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

Staff Report

Subdivision Plat Amendment
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: November 4, 2026
Current Zone: PDR
Property Address: 2432 Black Point Circle (Lot 24), and 2444 Black Point Circle (Lot 25)
Request: Partial Plat Amendment for South Village @ Black Desert, Lots 24 & 25
Applicant Name: Brandon Anderson
Staff Planner: Jim McNulty
City Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

Brandon Anderson with Rosenberg Engineering is requesting to amend the South Village @ Black Desert Subdivision. The applicant is proposing to amend Lot 24 and Lot 25. Lot 24 is 34,107 sq ft (0.78 acres) in size, with Lot 25 being 23,736 sq ft (0.55 acres). The property owner requests approval with the purpose of removing the common lot line between the two adjoining lots to consolidate them into one (1) building lot. Combining the two lots would create one (1) large building lot of 57,843 sq ft (1.33 acres) in size.

The amended lot will meet the density, setbacks, and other requirements as per Chapter 17.68.090 (PDR 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

The subject properties are in the northeastern part of the City on Lava Vista Drive and Black Point Circle. Major cross streets in the vicinity include Red Mountain Drive and South Village Drive.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

NEIGHBORHOOD RESPONSE

Request: Partial Plat Amendment

Notices were sent to the property owners within the South Village @ Black Desert Subdivision prior to the October 8, 2026, Planning Commission meeting. 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

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: Driveways exceeding 150' in length will trigger fire suppression requirements. If proposed, the issue will need to be coordinated with the Fire Department prior to building permit issuance.

DEPARTMENT: *Power*
Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat.
Required Revisions: A secondary electrical box is located between the two lots. The transformer was sized for 400-amp service, so a larger home may require a 600-amp service. This issue will need to be coordinated with the Power Department prior to building permit issuance.

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: Both lots currently carry water and sewer service; one set of utilities will need to be abandoned. This issue will need to be coordinated with the Public Works Department prior to building permit issuance.

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

On October 8, 2026, the Planning Commission held a public meeting and forwarded a recommendation for approval to the City Council. City staff recommend that the City Council consider granting approval of the Partial Plat Amendment for Lot 24 and Lot 25 of the South Village @ Black Desert Subdivision, 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.
4. That the applicant be required to record the amended subdivision plat and provide an electronic copy to City staff.