



**GENERAL PLAN  
UPDATE**



# SANTA CLARA GENERAL PLAN FORUM

*September 9, 2025*

***PRESERVING HERITAGE, CONNECTING  
COMMUNITY, PLANNING FOR TOMORROW.***



*Planning Outpost*



# INTRODUCTIONS

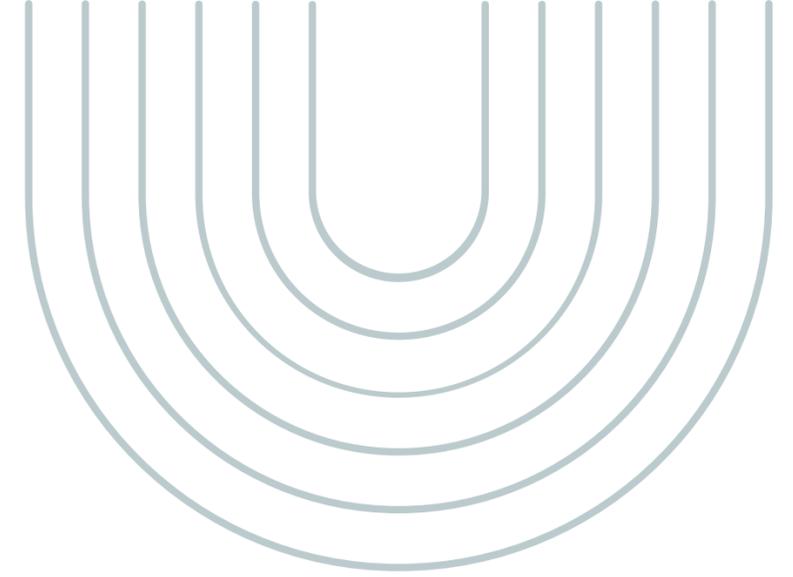
Forum Attendees  
Santa Clara's GP Update Consultant Team



*Planning Outpost*



*Preserving heritage, connecting community, planning for tomorrow.*



**01.** WHAT IS A GENERAL PLAN?

**02.** PUBLIC ENGAGEMENT

**03.** DRAFT PLAN OVERVIEW

**04.** NEXT STEPS

# AGENDA



01.

# WHAT IS A GENERAL PLAN?

*What is not a General Plan?*



# WHAT IS A GENERAL PLAN?

A general plan is a long-range, strategic document that guides a city's growth, development, and vision typically over 10 to 20 years serving as a comprehensive guide for decision-making by officials, staff, developers, and residents.

## CORE PURPOSE

To guide decisions on land use, housing, transportation, infrastructure, public services, parks, and environmental sustainability, reflecting local values and community priorities.

- ✓ COMPREHENSIVE
- ✓ PUBLIC-DRIVE
- ✓ POLICY-BASED



# FUNCTIONS & BENEFITS

- ✓ **Coordinates Development:** Ensures logical and efficient growth patterns, reducing land use conflicts.
- ✓ **Qualifies for Grants/Funding:** Provides documentation and strategy needed for many state or federal programs.
- ✓ **Preserves Identity:** Establishes priorities for maintaining community heritage and identity.
- ✓ **Proactive Planning:** Promotes advanced planning rather than reactive decision-making.



# PLANNING PROCESS

The general plan's development begins with **project initiation**, establishing goals and stakeholders. An **existing conditions analysis** documents the current state of the community, followed by **community engagement** to shape priorities. This leads to **vision and guiding principles**, and then a **land use and growth framework**. Draft policies and strategies are refined into the final general plan serving as the cohesive, adopted guide for future investments and development.

## FRAMEWORK QUESTIONS

✔ *What kind of community do we want to be, and how will we get there?*

*What vision and values guide growth?*

*Where and how should development occur?*

*How will infrastructure and services support growth?*

*How will the city protect natural resources?*



# General Plan

## WHAT IT IS NOT



✓ NOT CITY LAWS OR  
THE SAME AS “THE  
ZONING ORDINANCE”

✓ NOT JUST A LAND  
USE MAP

✓ NOT A GUARANTEE FOR A  
REZONING OR SPECIFIC  
BUSINESSES



02.

# PUBLIC ENGAGEMENT

*Events to Date and the Road Ahead*



# RESIDENT PUBLIC ENGAGEMENT EVENTS

<u>Event</u>	<u>DESCRIPTION</u>	<u>Event</u>	<u>DESCRIPTION</u>
<b>Kick-off Meeting Jan 7, 2025</b>	SWOT analysis, project outline & schedule	<b>Community Workshop</b>	Follow up SWOT Analysis, Overview of Survey Results, What is a Community?
<b>Resident Survey Feb-Apr 2025</b>	Quality of life, housing, amenities, transportation, parks	<b>Community Open House</b>	Review and feedback on the City's Land Use, Transportation, Parks & Trails, and Annexation
<b>Stakeholder Meetings Apr 28-29, 2025</b>	Water, transit, schools, economics, sustainability	<b>Community Forum</b>	Review of Draft plan and opportunity of feedback and review of updated Land Use, Transportation, Parks & Trails, Annexation, and Sensitive Lands exhibits.
<b>Project Website</b>	<b>24/7 Information Available for project updates with project contact information for feedback</b>		

# UPCOMING MEETINGS

<u>Event</u>	<u>Date</u>	<u>DESCRIPTION</u>
<b>Comment Review Period</b>	Oct 6th thru Oct 22nd	Plan will be available in PDF format for review on project website. Can provide comment prior to work sessions and public hearings.
<b>Joint Work Sessions</b> City Council, Planning Commission & Heritage Commission	Oct 8th and Oct 22nd	Joint work session will be held to review and discuss the proposed plan with Council, Planning Commission & Heritage Commission.
<b>Planning Commission Public Hearing</b>	<b>October 23rd</b>	Planning Commission Public Hearing will be held and advertised, per State Code.
<b>City Council Public Hearing</b>	<b>Nov or Dec 2025</b>	City Council will meet, discuss and consideration for adoption of the updated General Plan.

03.

# SANTA CLARA GENERAL PLAN

*Overview*



# SANTA CLARA'S PLAN OVERVIEW

Santa Clara's general plan is organized into chapters that highlight:

- **VISION & VALUES**
- Land Use Element—**COMMUNITY CHARACTER**
  - Future Annexation
  - Land Use
  - Redevelopment
  - Housing & Neighborhoods
  - Historic Preservation
- Environmental stewardship—**COMMUNITY SUSTAINABILITY**
  - Sensitive Lands
  - Water Conservation
- Infrastructure and services—**COMMUNITY CONNECTIVITY & NETWORKS**
  - Transportation
  - Parks & Trails
  - Public Utilities & Infrastructure
- Quality of Life—**COMMUNITY VITALITY**
  - Economic Development
  - Community Events & Local Heritage
  - Community Services

# STATE CODE REQUIRED ELEMENTS

<u>Required Element</u>	<u>Plan Chapters &amp; Sections</u>	<u>Meeting State Requirements</u>
<b>Land Use</b>	<i>Land Use Element, Future Land Use, Community Character</i>	Includes land use maps, classifications, development trends, zoning implementation, annexation policy, and preservation overlays fulfilling the Utah Code requirement for both existing assets and future growth.
<b>Transportation &amp; Circulation</b>	<i>Community Connectivity, Transportation, Circulation</i>	(SB195): Identifies all major streets, active transportation, transit, multi-modal networks, and presents a connectivity review as required under Senate Bill 195. The supplement appendix allows easy annual updates for ongoing compliance.
<b>Moderate Income Housing</b>	<i>Housing &amp; Neighborhoods, Plan Summary</i>	(SB34): Contains both a narrative and an appendix with quantitative analysis, local gaps, strategies for improved housing diversity, and policy actions to reduce barriers for affordable development, for all “specified” municipalities.
<b>Water Use &amp; Preservation</b>	<i>Community Sustainability, Water Conservation</i>	(SB110): Evaluates infrastructure, sources, rights, conservation methods, and integrates with land use/accommodation of projected demand. A dedicated appendix supports swift updates in accordance with changing law.
	<b>Flexibility and Ongoing Compliance</b> Santa Clara’s plan utilizes the “appendix” format and periodic review schedule to maintain real-time compliance with changing Utah statutes, including housing and transportation reporting. This ensures the City is always up-to-date with reporting and implementation obligations prescribed by state law.	

# VISION

Santa Clara will remain a welcoming, close-knit community where neighbors know and support one another, where historic charm and agricultural heritage are cherished, and where vibrant community life thrives through inclusive events, shared values, and community spirit. Guided by respect for our past and a commitment to a sustainable future, we will foster growth that enhances our small-town character, strengthens connections among residents, and preserves the natural and cultural treasures that make Santa Clara unique. Guided by respect for our past and optimism for our future, Santa Clara will make decisions that preserve our heritage, strengthen community bonds, support sustainable and affordable growth, and ensure safe, connected access to the places and amenities that enrich daily life.

**Preserving heritage, connecting community, planning for tomorrow.**

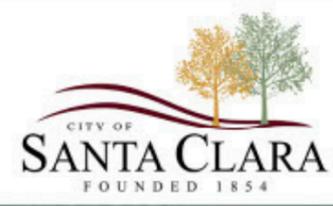


# GUIDING PRINCIPLES

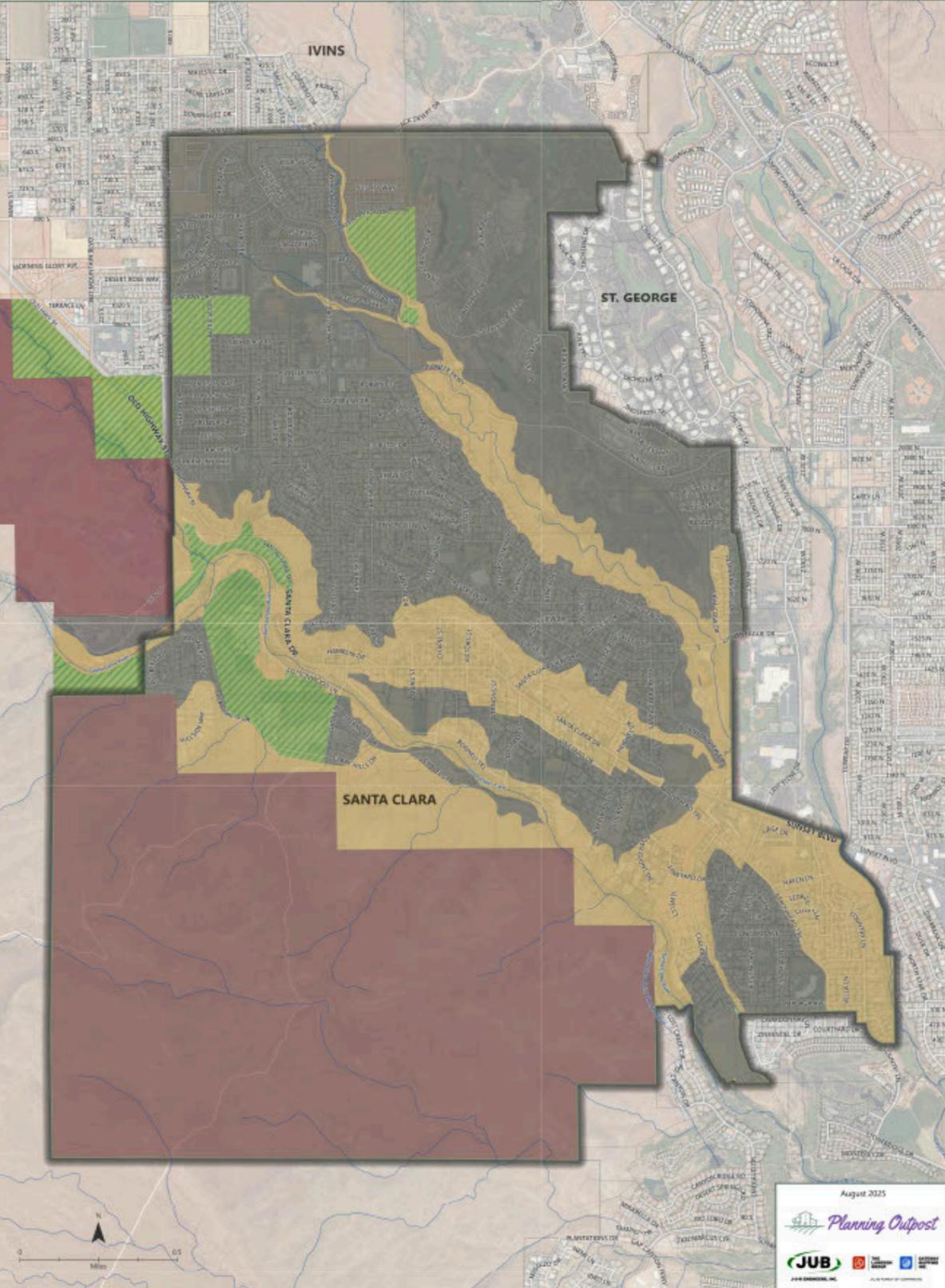
- 1: Preserve Our Heritage and Small-Town Character
- 2: Foster Belonging and Community Connection
- 3: Plan for Balanced and Sustainable Growth
- 4: Enhance Connectivity, Mobility, and Access to Amenities
- 5: Advance Economic Vitality and Local Opportunity

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**DEVELOPED V  
UNDEVELOPED LAND**



■ Undeveloped (239 ac)   
 ■ Identified Sensitive Lands (not BLM) (849 ac)  
■ Developed (1,575 ac)   
 ■ BLM Land Undeveloped (1,598 ac)

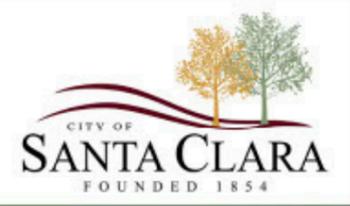


# LAND AVAILABILITY

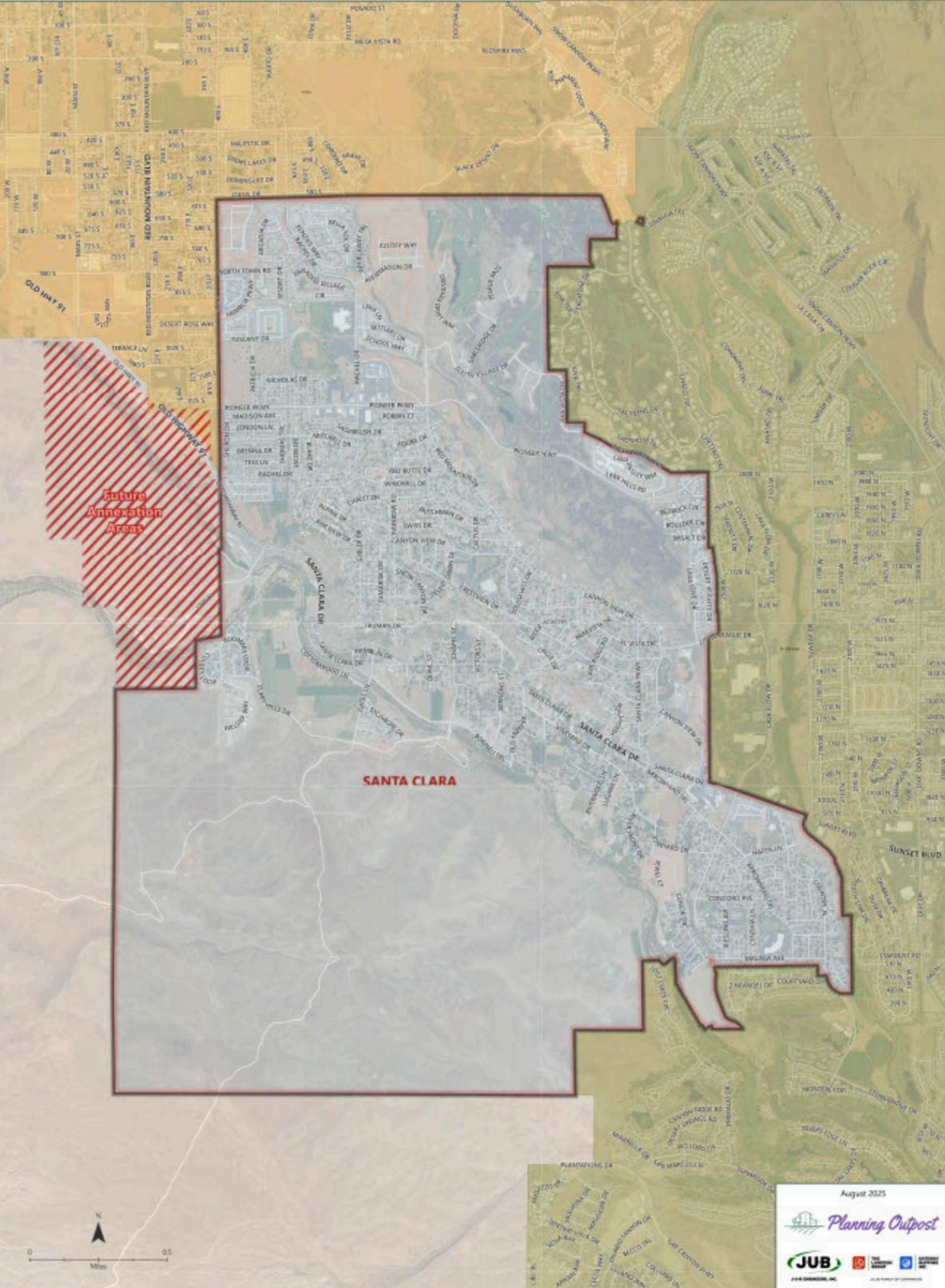
<u>CATEGORY</u>	<u>ACREAGE</u>	<u>TOTAL PERCENT</u>	<u>DESCRIPTION</u>
Remaining City "Greenfield" Area	239	5%	Undeveloped areas such as agricultural fields, open countryside, or natural landscapes where future infrastructure and services are planned
Constrained Land Area	2,447	53%	Sensitive lands constrained from development or very limited development. Examples of these areas are hillside slopes, floodplains, poor soil conditions, environmental and cultural constraints, and current management by the Bureau of Land Management (BLM).
Future Annexation Area	376	8%	City Planned Expansion where future infrastructure and services are will be planned
<b>Total Land Area</b>	<b>4,637</b>	<b>100%</b>	

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# ANNEXATION



- Future Annexation Areas
- Santa Clara
- Mills
- St. George

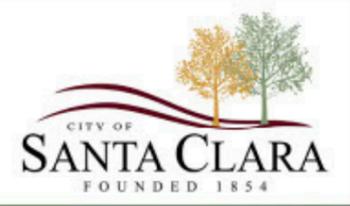


# FUTURE ANNEXATION

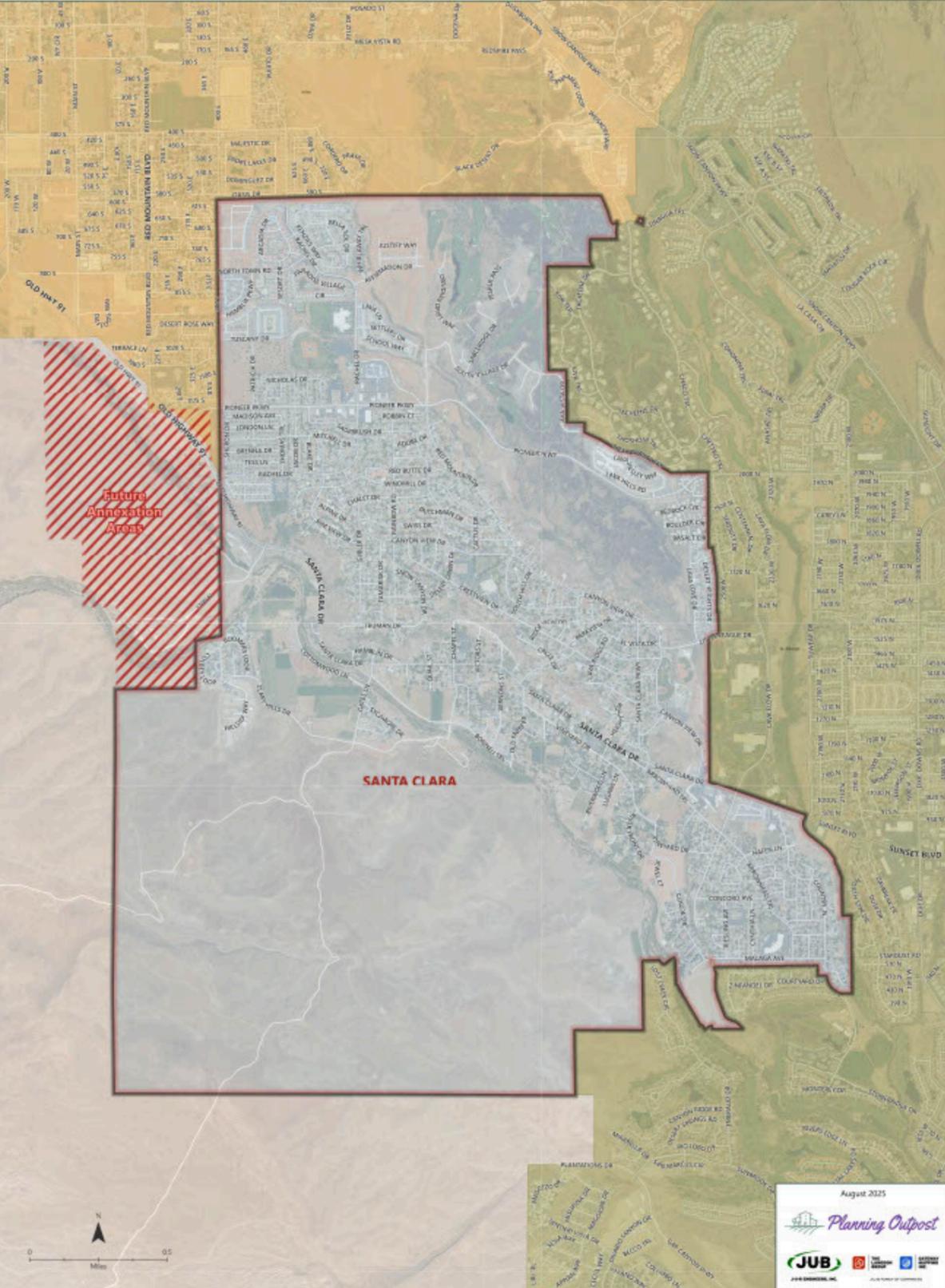
*Future annexation in Santa Clara will be sharply focused, multi-functional, and highly coordinated—primarily expanding into select areas like Graveyard Wash to achieve recreation, infrastructure, and sustainability goals, while balancing the community's character and natural resources*

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# ANNEXATION



- Future Annexation Areas
- Santa Clara
- Mills
- St. George



# FUTURE ANNEXATION

- **Limited Expansion Opportunities:** Santa Clara’s options for future annexation are restricted primarily to areas such as Graveyard Wash, with most other available land either managed by the Bureau of Land Management (BLM) or already developed, requiring careful planning for any expansion to balance growth, environmental stewardship, and recreation.
- **Multi-Purpose Community Use:** The foremost annexation target, Graveyard Wash, is intended to support new recreational amenities, enhanced public access to open space, and critical water infrastructure for storage and retention, serving dual purposes for water management and public outdoor activities.
- **BLM Coordination and Strategic Growth:** A significant portion of undeveloped land within the city comprises BLM property (approx. 1,598 acres), necessitating ongoing collaboration with federal agencies to responsibly manage, conserve, and potentially expand public lands aligned with community needs and long-term planning priorities.

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# FUTURE ANNEXATION

**Goal 1: Align Annexation with Community Needs** Evaluate annexations for infrastructure, fiscal impacts, environmental constraints, and neighborhood compatibility; require all new areas to meet City standards.

**Goal 2: Protect and Enhance Public Lands** – Coordinate with federal agencies for public land management and prioritize annexations that expand recreation, open space, and environmental stewardship.

**Goal 3: Focus on Growth and Recreation Opportunities** – Annex land that facilitates managed community expansion and recreation, ensuring sustainable design, amenities, and connectivity in new areas.

**Goal 4: Maximize Efficient Use of Available Land** – Limit annexations to serviceable, contiguous parcels; prioritize tracts that enhance connectivity, conservation, or public recreation.

**Goal 5: Ensure Transparency and Collaboration** – Involve stakeholders in annexation planning, and regularly monitor and adjust priorities to reflect changing community needs.

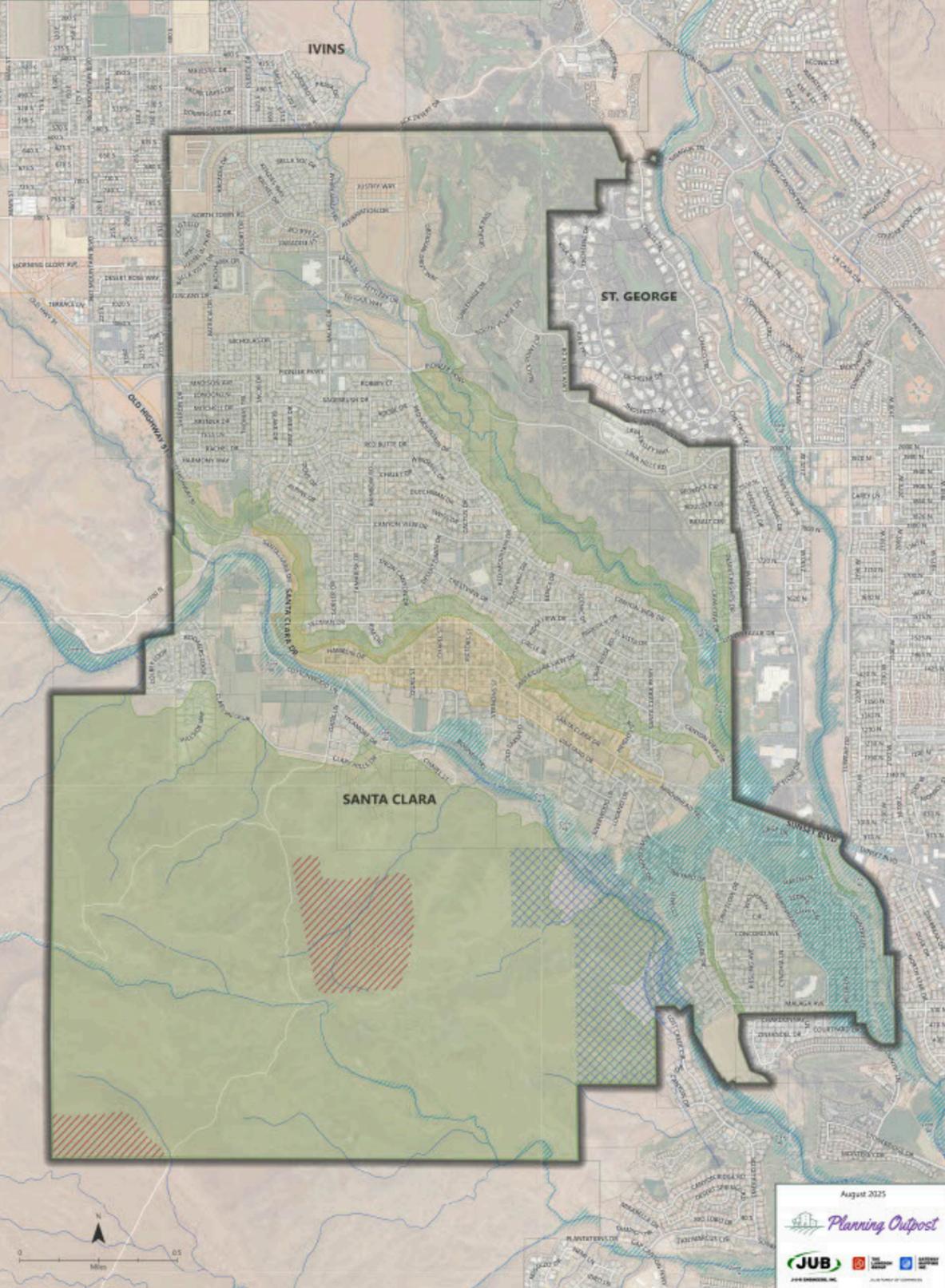
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# SENSITIVE LANDS



Total Acreage (accounting for overlap): 2,164 ac

- Historic District (114.4 ac)
- Hillside Protection Overlay (1,710.5 ac)
- Areas of Critical Environmental Concern (ACEC) (108.5 ac)
- Santa Clara River Reserve (156.5 ac)
- Flood Hazard Zones (392 ac within city limits)



# SENSITIVE LANDS

*Sensitive lands in Santa Clara are rigorously protected through development restrictions, thoughtful stewardship, and strategic planning—preserving nearly 20% of city land for environmental quality, hazard prevention, habitat conservation, and cultural heritage, while channeling future growth toward resilience and balanced urban form in harmony with the community’s values and landscape.*

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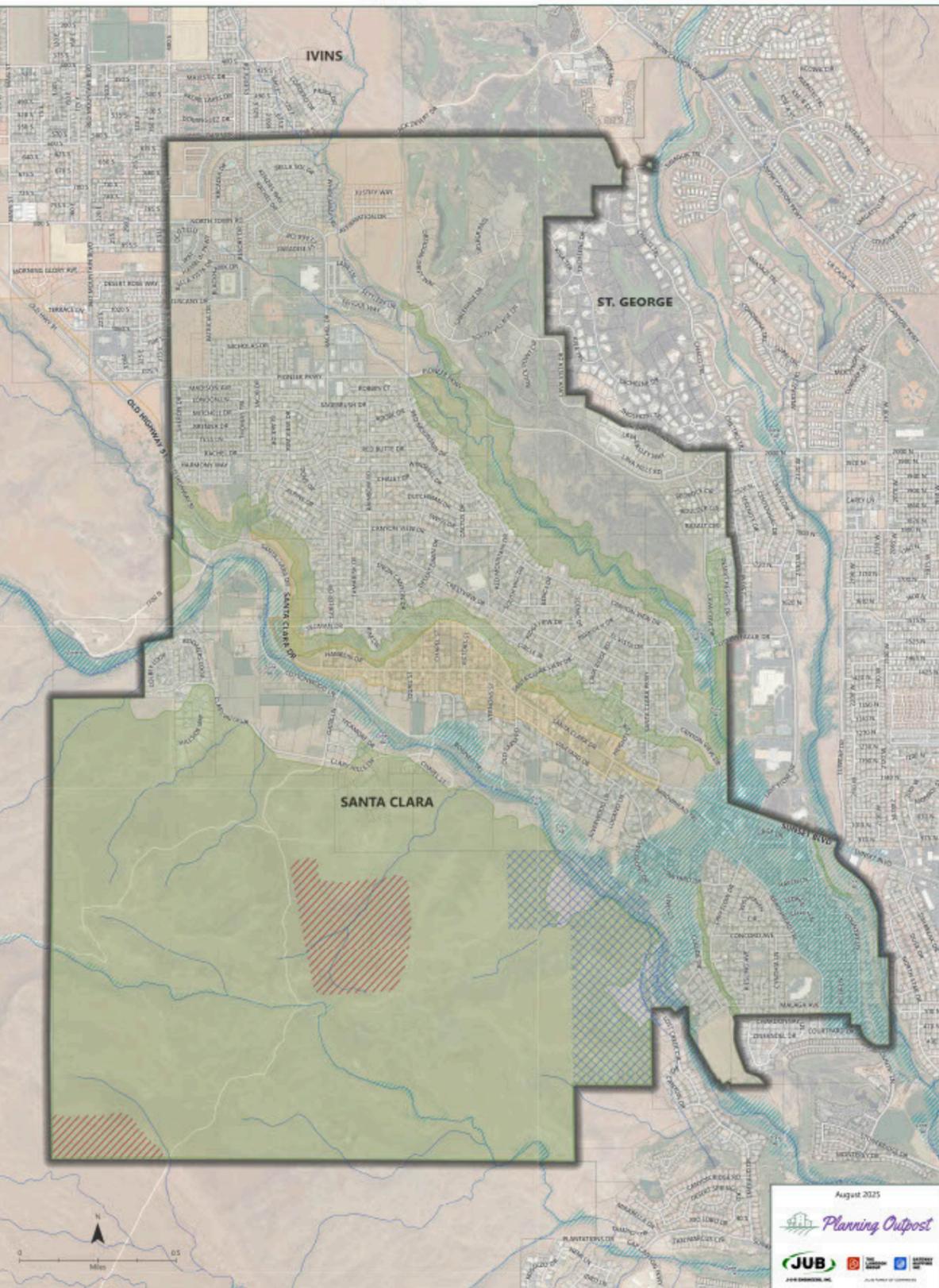


# SENSITIVE LANDS



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- Flood Hazard Zones (392 ac within city limits)



Sensitive lands in Santa Clara are pivotal to long-term community resilience, with policies that conserve natural and cultural assets, manage hazards, and ensure new development aligns with the city's vision for sustainability, safety, and a distinct sense of place.

- **Protection First:** Sensitive lands—including floodplains, lava fields, hillsides, dry washes, and wildlife corridors—are subject to stringent limits on development, ensuring safety, scenic beauty, and ecological integrity.
- **Integrated Stewardship:** Robust overlays, open space requirements, and site-specific review are employed to safeguard natural resources, minimize risk from hazards, and respect cultural sites, such as those in the Santa Clara River Reserve and historic districts.
- **Guiding Growth and Resilience:** The General Plan channels growth away from sensitive lands and toward suitable areas, requiring innovative planning and partnerships—especially with federal and regional agencies—to maintain environmental sustainability and community character.

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# SENSITIVE LANDS

**Goal 1: Conserve Santa Clara's Sensitive Lands and Natural Resources** – Prohibit development in environmentally sensitive areas; designate and preserve lava fields and hillsides; pursue conservation easements, primitive park establishment, parcel acquisition, and restoration of native landscapes.

**Goal 2: Manage Safe and Sustainable Development near Sensitive Lands** – Require rigorous geotechnical and environmental review, mandate clustered/engineered solutions on difficult soils, and enforce strict grading and erosion standards for hillside development.

**Goal 3: Protect Historic and Cultural Resources within Sensitive Areas** – Flag and monitor sensitive sites for cultural resources, and maintain historic character and scale in new construction within the Historic District.

**Goal 4: Enhance Flood Hazard Management and Community Safety** – Restrict infrastructure in floodplains, maintain up-to-date flood risk mapping, require flood-safe building practices, and continue infrastructure upgrades to prevent flooding.

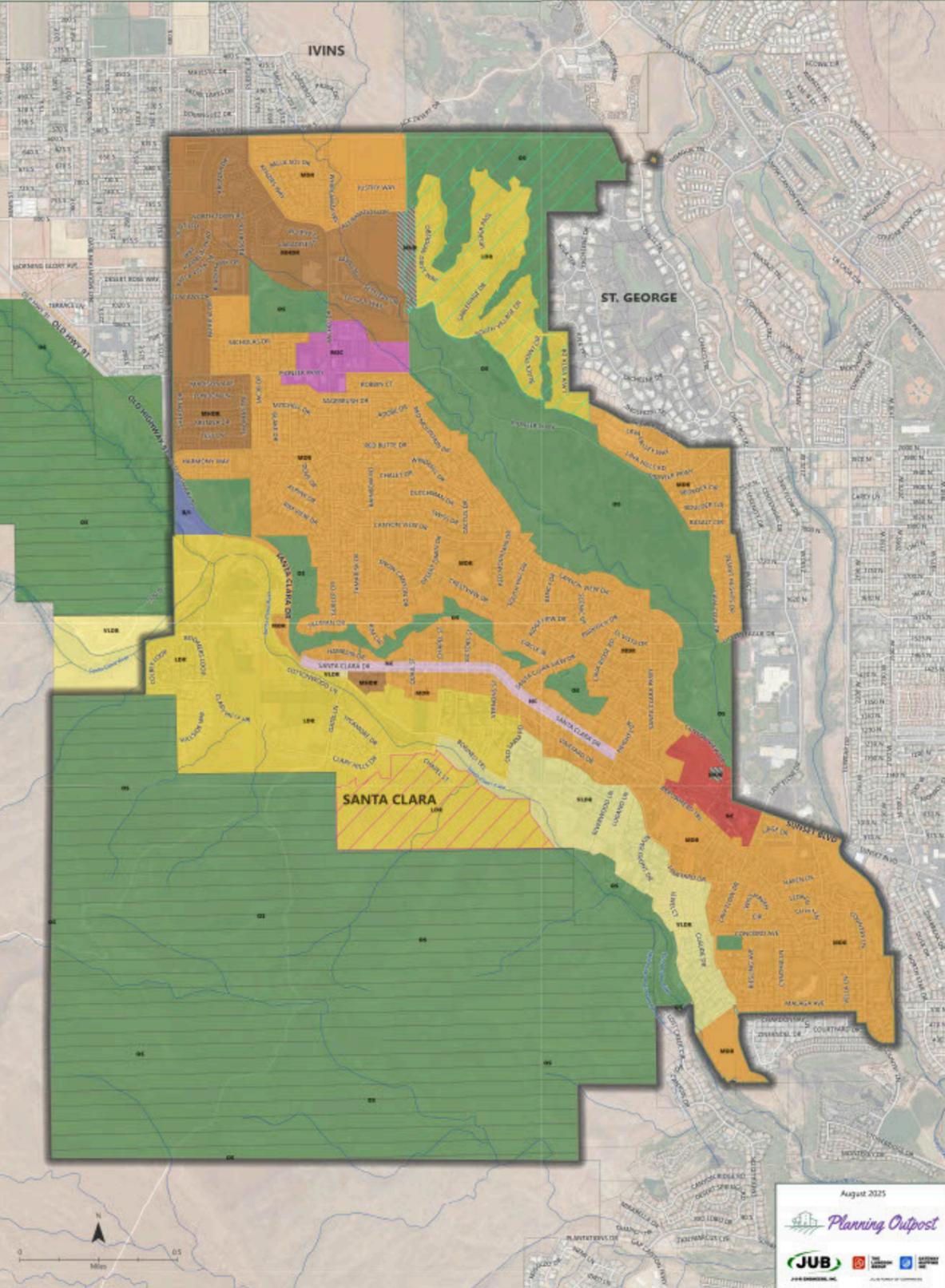
**Goal 5: Strengthen Partnerships and Public Engagement for Sensitive Land Stewardship** – Collaborate with agencies for joint land management; regularly engage the community to support open space, scenic value, and ecological resilience.

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# FUTURE LAND USE

- Open Space (OS) (2,200 ac)
- Very Low Density Residential (VLDR) (1,61 ac)
- Low Density Residential (LDR) (508 ac)
- Medium Density Residential (MDR) (1,025 ac)
- Medium High Density Residential (MDHR) (235 ac)
- Mixed-Use Residential (MUR) (12 ac)
- General Commercial (GC) (32 ac)
- Main Street Commercial (MSC) (35 ac)
- Neighborhood Commercial (NC) (23 ac)
- Business/Industrial (BI) (8 ac)

- Special Planning Area - Black Desert (245.9 ac)
- Special Planning Area - South Hills (25.9 ac)
- Special Planning Area - BLM Future (1,597.2 ac)



# LAND USE

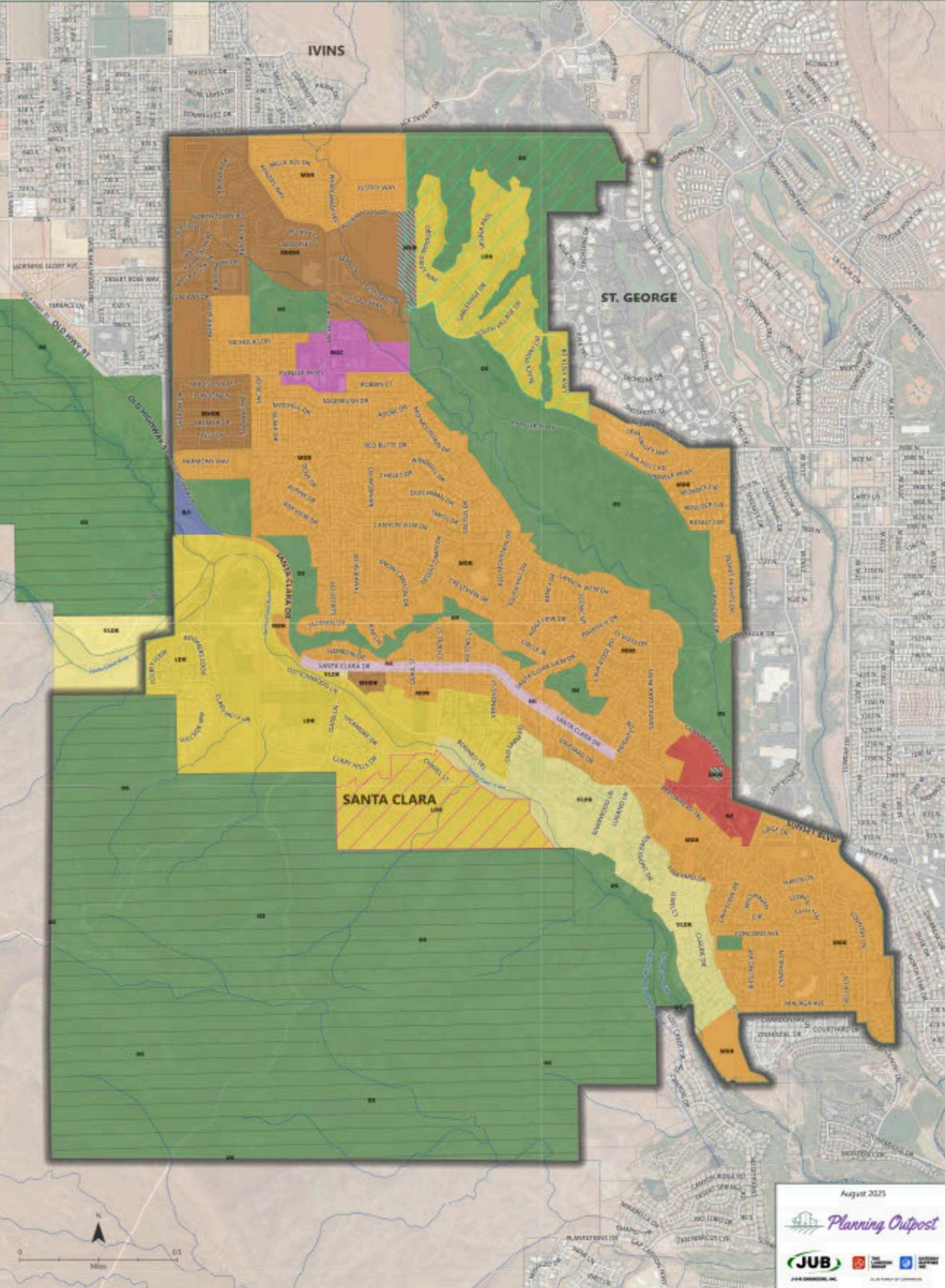
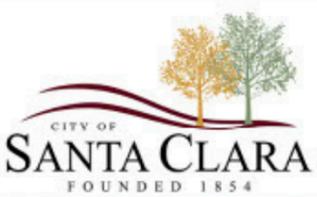
*The Future Land Use chapter charts Santa Clara's vision for growth as the City transitions from a period of rapid expansion to long-term community maturity. With limited undeveloped land remaining, this chapter provides a roadmap to guide new development, redevelopment, and preservation, ensuring each land use decision reflects the community's values, protects unique landscapes, and maintains the City's high quality of life. By coordinating land use, infrastructure, and resource management, Santa Clara aims to create a balanced, connected, and resilient community for current and future generations.*

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# FUTURE LAND USE

- Open Space (OS) (2,200 ac)
- Very Low Density Residential (VLD) (1,611 ac)
- Low Density Residential (LDR) (508 ac)
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- Business/Industrial (BI) (8 ac)

- Overlays**
- Special Planning Area - Black Desert (245.9 ac)
  - Special Planning Area - South Hills (25.9 ac)
  - Special Planning Area - BLM Future (1,597.2 ac)



- **Limited Greenfield Development:** Only about 239 acres of “readily developable” greenfield land remain inside city boundaries; most expansion will be through annexation (notably the Graveyard Wash area), redevelopment, and careful navigation of sensitive or federally controlled lands.

- **Land Use Classification System:** The General Plan establishes broad classifications (e.g., Very Low, Low, Medium, and Medium–High Density Residential; Commercial; Mixed–Use; Parks/Open Space; Sensitive Lands; Special Planning Areas), which provide flexible guidance for future growth while preserving neighborhood character and environmental assets.

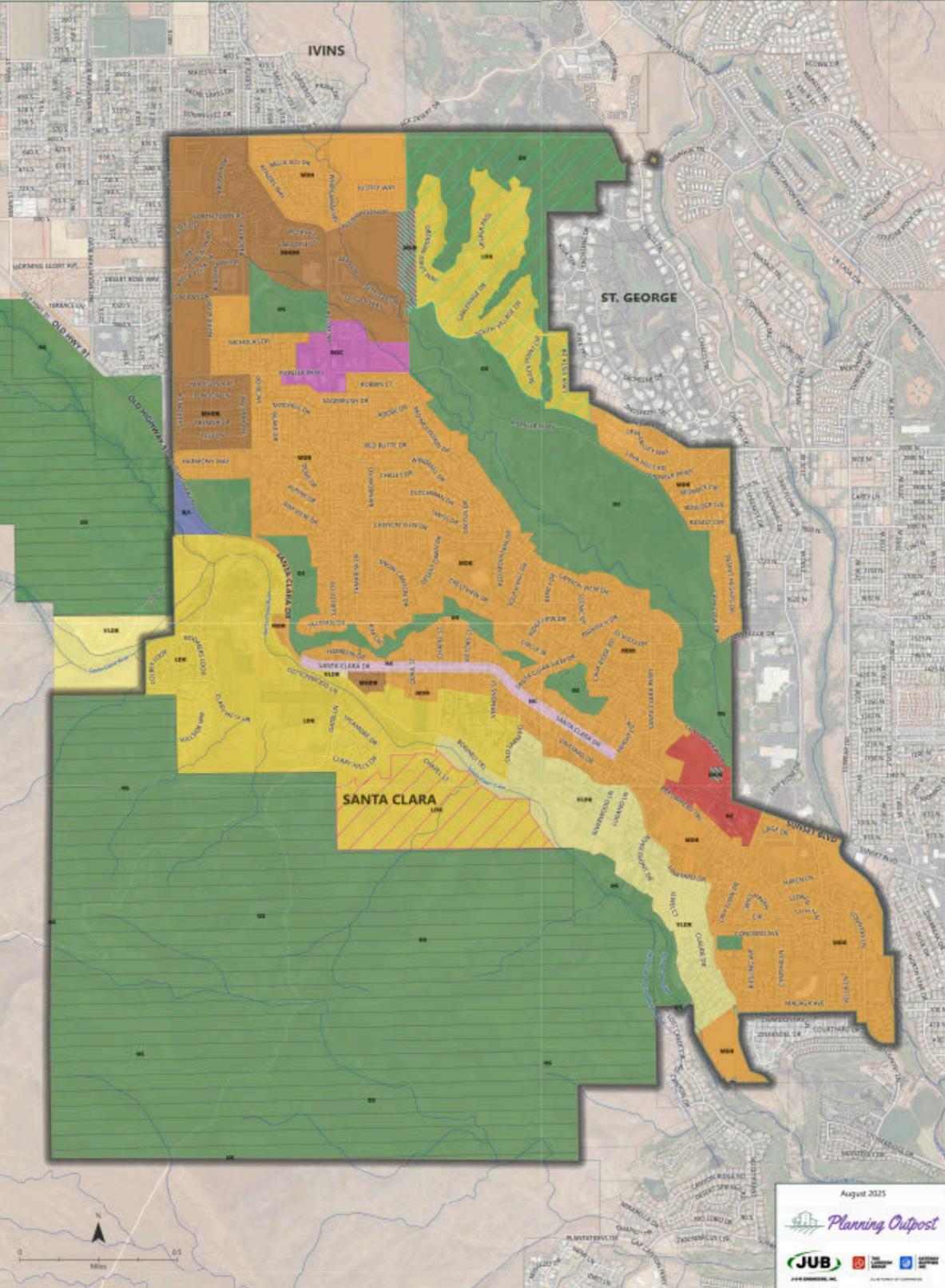
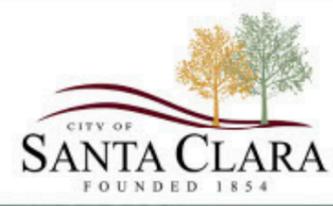
- **Special Planning Areas (SPA):** Large projects like Black Desert Resort, South Hills, and future BLM areas require specialized planning, typically administered via phased development agreements and tailored standards—these sites are pivotal for Santa Clara’s long-term growth, requiring community input and careful coordination.

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# FUTURE LAND USE

Open Space (OS) (2,200 ac)	Mixed-Use Residential (MUR) (12 ac)	Special Planning Area - Black Desert (245.9 ac)
Very Low Density Residential (VLDR) (181 ac)	General Commercial (GC) (32 ac)	Special Planning Area - South Hills (25.9 ac)
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Medium Density Residential (MDR) (1,025 ac)	Neighborhood Commercial (NC) (23 ac)	
Medium High Density Residential (MDHR) (235 ac)	Business/Industrial (BI) (8 ac)	



- **Redevelopment and Infill Emphasis:** With most easily developed land already built out, focus shifts to revitalizing established areas, upgrading infrastructure, and intensifying selected corridors, including the Gateway (Santa Clara Drive/Canyon View) and Neighborhood Center (Pioneer Parkway/Rachel Drive)—adaptive approaches aim to respect historic character while supporting new mixed-use and housing.

- **Land Constraints Shape Planning:** Environmental overlays (hillsides, floodplains, lava fields, and BLM holdings) limit development in about 63% of the city, driving the need for strategic planning, clustering of development, conservation easements, and integration with sensitive lands regulation.

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# LAND USE

**Goal 1: Maintain and Enhance Community Identity** – Expand tree-lined street programs, support diverse home types and architectural styles, encourage neighborhood-scale commercial/mixed-use projects, protect/enhance open spaces.

**Goal 2: Promote Strategic and Orderly Growth** – Guide development toward areas with infrastructure, away from sensitive lands; require master planning for large projects; prioritize infill/redevelopment.

**Goal 3: Diversify Housing Opportunities** – Support mix of housing types, encourage smaller lots/accessory units, integrate moderate income housing strategies.

**Goal 4: Protect and Expand Open Space, Parks, and Trails** – Preserve scenic open space, require land dedication for parks/trails, maintain park/trail service levels.

**Goal 5: Encourage Mixed-Use and Commercial Vitality** – Designate/commercial nodes for jobs/businesses, foster mixed-use development on corridors, collaborate regionally for commercial investment.

**Goal 6: Integrate Sustainable/Resilient Development** – Require water-wise landscaping, update sensitive lands maps, encourage renewable energy and energy efficient design.

**Goal 7: Strengthen Connectivity and Mobility** – Require pedestrian/bike connectivity in new developments, expand multi-modal choices, integrate greenways/scenic routes.

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# HOUSING & NEIGHBORHOODS

*Future housing and neighborhood planning in Santa Clara will be intentional and community-driven—integrating affordable, flexible housing options and revitalization initiatives that preserve neighborhood pride and character, support residents at every stage, and uphold the City’s vision for a welcoming, high-quality community*

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- The housing & neighborhoods chapter is focused on broadening housing choices to serve all ages, life stages, and incomes, especially supporting young families and essential workers through new zoning districts, compact lots, and multi-family options.
- Proactive policies and programs address housing affordability, **compliance with state moderate-income housing requirements**, and the elimination of barriers for attainable housing development.
- Neighborhood revitalization and code enforcement ensure existing areas remain attractive, safe, and vibrant, with residents empowered as active stewards through beautification programs and community engagement.
- The chapter emphasizes balancing growth with preservation—ensuring new development enhances Santa Clara’s identity, respects neighborhood character, and promotes long-term community resilience.

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# HOUSING & NEIGHBORHOODS

**Goal 1: Increase Housing Variety** – Encourage a greater mix of housing types and flexible zoning to serve diverse life stages and incomes.

**Goal 2: Comply with State Requirements for Moderate Income Housing** – Implement and update strategies to ensure affordable, accessible housing for households earning 80% or less of area median income.

**Goal 3: Promote Neighborhood Maintenance and Revitalization** – Support property upkeep, physical improvements in older neighborhoods, and clear standards for maintenance and appearance.

**Goal 4: Strengthen Code Enforcement for Community Well-Being** – Maintain responsive enforcement against neglect and nuisances using education, support, and targeted compliance.

**Goal 5: Empower Residents as Neighborhood Stewards** – Foster pride, engagement, and reinvestment through community-led improvements, resources, and regular City-resident collaboration.

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# REDEVELOPMENT

- Redevelopment efforts will prioritize investment in high-potential sites and corridors, including the Gateway intersection and Neighborhood Center, to drive mixed-use, economic, and housing renewal.
- The City will pursue sensitive infill and adaptive reuse within the Historic District, aligning new development with preservation goals and local heritage while promoting walkable, vibrant environments.
- Enhanced public spaces, infrastructure upgrades, and flexible zoning will support reinvestment and neighborhood revitalization, promoting a resilient and inclusive Santa Clara for current and future residents.

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# REDEVELOPMENT

**Goal 1: Designate and focus investment in priority redevelopment areas** – Target key sites and corridors for public and private reinvestment through incentives, grants, and phased upgrades.

**Goal 2: Promote sensitive intensification and adaptive reuse in the Historic District** – Encourage creative reuse and compatible new development that preserves historic character and urban form.

**Goal 3: Require public spaces and gathering places in major redevelopment projects** – Make plazas, courtyards, and community hubs essential features of significant redevelopment and infill sites.

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# HISTORIC PRESERVATION

*Preserving Santa Clara's historic character is fundamental to the City's identity and sense of place. Historic preservation efforts safeguard significant structures, sites, and districts, protecting the legacy of prior generations while integrating the past with contemporary growth. Through thoughtful planning, the City celebrates its heritage and promotes stewardship of historic assets for future residents and visitors.*

*Many elements of the Historic Preservation Chapter are carried forward from the City's 2014 General Plan, as the goals, policies, and priorities established in that plan remain valid and continue to reflect the community's vision for protecting its historic resources.*

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- The City's Historic Preservation chapter centers on preserving, enhancing, and sensitively redeveloping the historic downtown and surrounding heritage sites, with clear design guidelines, incentives, and robust public engagement guiding all changes.
- Preservation is leveraged not only to protect cherished buildings, landscapes, and traditions, but also as a dynamic driver for local economic development, tourism, and small business growth.
- Santa Clara applies a holistic and flexible framework—balancing private property rights with community benefit—ensuring that redevelopment, new construction, and infill projects within the Historic District reinforce historic character, walkability, and cultural authenticity, while accommodating evolving needs.
- The chapter emphasizes community partnership, ongoing education, grant programs, and annual festivals as tools to build stewardship and pride across generations, anchoring the City's future in the richness of its past.

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# HISTORIC PRESERVATION

## **Goal 1: Preserve the Distinctive Identity and Historic Character of Santa Clara's Downtown –**

Require context-sensitive new development, support walkable mixed-use infill, promote adaptive reuse and local business, protect key landscapes, and prioritize preservation of original features.

**Goal 2: Protect and Enhance Historic, Cultural, and Landscape Resources –** Safeguard and restore historic assets through regulation and incentives, pursue funding and partnerships for ongoing preservation, encourage amenities celebrating heritage, and ensure compatibility in all improvements.

**Goal 3: Promote Strategic Connectivity and Accessibility in Downtown –** Require pedestrian-friendly, interconnected streets and trail linkages in all development and redevelopment projects.

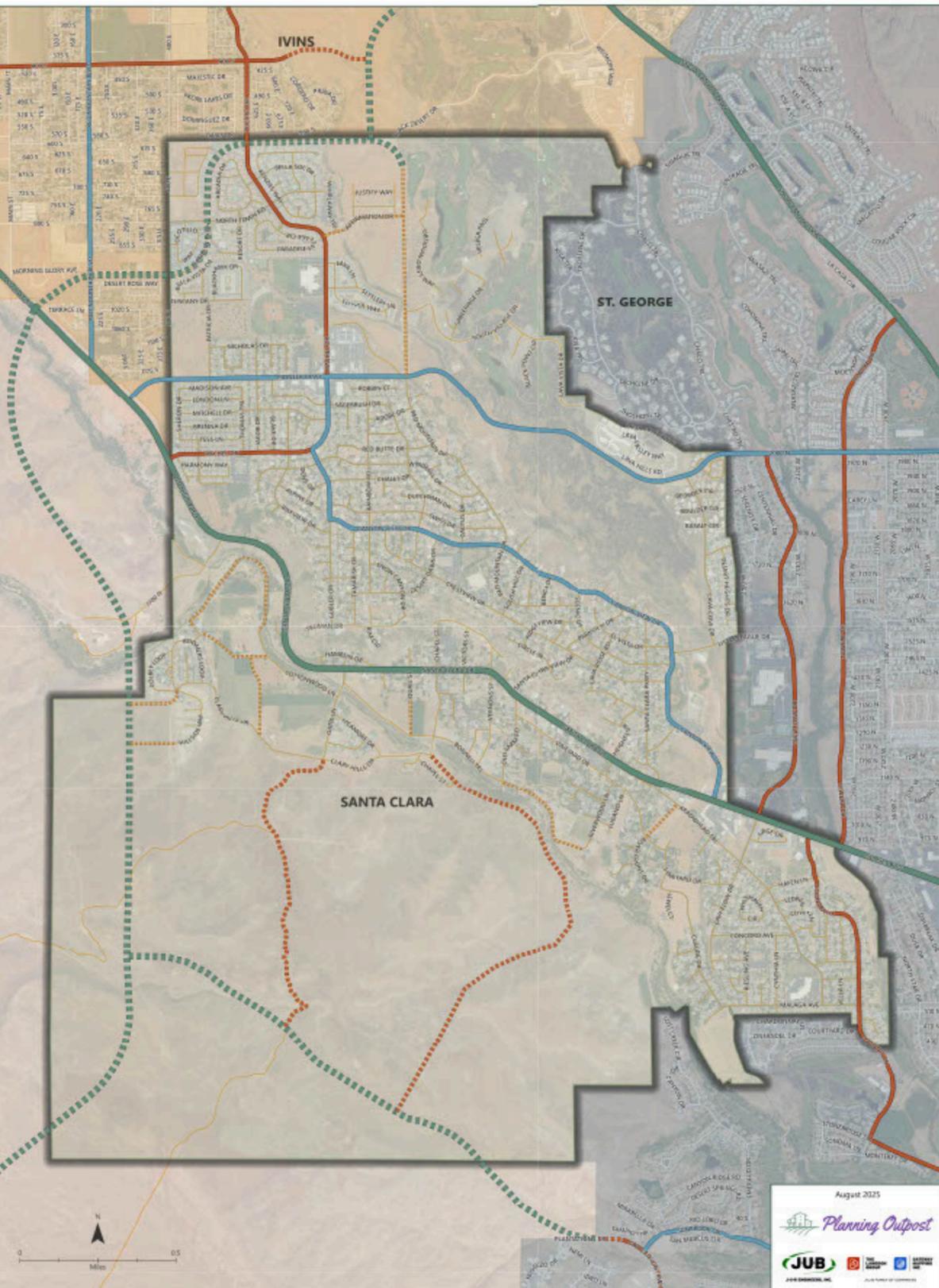
**Goal 4: Cultivate Community Commitment and Participation in Preservation –** Foster public engagement and education, collaborate with property owners and stakeholders, and regularly incorporate community priorities into guidelines and planning.

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# TRANSPORTATION



- Arterial - Existing (thick green line)
- Major Collector - Existing (thick blue line)
- Minor Collector - Existing (thick orange line)
- Local - Existing (thin yellow line)
- Arterial - Proposed (dashed green line)
- Major Collector - Proposed (dashed blue line)
- Minor Collector - Proposed (dashed orange line)
- Local - Proposed (dashed yellow line)



# TRANSPORTATION & CONNECTIVITY

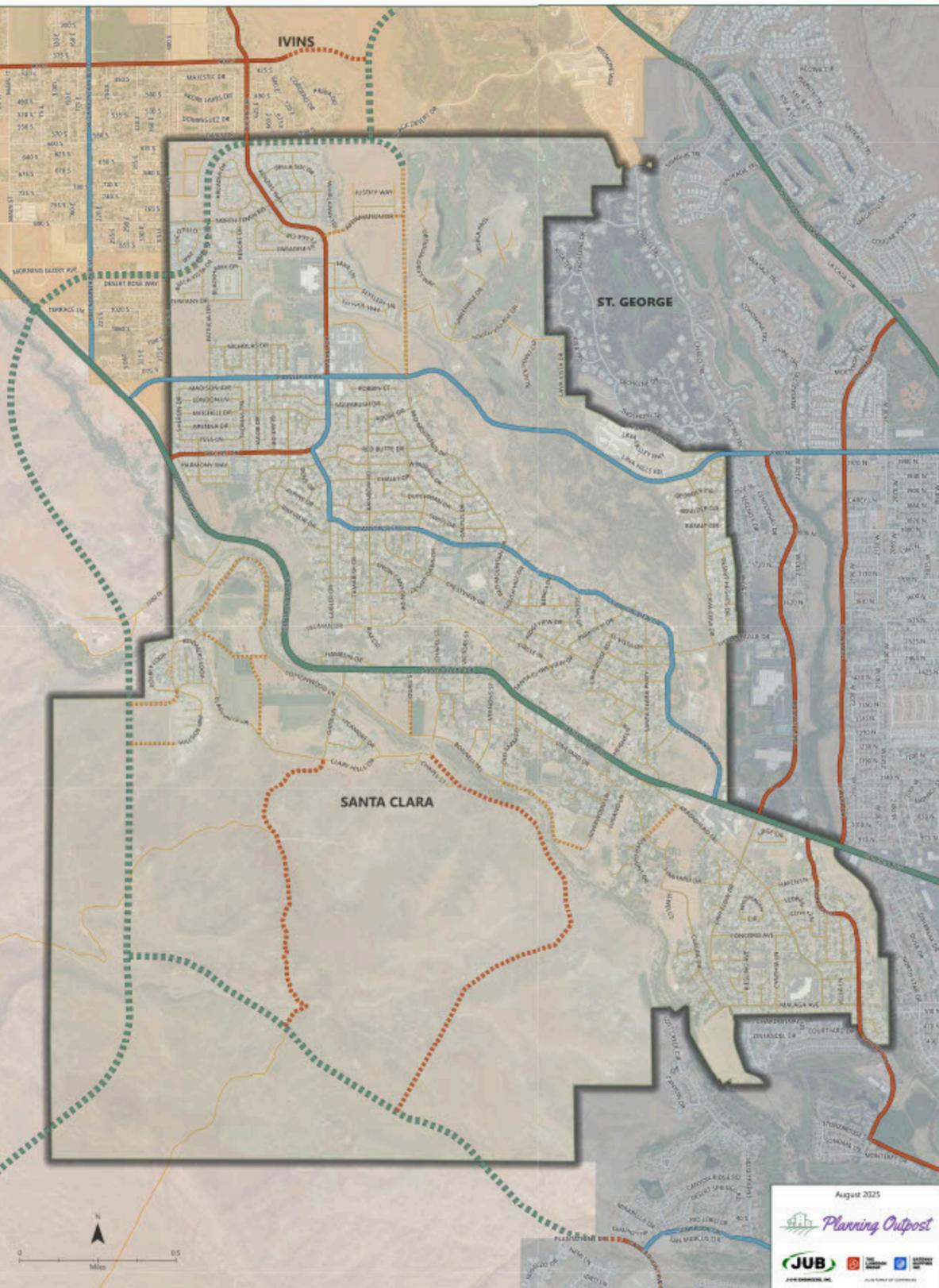
*Santa Clara's transportation planning is proactive, multimodal, and regionally coordinated—prioritizing efficient connectivity, safety, and access for all users through targeted investments in streets, trails, and transit. Planned improvements address key corridors like Hamblin Parkway and the Western Corridor, enhance local and regional mobility, and support sustainable growth while preserving small-town quality, active transportation options, and future readiness.*

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# TRANSPORTATION



- Arterial - Existing (2-5 Lanes, 40-60' R/W)
- Major Collector - Existing (3 Lanes, 60' R/W)
- Minor Collector - Existing (2 Lanes, 60' R/W)
- Local - Existing (2 Lanes, 40-50' R/W)
- Arterial - Proposed (2-5 Lanes, 40-60' R/W)
- Major Collector - Proposed (3 Lanes, 60' R/W)
- Minor Collector - Proposed (2 Lanes, 60' R/W)
- Local - Proposed (2 Lanes, 40-50' R/W)



- Improvements are intended to support growth, reduce congestion, and maintain small-town quality of life by balancing the needs of motorists, cyclists, pedestrians, and future transit riders—all while anticipating evolving demands and ensuring fiscal and regulatory responsibility
- Completion of strategic corridors (Hamblin Parkway, Western Corridor, Pioneer Parkway widening) to manage traffic flow and support new development.
- Active transportation expansion including new and improved bike lanes, shared-use trails, sidewalks, and trail linkages to connect neighborhoods, parks, schools, and commercial centers.
- Regional and multimodal planning, such as preparing for future transit stops and collaborating on trail and road improvements stretching across municipal boundaries.
- Policy integration requiring new developments to provide interconnected street grids and avoid long dead ends, thereby fostering accessibility and safety throughout Santa Clara.

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# TRANSPORTATION & CONNECTIVITY

**Goal 1: Develop and Maintain an Efficient, Connected Transportation Network –**

Require interconnected streets in new developments, complete key corridors, and coordinate upgrades with land use and growth plans.

**Goal 2: Expand and Enhance Active Transportation and Connectivity –**

Invest in bike lanes, trails, and sidewalks; bridge connectivity gaps; and ensure new roads prioritize pedestrian and bicycle infrastructure linking key destinations.

**Goal 3: Coordinate Regionally for a Multimodal Future –**

Align planning with regional agencies, pursue funding and corridor preservation, and collaborate for seamless transit and trail connections.

**Goal 4: Increase Accessibility, Safety, and Multimodal Opportunities –**

Advance safety improvements, require ADA-accessible features, and promote transit, walking, and cycling as safe, practical transportation options.

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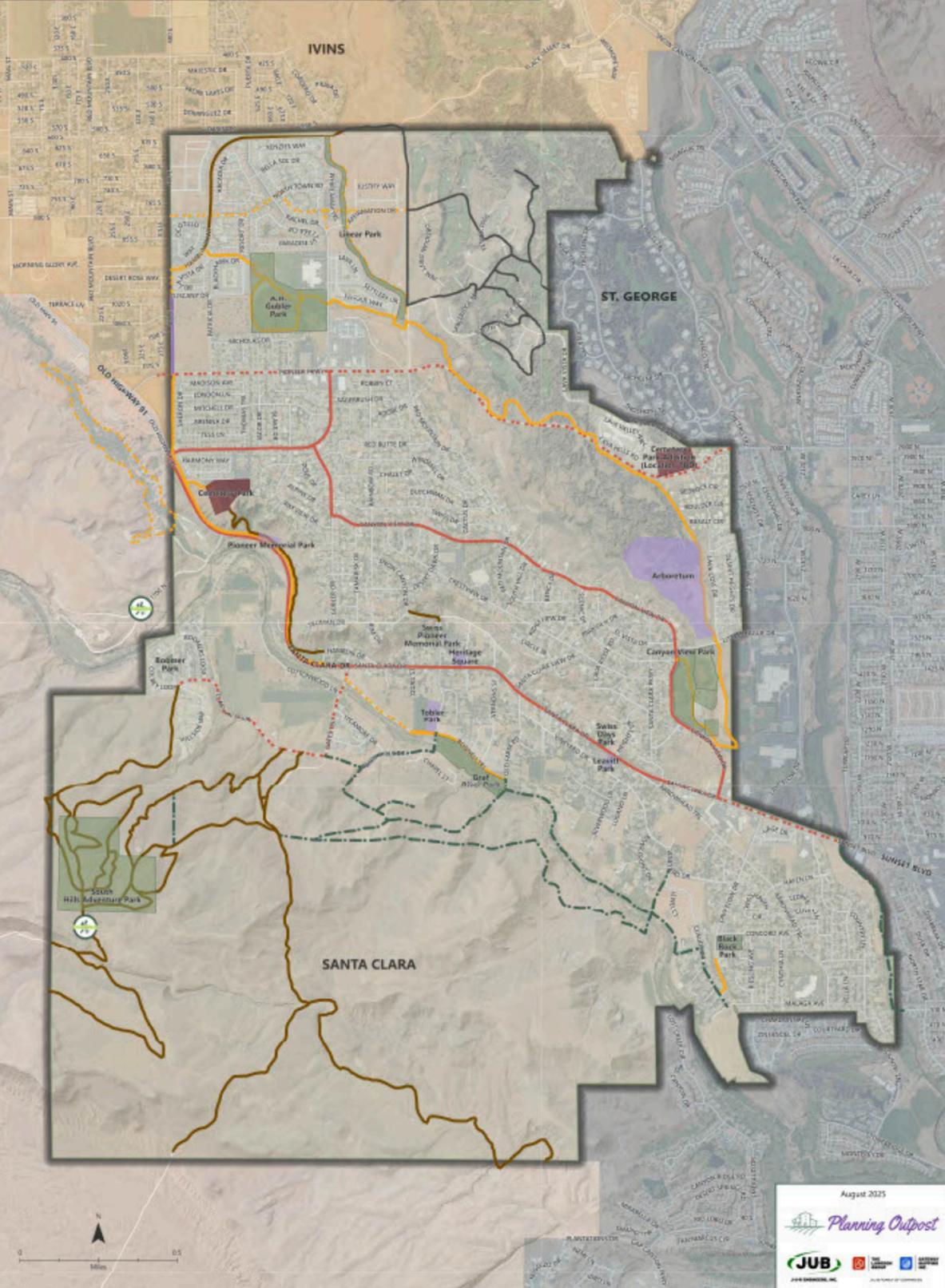
# PARKS AND TRAILS

- Parks**
  - Recreational
  - Cemetery
  - Aesthetic/Historical
- Trails**
  - Existing Bike Lane
  - Future Bike Lane
  - Existing Paved Trail
  - Future Paved Trail
  - Planned Trail
- Other**
  - Existing Unimproved Trail
  - Developer-Installed Paved Trail
  - Black Desert-Installed Paved



# PARKS & TRAILS

*Santa Clara's Parks and Trails Plan outlines the City's approach to providing quality recreational opportunities, preserving open space, and meeting the needs of a growing population. This chapter presents a comprehensive review of existing assets, future projects, and service standards, setting the direction for investment and development in parks and trails as the community expands.*

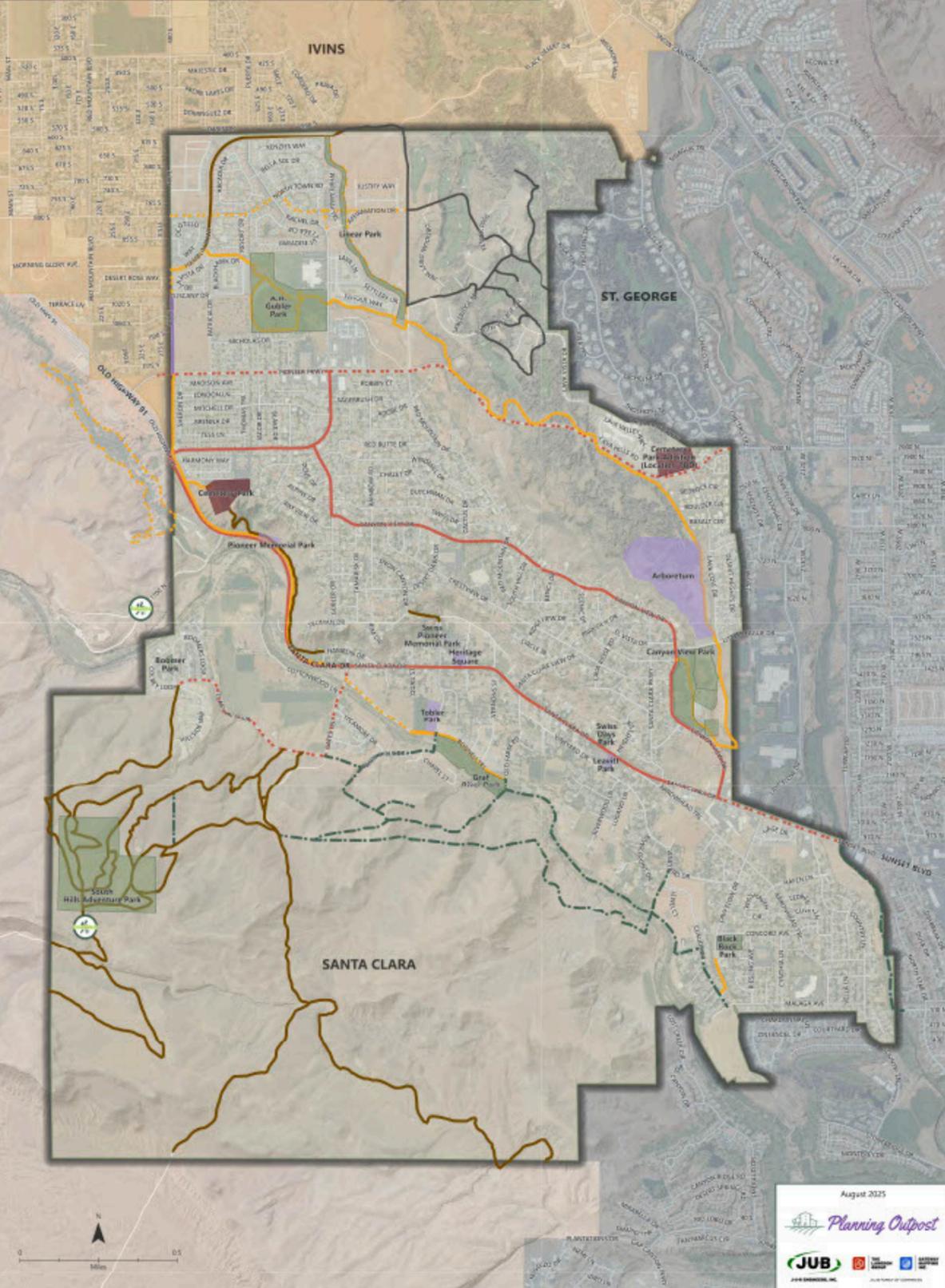


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# PARKS AND TRAILS

<b>Parks</b>	<b>Trails</b>	<b>Existing Unimproved Trail</b>
Recreational	Existing Bike Lane	Developer-Installed Paved Trail
Cemetery	Future Bike Lane	Black Desert-Installed Paved
Aesthetic/Historical	Existing Paved Trail	
	Future Paved Trail	
	Planned Trail	



- **Exceeds National Standards:** Santa Clara provides 8.8 acres of parks per 1,000 residents and 17.9 feet of trails per resident, topping national benchmarks and ensuring exceptional quality of life for all residents.
- **Strategic Growth:** As population increases, the City will phase major expansions—such as new trailheads, Tobler Park upgrades, and cemetery planning—to maintain service levels and enhance public amenities.
- **Regional & Local Connectivity:** Parks and trails are planned to interlink neighborhoods, schools, and neighboring cities, with investments in trails and greenways that support multi-modal access and recreation.
- **Community-Driven Planning:** The chapter integrates ongoing public input, universal accessibility, and inclusive events so all residents benefit equitably as Santa Clara develops.
- **Sustainable and Accountable:** Funding and upgrades are guided by transparent impact fees, strategic investments, and goals for long-term stewardship, recreation diversity, and environmental protection.

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# PARKS & TRAILS

**Goal 1: Maintain and Enhance Parks & Trails Service Levels** – Exceed parkland benchmarks, regularly update inventories, and ensure all neighborhoods have equitable access to recreation and open space.

**Goal 2: Expand and Diversify Recreational Facilities** – Develop new amenities (such as a second cemetery and Graveyard Wash), phase park expansions, and upgrade or add facilities based on community needs and trends.

**Goal 3: Strengthen Regional Connectivity and Collaboration** – Expand trail networks linking local and regional destinations, and coordinate with partners for effective trail planning and wayfinding.

**Goal 4: Ensure Sustainable Funding and Accountability** – Utilize diverse funding sources, maintain financial transparency, and keep the public informed on progress and service levels.

**Goal 5: Promote Community Engagement and Inclusive Access** – Incorporate resident input into planning and prioritize universal accessibility in all parks, trails, and recreation amenities.

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# ECONOMIC DEVELOPMENT

*Economic development in Santa Clara is centered on building a resilient, diversified local economy by strengthening key commercial nodes, supporting business growth, and adapting to evolving regional market trends. The City's strategy prioritizes collaboration with regional partners, infrastructure improvements, targeted business recruitment, and support for local entrepreneurship to enhance opportunity, prosperity, and quality of life for all residents while preserving Santa Clara's distinctive character.*

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- **Economic Development Strategy:** Santa Clara will focus future economic growth in four principal business areas—the Neighborhood Corridor, Gateway Area, Rachel Drive corridor, and resort-adjacent sectors—leveraging high visibility and regional access to attract investment and expand local services.
- **Resilience and Diversification:** The City aims to diversify its employment base beyond its bedroom-community origins by recruiting professional, technical, healthcare, and creative industries while fostering tourism, recreation, and small business growth.
- **Community-Centered Prosperity:** Economic development efforts will support locally-owned businesses, promote mixed-use zoning, and create strong connections between employment, housing, and amenities, reinforcing the City's identity and ensuring economic benefits are broadly shared.

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# ECONOMIC DEVELOPMENT

**Goal 1: Make Santa Clara's business areas stronger by improving roads, zoning, and site planning** – Enhance access, modernize zoning for mixed-use and compact development, and fund key intersection and corridor upgrades.

**Goal 2: Bring in more kinds of jobs and businesses** – Recruit and incentivize high-value industries, streamline approvals, and expand local workforce training partnerships.

**Goal 3: Support local businesses and make it easier for new entrepreneurs to succeed** – Promote “shop local” initiatives and foster a welcoming environment for local startups.

**Goal 4: Use tourism and recreation to help Santa Clara's economy grow** – Market attractions year-round, coordinate events to draw visitors, and support complementary businesses near parks and trails.

**Goal 5: Work with private companies and other groups to help the City's economy thrive** – Build partnerships for investment, business-friendly policies, and secure grants for economic development and infrastructure.

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# COMMUNITY EVENTS & LOCAL HERITAGE

*Santa Clara's approach to community events and heritage centers on celebrating local traditions, fostering inclusive gatherings, and preserving historic character—using public spaces, arts, and partnerships to strengthen community bonds and ensure that its rich history and cultural identity remain vital as the city grows.*

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- Community events such as Swiss Days, historic site celebrations, and neighborhood gatherings are prioritized to bring residents together, enhance local pride, and support a welcoming atmosphere.
- Heritage policies emphasize the protection of historic buildings, cultural sites, and interpretive programs, ensuring that the city's unique past is visible and accessible to all generations.
- Public spaces—including parks, plazas, and the heritage trail—are actively used for festivities, arts, and performances, deepening connections among residents and supporting local creative expression.

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# COMMUNITY EVENTS & LOCAL HERITAGE

**Goal 1: Celebrate and Preserve Santa Clara's Heritage** – Highlight Swiss, Pioneer, and Paiute history through events, signage, and partnerships with local museums and commissions.

**Goal 2: Expand Access to Arts and Cultural Experiences for All** – Offer inclusive, diverse cultural programs and ensure venues and events are accessible and affordable to everyone.

**Goal 3: Make Public Spaces the Heart of Community Life** – Activate parks, plazas, and downtown with festivals and performances, and incorporate local art and heritage features citywide.

**Goal 4: Foster Santa Clara's Local Creativity and Partnerships** – Feature local artists and performers in City events and displays, and collaborate with schools, businesses, and community groups on cultural programming.

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# COMMUNITY SERVICES

Santa Clara's General Plan emphasizes maintaining high standards of service delivery through ongoing investment in fire, police, education, library, utilities, and recreation facilities, ensuring these essential systems keep pace with growth and changing community needs. The city is committed to regional partnerships for medical, transportation, and educational services, working collaboratively to represent local interests in wider planning efforts. Through a variety of public programs, opportunities for community input, and facility improvements, Santa Clara aims to provide accessible, fair services to all residents, encouraging participation and supporting community well-being as development occurs.

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# COMMUNITY SERVICES

**Goal 1: Ensure High-Quality Public Safety Services** – Maintain strong staffing and resources for fire, rescue, and police; collaborate regionally for shared emergency response.

**Goal 2: Provide Accessible Education and Lifelong Learning** – Support schools, promote regional access to higher education and training, and encourage educational opportunities for all ages.

**Goal 3: Ensure Reliable Community Facilities and Services** – Maintain and expand essential utilities and recreation services as the city grows, and require new developments to address impacts on services.

**Goal 4: Promote Community Engagement and Well-Being** – Support inclusive recreation and social service programs, and partner with agencies to improve library, medical, and transportation access.

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# WATER CONSERVATION

*Water conservation in Santa Clara is proactive, integrated, and community-driven—centering on measurable annual demand reductions, water-efficient development standards, and strong collaboration with regional partners like the Washington County Water Conservancy District. Santa Clara’s approach exceeds state mandates by uniting land use planning with conservation goals, utilizing outreach, infrastructure upgrades, and incentive programs to create a culture of water-wise living, all while sustaining long-term reliability and protecting vital desert resources for current and future generations.*

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- Annual demand reduction targets and smart infrastructure upgrades ensure ongoing efficiency and compliance with Utah's 2025 requirements.
- Water-smart development practices and updated landscape standards require new construction to minimize water use and waste.
- Regional coordination and stakeholder engagement align City policies with District benchmarks and embed public participation through education, rebates, and outreach.
- Accountability and continuous evaluation include regular audits, smart meters, and public progress reports to maximize transparency and foster community stewardship.

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# WATER CONSERVATION

**Goal 1: Annual Water Demand Reduction Goals** – Reduce overall water demand by at least 2.5% per year with measurable improvements by both City and community.

**Goal 2: Comprehensive Efficiency Initiatives** – Invest in smart infrastructure and staff education, modernize systems to prevent water loss, and update operations for efficiency.

**Goal 3: Water-Smart Development Standards** – Enforce landscape standards, encourage drought-tolerant plants, compact zoning, and mandate water-efficient design for all new projects.

**Goal 4: Stakeholder Engagement and Education** – Engage the public in conservation through newsletters, workshops, and partnerships with schools, HOAs, and businesses.

**Goal 5: Partnerships and Regional Alignment** – Coordinate with water agencies, secure grants, align with district goals, and offer incentive programs to promote conservation.

**Goal 6: Monitoring, Auditing, and Reporting** – Conduct regular audits, use smart meters for tracking, and publicly report progress to ensure accountability and continual improvement.

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# COMMUNITY INFRASTRUCTURE

*Public utilities and infrastructure in Santa Clara are deliberately managed to ensure reliable service, resilience to environmental challenges, and sustainable growth—strengthening community well-being while safeguarding resources and fiscal health for current and future generations.*

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- Future utility expansions are tied directly to population growth, land use patterns, and environmental protection, with a focus on maintaining surplus capacities in water and sewer to reduce vulnerability.
- Investments in modernization (e.g., smart water meters, upgraded substations, new wells, and generator units) are prioritized for both efficiency and sustainability.
- Infrastructure policies require developers to provide adequate resources, mitigate impacts, and help fund improvements through impact fees, ensuring all growth is supported by necessary services.
- Regular review, transparent reporting, and broad stakeholder engagement keep utilities responsive to changing needs and regulatory requirements.

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# COMMUNITY INFRASTRUCTURE

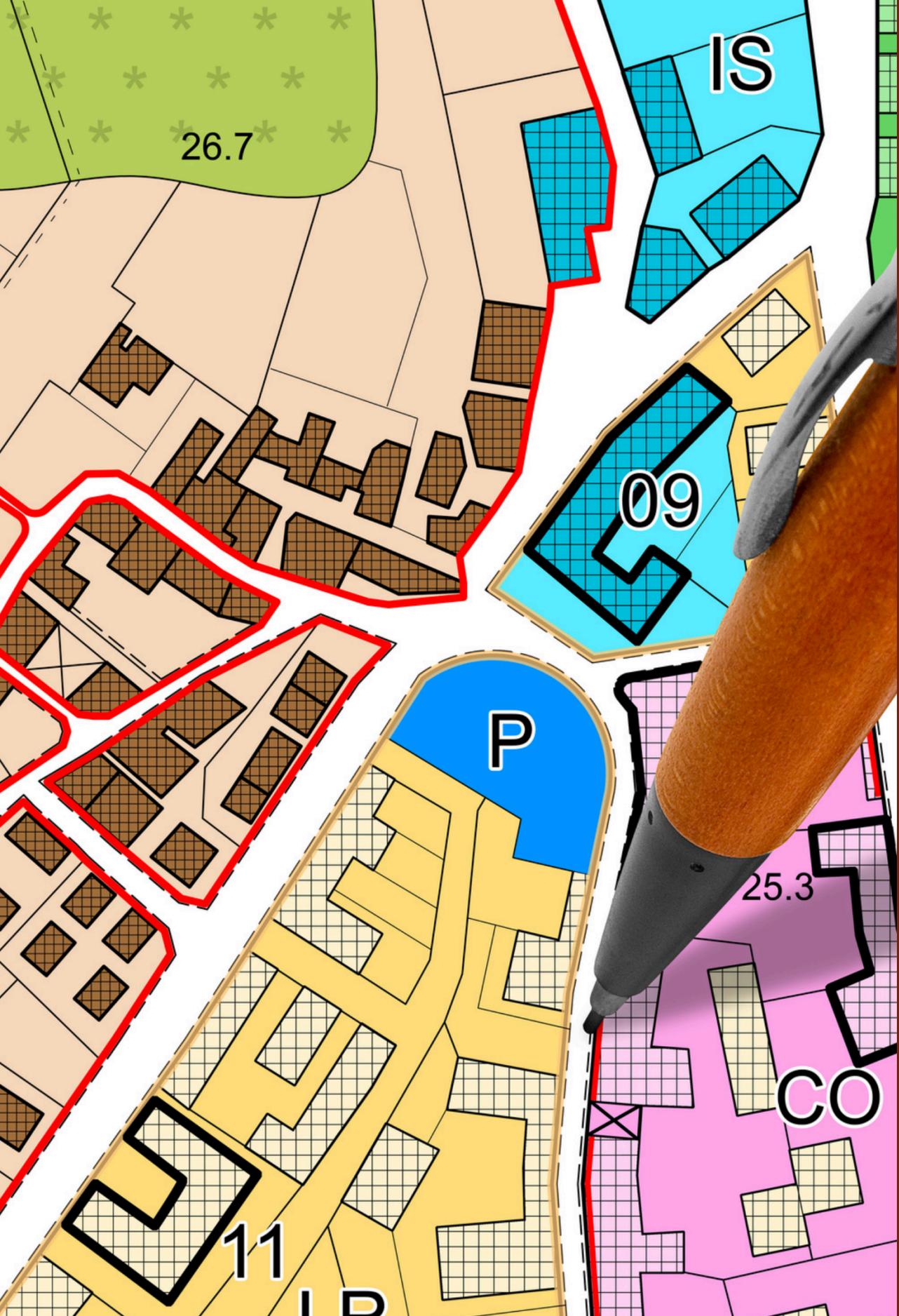
**Goal 1: Ensure Reliable and Sustainable Water Supply** – Require new developments to provide adequate water rights, implement conservation, secure long-term sources, and regularly update planning and fees.

**Goal 2: Provide Efficient Wastewater Management** – Upgrade sewer infrastructure for growth, require sewer connections, monitor capacity and partnerships, and review plans and fees as needed.

**Goal 3: Protect People and Property through Stormwater Management** – Maintain and improve storm drainage, address problem areas, require modern practices, and update plans and fees for resiliency.

**Goal 4: Deliver Reliable and Cost-Effective Electric Service** – Plan proactive system upgrades, uphold high reliability standards, equitably structure fees, and coordinate regionally for robust power delivery.

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# SUMMARY

*Santa Clara's 2025 General Plan is a "blueprint" for sustainable, balanced, and community-driven growth. It ensures that as Santa Clara evolves through the coming decade, the City remains a vibrant, healthy, and welcoming place, honoring its roots while preparing for the future.*

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04.

# NEXT STEPS

*Toward Plan Adoption*



# NEXT STEPS: UPCOMING MEETINGS

<u>Event</u>	<u>Date</u>	<u>DESCRIPTION</u>
<b>Comment Review Period</b>	Oct 6th- Oct 22nd	Plan will be available in PDF format for review on project website. Can provide comment prior to work sessions and public hearings.
<b>Joint Work Sessions</b> City Council, Planning Commission & Heritage Commission	Oct 8, Oct 22	Joint work session will be held to review and discuss the proposed plan with Council, Planning Commission & Heritage Commission.
<b>Planning Commission Public Hearing</b>	<b>October 23rd</b>	Planning Commission Public Hearing will be held and advertised, per State Code.
<b>City Council Public Hearing</b>	<b>Nov or Dec 2025</b>	City Council will meet, discuss and consideration for adoption of the updated General Plan.





**GENERAL PLAN  
UPDATE**



# THANK YOU

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