

Recommendation to Council subject to the following changes to the October 16, 2025 General Plan:

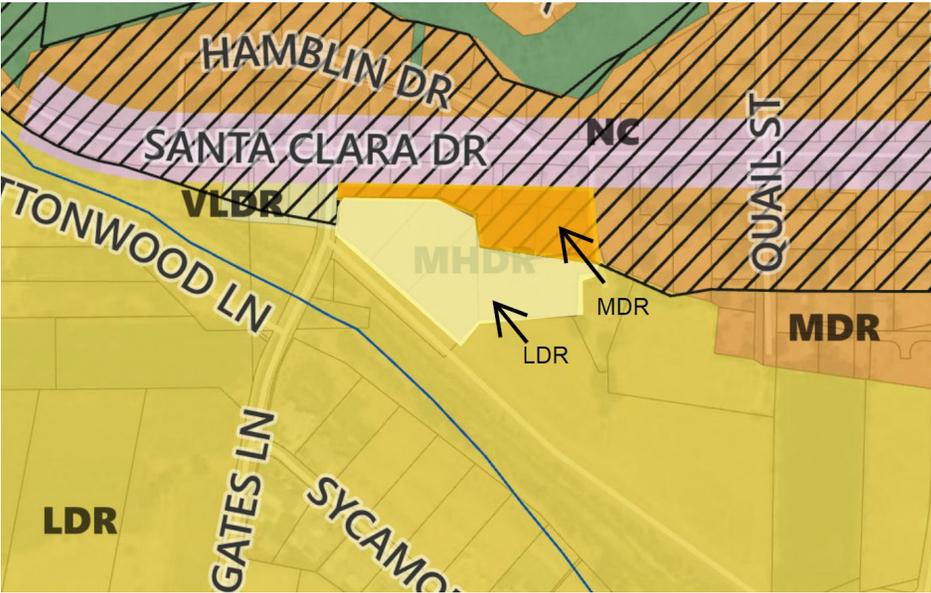
1) FUTURE LAND USE MAP:

- a. Future BLM Special Planning Area to remove “green OS color” under hatching, replace with more neutral color and noticeable hatching symbol
- b. Add Public Facilities
- c. Commercial properties in vicinity of Country Lane and Sunset Blvd
- d. Updated LDR for Gates Lane and Santa Clara Drive property

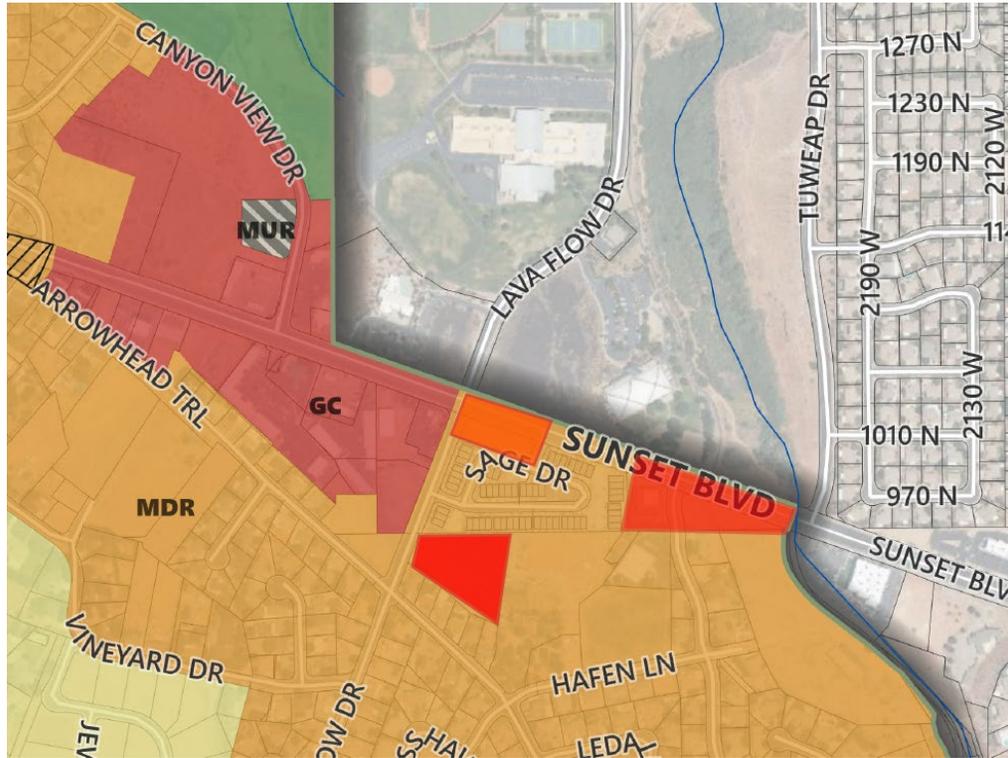
2) LAND USE CLASSIFICATION TEXT:

- a. Add Public Facilities description “Land owned and operated by public entities. May included schools, libraries, fire stations, public works yards, power infrastructure, or other similar uses.”
- b. Update the Text of Future BLM Special Planning Area section to include explicit instruction that the development of these areas will require a General Plan Amendment (retain language about small area plans) and other extensive studies before rezonings would be considered. Also to include some additional language that will encourage opportunities for viable commercial uses where appropriate along the Western Corridor.

OCTOBER 22, 2025 COMMENT MATRIX Comments/Responses

Comment	Response
OCTOBER 22, 2025 WORK SESSION ITEMS	
<p>Land Use Map updates:</p> <p>1) Not MHDR near Historic District, but LDR</p> 	<p>Updates to the Land Use Map will be made.</p>

2) Some additional commercial near entrance of city at Country Lane



<p>Include a Public Facilities Land Use Classification</p>	<p>Will include description of what Public Facilities are in the Land Use Classification text and update map.</p> <p>Land owned and operated by public entities. May included schools, libraries, fire stations, public works yards, power infrastructure, or other similar uses.</p>
<p>Special Planning Areas vs Open Space Land Use Map Updates: Don't use open space (green) underneath the hatching of the Special Area Plans. Use just hatching for instance.</p>	<p>Can update land use map to show a neutral color underneath and noticeable hatching symbol.</p>
<p>Updates to the Text of Future BLM Special Planning Area section to include explicit instruction that the development of these areas will require a General Plan Amendment (possibly a small area plan) and other extensive studies before rezonings would be considered. Also to include some additional language that will encourage opportunities for viable commercial uses where appropriate along the Western Corridor.</p>	<p>Update to the text will be made to this Section in the plan.</p>
<p>Not enough affordable housing in the plan and higher densities.</p> <p>The Santa Clara General Plan emphasis on affordable and moderate-income housing, addressing it through multiple chapters and policy frameworks. Key discussions appear in the following sections:</p> <p>Housing and Neighborhoods Chapter (Pages 40–47)</p> <ul style="list-style-type: none"> • Santa Clara's goal to offer housing options for all ages, incomes, and life stages, including citywide affordability strategies such as smaller lot zoning, missing middle housing, and accessory dwelling units (ADUs). • Policy 3.2 specifically calls for “smaller lot sizes, accessory dwelling units, duplexes, and townhomes in appropriate areas to promote affordability while preserving neighborhood character.” 	<p>There is an entire section dedicated to housing and the Moderate Income Housing element that meets state code requirements. The City is actually quite proactive for its size and the projects that have been approved (e.g. Desert Edge specifically has affordable housing units as part of their development) and in their consideration of the R-4 zoning district for smaller lot sizes. (Refer to additional information in column to the left)</p>

- It also includes **Policy 3.3**, which directs the City to “integrate moderate-income housing strategies into all future development planning,” ensuring compliance with state requirements.

Moderate-Income Housing Framework (Pages 44–46)

- It provides quantitative data on existing deficits, identifying shortages for renters and buyers earning below 60% AMI.
- The City tracks moderate-income housing supply using Zions Public Finance’s August 2025 Socio-Economic and Housing Report, noting current deficits of 15–38 units in the lower-income bands but small surpluses at 70–80% AMI.
- The plan concludes that “with targeted new units for 30–60% AMI households, Santa Clara is on track to meet moderate-income housing supply benchmarks within five years.”

Santa Clara Moderate-Income Housing Plan (Appendix, Pages 110–120)

- Appendix section “Santa Clara City Moderate Income Housing Plan (December 2025)” serves as the implementation element mandated by Utah law.
- It also articulates strategies to foster inclusive, mixed-income neighborhoods and reduce displacement.
- The City adopts four actionable strategies (corresponding to Utah Code 10-9a-403(2)(b)(iii)), including:
 - **Rezoning for higher density** (Strategy A)
 - **Allowing detached and internal ADUs** (Strategy E)
 - **Encouraging higher-density mixed-use housing near transit and employment centers** (Strategy F)
 - **Providing zoning incentives for projects that include affordable units** (Strategy J)

Implementation Benchmarks and Projects (Pages 116–118)

- Desert Village, approved in 2019, added 185 townhome units for moderate-income households.

<ul style="list-style-type: none"> • Deserts Edge, approved in 2021, includes 120 affordable apartment units utilizing Utah Housing tax credits (first 60 units under construction 2025–2026). • A new R-1-4 Zoning District (4,000 sq. ft. minimum lot size) was introduced in 2025 to increase homeownership accessibility for moderate-income residents by allowing compact, lower-cost single-family homes. 	
<p>Not enough commercial planned for, a desire for more services available locally. Have already had some rezonings from commercial zones to residential and that’s heading in the wrong direction.</p> <p>The document identifies key nodes, corridors, and special planning areas where the City encourages concentrated and mixed-use commercial activity.</p> <p>Future Land Use Chapter (Pages 37–40)</p> <ul style="list-style-type: none"> • The Future Land Use section emphasizes economic vitality and compact, higher-density development along major corridors. • Goal 5 – Encourage Mixed-Use and Commercial Vitality outlines three central policies: <ul style="list-style-type: none"> ○ Policy 5.1: “Designate and support growth of commercial nodes along key corridors, including the Gateway and Historic Downtown, to promote jobs, local businesses, and diverse retail options.” ○ Policy 5.2: “Foster mixed-use development along major corridors that integrates retail, housing, offices, and public spaces in walkable environments.” ○ Policy 5.3: “Collaborate with regional partners to market Santa Clara’s commercial areas for investment, job creation, and expanded services.” These policies collectively encourage more intensive commercial development through mixed-use design and corridor-based planning, balancing economic growth with community form. 	<p>The plan encourages higher-intensity and dense commercial development throughout several major planning sections specifically:</p> <ul style="list-style-type: none"> • Along Gateway and Pioneer Parkway corridors • Within designated mixed-use nodes • Through redevelopment of key intersections and Main Street • And in Special Planning Areas such as Black Desert and South Hills <p>(refer to column to the left for specifics).</p> <p>Is there a desire to more explicitly discourage the rezonings of currently zoned commercial to any other zoning designation?</p>

Economic Development Chapter (Pages 78–83)

- The plan identifies four major commercial growth nodes—or commercial areas:
 - The Gateway Area (Santa Clara Drive and Canyon View Drive): described as the “regionally competitive business hub with the highest visibility and access,” positioned for high-intensity retail, dining, and hospitality investments.
 - Neighborhood Corridor (Pioneer Parkway and Red Mountain Drive): highlighted as a mixed-use corridor integrating compact housing with retail and entertainment uses to support “trip chaining and future regional commercial draw.”
 - Neighborhood Center (Pioneer Parkway and Rachel Drive): encouraged for medium-intensity, mixed commercial and local service uses supporting nearby neighborhoods.
 - Business Nodes along Rachel Drive: promoted for infill and redevelopment, emphasizing office-flex, small-format retail, and community-serving services.
- These designations signal the City’s intent to concentrate and intensify commercial development where infrastructure and traffic capacity can support higher activity levels.

Redevelopment and Infill Focus Areas (Pages 40–43)

- In the Redevelopment section, the plan explicitly promotes higher-density commercial and mixed-use infill:
 - “Encourage redevelopment that blends housing, shops, offices, and public spaces, especially along commercial corridors and key intersections.”
 - The Gateway intersection and Neighborhood Center are identified as priority zones for “targeted public and private reinvestment, retail clustering, and hospitality expansion.”

Special Planning Areas (Pages 32–35)

- The Black Desert Special Planning Area (SPA) includes resort-based retail, office, and event uses, integrated at higher development intensities with adjacent residential components.
- The South Hills SPA envisions a phased mixed-use resort and commercial community allowing clustered commercial and hospitality spaces at moderate to high intensity, framed by environmental preservation standards.

Historic Downtown Core and Main Street Commercial (Pages 48–50)

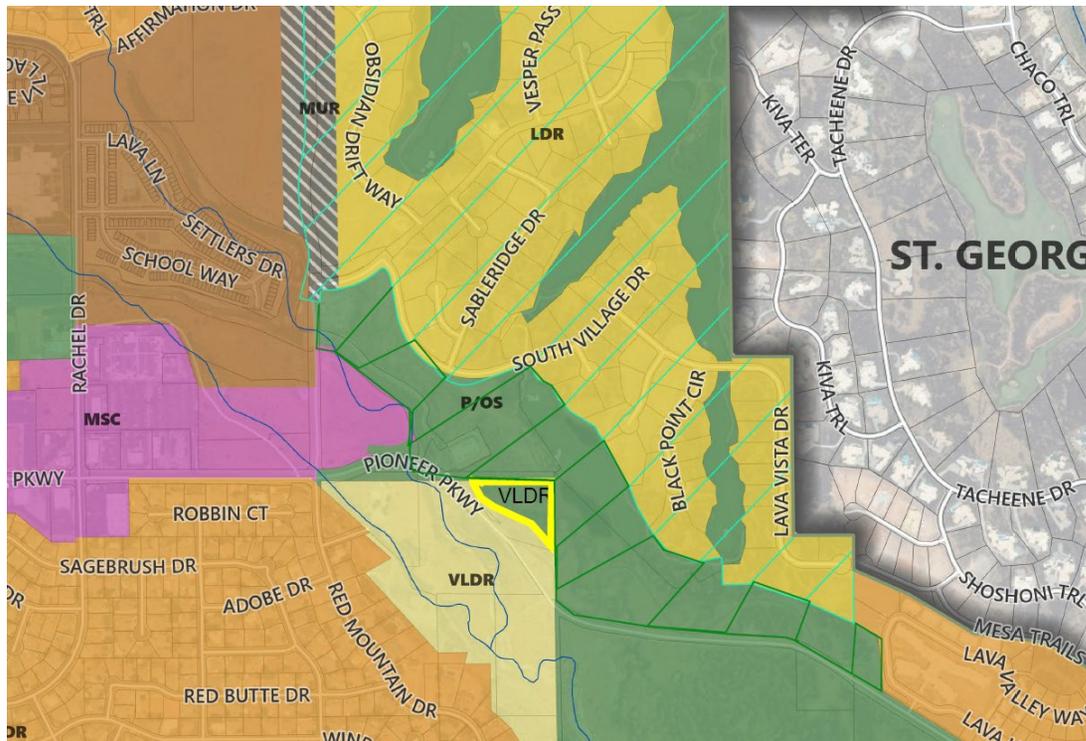
- The Historic District Plan supports “small-scale intensification and creative adaptive reuse”, introducing modest density increases through two- to three-story mixed-use buildings that combine retail and residential uses.
- Future growth in the Historic Downtown Core is directed toward “a pedestrian-friendly, mixed-use center” while maintaining architectural compatibility and historic charm.

RESIDENT REVIEW MATRIX Comments/Responses

Comment	Response
RESIDENT COMMENT REVIEW PERIOD FEEDBACK	
<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. Will want to find out more information from City's Public Works Dept.</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>Noted. Glad to hear the optimism of Santa Clara heading in a direction you're pleased with.</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>
<p>I know that the city is aware that a land parcel owned by myself and Mark Weston is zoned residential, and yet you still have it labeled as Open Space on this updated general plan. Please contact Mark Weston at XXX-XXX-XXXX with any questions about the exact piece. Part of the confusion with the community last time around was them thinking that the general plan superceeded the zoning-- which the city conceded it did not. It caused unnecessary conflict with neighbors and the city council ended up voting on something, just to have to turn around and acknowledge that vote had no power. The action caused confusion for everyone. If you continue to label this piece of property as OS on the new general plan, you will once again cause confusion in the community, as they do not understand that the zoning is what matters. Since the city knows that this piece of property (both portions on the side of Pioneer Parkway) is in the development process right now, I would like the parcel to be labeled with its</p>	<p>Corresponding updates to the Future Land Use Exhibit have been made.</p> <p>PROPOSED UPDATE TO LAND USE MAP:</p> <ol style="list-style-type: none"> 1) Triangular piece to also be Land Use Classification of VLDR 2) Extension of the Black Desert SPA parcels more clearly delineated out toward Pioneer Parkway <p>(Refer to column to the left for illustrative changes to map)</p>

proper residential zoning on the updated general plan. Continuing to label this piece of property as Open Space, when it is zoned residential, is inaccurate and also irresponsible, as it creates conflict and confusion where there does not need to be any. Please follow up with Mark Weston on this. Thank you.



<p>I think the city should plant more trees and encourage residents to do the same. When trees shade streets they become more walkable. When trees shade houses they use less energy for cooling. When trees shade vegetation they decrease irrigation needs. Phoenix is planting trees to reduce the heat island effect. I like that the city produces its own power and passes on the true cost. I did notice there was zero discussion of residential solar. It seems like if that were more popular it could save the city money by reducing fuel costs and the need to buy power from the wholesale market because solar output peaks in the afternoon at the same time air conditioning demand is greatest. Incentivizing residents to produce some of their own power makes the whole community more resilient.</p> <p><i>Residential Solar:</i></p> <p>. Future Land Use – Sustainable Development Policies (Page 39)</p> <ul style="list-style-type: none"> • Under Goal 6: Integrate Sustainable and Resilient Development Practices, the plan includes Policy 6.3, which states that the City will “encourage renewable energy adoption and energy-efficient design in both residential and commercial projects.” <p>2. Guiding Principles (Pages 22–23)</p> <ul style="list-style-type: none"> • The section titled “Plan for Balanced and Sustainable Growth” states “renewable energy adoption and green infrastructure,” <p>3. Public Utilities and Infrastructure (Pages 73–75)</p> <ul style="list-style-type: none"> • The Power Utilities section discusses sustainable and reliable energy goals, to diversify power sources and maintain cost-effective, low-emission generation. 	<p>Both the encouragement of tree planting and residential solar (Sustainable Development policies) are currently found in the plan. (Refer to Column to the left for additional information)</p>

For the encouragement of trees the document has the following:

Historic District Guidelines (Pages 50–53)

- The plan explicitly mentions preservation of street trees, gardens, and site vegetation as part of the Historic District’s identity. It specifies that original landscape elements—especially Sycamores—should be retained.
- Landscaping and site features are included in design goals for protecting the district’s historic character while promoting beautification and compatible improvements through tree preservation and enhancement of property landscaping.

Sensitive Lands and Environmental Stewardship Chapter (Pages 90–95)

- The Sensitive Lands section refers to preserving native vegetation, replanting disturbed areas, and maintaining trees and shrubs to prevent erosion on hillsides or flood-prone areas.
- It calls for restoration of native vegetation in development proposals, emphasizing sustainability through natural hydrology protection and scenic open-space management.

Parks, Trails, and Open Space Elements (Pages 63–70)

- Tobler Park is planned to include an orchard, educational gardens, and heritage-themed landscaping, linking sustainable planting to local agricultural heritage.
- Parks and trails policy goals emphasize landscaping design that promotes shade, natural character, and ecological diversity in public spaces.

Historic and Cultural Preservation Notes

- The plan integrates tree-lined streets such as Santa Clara Drive (Sycamores) as significant visual and cultural landmarks, encouraging maintenance and replacement planting as needed to preserve character.