CITY OF SANTA CLARA
ORDINANCE NO. 2026-23

AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 0.23 ACRES LOCATED AT 2920 SANTA CLARA DRIVE FROM THE HISTORIC DISTRICT/R-1-10 ZONE TO THE HISTORIC DISTRICT/MIXED USE ZONE, AND APPROVING AN AMENDED SITE PLAN FOR A NEW SINGLE-FAMILY HOME WITH A SMALL COMMERCIAL STUDIO, AFFECTING PARCEL NO. SC-FREI-A.

WHEREAS, the property located at 2920 Santa Clara Drive, consisting of approximately 0.23 acres, Parcel No. SC-FREI-A, is designated in the Santa Clara City General Plan as Neighborhood Commercial (NC) and is currently zoned Historic District/R-1-10 (HD/R-1-10); and

WHEREAS, the applicant, Tresa Frei, seeks to rezone the property to the Historic District/Mixed Use (HD/MU) Zone and to obtain approval of an Amended Site Plan, in order to remove the existing home and construct a new single-family home with a studio allowing for a small-scale commercial use; and

WHEREAS, the Heritage Commission reviewed the proposed building design on September 17, 2026, and October 1, 2026, and supports the proposed building design, materials, and colors; and

WHEREAS, the applicant submitted a demolition report, as required by Section 17.76.080 of the Santa Clara City Code, which concludes that the existing concrete basement foundation and wood floor framing of the existing home cannot presently be suitable for continued use without substantial rehabilitation; and

WHEREAS, pursuant to the requirements of the Santa Clara City Code and Utah Code § 10-20-503, the Planning Commission properly advertised and conducted a public hearing on the proposed rezoning and Amended Site Plan on October 29, 2026, and voted to forward a approval recommendation to the City Council; and

WHEREAS, the City Council, during a special meeting held on November 4, 2026, considered the application for the proposed rezoning and Amended Site Plan, the public comments received, and the minutes of the Planning Commission's deliberations, and voted to approve the rezoning and Amended Site Plan for a new single-family home with a small commercial studio, 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 to change the zoning of the property described below from the Historic District/R-1-10 (HD/R-1-10) Zone to the Historic District/Mixed Use (HD/MU) Zone, and the Amended Site Plan materials provided by the applicant and considered by the City Council at the time this ordinance was approved are hereby approved.

DESCRIPTION:

Property located at 2920 Santa Clara Drive, approximately 0.23 acres including all of Parcel No. SC-FREI-A, and more particularly described as follows:

> *All of Lot A, Frei 2 Lot Subdivision, pursuant to the Official Plat thereof on file in the office of the recorder for Washington County, Utah.*

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, Land Use Classifications, Neighborhood Commercial (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 of the site (2895, 2998, 3003, and 3013 Santa Clara Drive) are zoned Historic District/Mixed Use.

4. That the proposed single-family home will comply with the Historic District Design Guidelines adopted in 2024.

5. That the demolition report submitted under Section 17.76.080 of city code indicates that the existing concrete basement foundation and wood floor framing cannot presently be suitable for continued use without substantial rehabilitation.

6. That the proposed use under the amended zoning and Amended Site 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 substantial reasons why the property should not continue to be used only as currently zoned, including the General Plan's Neighborhood Commercial designation of the property;

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 Historic District/Mixed Use zoning district.

g. The proposed use is supported by new or changing conditions anticipated by the General Plan, including the recently adopted General Plan's Neighborhood Commercial designation of the property;

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 Amended Site Plan approved herein are subject to the following conditions:

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 Section 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.

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 4th day of November, 2026.

IN WITNESS THERETO:

Attest:

_____ _____

Jarett Waite, Mayor Selena Nez, City Recorder