

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.</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.</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 superceded 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 proper residential zoning on the updated general plan. Continuing to label this piece of property as Open Space, when it is zoned residential,</p>	<p>Corresponding updates to the Future Land Use Exhibit have been made.</p>

<p>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>	
<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>	