



**GENERAL PLAN
UPDATE**



SANTA CLARA GENERAL PLAN

*Joint Work Session
October 22, 2025*

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



Planning Outpost

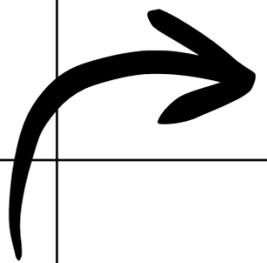
RESIDENT PUBLIC ENGAGEMENT EVENTS

<u>Event</u>	<u>DESCRIPTION</u>	<u>Event</u>	<u>DESCRIPTION</u>
Kick-off Meeting Jan 7, 2025	SWOT analysis, project outline & schedule	Community Workshop April 29, 2025	Follow up SWOT Analysis, Overview of Survey Results, What is a Community?
Resident Survey Feb-Apr 2025	Quality of life, housing, amenities, transportation, parks	Community Open House June 10, 2025	Review and feedback on the City's Land Use, Transportation, Parks & Trails, and Annexation
Stakeholder Meetings Apr 28-29, 2025	Water, transit, schools, economics, sustainability	Community Forum Sept 9, 2025	Review of Draft plan and opportunity of feedback and review of updated Land Use, Transportation, Parks & Trails, Annexation, and Sensitive Lands exhibits.
Project Website	24/7 Information Available for project updates with project contact information for feedback		



UPCOMING MEETINGS

<u>Event</u>	<u>Date</u>	<u>DESCRIPTION</u>
Comment Review Period	Oct 6th thru Oct 22nd	Plan will be available in PDF format for review on project website-- santaclara.planitusa.com . Comments from the residents have been received.
Joint Work Sessions 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.
Planning Commission Public Hearing	October 23rd	Planning Commission Public Hearing will be held and advertised, per State Code.
City Council Public Hearing	Nov or Dec 2025	City Council will meet, discuss and consideration for adoption of the updated General Plan.



01.

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 & Sections</u>	<u>Meeting State Requirements</u>
Land Use	<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.
Transportation & Circulation	<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.
Moderate Income Housing	<i>Housing & 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.
Water Use & Preservation	<i>Community Sustainability, Water Use & Preservation</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.
	Flexibility and Ongoing Compliance 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 traditional 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

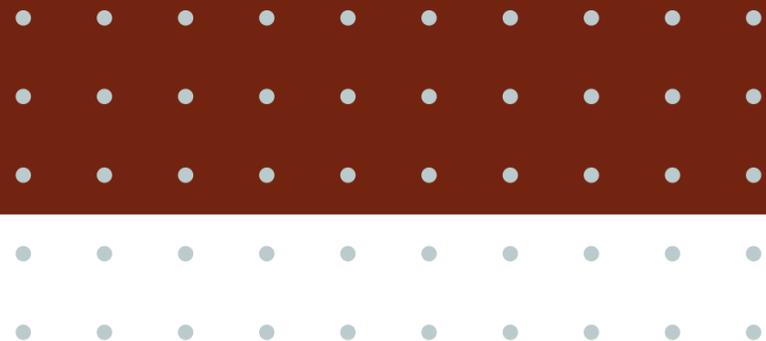
- 1: Preserve Our Heritage and Small-Town Character
- 2: Foster Belonging and Community Connection
- 3: Plan for Balanced and Sustainable Growth
- 4: Enhance Connectivity, Mobility, and Access to Amenities
- 5: Advance Economic Vitality and Local Opportunity

Preserving heritage, connecting community, planning for tomorrow.

02.

REVIEW MATRIX

Comments Received to Date





REVIEW MATRIX

10/8/25 JT MEETING

<u>Location/Page</u>	<u>Comment</u>	<u>Response</u>
Water Use & Preservation	Water Conservation: Add "My Meter" app program. CREATE A Goal to about smart meters.	Text added to Water Use & Preservation element about program and goal added.
Land Use Exhibit	Open Space east side of Red Mtn & Pioneer Park to be MSC? Also some kind of low density for SEC properties that are already zoned R1-10.	Land Use Map will be updated

"MY METER" APP PROGRAM

SANTA CLARA'S MY METER APP HELPS RESIDENTS KEEP TRACK OF THEIR WATER AND ENERGY USE IN A SIMPLE, CONVENIENT WAY. WITH THIS APP, PEOPLE CAN CHECK HOW MUCH WATER AND ELECTRICITY THEY'RE USING THROUGHOUT THE DAY AND GET ALERTS IF SOMETHING UNUSUAL HAPPENS, LIKE A LEAK OR A SUDDEN SPIKE IN USE. MY METER ALSO MAKES IT EASY TO COMPARE HOW MUCH IS USED MONTH TO MONTH AND SET PERSONAL GOALS TO SAVE. BY GIVING HOUSEHOLDS A CLEAR PICTURE OF THEIR DAILY USE, THE PROGRAM SUPPORTS WISE USE OF RESOURCES AND HELPS FAMILIES SAVE MONEY, HELPING THE WHOLE COMMUNITY MOVE TOWARD A MORE EFFICIENT AND RESILIENT FUTURE.

GOAL 6: ENSURE ACCOUNTABILITY THROUGH MONITORING AND REPORTING

POLICY 6.2: CONTINUE TO PROVIDE THE NECESSARY FUNDING TO SUPPORT THE CITY'S "MY METER" APP PROGRAM AND CONTINUE TO PROMOTE THE PROGRAM TO RESIDENTS.



REVIEW MATRIX

RESIDENT COMMENT REVIEW PERIOD

<u>Comment</u>	<u>Response</u>
<p>Please consider removing the planters along Santa Clara Drive and adding a turning lane. It is so hard for the homes on the main road to get out of their driveways. Also, the planters provide for parking along the main road. However, with cars parked along there it blocks the view for those trying to exit their driveways. When cars are parked you can not see oncoming traffic. Thanks for all your work!</p>	<p>This item is included in the City's CIP.</p>
<p>We appreciate that you are using discretion in your future plans. We bought a vacation rental at Ocotillo Springs, and one of the main reasons we did is because of Santa Clara. It has charm and warmth. We also love how there's the Jacob Hamblin home as you enter town. Also the open fields on the south side of the street and the small ranch. Please encourage these owners to continue to farm and have their horses and cattle. And also encourage the Church of Jesus Christ of Latter-day Saints with the Jacob Hamblin home. With the removal of the beautiful peach orchard that the church owned, we were encouraged to see that you have a park and orchard area planned over by the river. What a great idea. We are considering making our permanent home in Santa Clara in the next few years. And a lot of that depends on how the town is taken care of with so much pressure from developers.. much of the beauty of Santa Clara is shown in the old buildings and the tree lined streets. Also the pioneer buildings and Frei's fruit stand. Please use wisdom and remember those who settled the area years ago. What would make them happy and what will make our posterity grateful as well for your foresight? Thanks for considering our thoughts</p>	<p>General feedback provided and optimistic with the direction City is headed.</p>
<p>Nicely done. Just one thing. On p. 136 Table 1.0, item 4. Red Mountain does NOT YET connect to Affirmation. There is still an unpaved section of that road. I would drive it to avoid the Intermediate School traffic, but the section of the road is either dusty or muddy depending on the weather.</p>	<p>Believed that comment was received prior to the paving that did occur that same week (October 6, 2025)</p>
<p>On page 35, referring to Black Desert, the plan states, "The portions to be built in Santa Clara include estate lots, multi-family residential, office space, and commercial uses." However, the map on page 33 only references open space and low-density residential areas. Where are the office space and commercial build-out portions of Black Desert?</p>	<p>The Land Use Map has the hatching indicating the Black Desert as a Special Planning Area and underneath it retained the Open Space, Low Density Residential and MUR depicted. This will come down to a preference on either retaining an underlying predominant uses being kept w/ the hatch marking or using hatch marking and a unique solid color for the entire area.</p>

REVIEW MATRIX

ADVISORY COMMITTEE

<u>Location/Page</u>	<u>Comment</u>	<u>Response</u>
Land Use Classifications	MUR & MSC Land Classifications: This sounds like the NC Designation	PC recmd?
Land Use Classifications	Public facilities should have a sperate designation	Can do. Will need help to Identify the public facilities. Fire Station, city hall, public works facilities/shops, well sites?
Redevelopment Goals	Policy 3.1: Make the creation of vibrant public spaces, such as plazas, courtyards, and community hubs, a core requirement for all significant redevelopment or infill sites. This seems to be a big ask for infill sites that are typically tight on space.	PC recmd? Needs better clarification when this would apply to a project? Redev- New Comm-



REVIEW MATRIX

ADVISORY COMMITTEE

<u>Location/Page</u>	<u>Comment</u>	<u>Response</u>
Page 22	Add WCWD to Stakeholder Summary	Added
Page 25	Preferred Dev Patterns public input or planner input?	It was input obtained from the small stakeholder meetings held w/ Chamber of Commerce, Realtor Assoc, Major Developers in the City. *Also to note this section of the summary was moved to be part of the appendix instead of the text of the main plan.
Page 35	Constrained lands table include lava acres- conservation easement, erosion hazard zones?	Yes. The acreage is including all of the encumbered lands in the City. Sensitive Lands Exhibit encompasses the info from the City 2018 Erosion and Flood Map (849 AC) and then the undeveloped BLM land is 1,598 that has a “blanket” of sensitive with restrictive elements and encumbrances throughout that part of the city.
Page 35	Future annexation area will increase	Yes. This has been updated in the table and the future annexation exhibit.
Page 35	Define sensitive lands- BLM Areas of critical Environmental Concern	Definitions and expanded discussion is found starting on Page 92 of the new PDF document

REVIEW MATRIX

ADVISORY COMMITTEE

<u>Location/Page</u>	<u>Comment</u>	<u>Response</u>
Page 37	Edits to the Graveyard Wash	All proposed edits have been included.
Page 47 (SPA section)	Sensitive lands analysis has not been completed on BLM controlled lands yet. There are hillside areas; floodplains; poor soils.	Noted. Does final draft still need additional narrative?
Page 48	Edge at Grand Desert is South Hills	The subdivision name Edge @ Grand Desert was added to the text.
Page 62	Mod Inc Housing Dashboard Graphic can't read	This has been updated in subsequent version of plan
Page 89	Tobler park proposed edits	These proposed edits were incorporated and combined with a newer version of the plan that had information that was also provided by the Parks Director
Page 120 & 121	Include 2010 and Sept 2012 flooding incidents	These were added to the text of the plan.



REVIEW MATRIX

ADVISORY COMMITTEE

<u>Location/Page</u>	<u>Comment</u>	<u>Response</u>
Page 120	Erosion Hazard Zones established by Ordinance	Sensitive Lands map coincides w/ City 2018 map.
Page 121	Upper Still Reservoir?	This was removed. (This was referenced in a Flooding Article on National Weather Service—but if not known as that then it doesn't make sense to include it)
Page 122	Add Policy 4.3 Erosion Hazard studies prior to development...	Policy Added; remaining policies renumbered; Policy 4.3: Require erosion hazard studies prior to development on mapped erosion hazard zones along the Santa Clara River, Sand Hollow Wash and Tuachan Wash.
Page 123	Modify Policy (new) 4.4 with riverbank reinforcement	Policy 4.4 modified. Policy 4.4. Continue riverbank reinforcement and drain system upgrades following lessons learned from historic flood events. Participate with the Washington County Flood Control Authority in maintaining the riverbank reinforcements.
Page 125	2025 Joint Agency Regional Water Cons Plan	We were given this plan after the first draft was prepared and this plan was subsequently referenced about the adoption of the plan in the text. The specific info on the efforts of the updated 2025 plan were included in the appendix.
Page 120	Erosion Hazard Zones established by Ordinance	Sensitive Lands map coincides w/ City 2018 map.



03.

NEXT STEPS

Upcoming Meetings



NEXT STEPS: UPCOMING MEETINGS

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THANK YOU

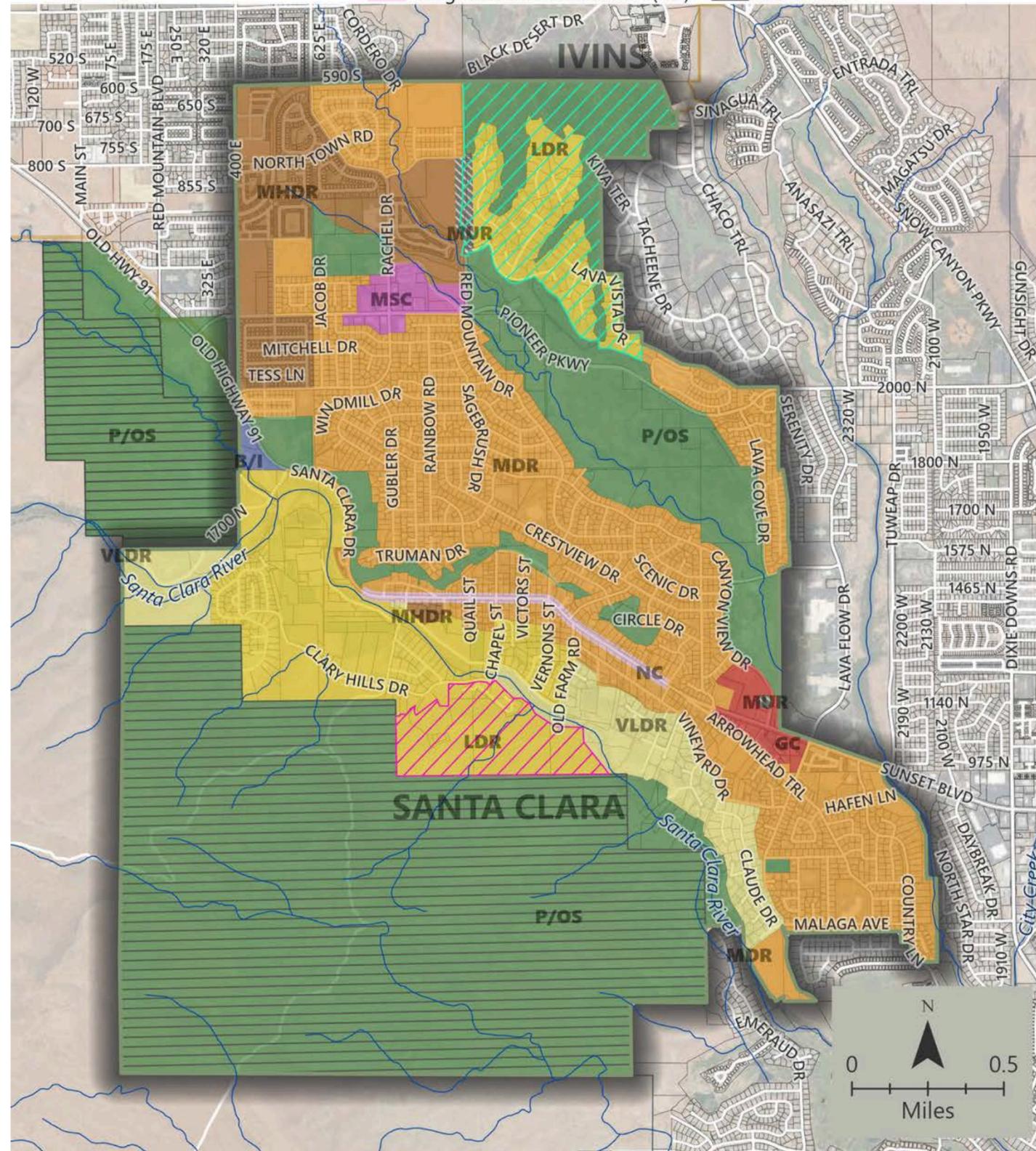
Valerie Claussen, MPA, AICP
(801) 732-7200
santaclara@planningoutpost.com
santaclara.planitusa.com



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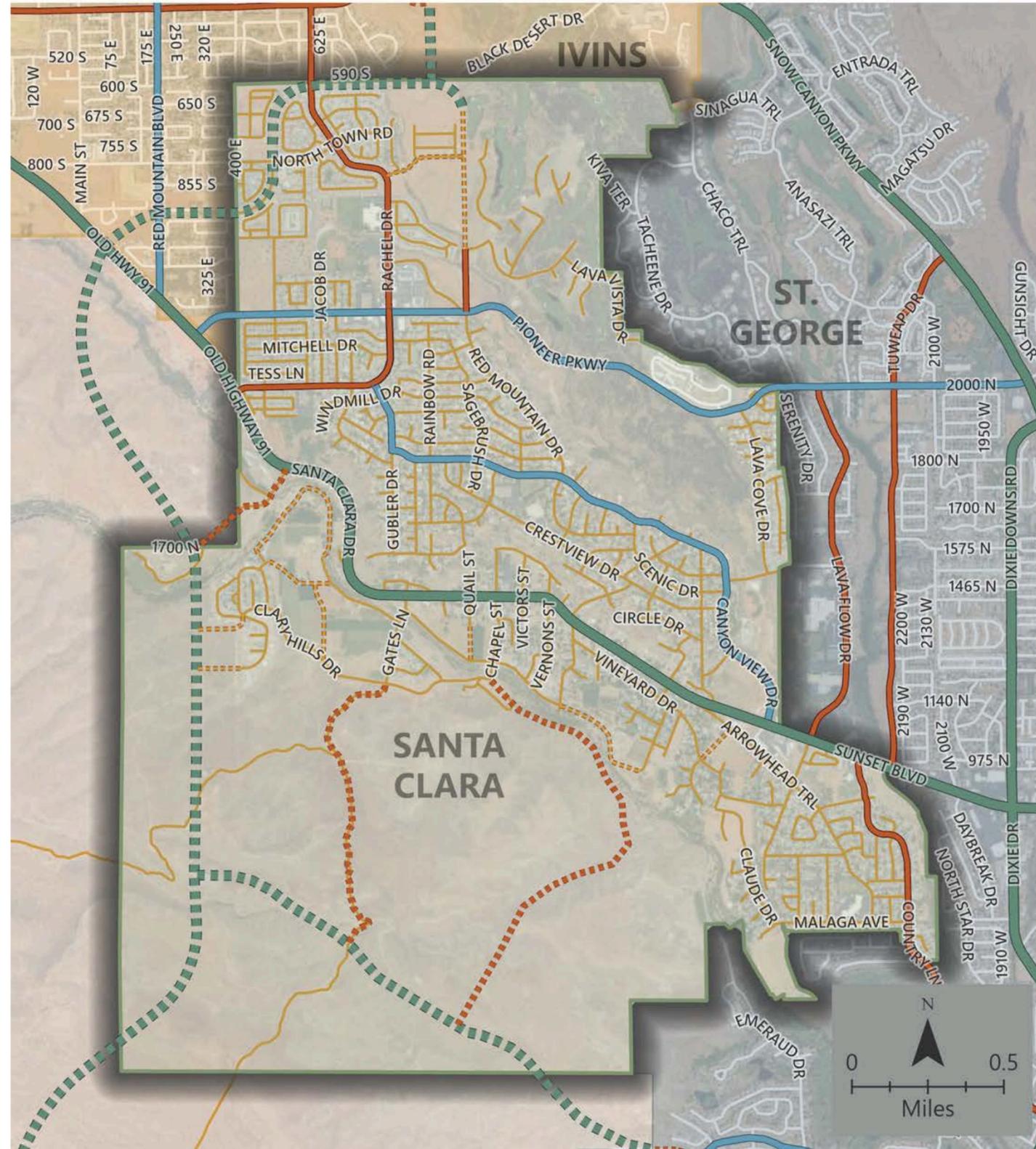
FUTURE LAND USE

- | | | |
|--|--|---|
|  Parks & Open Space (P/OS) |  Medium High Density Residential (MDHR) |  Business/Industrial (B/I) |
|  Very Low Density Residential (VLDR) |  Mixed-Use Residential (MUR) | Overlays - Special Planning Areas |
|  Low Density Residential (LDR) |  General Commercial (GC) |  Black Desert |
|  Medium Density Residential (MDR) |  Main Street Commercial (MSC) |  South Hills |
| |  Neighborhood Commercial (NC) |  BLM Future |



TRANSPORTATION

- Arterial - Existing
- Arterial - Proposed
- Major Collector - Existing
- Major Collector - Proposed
- Minor Collector - Existing
- Minor Collector - Proposed
- Local - Existing
- Local - Proposed



PARKS AND TRAILS

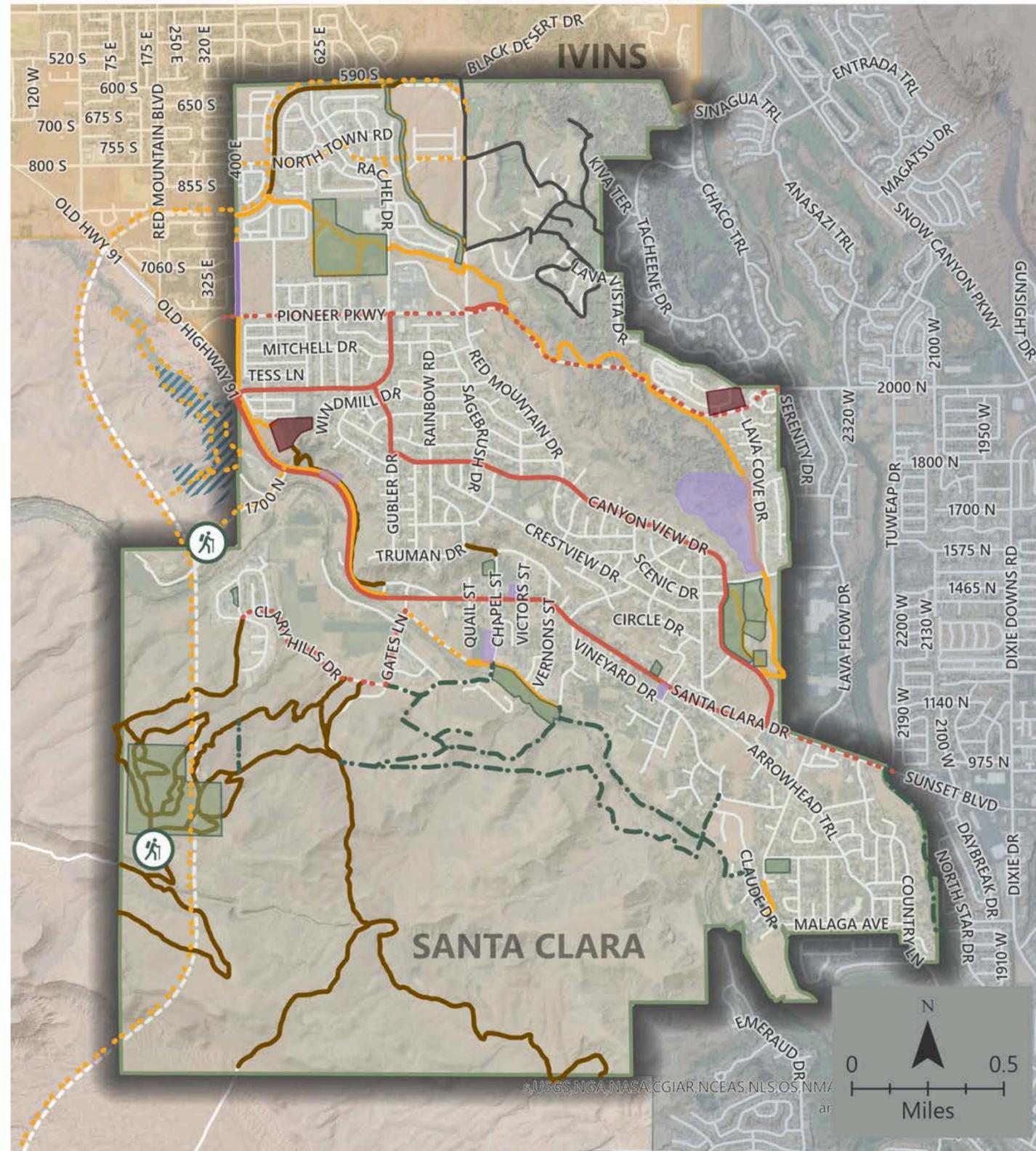
Parks

- Recreational
- Cemetery
- Aesthetic/Historical
- Proposed Reservoir

Trails

- Existing Bike Lane
- Future Bike Lane
- Existing Paved Trail
- Future Paved Trail

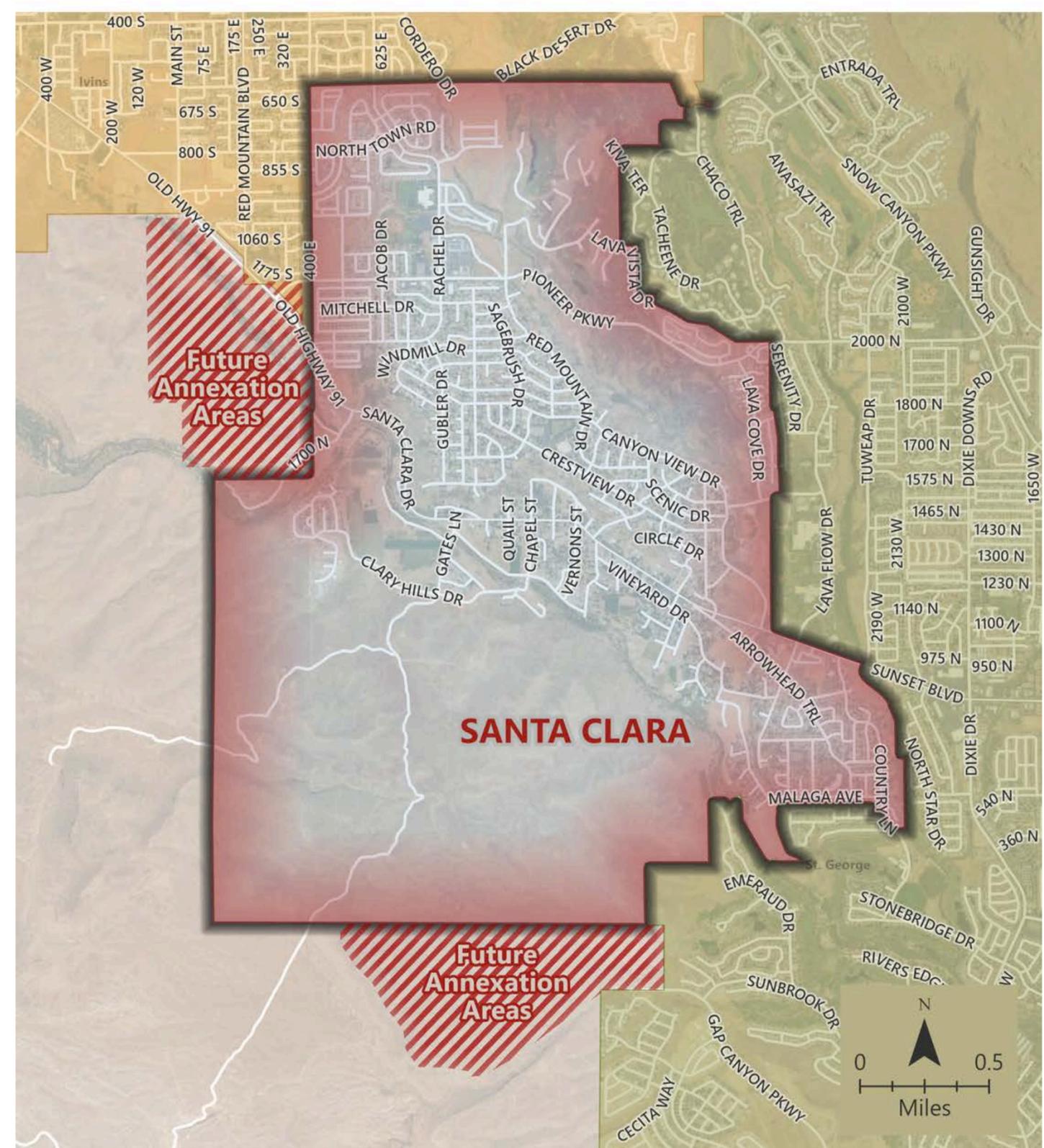
- Planned Trail
- Existing Unimproved Trail
- Developer-Installed Paved Trail
- Black Desert-Installed Paved



USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NM/ ar

ANNEXATION

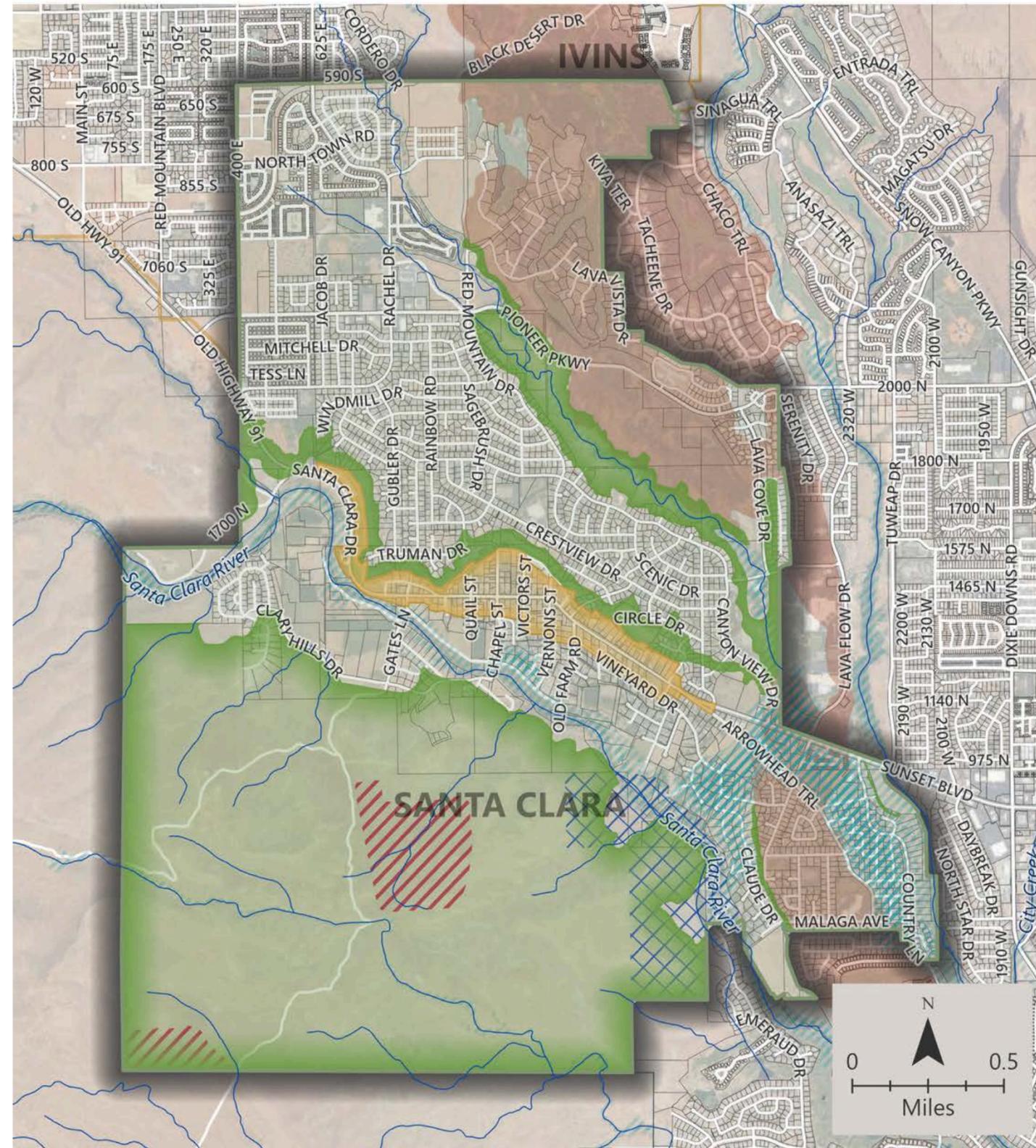
-  Future Annexation Areas
-  Santa Clara
-  Ivins
-  St. George



SENSITIVE LANDS

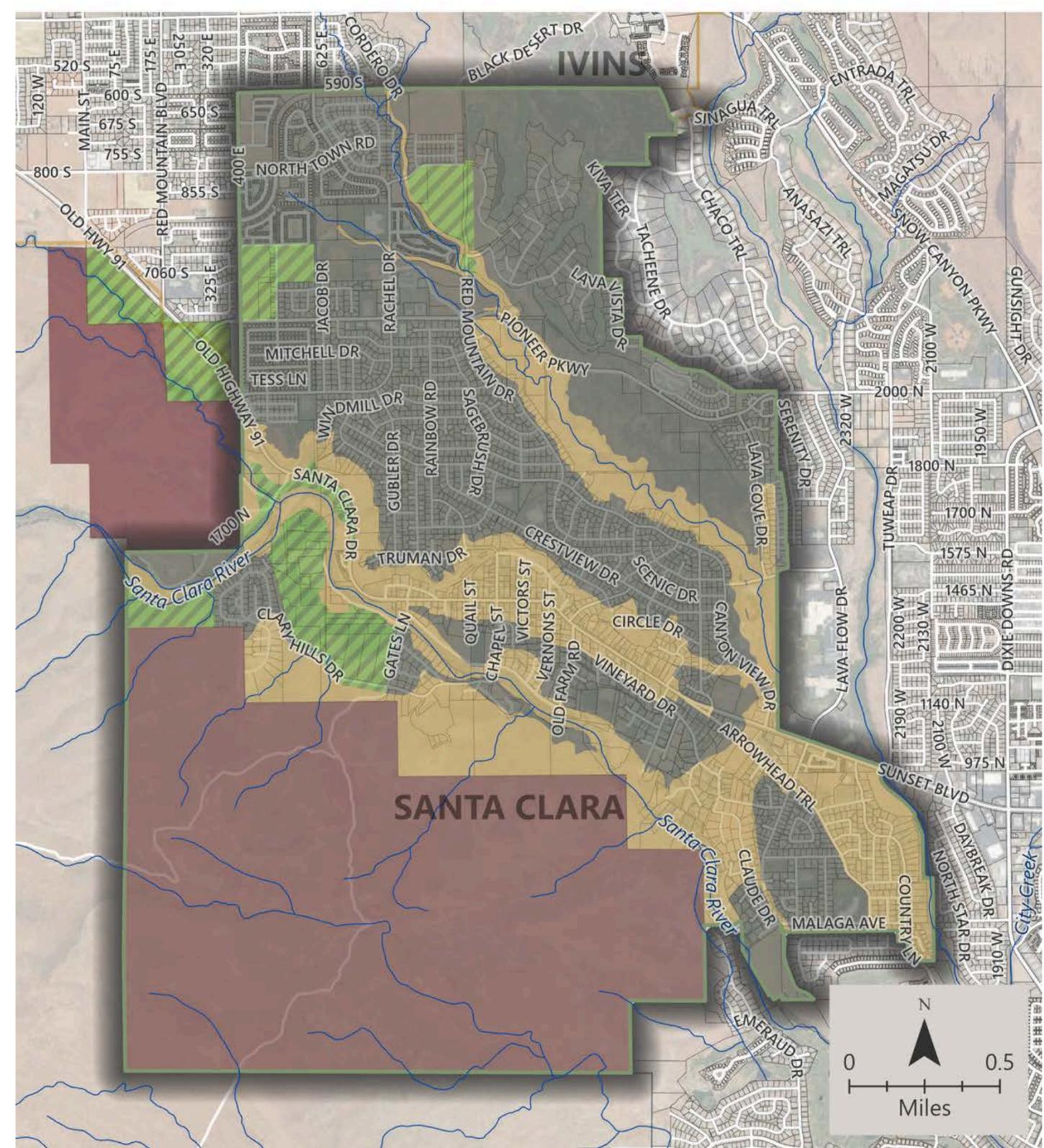
Total Acreage (accounting for overlap): 2,164 ac

- 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)
- Lava Flows Soil (156.5 ac)



DEVELOPED V UNDEVELOPED LAND

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



CITY BASEMAP

