to the right having a radius of 24.99 feet (radius bears: N89°32'25"W) a distance of 38.81 feet through a central angle of 88°58'45" Chord: S44°56'58"W 35.03 feet to the northerly Right-of-way of Pioneer Parkway; thence along said Right-of-way N88°47'15"W, a distance of 604.18 feet to the point of beginning.

Contains: 6.91 acres±.

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