



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
October 23, 2025 @ 5:30 PM

2603 Santa Clara Drive
Santa Clara, Utah 84765

Phone: (435) 673-6712
Email: contact@scity.org

Public Notice is hereby given that the Planning Commission of the City of Santa Clara, Washington County, Utah, will hold a Planning Commission Meeting in the City Council Chambers, 2603 Santa Clara Drive, Santa Clara, Utah, on Thursday, October 23, 2025, commencing at 5:30 PM. The meeting will be broadcasted on our City website at <https://santaclarautah.gov>.

The agenda for the meeting is as follows:

1. Call to Order

2. Opening Ceremony

- A. Pledge of Allegiance: Joby Venuti

3. Conflicts and Disclosures

4. Working Agenda

- A. Public Hearing

- 1. Consideration and possible action on the City's updated General Plan. Santa Clara City, applicant.
- 2. Consider a proposed Property Rezoning for Lot 5 of the proposed Big Rocks Subdivision from the Open Space OS zone to the R-1-10 zone to allow for a single-family residential subdivision. Real Free-Range LLC, applicant.

- B. Public Meeting

- 1. Consider a proposed Plat Amendment for the Santa Clara Heights Subdivision, Plat A (Lots 1 & 2) located at 1282 Heights Drive and 1284 Heights Drive. Gordon Crofts, applicant.

5. General Business

- A. Recommendation to City Council

- 1. Recommendation to the City Council for consideration and possible action on the City's updated General Plan.

2. Recommendation to the City Council for a proposed Property Rezoning for Lot 5 of the proposed Big Rocks Subdivision.
3. Recommendation to the City Council for a proposed Plat Amendment for the Santa Clara Heights Subdivision, Plat A (Lots 1 & 2).

B. Planning Commission Approval

1. Preliminary Subdivision Plat Review for the Big Rocks Subdivision located at 4405 W 1700 N. Real Free-Range LLC, applicant.

6. Discussion Items

- A. None

7. Approval of Minutes

- A. Request for Approval of Meeting minutes: October 9, 2025

8. Adjournment

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at least 24 hours in advance of the meeting by calling (435) 673-6712.

Posted this 16th day of October 2025.

Jim McNulty, Planning Director



TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: October 23, 2025
RE: General Plan Update (**Public Hearing**)

City staff and the General Plan Steering Committee GPSC have been working with Planning Outpost all year to provide a General Plan Update for the City. **Utah State Code, Section 10-9a-403(2) requires** the following plan elements:

1. A Land Use Element
2. A Transportation & Traffic Circulation Element
3. A Moderate-Income Housing Element
4. A Water Use & Preservation Element

Each of these plan elements has been included; however, City staff and the GPSC have worked together to provide optional but encouraged plan elements including:

5. Environmental Sustainability
6. Historic Preservation
7. Economic Development
8. Parks, Recreation, and Open Space
9. Public Safety & Emergency Services

City staff and the GPSC feel that this plan will help guide and direct the City for the next decade. We are excited to move forward in the process and adoption of the City's updated General Plan.

Combined work session meetings with the City Council, Planning Commission, and Heritage Commission were held on October 8, 2025, and October 22, 2025, allowing for comments and/or revisions to the document. Additionally, the draft document was made available during a public comment period from October 6, 2025, to October 22, 2025, for city residents.

State Code Requirements:

Utah State Code, Section 10-9a-403 includes requirements for General Plan preparation. The Planning Commission shall provide notice, as provided in Section 10-9a-203, of the Planning Commission's intent to make a recommendation to the City Council for a proposed General Plan for the area within the municipality.

Additionally, a public hearing to consider a General Plan requires a 10-day notice which requires the date, time, and place of the public hearing. City staff have determined that all State Code requirements have been met with this application.

Recommendation:

City staff recommends that the Planning Commission hold a public hearing and consider recommending approval for the City's updated General Plan to the City Council.



**Local Government
& Land Use Consulting**
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-3200

October 16, 2025

RE: October 23, 2025 General Plan Update Public Hearing

Dear Planning Commission:

Planning Outpost is pleased to present to you the updated General Plan for your review, consideration and possible action at the upcoming public hearing scheduled for October 23, 2025. As will be discussed the plan has had an extensive public engagement process that began back in January, and is ready for the Commission's recommendation to the City Council for adoption.

We look forward to reviewing and discussing the plan's highlights in your meeting.

Sincerely,
Valerie Claussen, AICP

SANTA CLARA CITY

General Plan 2025

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





Acknowledgements

City Council

Rick Rosenberg, Mayor
Janene Burton
Christa Hinton*
Dave Pond
Ben Shakespeare
Jarett Waite

Planning Commission

Logan Blake,* Chair
David Clark
Shelly Harris
Joby Venuti
Kristen Walton
Josh Westbrook
Curtis Whitehead

Heritage Commission

Mimi McKenna,* Chair
Pam Graff Gardner
Mandi Gubler
Bob Lamoreaux
Megan Smith

City Staff

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Jim McNulty,* Planning & Economic Development Manager
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Debbie Andrews, Administrative Assistant
Dustin Mourtinsen, Public Works Director
Ryan VonCannon, Parks Director
Gary Hall, Power Director
Dan Cazier, Fire Chief
Jaron Studley, Police Chief

**Members of the 2025 General Plan Advisory Committee*

Consultant



Planning Outpost

In partnership with
J-U-B Engineers, Inc.
Gateway Mapping, Inc.
Zions Public Finance

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EXECUTIVE SUMMARY



Santa Clara City's 2025 General Plan sets a vision for sustainable growth, dynamic community character, and resilient land management, structured to comply with Utah State Code and tailored to local priorities. This General Plan reflects Santa Clara's commitment to:



Community Engagement & Historic Preservation

Planning is shaped by robust public involvement, from design reviews in the Historic District to ongoing feedback on parks and amenities. The Plan ensures development reflects Santa Clara's heritage and community values, with special attention to key assets like the historic cemetery, which faces imminent capacity challenges.



Land Availability & Strategic Development

With only 239 acres of readily developable land left, the Plan emphasizes strategic and innovative planning. Most growth opportunities are in smaller parcels or areas needing significant coordination due to environmental or regulatory constraints. Expansion is limited predominantly to targeted annexation areas like Graveyard Wash, aiming to balance residential, commercial, and recreational uses while protecting the City's natural resources.



Land Use & Zoning

Santa Clara has a diverse mix of zoning designations and future land uses, ranging from sensitive lands overlays (hillsides, floodplains, and BLM lands) to customized Special Planning Areas (SPAs) for large, mixed-use developments. The SPA land use classification is designed for long-term, phased developments, governed by binding agreements to ensure coordinated infrastructure, amenities, and community integration. Examples include the Black Desert and South Hills SPAs.



Moderate Income Housing & Community Character

The City integrates housing goals focused on diversity and affordability, outlined in both the main plan and dedicated appendices. Policy actions target eliminating barriers to moderate-income housing development and promoting preservation, in alignment with Utah State Code requirements.



Transportation & Connectivity

The Plan prioritizes safe pedestrian and bicycle routes, expansion of trails and greenways, and upgrades to transportation infrastructure for multi-modal accessibility. This ensures every new subdivision and major corridor is planned with mobility and connectivity at its core.



Parks, Recreation & Open Space

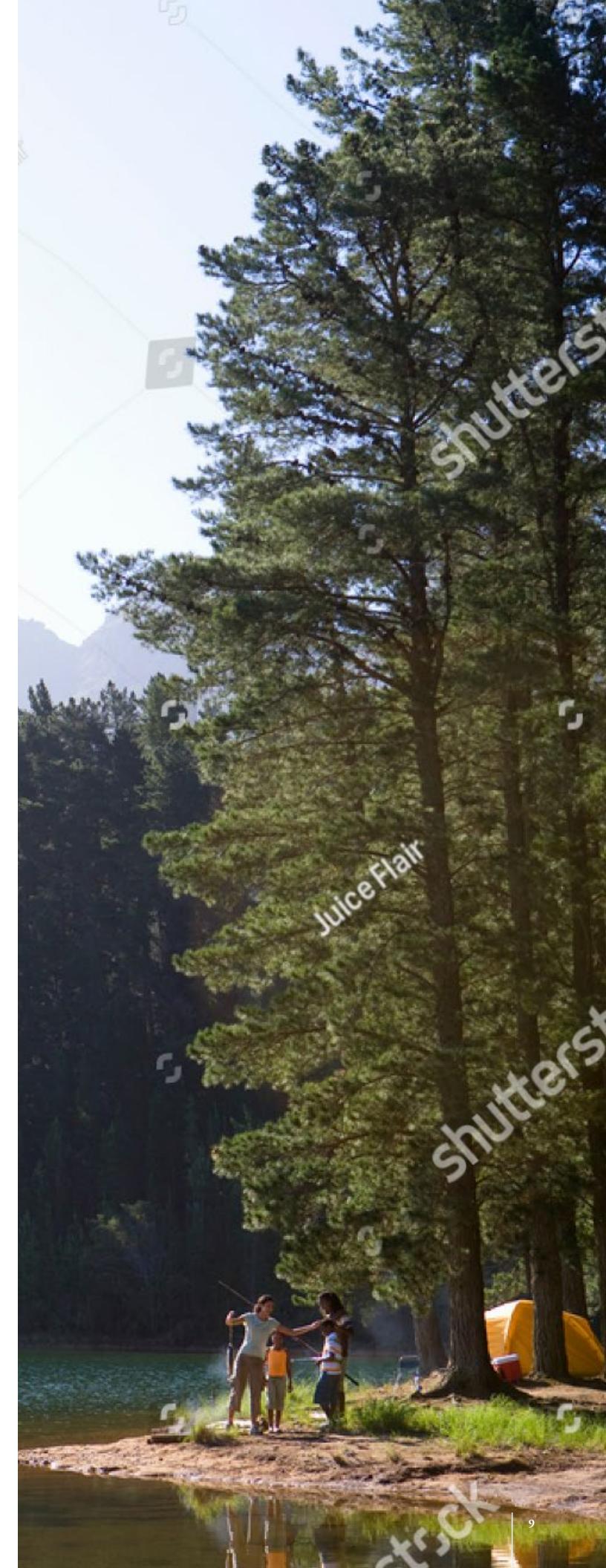
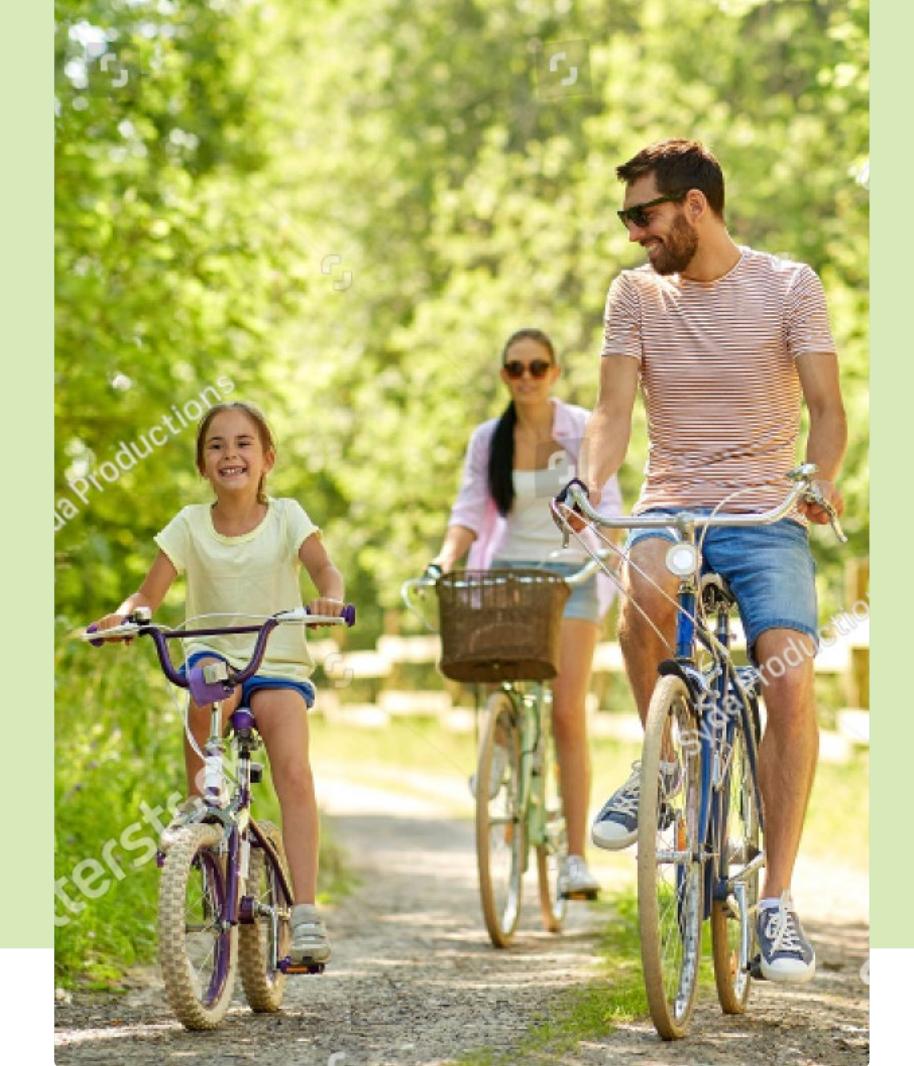
Santa Clara's parks and trails system significantly exceed mandated benchmarks, with 12 acres of parkland per 1,000 residents and significant investments planned for upgrades and new facilities. As the City's population grows toward build-out, the Plan emphasizes phased expansions, such as Tobler Park, trail extensions, and diverse recreational amenities, to maintain high levels of service and quality of life.



Environmental Sustainability & Resource Protection

The Plan champions smart water use, environmental stewardship, and stormwater resilience. Conservation strategies include infrastructure upgrades, education, measurable goals for water demand reduction, and ongoing BLM coordination in preparation for future land disposal. Sensitive lands, including hillsides and habitat corridors, are strongly protected for environmental integrity.

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.



UTAH STATE CODE COMPLIANCE SUMMARY

Overview of General Plan Requirements in Utah

Under Utah Code Title 10, Chapter 9a, municipalities are required to prepare and adopt a comprehensive, long-range General Plan that addresses both present and future needs of the community. The plan must guide growth and development within the City's boundaries and may include a wide range of elements such as land use, transportation, housing, public services, and environmental stewardship.

Mandatory Plan Elements

At a minimum, the General Plan must include:

- **Land Use Element:** A map and narrative describing existing and proposed land uses, densities, and development patterns.
- **Moderate Income Housing Element:** SB34 enacted state law requiring most municipalities to include a Moderate-Income Housing Element in their General Plan. This section must outline strategies to provide affordable housing options, particularly for cities that meet the
- **Transportation and Circulation Element:** Plans for roads, transit, pedestrian, and bicycle infrastructure. The State Legislature enacted what is commonly referred to as SB 195 requiring Cities to review and identify connectivity impediments in their transportation network and update their General Plans accordingly no later than July 1, 2027.
- **Water Use and Preservation Element:** By December 31, 2025, municipalities (except towns and fifth-class cities) must include a water element that addresses water demand, conservation strategies, infrastructure coordination, and integration with land use planning.
- **Optional but Encouraged Elements** that Santa Clara's Plan also includes the following:
 - » Environmental sustainability
 - » Historic preservation
 - » Economic development
 - » Parks, recreation, and open space
 - » Public safety and emergency services

criteria of a "specified municipality" under Utah Code 10-9a-408, of which Santa Clara is such City.

FLEXIBILITY AND LOCAL CONTROL

While the state outlines required components, municipalities retain flexibility in determining the comprehensiveness, format, and extent of their General Plan. This enables each city to shape its plan according to local priorities, resources, and community values, while still meeting statutory obligations.

REQUIRED ELEMENT	MAIN PLAN LOCATION(S)	APPENDIX/SUPPORTING DOCUMENT
Land Use	Future Land Use, Community Character	—
Transportation & Circulation	Community Connectivity & Systems	Transportation Connectivity Plan Supplement
Moderate Income Housing	Community Character—Housing, Plan Summary	Moderate Income Housing Plan, Zion's Socio-Economic Housing Report
Water Use & Preservation	Community Sustainability, Water Conservation	Water Use & Preservation



WHAT IS A GENERAL PLAN?

A General Plan is a long-range, strategic document that guides the growth, development, and overall vision of a city over a 10- to 20-year period. It serves as a comprehensive guide for decision-making by local officials, city staff, developers, and residents. The plan reflects the community's values and aspirations, providing a framework for land use, housing, transportation, economic development, public services, parks, and environmental sustainability.

For smaller cities, a General Plan is especially important because it helps manage limited resources, attract investment, and preserve the unique character of the community while preparing for future needs.

A General Plan helps cities:

- Coordinate development in a logical and efficient way
- Qualify for grants and funding
- Avoid conflicts in land use
- Preserve community identity
- Plan proactively rather than reactively

Planning Process

The planning process begins with **project initiation**, establishing scope, goals, and stakeholders. An **existing conditions analysis** documents the community's current state, while **community engagement** gathers input to shape priorities. From this, a **vision and guiding principles** are developed, leading to a land use and growth framework that outlines where and how the City should grow. A **core**

plan elements framework translates these ideas into draft policies and strategies, which are refined into the **final General Plan**—a cohesive, adopted guide for future growth, development, and investment.

General Plan Framework

A city's **General Plan** answers the overarching question:

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

Vision and Values

- What is the long-term vision for the City?
- What values guide growth and development?

Land Use and Development

- Where should growth occur, and what kind of growth is appropriate?
- How should land be used to support housing, jobs, recreation, and conservation?

Infrastructure and Services

- How will the City provide transportation, utilities, parks, and public services to support growth?

Environmental Stewardship

- How will the City protect natural resources and respond to climate change or hazards?

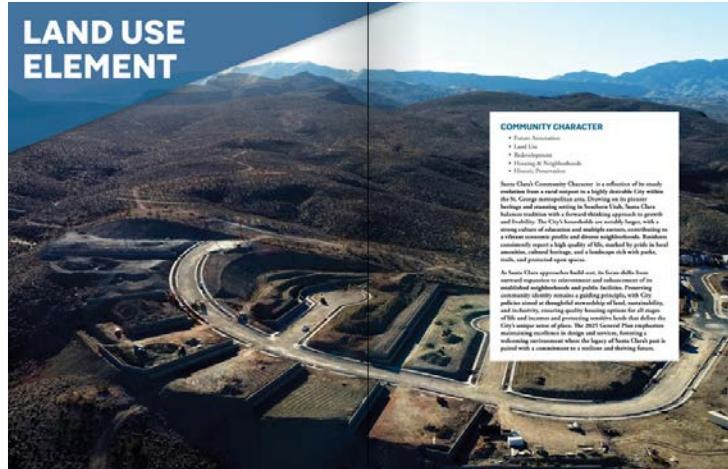


HOW THE PLAN IS ORGANIZED

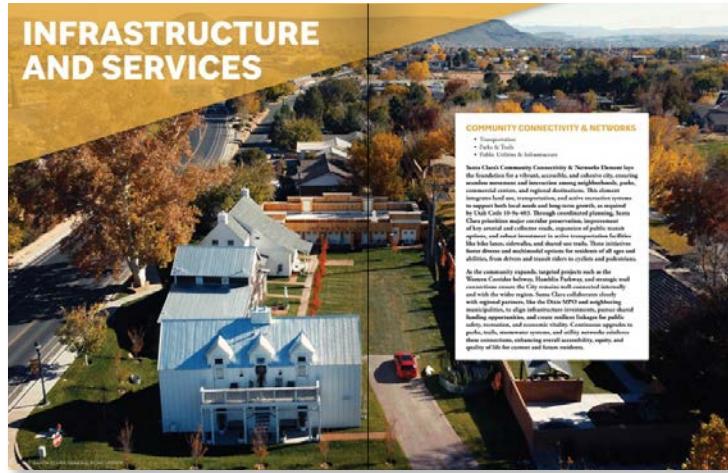
The General Plan is organized in a hierarchy of units each having chapters that highlight the core parts of the City's vision, our priorities for future growth, the services and infrastructure we rely on, and the stewardship of our community's resources. Each chapter focuses on a different aspect of community life, offering background and ideas that help guide decision-making. The structure moves from the big picture to practical steps for putting the vision into action.



LAND USE ELEMENT



INFRASTRUCTURE AND SERVICES



Vision and Values

Community Profile

The Vision & Values section lays the foundation for the General Plan by describing the community's identity, history, and aspirations for the future. It begins with a profile of Santa Clara, including its historical background, demographic trends, and an overview of past growth and remaining capacity for development. Building on this context, it captures the community's shared vision through public engagement, a SWOT analysis, and discussions of what defines a strong, connected community. The section concludes with a clear vision statement and guiding principles that reflect local values and set the direction for all future planning and decision-making.

Land Use and Development

Community Character

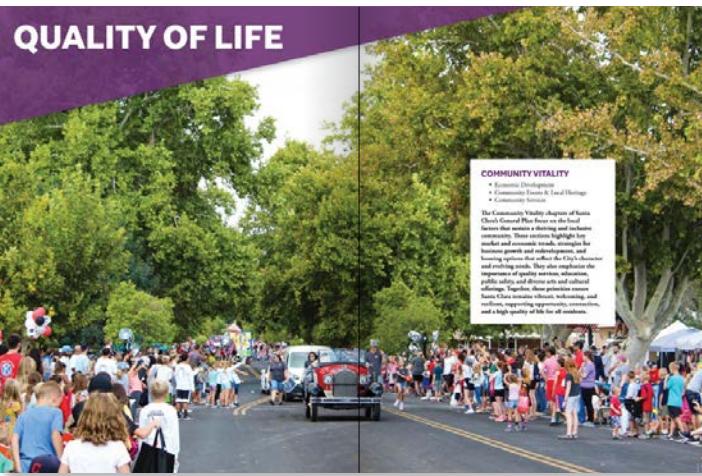
This section establishes the foundation for Santa Clara's distinct sense of place. Through chapters on land area, future annexation, future land use, redevelopment, housing, and historic preservation, it guides the City's approach to managing growth, protecting neighborhood character, and honoring its historical roots. With an emphasis on preserving established neighborhoods, supporting compatible new development, and safeguarding key historic sites and structures, the plan prioritizes the City's unique identity. The framework also encourages strategic annexation, creative redevelopment, and adaptive land use policies, ensuring that Santa Clara remains a vibrant, resilient, and welcoming community well into the future.

Infrastructure and Services

Community Connectivity & Networks

This section highlights the interconnected systems that enable daily living and long-term growth in Santa Clara. It addresses transportation networks, the development and maintenance of parks and trails, and the provision of essential public utilities and infrastructure. Together, these chapters emphasize creating safe, efficient mobility options, expanding recreational access, and ensuring dependable utility services—foundations that keep the community accessible, connected, and prepared for future needs.

QUALITY OF LIFE



ENVIRONMENTAL STEWARDSHIP



Quality of Life

Community Vitality

This section presents the vision for Santa Clara's economic future, focusing on policies and initiatives that strengthen economic development, foster community events, and celebrate local heritage. It highlights strategies to support business growth, enhance cultural activities, and provide quality community services. By emphasizing economic opportunity, distinctive community identity, and vibrant local traditions, these chapters chart a course for a dynamic, resilient, and engaged Santa Clara.

Environmental Stewardship

Community Limited-Resources

This section sets out Santa Clara's commitment to responsible care and management of its natural resources. Through chapters on community sustainability, sensitive lands, and water conservation, the General Plan outlines policies that preserve the community's unique landscapes, promote efficient use of resources, and support long-term resilience for current and future generations.

VISION & VALUES



COMMUNITY PROFILE

History and Background

Santa Clara, nestled in southwestern Utah's Washington County, boasts a rich and distinctive heritage rooted in pioneer enterprise and community spirit. The City's origins trace back to 1854 when Jacob Hamblin, a missionary for the Church of Jesus Christ of Latter-day Saints, established the settlement as part of a broader initiative to foster communities across the Utah Territory. Under Hamblin's leadership, Santa Clara became the headquarters of the "Indian Mission," focused on collaboration with the Southern Paiute people.

By 1856, settlers constructed Fort Clara to anchor their growing community. However, adversity struck in 1862, when the catastrophic Great Flood of 1862 destroyed both the fort and much of the early infrastructure. In that same pivotal year, a group of Swiss converts arrived, bringing valuable agricultural expertise. Their specialty in grape cultivation and adaptation to the region's warm climate marked a turning point for Santa Clara, ushering in an era of fruitful productivity.

Santa Clara soon gained fame as the "fruit and vegetable garden" of Washington County, known for abundant orchards and thriving crops. Fruit production supplanted the original aspiration for cotton, a holdover from the "Cotton Mission", and became the economic cornerstone for decades. The area's agricultural success ensured the community's survival and prosperity through the challenges of its early years.

Throughout the early 20th century, Santa Clara preserved its character as a small, agriculturally focused town. The construction of the Arrowhead Trail highway in the 1920s brought new visitors, invigorating the local fruit market with roadside stands. Despite never being reached by the railroad, Santa Clara maintained steady growth, balancing rural charm with new opportunities.

Today, Santa Clara is recognized as one of the westernmost communities in the fast-urbanizing Washington County corridor, extending eastward to Zion National Park. The City's boundaries directly abut St. George to the east and Ivins to the north and west. Santa Clara Drive, lined with towering Sycamore trees, remains a beloved hallmark of the City's quaint, small-town atmosphere. Yet, Santa Clara is more than its iconic main street. Covering six square miles, the City encompasses large subdivisions and expanses of open land. Once at the margins of regional growth, Santa Clara has experienced remarkable expansion in recent decades, with ongoing development anticipated into the northern uplands and the South Hills.

Over the past decade, Santa Clara City has grown from roughly 6,800 residents in 2015 to about 8,600 by July 1, 2024, an increase of approximately 28%. The official U.S. Census estimate puts the City at 8,631 in 2024 (an increase from the 7,553 at the April 1, 2020, census) and the estimated population for the City as of December 2025 is 9,054 people. The Annual American Community Survey (ACS)-based profiles show steady, mid-single-digit growth rates in 2022–2024. This reflects the broader Washington County boom spilling across the St. George metro, with Santa Clara adding households while maintaining a relatively young median age and high incomes for the region.

Physically, the City has continued to expand its urban footprint with new subdivisions and small commercial nodes, and it is still taking steps to add land and rebalance uses. In June 2025, Santa Clara noticed a petition to annex about 51 acres on the City's edge, and recent Planning Commission actions have included requests to shift portions of planned residential areas to mixed commercial/residential to support services and diversify revenues, indicative of maturation from bedroom-community growth toward a more complete local economy.

This General Plan Update addresses the City's evolving needs. Building on the foundations laid by previous plans and the efforts of dedicated citizens and administrators, it seeks to honor Santa Clara's unique heritage while guiding new growth and development. The plan aims to provide continuity with the City's legacy, bridging its storied past with an inspired vision for the future. Above all, the General Plan aspires to leave a legacy for tomorrow's Santa Clara residents as enduring, practical, and cherished as the one inherited from generations' past.

DEMOGRAPHICS OVERVIEW

Population & Household Growth

In 2020, Santa Clara was home to 7,553 residents, an increase of more than a quarter since 2010, when the population stood at just over 6,000. Over that same decade, the number of households grew even faster, climbing from 1,708 to 2,267, a 32.7 percent rise. This pace of growth outperformed the state as a whole, though it trailed just behind the rapid expansion seen across Washington County.

Like much of Utah, Santa Clara is projected to experience a gradual shift toward smaller households, with the average household size expected to decline from 3.32 people in 2020 to about 2.72 by 2050. Even with smaller households, the City's population is expected to reach an estimated 16,018 residents spread across nearly 5,900 households by 2050. Nearer in the future, state demographers project that Santa Clara will cross the milestone of 9,000 residents by the end of 2025.



Household and Socio-economic Characteristics

Santa Clara's population skews younger than the surrounding county, with a median age of 33.7 compared to Washington County's 39.0. Still, it is slightly older than the Utah statewide median of 31.7, unsurprising, given Utah's standing as the youngest state in the nation.

Economically, Santa Clara's households report notably higher median incomes, about \$93,000 compared to the County's \$76,000. However, much of this difference can be attributed to the larger number of income earners living under the

same roof. On an individual basis, workers in Santa Clara earn slightly less, averaging \$32,210 annually, compared to \$35,990 Countywide. Education plays an important role in the City's workforce: more than a third of residents aged 25 and older hold a bachelor's degree or higher, slightly above the County's rate.

Santa Clara households also tend to be bigger, with a median household size of 3.3 people, compared to 2.8 across the County. This combination of higher education levels, larger household sizes, and multiple earners shapes the City's economic profile and community character.

These population projections, trends and household statistics are discussed in greater detail in the **Zion's Socio-Economic & Housing Report** included in the appendix of the Plan.

Implications for the Future

Santa Clara's growth presents both opportunities and challenges. A rising number of households will create greater demand for diverse housing options, while smaller household sizes may influence the type, size, and affordability of future homes. A relatively young, educated workforce positions the City well for economic vitality, but the gap between household and individual earnings points to the need for local job opportunities that better match skills with wages.

Planning for infrastructure, transportation, parks, and public services must anticipate this rapid population increase while preserving the very community character that draws residents to Santa Clara. The City's ability to balance growth with livability will define its future.

Santa Clara's Growth & Future Planning Needs

- Rapid, Sustained Growth** – Population growth by 2050 (from 9,000 in 2025 to approx. 16,000), requiring expanded housing, infrastructure, and services.
- Shifting Household Patterns** – Declining average household size means demand will grow not just in volume, but in diversity of housing types and sizes.
- Younger, Educated Demographic** – A relatively young population with higher educational attainment offers strong workforce potential for local and regional employers.
- Income Dynamics** – Higher household incomes stem from multiple earners rather than higher individual wages, highlighting a need to attract better paying jobs locally.
- Balancing Growth & Character** – Planning must accommodate expansion without compromising Santa Clara's small town feel, quality of life, and community identity.

COMMUNITY VISION

Public Engagement Overview

Public participation is a cornerstone of Santa Clara's General Plan update. Through a combination of resident surveys, stakeholder questionnaires, and facilitated meetings, the City gathered a wide range of perspectives to inform planning decisions. This chapter summarizes the key themes, priorities, and concerns expressed by the community and stakeholders.

Public Engagement Opportunities

EVENT	OPPORTUNITY
Kick-off Meeting Jan 7, 2025	SWOT analysis, project outline & schedule presented & discussed with the City Council, Planning Commission, Heritage Commission and residents.
General Plan Update Project Website Feb - Dec 2025	24/7 Information available at resident's fingertips with project updates and project contact information to provide feedback on the plan or any of its components.
Resident Survey Feb-April 2025	Postcards mailed out to all residents in addition to City communications (newsletters, social media, etc) about the resident survey which included questions regarding the quality of life, housing, amenities, transportation, parks, services, etc.
Stakeholder Meetings April 28-29	Small stake holder meetings were held at City Offices to discuss water, transit, schools, local economy/business, sustainability and land development patterns.
Community Workshop April 29, 2025	Residents were invited to attend a workshop at City Offices where an Overview of Survey Results were presented, and participation in discussions on "What is a Community?" and additional input on the SWOT analysis.
Community Open House June 10, 2025	Residents were invited to attend an open house at City Offices to review and provide feedback on the City's Land Use, Transportation, Parks & Trails, and Annexation
General Plan Forum Sep 9, 2025	Residents were invited to attend a forum at City Offices with a presentation on the draft plan proposed goals and a break-out session to provide any additional feedback on the draft plan or the Land Use, Transportation, Parks & Trails, Annexation, and Sensitive Lands exhibits.
Comment Review Period Oct 6-22, 2025	Residents were made aware of the plan being available in PDF format for review on the project (and City's) website to provide additional comment and feedback prior to the City's final work sessions and public hearings.
Joint Work Sessions Oct 8 & 22, 2025	Joint work sessions were held with the City Council, Planning Commission, Heritage Commission and interested residents attended for review of the proposed plan in preparation for the public hearing process.
Public Hearings Oct-Dec 2025	Pursuant to Utah State Code Section 10-9a-204 and 10-9a-404 Public Hearings were scheduled and appropriately noticed with the Planning Commission prior to making recommendation of the plan adoption to the City Council.

Resident Survey Summary

As part of the General Plan update, Santa Clara City conducted a comprehensive resident survey from **February 17 through April 7, 2025**, to gather public input on a wide range of community topics. The survey was designed to assess resident satisfaction, identify priorities, and inform future planning decisions.

Participation and Demographics

The survey received **552 responses**, representing a **strong engagement rate** given the City's estimated population of **8,483 residents** and **2,582 households**. This reflects a **6.5% response rate**, which is notably high for voluntary municipal surveys.

- Housing:** Residents expressed concern about affordability, maintenance, and the impact of rentals and high-density development.
- Transportation:** Traffic congestion and lack of safe pedestrian/bike infrastructure were common concerns.
- Parks & Recreation:** High satisfaction with parks, but requests for more pickleball courts, splash pads, and shaded areas.
- Community Identity:** Strong pride in Santa Clara's heritage and appearance, with calls for more inclusiveness and cultural amenities.

LENGTH OF RESIDENCY

- **40%** of respondents have lived in Santa Clara for 1–10 years
- **40%** Just under 40% have lived in the City for more than 20 years

NEIGHBORHOOD REPRESENTATION

- **58.9%** from The Heights
- **22.6%** from The Valley
- **18.5%** from other neighborhoods (e.g., Bella Sol, Vineyards, Entrada)

Survey Scope

The survey covered a broad range of topics, including:

- **Housing & Neighborhoods**
- **Historic/Downtown/Commercial Areas**
- **Community Facilities & Services**
- **Transportation**
- **Parks & Recreation**
- **Community Image & Identity**
- **City Strengths & Weaknesses**

Key Findings



Housing & Neighborhoods

- Strong preference for **single-family homes**
- Widespread concern about **housing affordability**, especially for young families
- High opposition to **high-density housing** and **vacation rentals**
- Residents cited high utility costs and **limited housing diversity** as major challenges



Historic/Downtown/Commercial Areas

- Strong support for preserving the **historic character** and **small-town charm**
- Desire for more **locally owned businesses**, cafes, and gathering spaces
- Concerns about **traffic congestion** and **over-commercialization**



Community Facilities & Services

- High satisfaction with **police and fire services**
- Concerns about **electricity rates, water quality, and lack of senior/youth programs**
- Requests for a **community recreation center, splash pads, and indoor play areas**



Transportation

- 72% of respondents can find alternative routes during congestion
- Residents expressed concern about **traffic flow, road capacity, and pedestrian safety**
- Strong support for **trail connectivity, bike lanes, and walkability improvements**



Parks & Recreation

- High satisfaction with **existing parks and trails**
- Requests for more **pickleball courts, dog parks, and shaded areas**
- Concerns about overuse by **tourists, broken splash pads, and park maintenance**



Community Image & Identity

- Residents value Santa Clara's **friendly atmosphere, cleanliness, and heritage**
- Concerns about **loss of identity** due to rapid growth and development
- Calls for more **inclusive events, arts and culture, and preservation of open spaces**

Conclusion

The survey results reflect a community deeply invested in preserving Santa Clara's unique character while addressing pressing concerns about affordability, infrastructure, and growth. The feedback will serve as a foundational element in shaping the General Plan to reflect the values, priorities, and aspirations of Santa Clara's residents.

OVERALL SATISFACTION

- Residents rated their overall quality of life at an average of **4.2 OUT OF 5**
- **40%** said quality of life is **about the same** as 10 years ago
- **21%** said it is **better**
- **25%** said it is **worse**



STAKEHOLDER QUESTIONNAIRE SUMMARY

In parallel with the resident survey, the City distributed a stakeholder questionnaire to professionals and community leaders. Responses emphasized strategic planning needs and policy reform.

Key Themes

- **Unique Assets:** Sycamore trees, housing diversity, and the Santa Clara River corridor.
- **Challenges:** Financial sustainability, zoning rigidity, and resistance to change.
- **Housing:** Support for "missing middle" housing and incremental zoning reform.
- **Downtown Identity:** The Rachel Drive/Pioneer Parkway area is viewed as the new economic center; revitalization of Santa Clara Drive is needed.
- **Transportation:** Calls for improved public transit and safer bike infrastructure.
- **Vision:** A flexible, evolving Santa Clara that balances growth with preservation.

STAKEHOLDER MEETING SUMMARY

Stakeholder meetings were held on April 28th and April 29th to gather in-depth feedback from regional agencies, developers, and civic leaders.

Water Management and Conservation

- Emphasis on regional collaboration and referencing the Conservation Master Plan.
- Support for water-efficient development and joint planning with the Washington County Water Conservancy District and Utah DNR.

Transportation and Development

- Advocacy for active transportation infrastructure (multi-use trails, bike lanes).
- Concerns about traffic congestion and the need for alternative routes.
- Support for Planned Unit Developments (PUDs) and middle housing with design standards.

Housing Affordability and Density

- Recognition of high property/lot costs and the need for smaller, affordable housing types.
- Support for duplexes, triplexes, and fourplexes to meet diverse needs.
- Emphasis on starter homes for younger families and essential workers.

Economic and Demographic Shifts

- Economic study highlighted wage-housing price disparities.
- Need for housing that accommodates changing family structures and age groups.

Community and Infrastructure

- Importance of preserving the historic downtown character.
- Need for improved transportation infrastructure and commercial development.
- Support for affordable housing for teachers and school staff.

Education and School Facilities

- Concerns about school capacity and the need for new facilities.
- Emphasis on housing affordability for educators.

Sustainability and Environmental Concerns

- Support for sustainable development practices, water conservation, and renewable energy.
- Calls for careful planning to mitigate environmental impacts of new development.



SWOT ANALYSIS

A SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis was also completed in conjunction with this Plan's creation. The details of the SWOT Analysis are in the Appendix.

WHAT MAKES A COMMUNITY?

Through the public engagement program of this General Plan, Santa Clara residents have identified the following Key Elements of What Makes a Community:

1. **Neighborhood Relationships:** Developing strong relationships with neighbors is crucial. Residents value

safe, calm neighborhoods and the sense of belonging that comes from knowing and supporting each other.

2. **Community Gatherings:** Events like Swiss Days, Christmas tree lighting, and informal neighborhood gatherings are important for fostering community spirit and togetherness.
3. **Preservation of Heritage:** Maintaining the historic charm and agricultural aspects, such as gardens and orchards, is essential. Residents appreciate activities that connect them to the City's heritage.
4. **Supportive Environment:** A community is defined by its friendliness, and the support residents offer each other, especially during challenging times like natural disasters.
5. **Shared Values:** Trust and shared values among community members are fundamental. This includes a commitment to keeping Santa Clara safe and inviting.
6. **Local Amenities:** Access to local amenities like parks, trails, and shops, as well as opportunities for volunteerism, contribute to a strong community.
7. **Inclusive Activities:** Activities that bring people together, such as sports events, farmers markets, and community service, help build connections and a sense of belonging.

Residents feel that a strong community is built on relationships, shared values, and active participation in local events and activities. They wish to preserve the unique character of their city while enhancing opportunities for connection and sustainable growth.

Santa Clara residents also identified the following community aspirations:

8. **Enhanced Community Events:** Residents wish for more community events and gatherings to strengthen bonds and create opportunities for interaction.
9. **Preservation and Improvement:** There is a desire to preserve the small-town feel while improving amenities and services. This includes maintaining historic sites and creating more community-oriented spaces.
10. **Sustainable Development:** Prioritizing sustainable practices and ensuring that development aligns with the community's values is a common wish.
11. **Increased Involvement:** Encouraging more residents to participate in community activities and planning processes is seen as vital for a thriving community.
12. **Neighborliness:** Foster a welcoming environment where every resident has the opportunity to participate in community events and activities.

VISION STATEMENT

Preserving heritage, connecting community, planning for tomorrow.

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.



GUIDING PRINCIPLES

The Guiding Principles reflect the collective values, aspirations, and priorities of Santa Clara's residents, drawing directly from the community's commitment to strong neighborhood relationships, inclusive gatherings, preservation of heritage, and sustainable development. By articulating clear, shared standards for growth, stewardship, and civic engagement, this chapter ensures that all public policies, projects, and investments advance Santa Clara's vision to remain a welcoming, connected, and thriving community.

The Guiding Principles provide continuity between the City's cherished past and its ambitions for the future, setting a course that honors local identity while empowering residents to shape a vibrant, resilient, and inclusive Santa Clara for generations to come.

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.

PRINCIPLE 1:

Preserve Our Heritage and Small-Town Character

Santa Clara's historic charm, agricultural roots, and close-knit culture are central to its identity. We will preserve historic buildings, landscapes, and cultural traditions while ensuring that any new development complements and strengthens our town's unique character. This includes protecting scenic open spaces, maintaining the walkable scale of the historic core, and honoring the community's multi-generational heritage.

PRINCIPLE 2:

Foster Belonging and Community Connection

We will nurture a welcoming, inclusive environment where neighbors know and support each other, where diverse voices are valued, and where meaningful opportunities, through events, public spaces, and volunteerism, bring people together. Community life will continue to be enriched by traditions such as Swiss Days, youth and senior programs, and expanded recreational and cultural offerings.

PRINCIPLE 3:

Plan for Balanced and Sustainable Growth

Growth will be managed carefully to maintain livability, affordability, and environmental health. We will diversify housing options, including "missing middle" types, to support young families and essential workers while preserving neighborhood character. Development will align with water conservation goals, renewable energy adoption, and green infrastructure, balancing today's needs with the long-term well-being of future generations.

PRINCIPLE 4:

Enhance Connectivity, Mobility, and Access to Amenities

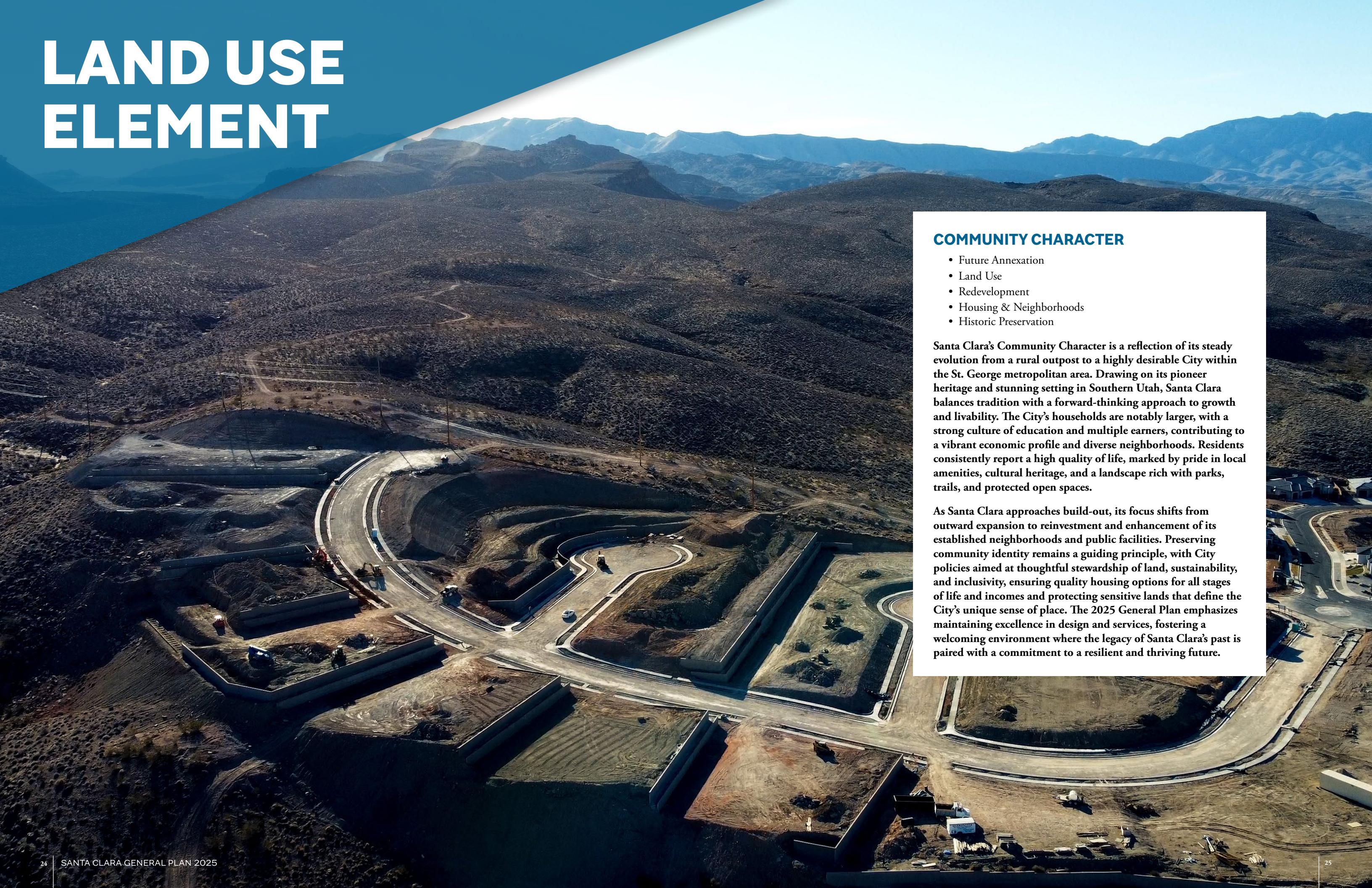
We will improve connections between neighborhoods, parks, trails, schools, and the historic core by investing in safe pedestrian, bicycle, and transit infrastructure. Transportation planning will reduce congestion, expand alternatives to driving, and make public spaces more accessible. Parks, recreation facilities, and local services will be maintained and enhanced so all residents can access amenities that support healthy, active living.

PRINCIPLE 5:

Advance Economic Vitality and Local Opportunity

Santa Clara will support a diverse, resilient economy by attracting locally-owned businesses, supporting entrepreneurship, and creating jobs that meet the needs of current and future residents. Economic development will be pursued in ways that preserve character, enhance downtown vibrancy, and ensure that prosperity is broadly shared. The City will encourage strategic investment in infrastructure, services, and the workforce to promote long-term financial sustainability for all.

LAND USE ELEMENT



COMMUNITY CHARACTER

- Future Annexation
- Land Use
- Redevelopment
- Housing & Neighborhoods
- Historic Preservation

Santa Clara's Community Character is a reflection of its steady evolution from a rural outpost to a highly desirable City within the St. George metropolitan area. Drawing on its pioneer heritage and stunning setting in Southern Utah, Santa Clara balances tradition with a forward-thinking approach to growth and livability. The City's households are notably larger, with a strong culture of education and multiple earners, contributing to a vibrant economic profile and diverse neighborhoods. Residents consistently report a high quality of life, marked by pride in local amenities, cultural heritage, and a landscape rich with parks, trails, and protected open spaces.

As Santa Clara approaches build-out, its focus shifts from outward expansion to reinvestment and enhancement of its established neighborhoods and public facilities. Preserving community identity remains a guiding principle, with City policies aimed at thoughtful stewardship of land, sustainability, and inclusivity, ensuring quality housing options for all stages of life and incomes and protecting sensitive lands that define the City's unique sense of place. The 2025 General Plan emphasizes maintaining excellence in design and services, fostering a welcoming environment where the legacy of Santa Clara's past is paired with a commitment to a resilient and thriving future.

CITY LAND AREA

As of August 2025, about 63% of Santa Clara's total land, including BLM holdings, sensitive areas, and annexation targets, remain undeveloped. Only 239 acres of true "greenfield" land are left for new development, highlighting both growth constraints and the importance of careful land use planning moving forward.

Land Availability & Constraints

Approximately 63% of Santa Clara's land area remains undeveloped overall as of August 2025. This figure includes all vacant (not subdivided), sensitive (environmentally protected), and federally managed Bureau of Land Management (BLM) parcels within both current City limits and areas identified for future City annexation. While much of this land faces environmental constraints, it represents the total share not actively developed for residential, commercial, or community uses. This percentage provides an important context for future growth planning and infrastructure considerations outlined in the General Plan's land use analysis.

Santa Clara City is situated in a high growth area. The City's land area is 4,637 acres which includes the most recent 376-acre targeted future annexed areas.

There are 239 acres left of "Greenfield" development area within the City. Greenfield area refers to land that has not been previously developed or built upon, typically agricultural fields, open countryside, or natural landscapes that are considered "green" and untouched by urbanization. Greenfield development means constructing new buildings, infrastructure, or communities on these undeveloped sites, as opposed to redeveloping land within existing urban areas.

Analysis of Remaining Developable Land in Santa Clara, Utah (August 2025)

Santa Clara's land inventory reflects a complex blend of developed, undeveloped, sensitive, and federally protected acres, shaping the City's future urban planning and growth potential. Based on the latest GIS land use data and the developed-vs-undeveloped land map, here is an overview:

Land Composition Snapshot

CATEGORY	ACREAGE	TOTAL PERCENT	DESCRIPTION
Developed Area	1,575	32%	Built Out/Redevelopment where existing infrastructure and services are provided
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	50%	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).
Erosion Hazard Zones	633	13%	City Planned Expansion where future infrastructure and services will be planned
Total Land Area	4,894	100%	

Development Potential

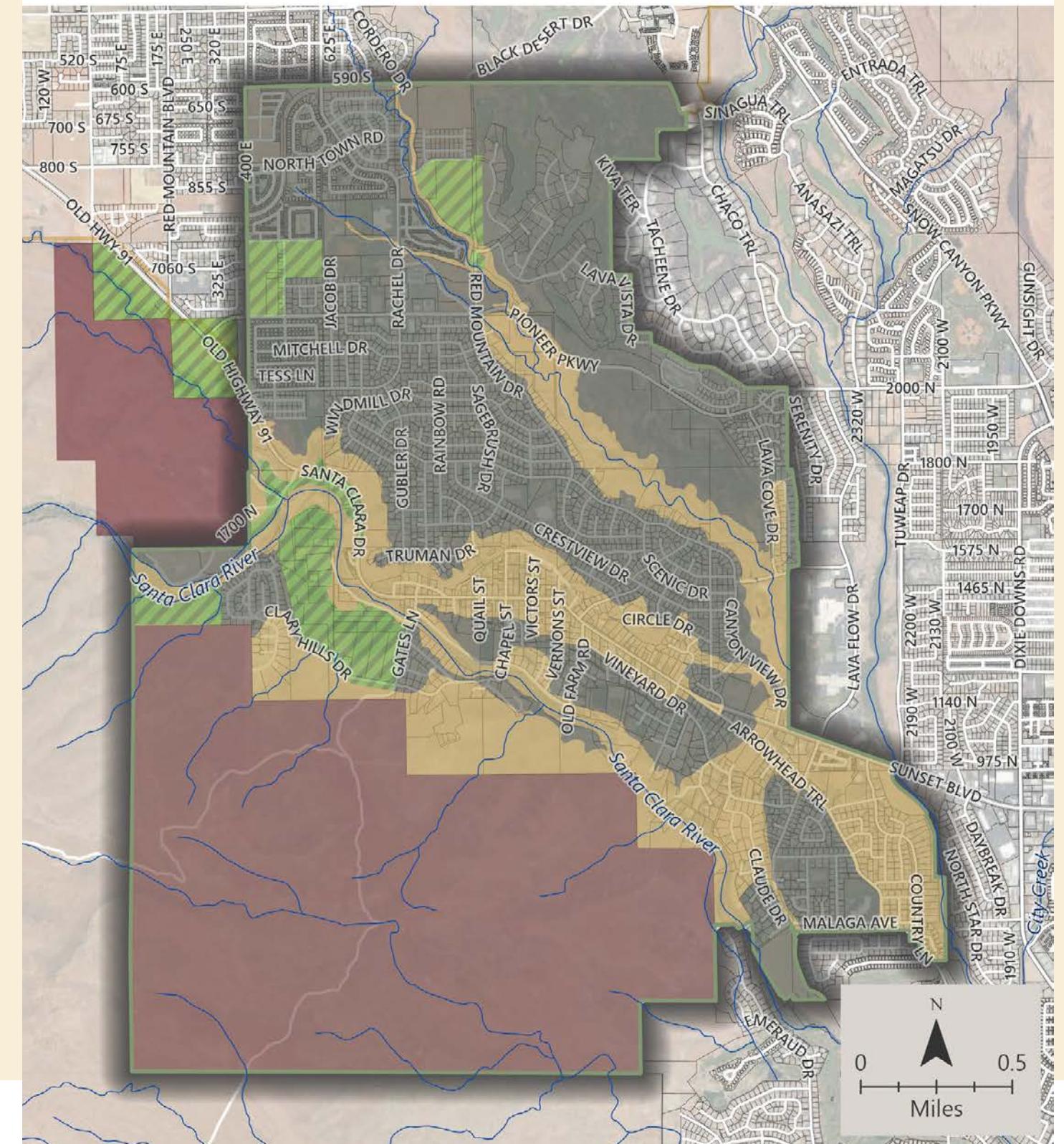
- Readily Developable Parcels:** Only about 239 acres are truly undeveloped and available for immediate development within the current City limits. These are parcels that are neither protected nor federally designated.
- Sensitive and BLM Lands:** While a sizable portion of the City's land inventory is made up of 849 acres of sensitive lands and 1,598 acres of BLM (federal) land, both categories present limited opportunities due to environmental protections, slope restrictions, or federal regulations. Most developments here require special permitting, mitigation, or policy changes.
- Future Expansion:** 633 acres have been identified for potential annexation, expanding Santa Clara's boundary and unlocking new opportunities, though annexation brings its own planning and infrastructure requirements.
- Aggregate Developable Supply:** If one aggregates all non-developed parcels (undeveloped, sensitive, and BLM), the City contains 2,686 acres of land theoretically available for development. However, practical constraints mean only a portion of this total can be realized for future growth.

Planning Implications

- Santa Clara is entering a mature phase, with most of its land (over 1,500 acres) already developed.
- Most "easy" development opportunities are limited to just under 250 acres of vacant land; planning efforts will need to be strategic and innovative if the City wishes to maintain growth.
- Further expansion will rely on navigating sensitive environmental requirements or negotiating with federal agencies for BLM land use.
- The success of future annexation initiatives may determine the City's long-term development landscape and housing/infrastructure priorities.

DEVELOPED V UNDEVELOPED LAND

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



FUTURE ANNEXATION

Santa Clara's annexation strategy focuses on limited expansion into areas like Graveyard Wash, aiming for multi-purpose community use to add both water storage and new outdoor amenities. With most available land either BLM-managed or already developed, the City prioritizes strategic growth, environmental stewardship, and enhancing public recreation while protecting its natural resources.

Future Areas of Annexation

Santa Clara's future annexation strategy recognizes both the City's existing holdings and the limited opportunities for expansion beyond its current boundaries. At present, a significant portion of land within Santa Clara's City limits consists of Bureau of Land Management (BLM) property; this public land accounts for approximately 1,598 acres and exemplifies the community's unique relationship to regional open space and federal stewardship. The City's ongoing coordination with BLM ensures responsible management of these lands, balancing conservation goals with the potential for compatible public uses.

One particularly notable area under consideration is **Graveyard Wash**. This corridor offers the possibility for increasing local recreational opportunities, such as trail systems, natural parks, improved public access to open space, and water reservoir retention and storage. By exploring annexation of land surrounding Graveyard Wash, the City is

Future Annexation Goals & Policies

The following Goals and Policies will guide Santa Clara in managing annexation responsibly, balancing growth opportunities with stewardship, recreation, and sustaining the assets that define the City's character.

Align Annexation with Community Needs

Policy 1.1: Evaluate annexation areas for infrastructure readiness, fiscal impact, environmental constraints, and compatibility with existing neighborhoods.

Policy 1.2: Require new annexations to meet City standards for land use, transportation, and infrastructure.

Protect and Enhance Public Lands

Policy 2.1: Coordinate with federal agencies (such as BLM) to manage and conserve public lands within and adjoining City boundaries.

Policy 2.2: Prioritize annexation proposals that support recreation, open space, and environmental stewardship.

GOAL #2

GOAL #1

GOAL #3

GOAL #4

GOAL #5

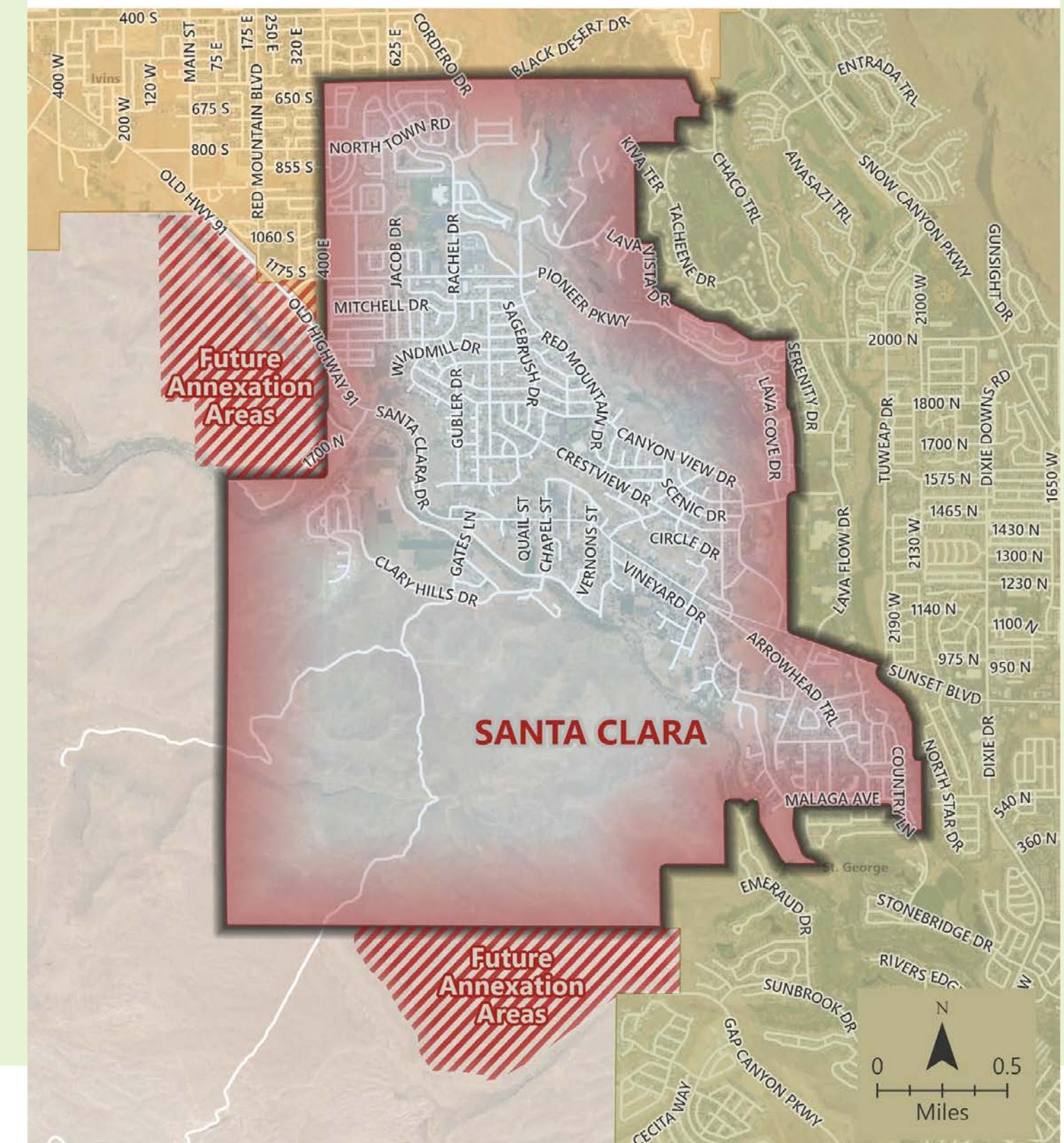
looking to expand its outdoor amenities and enhance quality of life for both residents and visitors, while also protecting environmentally sensitive features.

The Graveyard Wash Reservoir will serve as a critical piece of Santa Clara's long-term water strategy, giving the City added flexibility to store and manage reuse water for irrigation and other outdoor needs when demand peaks. Beyond solving practical water supply problems, the City plans to make the most of its investment by transforming the area around the reservoir into a functional public space, potential trails, and simple recreational amenities. The goal is to get double-duty from the site: securing Santa Clara's water future, while adding new places for residents to enjoy the outdoors right in their community.

It is important to acknowledge that Santa Clara's options for future annexation and development are inherently limited. With only a finite amount of land abutting City boundaries that is feasible for both annexation and subsequent development, the City must plan with care. Future expansion must consider compatibility with existing neighborhoods, infrastructure capacity, the preservation of natural resources, and broader community goals. As Santa Clara evaluates annexation proposals moving forward, priority will be given to projects that add long-term value, support recreational or environmental objectives, and responsibly manage the balance between growth and stewardship.

ANNEXATION

Future Annexation Areas
Santa Clara
Ivins
St. George



FUTURE 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.

Land Use Classifications

The General Plan's Future Land Use Maps are intentionally designed to set a broad vision for Santa Clara's long-term community form and character. Land use classifications depicted on these maps reflect general patterns, such as residential, commercial, mixed use, or open space, and are intended to promote flexibility as the City responds to emerging needs, opportunities, and priorities. These classifications do not regulate specific uses or standards directly but rather articulate the community's overarching intentions for different parts of the City: where growth should be encouraged, which areas require protection, and how distinct districts contribute to the community fabric.

Very Low Density Residential (< 2 DU/AC)



This classification is intended for rural or semi-rural areas where development is limited to fewer than two dwelling units per acre. It supports large-lot single-family homes, agricultural uses, and open space buffers. This designation helps preserve natural landscapes, reduce

infrastructure demands, and maintain the rural character of the community's outskirts or environmentally sensitive areas.

Low Density Residential (1–4 DU/AC)



Low Density Residential areas accommodate traditional single-family neighborhoods with lot sizes typically ranging from one-quarter to one acre. This classification promotes a suburban development pattern with detached homes, landscaped yards,

and limited traffic. These neighborhoods offer a sense of privacy and spaciousness, while remaining well-connected to the broader urban community.

Medium Density Residential (4–8 DU/AC)



This category allows for a mix of housing types, including smaller single-family homes, pad lots, duplexes, townhomes, and low-rise multifamily buildings. It supports walkable neighborhoods and efficient land use, often located near schools, parks, and neighborhood commercial centers. Medium density provides a transition between low-density areas and more urbanized zones.

Medium-High Density Residential (8–12 DU/AC)



Medium-High Density Residential areas are designed for a little more compact, multifamily housing such as apartments, condominiums, and townhomes. These areas support a more urban lifestyle and are typically located near transit corridors, employment centers, and commercial hubs. This classification helps meet diverse housing needs and supports affordability and sustainability goals.

Neighborhood Commercial / Mixed Lot Use (NC)



This classification supports small-scale commercial uses that serve the daily needs of nearby residents, such as grocery stores, cafes, and personal services. It may also include mixed-use developments with residential units above ground-floor retail. The intent is to create vibrant, walkable centers that enhance neighborhood identity and reduce reliance on automobiles.

General Commercial (GC)



General Commercial areas accommodate a broad range of retail, service, and office uses that serve the entire community and surrounding region. These areas are typically located along major corridors or at key intersections and may include shopping centers, restaurants, auto services, and professional offices. The focus is on accessibility, visibility, and economic vitality.

Mixed-Use Residential (MUR)



The Mixed Use Residential classification provides for predominantly residential development in a variety of forms, including multi family, townhomes, and single family homes, with the option for small scale neighborhood serving retail or services. This designation is intended to create vibrant, walkable areas that integrate housing variety with limited commercial opportunities, fostering convenient access to daily needs within a cohesive community setting.

Main Street Commercial (MSC)



The Main Street Commercial classification supports predominantly street oriented commercial uses, such as retail, dining, and services, while allowing residential uses on upper floors. This designation is intended to create a vibrant mixed use environment that strengthens the local economy and provides opportunities for living in close proximity to businesses and services.

Business / Industrial (B/I)



This classification is intended for employment-generating uses such as light manufacturing, warehousing, research and development, and business parks. It supports economic development and job creation while ensuring compatibility with surrounding land

uses through appropriate buffering, design standards, and infrastructure planning.

Parks & Open Space (P/OS)



This land use classification is designated for areas intended for active or passive recreation, public enjoyment, and community gathering. It includes City parks, trails, greenways, sports fields, playgrounds, and landscaped open areas. These spaces are typically planned, maintained, and accessible to the public, and may include amenities such as restrooms, pavilions, and parking. The primary purpose is to enhance quality of life, promote health and wellness, and provide recreational opportunities for residents of all ages.

This designation also includes land used for government buildings, schools, libraries, fire stations, and other essential public services. These facilities are critical to the functioning of the City and are strategically located to ensure accessibility, efficiency, and service coverage for all residents

Sensitive Lands (SL)



Sensitive Lands are areas with environmental, geological, or cultural constraints that limit or prohibit development. These may include steep slopes, floodplains, wetlands, wildlife habitats, archaeological sites, or areas with unstable soils. While some sensitive lands may accommodate very low-impact uses, such as a single-family home on a large lot or conservation easements, their primary function is resource protection rather than recreation. These areas are often preserved in their natural state to maintain ecological integrity, reduce hazard risks, and comply with environmental regulations.

Historic District (HD)



The Historic District classification is applied to areas with significant cultural, architectural, or historical value. It aims to preserve and enhance the unique character of these areas through design guidelines, adaptive reuse, and heritage tourism. Development within this district is carefully managed to maintain its historic integrity while allowing for compatible growth.

Special Planning Area (SPA)



Special Planning Areas (SPAs) are larger assembled properties in the City that will require special consideration with a Specific Area Plan and will likely have an associated Development Agreement either already in place (such as Black Desert Special

Planning Area) or will need a Development Agreement in conjunction with its approved zoning.

For properties identified as Special Planning Areas, a Specific Area Plans can either be initiated by the City, when appropriate and a need is identified through the periodic General Plan review process, or initiated by a property owner. A land use map amendment is anticipated to be required with new SPAs to delineate what land use classifications will be incorporated in the development.

Existing Land Use

The table below lists the City's current zoning districts and the acreage and percentage of each. The Open Space zoning district encompasses a substantial portion of the future BLM land that is located within City limits. The predominant development pattern in Santa Clara consists of the density of development in the 4-8 dwelling units to the acre, which is implemented with the R-1-10 and Planned Development Residential zoning districts. The City would commonly be referred to as a bedroom community, as there is limited commercial land uses at only 1.5% of the City's land base. (This number slightly rises to just less than 3% when adjusted for removing Open Space acreage).

CURRENT ZONING DISTRICTS	ACREAGE	PERCENTAGE
Open Space	1,783.55	45.3%
RA-1/2	376.44	9.6%
R-1-10RA Mixed Lot	167.08	4.2%
R-1-10	831.96	21.1%
R-1-6	1.44	<0.0%
PDR	668.47	17.0%
HD/MU	15.24	0.4%
Commercial	9.73	0.2%
PDC	33.68	0.9%
PDO	0.00	0.0%
PDI	0.00	0.0%
TOTAL ACREAGE	4,568.00	
Current city limits	3,935.00	

Land Use Classification Acreage

The table below lists the land use classifications and provides a summary of the potential acreage and percentage of each with the City build-out per the future land use map. The predominant land use pattern remains a medium density residential (4-8 DU/AC) with an increase of additional medium-high density (8-12 DU/AC) developments anticipated.

The Special Planning Areas are a significant portion of the remaining developable land, which will require more extensive studies and analysis by both the City and any future developers on the feasibility and suitability of the type of development to occur on those properties.

LAND USE CLASSIFICATION MAP	ACREAGE	PERCENTAGE
Sensitive Lands (SL)	2,164.38	55.0%
Very Low Density Residential (up to 1 DU/AC)	180.79	4.6%
Low Density Residential (2-3 DU/AC)	508.03	12.9%
Medium Density Residential (4-8 DU/AC)	1,025.27	26.1%
Medium-High Density Residential (8-12 DU/AC)	234.88	6.0%
Neighborhood Commercial / Mixed Lot Use (NC)	35.17	0.9%
General Commercial (GC)	31.62	0.8%
Special Planning Area (SPA)	1,939.08	49.3%
Black Desert	245.95	6.3%
South Hills	95.90	2.4%
Future BLM Land	1,597.24	40.6%
Future Annexation	633.00	
TOTAL ACREAGE	4,568.00	
Current city limits	3,935.00	

Implementing Zoning Districts

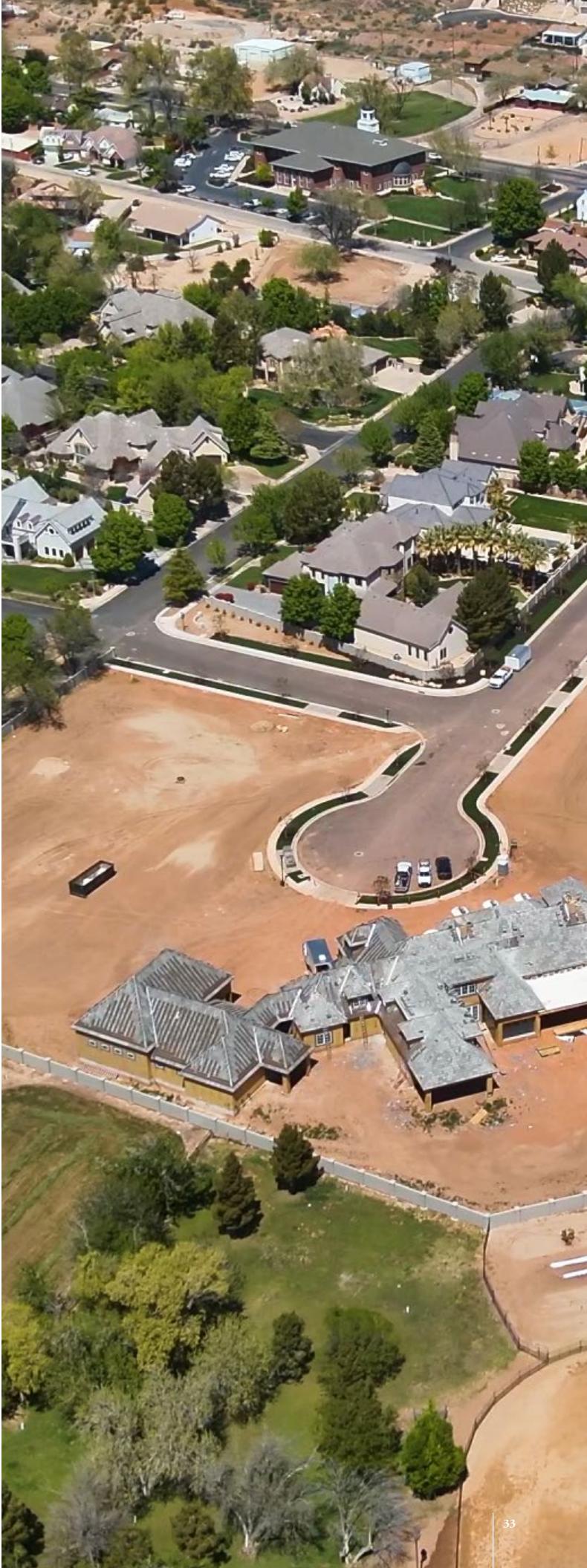
Actual implementation of the Future Land Use vision occurs through the City's zoning code and associated zoning districts, each with its own set of permitted uses, conditional uses, development standards, and procedural requirements. Zoning districts translate the aspirations of the General Plan into actionable rules that govern lot sizes, densities, building types, and land use mixtures on individual properties. The table provided in this chapter clearly links each Land Use Classification to one or more zoning districts that best implement its purpose.

This crosswalk serves as a decision-making tool for the Planning Commission and City Council: when reviewing General Plan amendments, rezoning requests, or new development proposals, decision makers can reference this table to ensure consistency between the community's broad vision and the regulatory framework that shapes day-to-day growth and change. By maintaining this direct link, Santa Clara ensures that future development remains aligned with the City's goals for quality, character, and sustainability. The table below depicts the land use classification with corresponding zoning districts.

LAND USE CLASSIFICATION	IMPLEMENTING ZONING DISTRICTS
Very Low Density Residential (up to 2 DU/AC)	Residential Agriculture Zone (RA-1/2)
Low Density Residential (2-4 DU/AC)	Residential Agriculture Zone (RA-1/2) R-1-10
Medium Density Residential (4-8 DU/AC)	R-1-4* R-1-6 R-1-10RA Mixed Lot
Medium-High Density Residential (8-12 DU/AC)	PDR
Neighborhood Commercial / Mixed Lot Use (NC)	Historic District/Mixed Zone Commercial
General Commercial (GC)	Commercial Zone PDC
Business / Industrial (B/I)	Planned Development Industrial (PDI)
Parks & Open Space (P/OS)	Open Space
Sensitive Lands (SL)	Open Space Hillside Overlay
Special Planning Area (SPA)	Planned Development Zones: Residential (PDR)-vertical/horizontal mixed use Commercial (PDC)-req vertical mixed use Office & Institutional (PDO) Industrial (PDI)
Main Street Commercial (MSC)	PDC or PDR
Mixed Use Residential (MUR)	PDR or PDC
Historic District/Mixed Use	HD/MU

Special Planning Areas

The Special Planning Area (SPA) Land Use Classification is designed to accommodate large-scale projects that warrant a tailored planning approach due to their complexity, scale, or the unique combination of proposed land uses. The primary purpose of the SPA designation is to provide a flexible, yet structured, framework for projects that often feature a mix of residential, commercial, open space, and sometimes





institutional uses; these developments may incorporate innovative or non-traditional development patterns that depart from standard zoning classifications.

Special Planning Areas typically have associated complexities to development and require a higher level of planning detail. To facilitate their successful implementation, SPAs generally necessitate the execution of binding development agreements between the City and the developer. These agreements set forth the standards, development rights, obligations, and procedures that will govern the project over its often-lengthy build-out period, frequently spanning 20 years or more. Phasing is a key feature within the SPA framework, allowing for orderly and efficient staging of infrastructure, public services, and amenities in alignment with market conditions and community growth. The intent is to ensure cohesive development while enabling the flexibility needed to respond to changing circumstances over the life of the project.

Black Desert Special Planning Area

Black Desert is approximately 600 acres in size and split nearly equally between Santa Clara and Ivins, with 298 acres located in Santa Clara and 302 acres in Ivins. The Black Desert Resort golf course is an 18-hole championship course, with 11-holes located within Santa Clara. Key resort, residential, retail, and event infrastructure remain in various phases of construction.

As of early 2025, Black Desert Resort has significant ongoing construction but is not fully built out. Some key amenities and initial phases, such as hotels, parts of the residential units, and the golf course, are complete or near completion. The resort is scheduled for full completion by 2030. Scheduled major events, including the PGA & LPGA Tours, have

already commenced starting in 2024. The City already has development agreements in place to facilitate the build-out of this project within the City. The portions to be built in Santa Clara include estate lots, multi-family residential, office space, and commercial uses. The resort center, with higher density multi-family projects are being built in Ivins.

South Hills Special Planning Area

The South Hills Special Planning Area is envisioned as a phased, mixed-use resort-residential community that includes elements of environmental preservation and recreational amenities. The binding development agreement that was approved by City Council August 2018, ensures that development proceeds consistent with City goals, infrastructure needs, and community open space priorities, setting the stage for a high-quality, balanced, and sustainable addition to Santa Clara's landscape. There has not been construction yet, but with recent market changes the developer has shown a re-interest in starting to build this project.

The South Hills Planned Community covers multiple parcels totaling 83 acres with a plan that sets aside sizable areas as unimproved open space and "no-build" zones to preserve critical hillsides, riparian areas, and natural features. The area is divided into distinct phases, each with targeted acreage and units. A phasing plan details when and how different development areas will be built, incorporating residential, resort, commercial, and open space uses.

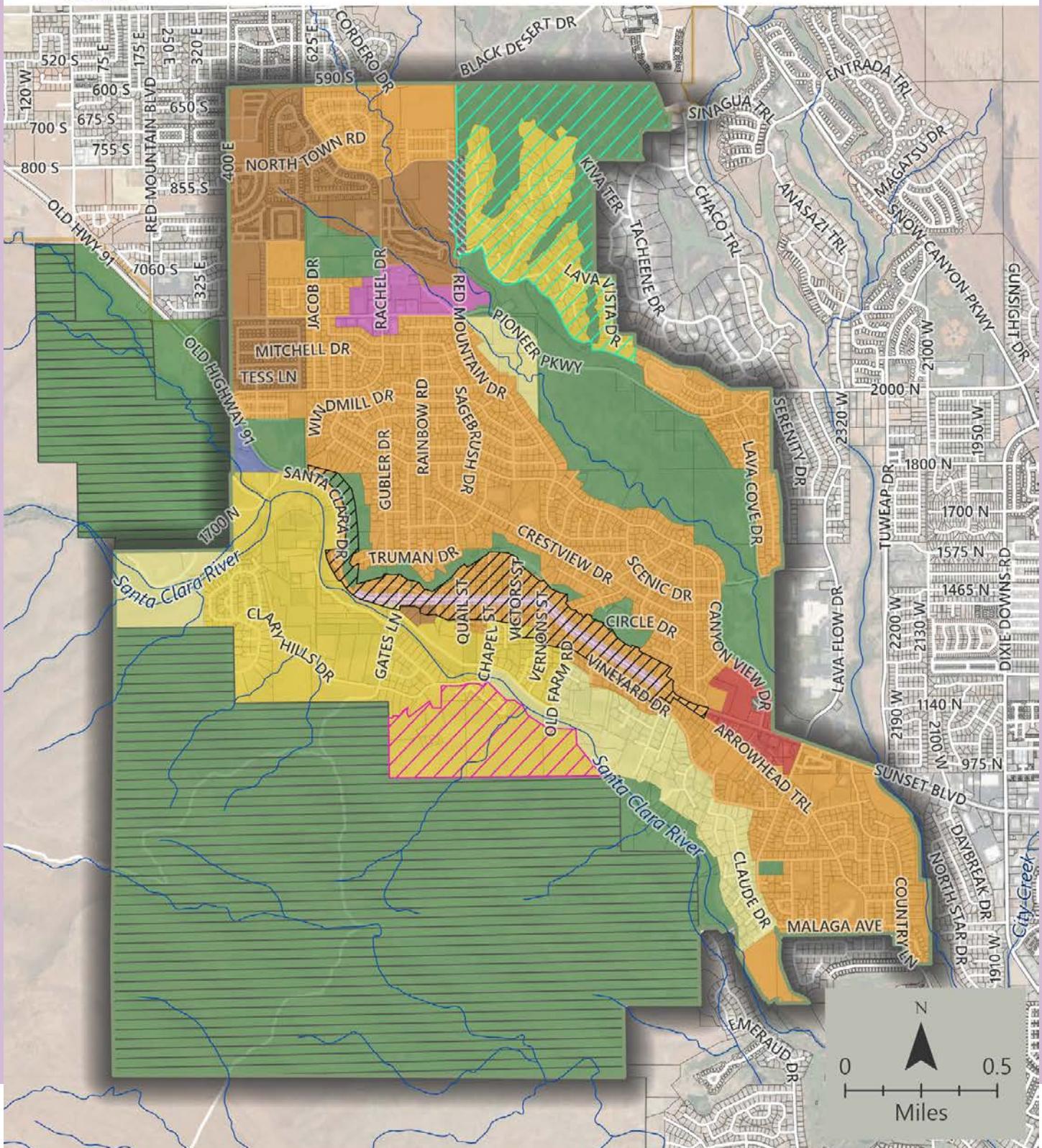
The plan provides for a mix of unit types, residential lots, townhomes, resort-style accommodations, with a maximum overall density of 8 units per acre in the planned community (except for unbuildable steep slope areas). The plan allows up to 8 units per acre overall, but density can shift between

FUTURE LAND USE

Parks & Open Space (P/OS)
Very Low Density Residential (VLDR)
Low Density Residential (LDR)
Medium Density Residential (MDR)
Medium High Density Residential (MDHR)

Mixed-Use Residential (MUR)
General Commercial (GC)
Main Street Commercial (MSC)
Neighborhood Commercial (NC)
Business/Industrial (B/I)

Overlays - Special Planning Areas
Historic District
Black Desert
South Hills
BLM Future



phases for flexibility, while never exceeding the overall or phase-specific maximum. Some phases are specifically designated for short-term rentals managed in a resort style and are supported by various amenities.

Some phases allow for resort-supporting commercial spaces such as restaurants, pro shops/outfitters, and meeting facilities (conference/wedding space, registration, concierge offices). The agreement also requires significant recreational amenities, such as swimming pool complexes, event and conference spaces and parks and trail connections.

More than 22 acres of no-build land, in addition to other unimproved open spaces in and near the project area, are set aside to preserve Santa Clara's hillsides, natural trails, and environmental features.

Future BLM

The proposed BLM Special Planning Area represents a significant opportunity for Santa Clara, encompassing approximately 1,597.2 acres within the existing City limits. However, much of this land is subject to various encumbrances and development constraints, making it neither immediately available for urbanization nor likely to support development patterns typical of other parts of the City. Due to these limitations, future planning for this Special Planning Area should prioritize flexibility: strategies may include clustering new development in limited, suitable locations or even maintaining the area predominantly as very low-density or open space. Before any changes in zoning from Open Space are contemplated, comprehensive feasibility analyses and detailed small area plans will need to be conducted to assess potential land uses and guide responsible decision-making.

To ensure the best outcomes for the community, the City should prioritize ongoing, proactive communication with the BLM regarding the timeline and parameters for any future land disposals. Investing in city-led planning studies in advance will position Santa Clara to guide the area's future intentionally and strategically, ensuring that any development proposal is rooted in robust public input, realistic feasibility analysis, and community-driven priorities. With this proactive stance, the City will be in a stronger position to attract development that aligns with its long-range vision, rather than simply responding to outside proposals after BLM land is disposed.

Key Goals and Recommendations for Next Steps:

- Maintain regular engagement with BLM to track and influence land disposal timing and process.
- Consider allocating City resources toward advance feasibility studies and small area planning, ensuring readiness for eventual changes.
- Engage the public early and consistently to establish a shared vision for the area.

- Use city-initiated planning to shape development proposals, ensuring that future projects reflect community values and maximize public benefit.
- Prioritize assessment of environmental constraints and infrastructure needs.
- Recognize that this is the City's largest remaining undeveloped land area, and strategic decisions made now will shape Santa Clara's future landscape for decades to come.

Other Key Commercial Nodes

Most Critical Business Sites & Intersections for Santa Clara's Economic Future

Santa Clara's economic prospects hinge on a handful of key business sites and intersections that serve as focal points for commercial activity, investment, and future growth:

- **Neighborhood Corridor (Pioneer Parkway & Red Mountain Drive):**
 - » This area connects established and emerging residential clusters with existing retail, restaurants, entertainment, and planned compact housing. Its mixed-use potential and strategic location make it vital for trip chaining, enhancing the visitor experience, and supporting both local and regional needs.
 - » Planned mixed-use development, including new retail and compact residential, marks this corridor as a prime driver for future growth and vibrancy.
- **Gateway Area (Santa Clara Drive & Canyon View Drive):**
 - » The Gateway stands out as a regionally competitive business hub due to its high visibility, excellent highway access, and proximity to core community amenities. This intersection is already attracting new private investment and high-traffic users, positioning it as a cornerstone for continued commercial expansion and economic diversification.

These sites are identified in economic development planning as central to Santa Clara's strategy, serving as anchors for job creation, expanded local services, and business recruitment. Their success will help drive employment, increase sales tax revenues, and support the City's transition from a commuter community to a more diversified local economy.

For a comprehensive overview, including additional maps, data, and planning rationale, refer to the full commercial site analysis in the Socio-economic Report appendix to the General Plan.



Recent & Future Development Projects

Santa Clara City's development landscape is shaped by multi-phased, mixed-use and residential projects aimed at delivering housing diversity, commercial options, and high-quality amenities. The main corridors, Pioneer Parkway, 400 East, North Town Road, and Rachel Drive, are the focal points for this ongoing growth, blending residential neighborhoods with retail and townhome developments to meet contemporary planning and community needs.

Santa Clara City is experiencing several significant development projects concentrated along key corridors, particularly Pioneer Parkway and 400 East, with a mix of residential, commercial, and mixed-use developments:

Pioneer Pointe

- **Location:** Northeast corner of Pioneer Parkway and 400 East.
- **Type:** "Missing middle" residential project, featuring single-family homes and townhomes.
- **Phasing & Density:** Six phases, with a total of 133 units across 18.09 acres (average density: 7.35 units/acre). Phases range from medium-density (5–7 units/acre) to higher-density sections (up to approx. 12 units/acre)
- **Status:** Phase 1 includes single-family lots. Phase 1-B includes pad lots with project amenities. Both phases are currently under construction.

Desert's Edge / Coyote Landing / Quail Crossing

- **Location:** Corner of North Town Road and 400 East, several blocks north of Pioneer Pointe.
- **Type:** Townhome and amenity-focused development, with phases for multi-family buildings and associated amenities. Two (2) apartment phases (60 units per phase) of up to 120 units intended to meet Moderate Income Housing needs in the community.
- **Phasing & Density:** Six phases, with a total of 240 units across 20.05 acres. Four phases include townhome units, with two phases for apartment units. The overall project density is 12 units/acre.
- **Status:** Phase 1 townhomes and amenity areas are complete; additional multi-family phases and future parkway connections are planned.

Cole West Mixed-Use Project

- **Location:** Just east of the Harmons Center, near Rachel Drive and Red Mountain Drive.
- **Type:** Mixed-use project intended for retail, multi-family townhomes, and small lot single-family homes.
- **Site Data:** Approximately 15 acres with significant commercial frontage along Pioneer Parkway, and townhomes/pad lot single-family further back. A previous plan was denied, but the property is pending new development proposals from Cole West Development .

New Development General Patterns and Trends

- Multi-Phased Growth:** All major sites are following a phased construction approach, allowing for incremental infrastructure and amenity buildout.
- Mixed-Use Orientation:** Projects, especially along Pioneer Parkway, are integrating retail/commercial uses with multi-family options, seeking to maximize both residential density and commercial vitality.
- Missing Middle Housing:** Emphasis on townhomes and pad-lot single-family housing supports broader affordability and housing diversity goals.
- Amenity-Driven Neighborhoods:** New communities feature dedicated amenity areas, parks, and social spaces to foster community identity and recreational opportunities.

Future Land Use Goals & Policies

The Future Land Use element is the most comprehensive component of the General Plan, shaping the direction and character of all development, preservation, and investment decisions within Santa Clara. Because of its broad reach, the goals and policies articulated here are intentionally and directly tied to the General Plan's guiding principles: preserving Santa Clara's heritage and small-town character; fostering a sense of belonging and community connection; planning for growth that is both balanced and sustainable; enhancing connectivity, mobility, and access to amenities; and advancing economic vitality and local opportunity. By aligning future land use decisions with these principles, Santa Clara ensures that evolving land patterns support the community's values, strengthen neighborhood identity, and create a resilient, well-connected city for generations to come.

GOAL #1

Maintain and Enhance Community Identity

Policy 1.1: Maintain and promote the tree-lined street programs to further Santa Clara's tradition of beautification.

Policy 1.2: Support a diversity of home types, sizes, and architectural styles that reflect the City's heritage and accommodate evolving needs.

Policy 1.3: Encourage neighborhood-scale commercial and mixed-use projects to provide convenient services and strengthen local community ties.

Policy 1.4: Protect and enhance open spaces that highlight Santa Clara's unique landscapes, ensuring parks, greenways, and natural areas are accessible and integrated throughout all neighborhoods.

GOAL #2

Promote Strategic and Orderly Growth

Policy 2.1: Guide development towards areas with existing infrastructure and away from environmentally sensitive lands, floodplains, and steep slopes.

Potential New Zoning Districts

In 2025, Santa Clara City staff introduced the R-1-4 zoning district, a new single-family residential zone with a minimum lot size of 4,000 square feet. This district is designed to expand affordable housing opportunities by promoting more efficient land use and increasing the number of homes that can be accommodated within residential neighborhoods. This zoning district is appropriate only when meeting the City's established criteria, such as overall project size. By allowing for smaller lots, the R-1-4 district supports the creation of compact single-family homes and cottages, making both homeownership and rental options more attainable for a wider spectrum of residents. This approach enhances housing diversity and affordability, aligning with the community's vision for inclusive and sustainable growth. If adopted, this new zoning district would implement the purposes of the Medium Density Residential Land Use Classification.

GOAL #4

Protect and Expand Open Space, Parks, and Trails

Policy 4.1: Preserve scenic open space, sensitive lands, and wildlife corridors through overlays, "no-build" zones, and conservation easements.

Policy 4.2: Require new development to dedicate land and resources for parks, playgrounds, and trail connections that enhance neighborhood and regional access.

GOAL #5

Encourage Mixed-Use and Commercial Vitality

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.

GOAL #6

Integrate Sustainable and Resilient Development Practices

Policy 6.1: Require all new development to meet water-wise landscaping standards, efficient irrigation, and green building practices.

Policy 6.2: Regularly update a City sensitive lands map, ensuring future projects avoid or mitigate impacts to floodplains, steep slopes, and riparian corridors.

Policy 6.3: Encourage renewable energy adoption and energy-efficient design in both residential and commercial projects.

GOAL #7

Strengthen Connectivity and Mobility

Policy 7.1: Ensure all future subdivisions and developments provide safe pedestrian and bicycle connectivity to parks, schools, and commercial areas and neighboring subdivisions.

Policy 7.2: Expand multi-modal transportation choices, sidewalks, bike lanes, and trails, with connections to regional networks.

Policy 7.3: Integrate greenways, scenic routes, and buffers into subdivision design to enhance neighborhood livability.



GOAL #3

Diversify Housing Opportunities

Policy 3.1: Support a mix of single-family, "missing middle," and multi-family housing types to accommodate a variety of household sizes, ages, and incomes.

Policy 3.2: Encourage smaller lot sizes, accessory dwelling units, duplexes, and townhomes in appropriate areas to promote affordability while preserving neighborhood character.

Policy 3.3: Integrate moderate income housing strategies into all future development planning, as required by state law.



REDEVELOPMENT

Re-development initiatives in Santa Clara aim to revitalize established areas, support infill development, and promote adaptive reuse of underutilized sites. These efforts ensure that the City's existing assets are maximized, infrastructure is upgraded, and the community adapts to changing needs, all while maintaining Santa Clara's character and standards for development.

Redevelopment and Community Character

As Santa Clara City approaches its next decade of growth, the community's priorities are shifting toward reinvestment and redevelopment of existing neighborhoods and corridors. Rather than focusing exclusively on outward expansion, the City seeks to strengthen its established areas, preserving the small-town character and human-scale design that make Santa Clara distinct. This means encouraging redevelopment projects that respect existing view corridors, maintain walkable block patterns, and use building forms and materials that complement the City's historic and natural setting. Redevelopment will be guided by a commitment to public spaces, active street frontages, and development patterns that foster community interaction.

Historical Integrity & Sense of Place

Santa Clara's history is one of its most valuable assets. Redevelopment efforts will prioritize preservation and adaptive reuse of historic structures, ensuring that the architectural character and cultural heritage of the City remain visible and celebrated. Where new development occurs adjacent to historic resources, design guidelines will ensure scale, proportion, and style are compatible with the historic

context. The City will encourage property owners, developers, and the community to collaborate on creative approaches that merge modern needs with historic preservation, ensuring that growth enhances rather than erases the City's heritage.

Housing Options for the Next Generation

As the children of current residents reach adulthood, Santa Clara aims to provide a range of housing options that allow them to remain in the community. This includes thoughtfully integrating smaller-scale housing types, such as accessory dwelling units, small lot single-family lots, pad lots, duplexes, and townhomes, into established neighborhoods without compromising character. Redevelopment will focus on providing attainable, high-quality housing that meets the needs of young families, professionals, and seniors alike. This strategy will help sustain multi-generational residency, preserve social cohesion, and ensure the City remains vibrant and inclusive for decades to come.

Principles for Successful Redevelopment

The City should consider the following principles to guide successful redevelopment efforts and ensure projects maximize community benefit and quality of life:

1. Focus Investment

Prioritize upgrades in areas most in need, such as aging or underused corridors, to spur new business, housing, and activity.

2. Mix Uses

Encourage redevelopment that blends housing, shops, offices, and public spaces for walkable, vibrant neighborhoods.

3. Upgrade Infrastructure

Invest in streets, utilities, parks, and public amenities to attract quality projects and improve livability.

4. Engage the Community

Involve local residents, businesses, and developers in planning to ensure projects reflect community needs and foster support.

5. Promote Flexibility & Quality

Allow a range of uses and creative project types, while supporting design that is attractive, sustainable, and a good fit for Santa Clara.

Redevelopment Opportunities for Santa Clara

As Santa Clara approaches build-out, the City has significant opportunities to apply core redevelopment principles and revitalize key areas, ensuring sustainable growth and community vibrancy.

1. Target High-Priority Sites for Revitalization

Prioritize upgrades and investment in sites with the greatest redevelopment potential, such as the Gateway intersection (Santa Clara Drive & Canyon View Drive) and the Neighborhood Center at Pioneer Parkway and Rachel Drive. These well-located areas, with high visibility, strong traffic counts, and access to regional highways, are ideal for mixed-use development, retail clustering, hospitality expansion, and business renewal.

2. Encourage Mixed-Use and Infill Development

Support redevelopment efforts that blend housing, shops, offices, and public spaces, especially along commercial corridors and key intersections. Encourage higher-density and mixed-use projects in underutilized sites and corridors and promote adaptive reuse of older commercial buildings to provide modern housing and workspace options.

3. Intensify and Renew the Historic District

Focus on sensitive intensification and creative reuse in the Historic District, aligning redevelopment with preservation goals and ensuring that change supports Santa Clara's unique heritage.

4. Enhance the Public Realm and Gathering Spaces

Invest in parks, plazas, sidewalks, landscaping, and community hubs within redevelopment areas to foster civic engagement, support local business activity, and create vibrant, inclusive public spaces.

5. Invest in Infrastructure and Public Amenity Upgrades

Implement strategic improvements to infrastructure, including upgraded streets, utilities, parking, sidewalks, and active transportation links, to increase the appeal and accessibility of redevelopment zones.





Coordinate these investments with transportation expansion projects to unlock new infill and business opportunities.

6. Foster Community Engagement and Partnerships

Ensure redevelopment projects are shaped with meaningful input from residents, local businesses, and the development community. Broad engagement will align projects with local aspirations, support neighborhood renewal, and address unique needs in areas such as the Historic District.

7. Adapt Codes for Flexibility, Quality, and Sustainability

Update City codes and programs to support a broad range of project types, from higher-density and live-work housing to innovative mixed-use concepts. Promote flexible zoning, adaptive reuse, and incentives for targeted industries, while maintaining high standards for design and sustainability in redevelopment efforts, especially in sensitive or historic areas.

8. Strengthen Neighborhood and Corridor Connectivity

Improve connections between established neighborhoods, new commercial centers, and active transportation corridors to ensure mobility, access, and community cohesion across the City.

Redevelopment Goals & Policies

GOAL #1

Designate and focus investment in priority redevelopment areas.

Policy 1.1: Identify and designate key sites and major corridor intersections (such as the Gateway intersection and Neighborhood Center) as priority zones for targeted public and private reinvestment, using incentives, grants, and phased upgrades.

GOAL #2

Promote sensitive intensification and adaptive reuse in the Historic District.

Policy 2.1: Support creative adaptive reuse and moderate intensification within the Historic District, and require that new development preserves key view corridors, block patterns, and the scale/materials characteristic of Santa Clara's historic and cultural context.

GOAL #3

Require public spaces and gathering places in major redevelopment projects.

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.

HOUSING & NEIGHBORHOODS

Santa Clara's housing vision is to offer a welcoming community with options for households of all ages, incomes, and life stages. While single-family homes dominate today's neighborhoods, the City recognizes the value of diversifying housing choices to address affordability, support an evolving population, and align with community goals. This chapter outlines trends, challenges, and strategies to ensure quality housing for current and future residents, while meeting state requirements for moderate income housing.

Evolving Santa Clara's Housing Mix

Most of Santa Clara's housing consists of single family homes on individual lots. During the General Plan process, there was some interest expressed in exploring a broader range of housing types to better serve households in different life stages and income levels. A variety of options can help meet the needs of older residents wishing to remain in the community, young individuals and families establishing themselves, and employees seeking to live near their place of work.

Potential approaches, such as permitting smaller lots, mixed uses in commercial areas, or a limited mix of housing types in certain new developments, may be considered in the future. Any such considerations will be evaluated for alignment with community goals, infrastructure capacities, and land use compatibility, and will continue to meet all requirements of Utah law regarding moderate income housing efforts and reporting.

Santa Clara Residential Building Permit Trends

Santa Clara has maintained a proactive, growth-oriented approach to residential permitting. Since 2010, the City has accounted for 4.0% of all residential permits in Washington County, outpacing its share of the county's housing stock (3.5%). Recent years have seen an average of 135 new units permitted annually (2021–2024), a pace that aligns with regional projections and puts Santa Clara on track to meet the anticipated addition of 1,268 households from 2020 to 2030. This steady permitting activity is critical for supporting household growth and maintaining healthy occupancy rates.

Santa Clara Housing Inventory

Santa Clara's housing inventory is dominated by single-family detached homes (80.2%), complemented by townhomes (19.1%), and a small share of multi-family and mobile homes. Nearly 60% of the housing stock has been constructed since 2000, highlighting the community's substantial recent development. As of the most current count, Santa Clara has a total of 3,068 housing units, and the median home value stands at \$509,600. The housing mix and timeline reflect modern preferences and continued demand for growth.

Santa Clara Housing Affordability

Affordability remains a pressing concern. According to HUD guidelines and local analysis, affordable monthly housing payments are especially challenging for residents earning less than \$100,000 annually. Santa Clara's listing prices respond to broader market and mortgage rate fluctuations, which directly influence market turnover and affordability for buyers. The City's overall housing cost burden is relatively moderate, with 16.5% of owner households paying over 30% of their income on housing, a rate lower than the county's 21.6%.



Santa Clara Housing Gap Analysis

Gap analysis reveals the most pronounced shortages in affordable owner-occupied housing for those earning between \$35,000 and \$99,999, with surpluses limited to higher income ranges (\$100,000 and above). Renters, especially those below 80% of the area median income (AMI), face similar deficits in market supply. These gaps underscore the need for targeted strategies: expanding affordable options, preserving existing affordability, and diversifying unit types for households across the income spectrum.

Neighborhood Revitalization

Neighborhood Revitalization & Code Enforcement

As Santa Clara continues to grow and evolve, maintaining the health and vitality of older neighborhoods is an important priority for both the City and its residents. Through recent public engagement, community members voiced a strong desire to prevent neighborhood decline and ensure that established areas remain attractive, safe, and vibrant for all. Many residents pointed to the need for proactive revitalization efforts, emphasizing issues such as property

upkeep, weed control, and overall appearance, areas where a perceived increase in code enforcement could support positive outcomes.

Residents expressed concerns about neglected properties, deteriorating landscaping, and sporadic instances of deferred maintenance that can impact the quality of life, property values, and even community pride. They want reassurance that the City will not allow their neighborhoods to “go downhill,” and support efforts to promote responsible property ownership and neighborhood stewardship.

In response, the City recognizes that targeted revitalization initiatives and effective code enforcement play a key role in preserving neighborhood character and sustaining healthy, resilient communities. By setting clear standards, investing in older areas, and fostering collaboration with property owners, Santa Clara can ensure that all neighborhoods, old and new, remain welcoming and well-maintained.

Moderate Income Housing

Utah Code 10-9a-403 requires a Moderate-Income Housing Plan in “specified” City’s General Plans. The actual Moderate Income Housing Plan is included as an Appendix to the General Plan, as state codes are often changing (e.g. implementation strategies order and language) and the nature of the annual reports and implementation portion of the plan will be updated more often than the General Plan will be.

However, the framework for the Moderate-Income Housing Plan and general discussion on the City's housing affordability gap is discussed below.

Moderate Income Housing Defined: Housing for households earning 80% or less of the area median income (AMI) for the county where the City is located.

Estimate Current and Future Needs: Provide an estimate of the need for additional moderate-income housing within the City for the next five years.

Assess Housing Affordability: Analyze the affordability of housing units based on AMI and households' ability to pay no more than 30% of income on housing costs.

Strategies & Implementation: Selected strategies are listed in the Moderate-Income Housing Plan as well as the implementation of those efforts discussed.

Address Barriers and Promote Opportunities: Consider and outline actions to eliminate barriers and encourage the development and preservation of moderate-income housing.

Santa Clara's Moderate Income Housing Needs vs. New Units

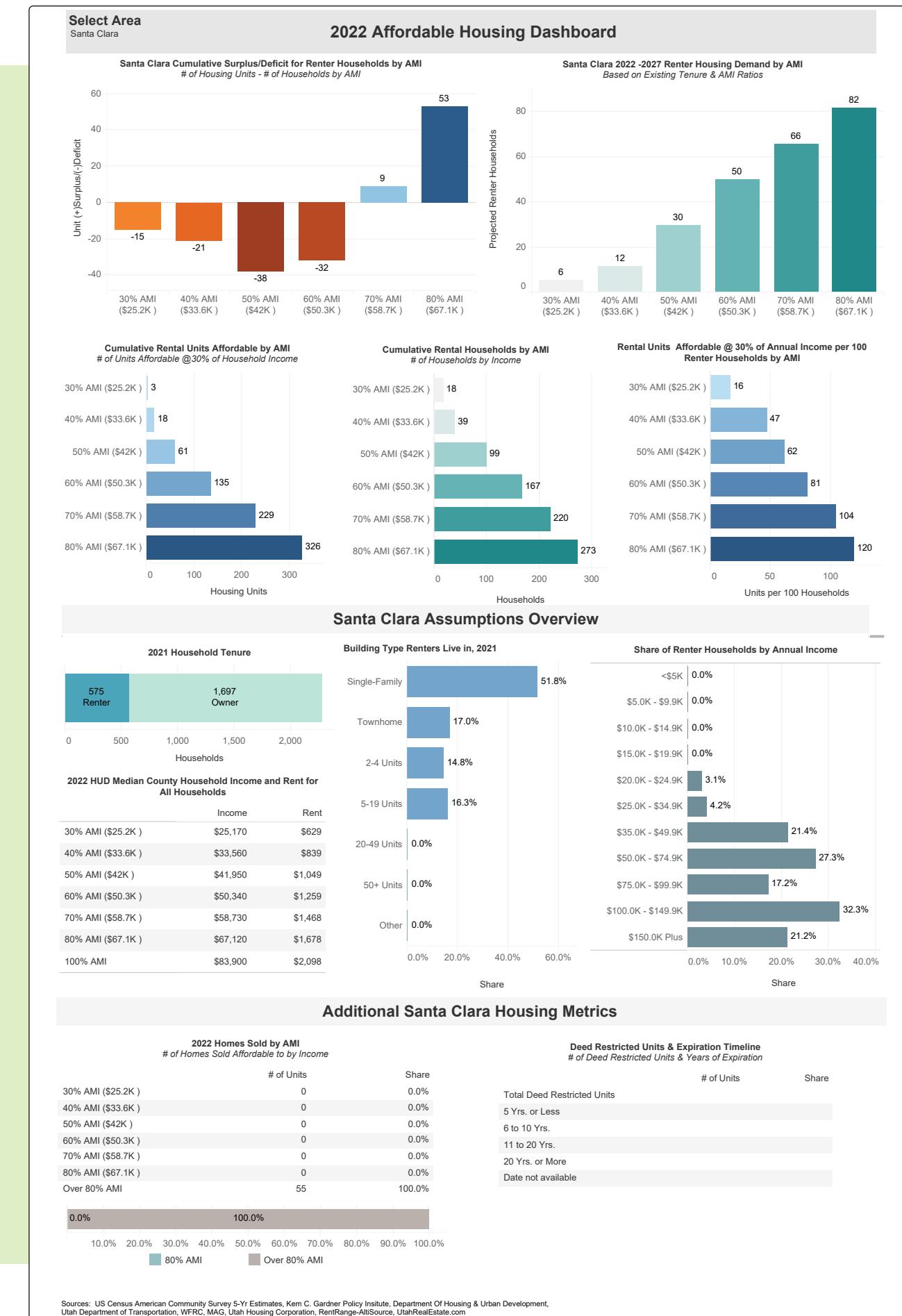
Current Affordable Housing Supply

The following data shows affordable rental unit deficits for households earning up to 60% AMI, ranging from 15 to 38 units below demand across these income bands. By contrast, there is a surplus of units at 70% (53 units) and 80% AMI (9 units). Over the next five years, most new rental demand is projected for the 60%–70% AMI range, with smaller but ongoing needs at lower income levels¹. As noted in the Zions Socio-economic and Housing Report, dated August 2025, 16.5% of homeowners are cost-burdened in Santa Clara (paying >30% of income on housing), which is lower than county average (21.6%). [List Appendix for this report.](#)

How Will New Units Meet Needs?

- The 2022 Affordable Housing Dashboard already shows small surpluses at 70% and 80% AMI, so any new units targeted at these levels will continue to keep pace with projected demand.
- For 30%, 40%, and 50% AMI bands, there are deficiencies. The projected small increase in demand over five years means that the addition of just a handful of units annually, especially if targeted to 30-50% AMI renters, will close the gap and potentially generate a surplus.
- **At 60% AMI**, the projected demand is highest (66 new units by 2027), but there is a current deficit. If the City focuses production and incentives on these “missing middle” units, the needs can likely be met within five years.
- The City's Moderate Income Housing Plan (December 2022) confirms that Santa Clara is required to provide realistic opportunities for development and preservation of affordable housing for those at or below 80% AMI.

Santa Clara's current distribution of affordable units meets or exceeds demand for households at 70-80% AMI and is positioned to continue meeting future demand at these income levels. For households at 30-60% AMI, targeted new affordable units will be needed to close current deficits. The City's proactive Moderate Income Housing Plan prioritizes these needs, and with implementation of proposed strategies, Santa Clara is on track to meet or exceed the required number of affordable units for moderate income households over the next five years.



¹ <https://gardner.utah.edu/affordable-housing-dashboard/>

Housing & Neighborhoods Goals & Policies

GOAL #1 Increase Housing Variety

Policy 1.1: Encourage and facilitate a greater mix of housing types to serve a broad range of residents by life stage and income.

Action 1.2: Continue to support zoning ordinance to allow diverse housing options, including duplexes, triplexes, townhomes, accessory dwelling units, apartments, and apartments-over-stores in commercial areas.

Action 1.3: Continue to explore opportunities for additional zoning districts or modifications that further expand the variety of housing options, ensuring flexibility to meet evolving community needs.

GOAL #2 Comply with State Requirements for Moderate Income Housing

Policy 2.1: Implement and periodically update strategies, programs, and regulatory amendments necessary to meet Utah State Code requirements for moderate income housing, including adopting land use policies and tracking progress to ensure affordable, diverse, and accessible housing options for households earning 80% or less of area median income.

GOAL #3 Promote neighborhood maintenance and revitalization.

Policy 3.1: Encourage regular property upkeep and beautification through education, outreach, and targeted assistance programs..

Policy 3.2: Support physical improvements in older neighborhoods, including landscaping, street repairs, lighting upgrades, and public space enhancements.

Policy 3.3: Develop and publicize clear standards for property maintenance, landscaping, and exterior appearance in all residential areas.

Policy 3.4: Offer technical and financial assistance programs for repairs, upgrades, and landscaping in older neighborhoods.

GOAL #4 Strengthen code enforcement for community well-being.

Policy 4.1: Maintain a fair, responsive, and transparent code enforcement program focused on property maintenance, weed abatement, and nuisance reduction.

Policy 4.2: Use a combination of education, voluntary compliance, and, when necessary, enforcement to prevent blight and neglect.

Policy 4.3: Prioritize code enforcement in areas most at risk of decline, coordinating with residents to identify specific needs and concerns.

GOAL #5 Empower residents as neighborhood stewards.

Policy 5.1: Foster neighborhood pride and engagement by supporting community-led clean-up, improvement, and beautification projects.

Policy 5.2: Provide resources and incentives for property owners who proactively reinvest in their homes and yards.

Policy 5.3: Facilitate regular conversations between City staff and residents to monitor issues, share information, and celebrate neighborhood successes.



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.

The Past Shapes Our Path Forward

Santa Clara's approach in historic preservation is balancing the needs of property owners with the broader benefits to the community. This strategy provides clear direction for guiding the Historic Downtown Core's evolution into a pedestrian friendly, mixed use commercial center while safeguarding the historic resources that make Santa Clara such a distinctive place.

The historic core of Santa Clara continues to reflect the cultural landscape patterns established by the community's

original settlers. Many of the early civic, residential, and commercial buildings remain, and the City's agricultural roots are still evident in the fields and farm structures surrounding downtown. One of the community's most memorable visual features is the rows of majestic sycamore trees lining Santa Clara Drive, creating a street character and urban form unmatched in the region.

Santa Clara's long and treasured history is expressed not only in its historic buildings and settlement pattern, but also in its orchards, historic markers, and community traditions. Swiss Days, one of the City's most cherished festivals, offers a living glimpse into the community's cultural heritage and demonstrates how history can be woven into an economic development strategy.

The General Plan's historic preservation framework:

- Leverages historic preservation as a cornerstone of economic development.
- Provides incentives to encourage the rehabilitation and continued use of historic resources.
- Establishes a system that preserves historic structures while also promoting infill and sensitive redevelopment in the Historic Downtown Core.

The Historic Downtown Core, extending from the Bluff to the Santa Clara River and west from Heights Drive to where

Santa Clara Drive climbs out of the valley toward Ivins, boasts a unique identity rooted in its historic architecture, settlement pattern, and landscape. This identity is a valuable asset for attracting and retaining residents, businesses, and visitors.

Consistent with community goals, preservation efforts in this area support:

1. **Strengthening the Core's role as a neighborhood serving commercial center.**
2. **Expanding its function as a vibrant art, cultural, and entertainment district.**
3. **Cultivating clusters of unique, specialty businesses.**

Future development within the Historic Downtown Core is encouraged to blend office, residential, and commercial uses while retaining much of its low density character. Pedestrian appeal will be enhanced through connected streetscapes, preservation of historic elements, and amenities such as a heritage trail along the Santa Clara River.

Historic Context, Character, and Purpose

Santa Clara played a central role in the pioneering settlement of the West. Through a combination of active preservation efforts and the absence of intense infill development, the community's downtown still reflects many of the building forms, street patterns, and landscape features established by its earliest settlers. These elements, ranging from traditional grid streets and agricultural parcels to distinctive architectural styles, are an essential part of Santa Clara's identity and a key factor in its appeal within the region.

If not managed thoughtfully, however, development pressure could threaten these historic resources and the benefits they provide to the community, including their potential to support economic vitality and heritage tourism. The City's goal for historic preservation is a **holistic approach** that balances the needs of property owners with the long-term benefits to the entire community. This approach seeks to guide the Historic Downtown Core's evolution into a vibrant, pedestrian-friendly, mixed-use center while protecting the historic assets that make Santa Clara a special place.

Balancing Growth with Historic Character

Enhancing Vitality While Preserving Charm

Increasing residential densities and intensifying commercial uses in the historic district arises from the community's evolving need to support economic vitality, provide a broader range of housing options, and maintain the vibrancy of downtown Santa Clara. As growth pressures mount and demands change, small-scale infill, like accessory dwelling units, duplexes, or compact cottages, can add variety without overwhelming the district's rural, low-density charm. Similarly, fostering thoughtfully designed mixed-use buildings, where shops and offices are integrated with



residences, helps enliven street life while retaining the intimate feel that makes the area so inviting.

To accomplish these goals without sacrificing what is endearing about the Historic District, it's critical to maintain the architectural scale and visual character, such as two- to three-story buildings, traditional setbacks, and preservation of mature trees and green spaces. Design standards and guidelines can ensure that new development is pedestrian-friendly and complements the existing settlement pattern rather than competing with it. Supporting locally owned, specialty businesses, farmers markets, and traditional crafts also helps keep the commercial mix authentic. Strategic placement of more active uses, focused near key nodes or in existing commercial clusters, allows for vibrancy without sprawling commercialization. By clustering new development sensitively and honoring the district's legacy features, Santa Clara can welcome growth while preserving the small-town atmosphere and distinct historic character that residents and visitors cherish.

Reasons for Historic Preservation in Santa Clara

Unique Character

Over the last 170 years, Santa Clara's downtown has gradually evolved while retaining its historic settlement pattern and cultural landscape. The district features a unique mix of buildings from different eras, punctuated by vacant lots, small pastures, barns, and sheds, all linked by a traditional grid street layout. Mature trees, including the community's iconic rows of **majestic sycamores** along Santa Clara Drive, help define the visual character of the area. While some historic buildings and lot structures have been lost, the





remaining fabric strongly expresses Santa Clara's identity. Such authenticity cannot be manufactured; it has emerged organically over generations, making it a priceless civic asset. Preserving and building upon this heritage will reinforce the historic nucleus of the City and strengthen its reputation regionally and statewide.

Economic Development

Research consistently shows that the preservation and enhancement of historic resources generate significant economic returns, the more thorough and coordinated the effort, the stronger the results. In Santa Clara, prominent historic sites such as the **Jacob Hamblin Home** and the restored **Relief Society Building** draw visitors from across the state, nation, and beyond. Preservation efforts yield multiple economic benefits:

- Attracting investment into town cores and commercial areas.
- Drawing visitors and tourism-related spending.
- Creating local jobs and income opportunities.

Historic areas offer distinct advantages for businesses and residents seeking a unique, authentic, and attractive location. Public investment in these areas, like the streetscape improvements along Santa Clara Drive, bolsters property owner confidence, spurring additional private investment in both residential and commercial properties. This cycle of

reinvestment fosters the growth of small businesses, specialty retail, and restaurants.

A coordinated preservation program can elevate the historic city center as a major heritage destination, complementing other attractions across the state and region. Cultural heritage tourism, in particular, is a rapidly expanding form of economic development. Visitors drawn to authentic historic environments tend to stay longer, spend more, and share their experiences with others, generating repeat visits and contributing to a diversified local economy, increased investment in historic resources, and higher tax revenues. The positive ripple effects extend to the state level, with heritage tourism providing measurable economic contributions in the billions of dollars.

Reuse, Revitalize, and Stay Connected

The authentic feeling that draws visitors here is just as valued by the people and businesses who call this place home. Our connection to the stories and traditions of those who came before us helps shape a shared sense of who we are and brings the community together. Remembering and honoring our history leads to more thoughtful conversations about local decisions and how we invest in the future. This shared perspective helps us aim for quality and care in how the community grows and develops.

Reusing what we have keeps the heart of Santa Clara alive. Restoring historic buildings saves valuable craftsmanship and

materials, prevents waste, and can be just as energy efficient as new construction. Keeping homes, shops, and services close together, just like in the town's traditional layout, makes life more convenient, walkable, and connected.

- Live and grow in a way the community can afford and that doesn't waste resources.
- Reuse and improve historic buildings instead of tearing them down, which saves materials, prevents waste, and keeps the unique character of old architecture.
- Well maintained historic buildings can be just as energy efficient (or more) than new ones.
- Traditional neighborhood patterns, with homes, shops, and services close together, make it easier for people to walk instead of driving, supporting both the City's historic character and a healthier lifestyle.

HISTORIC DISTRICT GUIDELINES

The recent adoption of the Historic District Design Guidelines in May of 2024 represents a significant achievement for Santa Clara's Heritage Commission and City leadership. Through an inclusive process of research, outreach, and careful collaboration, the Commission and City have established a comprehensive framework that not only safeguards the district's unique heritage and character, but also provides clear tools for property owners, businesses,

and planners to guide future development and rehabilitation. These guidelines reflect best practices in historic preservation and are closely aligned with the City's long-term objectives, ensuring thoughtful design, compatibility, and stewardship of historic resources. With the new standards in place, Santa Clara is now better equipped to preserve its historic assets, encourage sensitive enhancements, and promote the vitality of the downtown core for generations to come.

Santa Clara Historic District Guidelines Summary

Santa Clara's Historic District Guidelines establish a clear framework for preserving, enhancing, and guiding change within the City's central historic core. Rooted in community values and decades of architectural, landscape, and cultural history, these guidelines are intended to protect the district's unique character, promote economic vitality, and balance private property rights with public benefits.

Purpose and Intent

- **Preservation of Heritage and Character:** The guidelines aim to safeguard historic buildings, landscapes, and streetscapes throughout the district, including homes, outbuildings, mature trees, gardens, and distinctive site features. They help ensure that changes and new development remain compatible with the district's unique historic identity and visual qualities.

- **Support for Thoughtful Evolution:** Recognizing that change is inevitable, the guidelines establish principles for sensitive improvement, rehabilitation, and compatible new construction. Owners are encouraged to draw upon historical eras, architectural styles, and landscape traditions in their projects, preserving the spirit of place for future generations.

Key Provisions

- **Design Goals:**
 - » Protect architectural character and fabric, including individual historic structures and the overall streetscape.
 - » Enhance and beautify properties, ensuring new development respects historic scale, massing, and orientation.
 - » Encourage economic development via unique historic settings, supporting small business and tourism.
 - » Balance private interests with the benefits to the wider community and future residents.

- **Site and Landscape Features:**
 - » Retain original landscape elements, street trees (especially Sycamores), gardens, barns, and fences, as integral parts of the district's character.

- » New landscaping and streetscape improvements must complement historic patterns and protect existing features.
- » Fencing, parking, and outdoor spaces should reinforce historic settings and be designed to minimize visual intrusion.

- **Architectural Standards:**

- » New and remodeled buildings must reference past materials, styles, forms, and details, particularly Utah Vernacular “Greek Revival,” Craftsman Bungalow, Period Cottage, and Ranch styles.
- » Materials should prioritize masonry, wood, and other indigenous finishes, avoid large expanses of stucco or reflective surfaces, and use historically appropriate color palettes.
- » Building placement, massing, orientation, and scale should relate to adjacent structures and the overall block pattern, ensuring a cohesive visual flow along Santa Clara Drive and side streets.

- **Commercial and Residential Compatibility:**

- » Storefronts and façades must utilize traditional elements (base, middle, top), display windows, compatible awnings, and signage in subdued, historic color schemes.
- » Mechanical equipment, lighting, and signage should be discreet and not detract from the historic appearance.
- » Commercial uses must be sensitive to neighboring residences, managing impacts stemming from parking, noise, and service utilities.

- **Review and Approval Process:**

- » All changes within the Historic District, exterior modifications, additions, new construction, are subject to design guideline review by the Heritage Commission, Planning Commission, and City Council.
- » Color boards, material samples, and site plans may be required for approval to ensure adherence to the guidelines.

Community Input and Priorities

These guidelines were shaped by strong community engagement, with survey results confirming widespread support for:

- Preserving historic buildings, large shade trees, and open space.
- Enforcing design standards for both new residential and commercial development.

- Encouraging small-scale, pedestrian-friendly business while protecting the district’s historic charm and sense of continuity.

Integration with City Code and Preservation Policy

The guidelines supplement Santa Clara’s zoning ordinance (Chapter 17.74 and 17.76) and align with broader policy goals for heritage protection, walkability, downtown vitality, and sustainable growth.

Historic Preservation Action Plan

Several recommended action items from the 2014 General Plan remain relevant in the City’s current General Plan. This Historic Preservation Action Plan reflects a continuing commitment to safeguarding cultural legacy and promoting community engagement in preservation efforts. These ongoing strategies ensure that the city’s historic resources are valued, actively maintained, and integrated into civic life, reinforcing both heritage integrity and public stewardship.

Action 5.1: Update Historic Survey & Inventory

Maintain a current, detailed inventory and map of historic, complementary, and adjacent structures, including all relevant attributes.

Action 5.2: Preservation Education & Awareness Program

Develop and implement a preservation education and awareness program targeting property owners, professionals, and stakeholders, including info on financial incentives.

Action 5.3: Library/Database of Best Practices

Create and maintain a public library and online database of best practices for historic structure maintenance and rehabilitation.

Action 5.4: Recognition & Awards Program

Establish a program to recognize outstanding rehabilitation, compatible development, and landscape enhancement in the Historic District.

Action 5.5: Annual Historic Festivals & Events

Support and promote annual events and festivals that celebrate the City’s historic character, building upon existing successes and partnerships.

Action 5.6: Grant Funding for Homeowners

Actively pursue and facilitate grant funding options for historic property owners, leveraging the City’s certified local government status.

Action 5.7: Heritage Trail System

Plan, develop, and promote a heritage trail system linking significant historic features and areas to provide public interpretation and educational opportunities.



Historic Preservation Goals & Policies

The following Goals and Policies provide direction for preserving Santa Clara’s Historic Downtown, ensuring new development, reinvestment, and stewardship maintain its distinctive character and civic role as the heart of the community.

GOAL #1

Preserve the Distinctive Identity and Historic Character of Santa Clara’s Downtown

Policy 1.1: Require new development, redevelopment, and exterior improvements within the Historic District to respect historic building scale, massing, materials, landscaping, and tree canopy, in accordance with adopted design guidelines.

Policy 1.2: Encourage infill and mixed-use redevelopment that supports a walkable, vibrant center for living, shopping, gathering, and cultural activities.

Policy 1.3: Support local businesses, farmers markets, and community-serving retail and dining, including rehabilitation and adaptive reuse of historic structures for contemporary uses.

Policy 1.4: Cluster growth and redevelopment to protect agricultural and riverfront lands, preserve floodplain function, and maintain public access.

Policy 1.5: Maintain and restore historic structures, landscapes (including orchards, large shade trees, barns, and gardens), and streetscapes, prioritizing the preservation of original features whenever feasible.

GOAL #2

Protect and Enhance Historic, Cultural, and Landscape Resources

Policy 2.1: Protect and restore historic structures, landscapes, and major trees through development regulations, incentives, and periodic updates to design guidelines.

Policy 2.2: Pursue partnerships, grants, and funding programs to support restoration, adaptive

reuse, and ongoing preservation efforts for the Historic District.

Policy 2.3: Encourage public art, amenities, and attractions that celebrate the City’s heritage, reinforce community identity, and engage residents and visitors.

Policy 2.4: Ensure all new projects, renovations, and site improvements are compatible with adjacent historic buildings in form, massing, orientation, and materials.

GOAL #3

Promote Strategic Connectivity and Accessibility in Downtown

Policy 3.1: Require interconnected street networks, pedestrian-friendly design, and trail linkages for all new development and redevelopment within the Downtown.

Cultivate Community Commitment and Participation in Preservation

Policy 4.1: Promote ongoing public input and education on Historic District preservation through outreach, surveys, Heritage Commission engagement, and community events.

Policy 4.2: Facilitate collaboration between property owners, City staff, and preservation advocates to ensure best practices in rehabilitation and compatible new construction.

Policy 4.3: Integrate community priorities, such as protection of historic buildings, shade trees, open spaces, and continuity of building and landscape character, into regular updates of Historic District guidelines and the General Plan.

INFRASTRUCTURE AND SERVICES



COMMUNITY CONNECTIVITY & NETWORKS

- Transportation
- Parks & Trails
- Public Utilities & Infrastructure

Santa Clara's Community Connectivity & Networks Element lays the foundation for a vibrant, accessible, and cohesive city, ensuring seamless movement and interaction among neighborhoods, parks, commercial centers, and regional destinations. This element integrates land use, transportation, and active recreation systems to support both local needs and long-term growth, as required by Utah Code 10-9a-403. Through coordinated planning, Santa Clara prioritizes major corridor preservation, improvement of key arterial and collector roads, expansion of public transit options, and robust investment in active transportation facilities like bike lanes, sidewalks, and shared-use trails. These initiatives foster diverse and multimodal options for residents of all ages and abilities, from drivers and transit riders to cyclists and pedestrians.

As the community expands, targeted projects such as the Western Corridor beltway, Hamblin Parkway, and strategic trail connections ensure the City remains well-connected internally and with the wider region. Santa Clara collaborates closely with regional partners, like the Dixie MPO and neighboring municipalities, to align infrastructure investments, pursue shared funding opportunities, and create resilient linkages for public safety, recreation, and economic vitality. Continuous upgrades to parks, trails, stormwater systems, and utility networks reinforce these connections, enhancing overall accessibility, equity, and quality of life for current and future residents.

TRANSPORTATION

The Transportation Element of the Santa Clara General Plan establishes a comprehensive vision for the City's mobility network, as required by Utah Code 10-9a-403. This chapter outlines a framework for the location and improvement of roadways, transit, sidewalks, and bikeways, ensuring that transportation supports future growth, community character, and quality of life. The plan emphasizes robust coordination with land use and regional partners, prioritizes the completion and preservation of critical transportation corridors, and promotes a balance between automobile, transit, and active transportation options. Informed by technical analysis, public input, and state mandates, including SB 195 connectivity requirements, Santa Clara's strategy aims to enhance connectivity, safety, accessibility, and sustainability for all users, shaping a transportation system that is resilient and responsive to evolving community needs.

Transportation Element Content & Compliance

The Transportation element of the General Plan in Utah is required by state law (Utah Code 10-9a-403) and must include the following components:

- **Location and Extent of Transportation Facilities:** The plan must identify the existing and proposed freeways, arterial and collector streets, public transit routes, active transportation facilities (such as bike lanes and pedestrian paths), and any other transportation modes considered appropriate for the City.
- **Coordination with Land Use and Population Projections:** Transportation planning must be correlated with the City's population and land use projections to ensure the transportation network supports future growth and development.
- **Regional Coordination:** The plan should be coordinated with the regional transportation plan developed by the area's metropolitan planning

organization (if applicable) or with the long-range transportation plan by the Utah Department of Transportation if the City is outside a metropolitan planning area.

- **Active Transportation and Connectivity:** Include plans to improve and expand sidewalks, trails, biking routes, and other infrastructure that enhances non-motorized transportation and connectivity throughout the City.
- **Accessibility, Safety, and Multimodal Options:** Address strategies for increasing safety for all users, improving access to transportation options, and supporting transit, biking, and walking as viable alternatives to automobile travel.

Location and Extent of Transportation Facilities

- The Transportation Chapter and SB 195 Supplement clearly identify both existing and proposed transportation facilities, including:

- » Arterials (e.g., Hamblin Parkway, Western Corridor, Pioneer Parkway widening, Gap Canyon Parkway Extension, Red Mountain Drive extension, multiple collector roads).

- » Street classifications (arterial, collector, local) with row width and cross-section defined, as well as specific projects for future connections and extensions (possible impediments listed in Figure 1.0 SB 195 plan).
- » Public transit discussion (current SunTran service and planned future stops) ensures multimodal options are considered.
- » Active transportation: The chapter lists current and future bike lanes, shared use trails, sidewalks, and links to a web app for parks/trails, a comprehensive mapping of all relevant infrastructure.

Coordination with Land Use and Population Projections

- The Plan correlates transportation investment with growth areas (South Hills development, city-wide population and household increases, reference to developable acreage and buildout challenges).
- Policies require new development to provide "an interconnected grid of streets that connect to adjacent developments," reinforcing growth-area access and reducing dead ends.

- Future corridor and infrastructure planning aligns with anticipated growth and development pressures, as illustrated by references to land use constraints and BLM property transitions.

Regional Coordination

- The Plan explicitly states coordination with the Dixie Metropolitan Planning Organization (MPO), referencing the 2023-2050 Regional Transportation Plan (RTP) and details how Santa Clara's arterial and collector projects are consistent with the regional plan.
- City policies include working with Dixie MPO and Washington County Public Works for corridor preservation, ensuring projects are included on priority lists and eligible for county funding.
- Regional trail systems and beltway connections (Western Corridor) are noted as shared priorities.

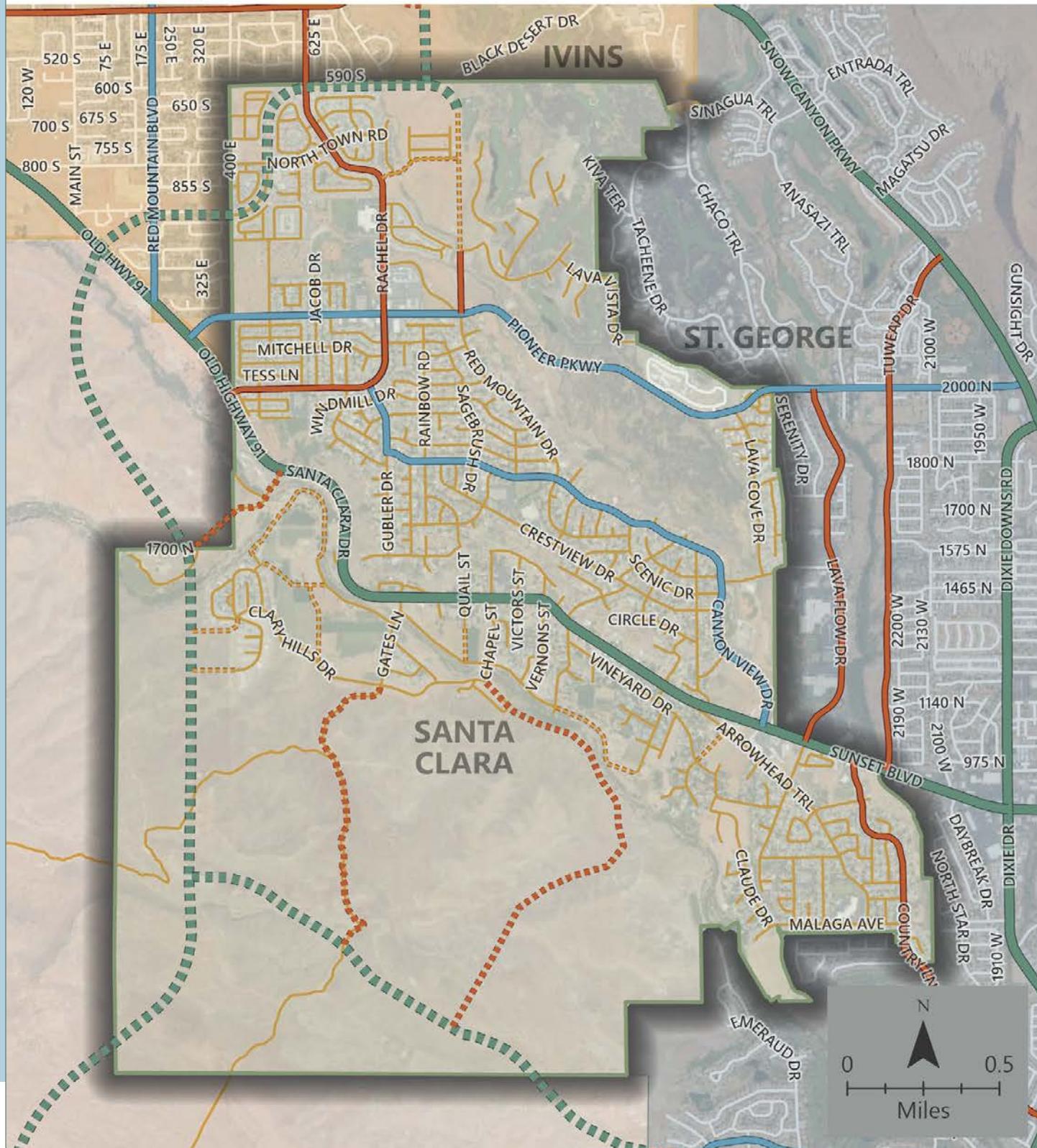
Active Transportation and Connectivity

- Numerous bike lanes, sidewalks, shared use trails, and connectivity improvements are documented, with future projects for each mode listed both in the TMPU and General Plan update public input.
- Issues like terrain and impacts from road widening are flagged, showing attention to both opportunities and challenges in expanding active transportation access.



TRANSPORTATION

Arterial - Existing	3-5 Lanes, 80'-95' of ROW	Arterial - Proposed
Major Collector - Existing	3 Lanes, 66' of ROW	Major Collector - Proposed
Minor Collector - Existing	2 Lanes, 60' of ROW	Minor Collector - Proposed
Local - Existing	2 Lanes, 45'-55' of ROW	Local - Proposed



- The plan emphasizes recreational trail construction (e.g., adjacent to the Western Corridor) and web-based resources for public navigation.

Accessibility, Safety, and Multimodal Options

- Objectives and policies require multi-modal integration: expansion of transit, support for walking/cycling routes, interconnected street grids, and city-wide connectivity of multiple modes.
- Projects and standards are attended to both vehicular efficiency and active/non-motorized safety (design guidance, interconnected street grids, reduced dead ends).
- Transit stops, improved bike infrastructure, and trail connectivity are all promoted as viable alternatives to automobile travel.

All required state components for the Transportation Element (per Utah Code 10-9a-403) are addressed through mapped facilities, classified street systems, population/growth alignment, regional and intergovernmental coordination, dedicated active transportation planning, and policies supporting multimodal accessibility and safety.

SB 195 Connectivity Compliance

Utah State Code Section 10-8-87, as amended by Senate Bill 195, requires cities to address transportation connectivity in their General Plans. Santa Clara's Connectivity Plan is included as an Appendix to the General Plan to allow for updates as state requirements, implementation strategies, and annual reporting obligations evolve more rapidly than the General Plan itself.

The foundational elements of Santa Clara's connectivity strategy and transportation planning are discussed in this chapter; however, the SB 195 Connectivity Supplement further supports compliance through documentation of specific future projects, connection impediments, and commitment to ongoing updates and planning through 2027.

Building an Efficient & Connected Transportation Future

A well planned and managed transportation network is critical to moving people around Santa Clara and a key component to what makes this a highly livable and desirable community. Transportation systems must accommodate the needs of all users, balancing traffic needs with those of active transportation users such as bicyclists and pedestrians. The efficiency of these systems depends greatly on providing a gridded network of interconnected modes of transportation that provide options for all users. This chapter provides broad

guidance for the continued expansion of the transportation network consistent with the City's transportation goals.

A comprehensive detailed analysis of the current and future transportation system was performed as part of the recently completed Transportation Master Plan Update in 2024 (TMPU). This updated plan includes a detailed Transportation Improvement Plan that identifies short-, mid-, and long-term projects and also updates the transportation impact fees. The identified improvements and time horizon for each are included in that report. The information and analysis presented in the TMPU form the foundation of the transportation element of the plan and should be consulted for direction on any transportation related issues. The proposed objectives of the TMPU will be implemented as funding becomes available.²

Santa Clara Street Classification

All of Santa Clara's public roadways are owned and maintained by the City, with no shared jurisdiction with UDOT or Washington County. Overall, the City's street system is in good condition, with the City doing a great job maintaining the network with the available funding.

Roadway classifications provide a hierarchical framework for the operation and design of the City's streets. These classifications generally define vehicle capacity, number of travel lanes, speed limits, etc. Arterials have more lanes, higher speed limits, and fewer access points, while local (residential) streets have fewer lanes, lower speed limits, and more access points.

The TMPU and Table 3.1 Street Cross-Section Configurations in the Santa Clara City Construction Design Standards (2023 Update) provide more detailed information about each facility type and the corresponding right-of-way width. The facility types and corresponding right-of-way widths as presented in the TMPU are shown below.

FACILITY TYPE-RIGHT OF WAY WIDTH
Residential Local-45'
Residential Alternative-55'
Residential Standard-50'
Minor Collector-60'
Major Collector-66'
Major Arterial-80'
Minor Arterial Alternative-80'
Major Arterial-95'

Santa Clara Roadway Widths by Functional Class

² The full report is available at <https://cdn.santaclarautah.gov/file/scweb-prod/2025/07/Transportation-Master-Plan-Update-2024.pdf>



Roadway Classifications

Arterial

Minor arterial roads serve as key connectors within the City, linking neighborhoods to major roadways and facilitating moderate volumes of traffic over medium distances. With a standard right-of-way width between 80-95 feet and consists of three to five travel lanes. Arterials are essential for distributing traffic from arterials to local streets and often support transit routes and emergency services.

Major Collector

A collector roadway provides both mobility and access. Collectors connect local and arterial roadways. Major Collectors have typical ROW widths of 66 feet and typically have a three-lane cross-section.

Minor Collector

A collector roadway provides both mobility and access. Collectors connect local and arterial roadways. Minor Collectors have typical ROW widths of 60 feet and typically have a two-lane cross-section.

Local

A local roadway provides full access to adjacent land uses but allows for little mobility. Local roads have typical ROW widths of between 45-55 feet and have two travel lanes.

Transportation Planning

The majority of the developable private land in Santa Clara with access to the arterial and collector streets has been developed. In the South Hills area, the remaining developable

land within the City boundary is comprised of approximately 240 acres in private ownership, and 1,440 acres are Bureau of Land Management (BLM) tracts. A significant portion of the BLM property has been designated for potential disposal to private interests. The potential for development in this area is great but has significant challenges including steep slopes, drainage ways, expansive soils, and long distances from existing roads and utilities. Due to these challenges a carefully planned street and utility network will be required.

Future Roads and Major Road Projects

Much of the future roadway network will be constructed as part of developer's activities but a few key roadways are necessary to complete the backbone of the transportation system. The locations of existing and future streets are shown in the Transportation Exhibit. A list of key transportation projects identified that will help promote future development is presented below.

- Hamblin Parkway (Western Corridor North) – The majority of the necessary right-of-way for Hamblin Parkway is secure, with only minor areas left to acquire. This future arterial will provide a direct connection from Snow Canyon Parkway in Ivins to Old Highway 91.
- Western Corridor – This planned arterial between Sunriver and Old Highway 91 is a high priority for the City as it provides a regionally significant belt route around St. George and along the western boundary of Santa Clara. The approximate alignment is described in Regional Transportation Planning section and illustrated on the Transportation Exhibit as well.

- Gap Canyon Parkway Extension – This is another planned arterial providing direct connection between the Western Corridor and the Sunbrook area of St. George.
- Red Mountain Drive between Affirmation Drive and Hamblin Parkway – A planned minor collector roadway, this extension of Red Mountain Drive will provide a direct connection between Pioneer Parkway and Hamblin Parkway.
- South Hills Collector A – This one-mile extension of Gates Lane between Clary Hills Drive and the future extension of Gap Canyon Parkway.
- South Hills Collector B – A planned collector roadway between Clary Hills Drive and the Western Corridor.
- Clary Hills Drive Collector -This extension of Clary Hills Drive will provide access to the South Hills along the Santa Clara River southeast of Chapel Street.
- Pioneer Parkway Widening – Widen this major collector from 3 lanes to 5 lanes between Lava Flow Drive to Red Mountain Drive.

The proposed arterials and collectors shown are consistent with regional transportation planning efforts by the Dixie MPO. Numerous other collectors and local streets will be constructed as development continues in the South Hills.

Regional Transportation Planning

The rugged terrain that surrounds Santa Clara creates obstacles for a typical gridded road network. Continued high levels of commuting traffic in the region contributes to traffic congestion. This can result in concentrated traffic occurring in a small number of congested corridors. Transportation planning on a regional level is accomplished through a coordinated effort by Santa Clara, neighboring cities, and the Dixie Metropolitan Planning Organization (MPO). The MPO's 2023-2050 Regional Transportation Plan (RTP) is the culmination of transportation planning efforts for the urbanized and urbanizing areas of Washington County³.

The RTP includes a variety of transportation projects identified as significant on a regional or state level. Most of the projects listed in the Future Roads and Major Road Projects section are also included in the RTP. Of primary importance to Santa Clara is the beltway that extends around much of the Washington County urbanizing area (from Hurricane to Ivins). The portion of the beltway that passes through Santa Clara is called the Western Corridor. The general alignment of the

Western Corridor extends westerly from the mile post 2 of Interstate 15, through Sunriver, then north through the South Hills area to Old Highway 91 between Main Street and Red Mountain Blvd. From this point the alignment jogs through Santa Clara subdivisions and the Black Desert Resort area connecting to Snow Canyon Parkway in Ivins. The portion north of Old Highway 91 is referred to as Hamblin Parkway. A recreational trail is planned to be constructed adjacent to the Western Corridor. The entirety of the Western Corridor is scheduled in Phases I (2023-2032) and III (2043-2050) of the RTP. The alignment and timing of the Western Corridor will greatly influence the development of the South Hills area of the City and portions of Santa Clara North.

To effectively provide critical future transportation infrastructure that supports continued growth it's essential that these key corridors are preserved many years ahead of planned development. As discussed in the 2023-2050 RTP, "The degree of importance for corridor preservation increases in areas like the Dixie MPO where high population growth is anticipated as developers and homebuilders are not always cognizant of the impacts their actions could have on the overall transportation community". Early and well-planned acquisition of transportation corridors can result in significant cost savings.

Transit

SunTran, St. George's transit service, does not currently serve Santa Clara but does have stops in Ivins. There is a need and desire by the public for transit stops. Expansion into Santa Clara would provide transportation alternatives. Consistent with the TMPU, the City is planning for a minimum of two stops: one downtown and the other in the commercial area near Harmons. Additional information can be found in the TMPU.

Active Transportation

Santa Clara prides itself on the amenities it has to offer its citizens and guests. There are numerous bike paths, shared use trails, sidewalks, and other facilities that promote an active lifestyle and provide recreational activities. Santa Clara has a web application that provides an efficient means for the public to locate City parks and trails.⁴

The TMPU includes a section dedicated to the alternative transportation system in the City and describes the principles of active transportation. This plan also included three projects identified for future implementation:

- Bike lane on Pioneer Parkway
- Bike lane on Rachel Drive South of Pioneer Parkway

³ The Dixie Metropolitan 2023-2050 RTP can be found at <https://dixie-mpo.com/2019-2050-regional-transportation-plan>

⁴ The Santa Clara City Park and Trail Locator can be reached at this link: <https://webapps.cloudsmartgis.com/ClientRelated/Utah/WashingtonCounty/SantaClara/ParkLocator/>

- Bike Lane on Gubler Drive from Rachel Drive to Canyon View Drive

A few additional projects were identified for consideration by the City but are difficult to construct due to the terrain around Santa Clara:

- Bike lane on Santa Clara View Drive from Crestview Drive to Santa Clara Drive
- Paved path from Snow Canyon Drive to Chapel Street
- Bike lane on Gates Lane
- Bike lane on Chapel Street

Transportation Goals & Policies

GOAL #1

Develop and Maintain an Efficient, Connected Transportation Network

Policy 1.1: Require all new developments to create an interconnected grid of streets, with connections to adjacent neighborhoods and avoidance of long dead-end streets, especially as the planned South Hills growth areas.

Policy 1.2: Prioritize the completion of key arterial and collector projects, such as Hamblin Parkway, Western Corridor, Gap Canyon Parkway Extension, and Pioneer Parkway widening, to serve existing residents and support future buildout.

Policy 1.3: Ensure roadway system upgrades and new corridors are coordinated with City land use plans and anticipated population growth, including timely preservation of rights-of-way and collaboration with project developers.

GOAL #2

Expand and Enhance Active Transportation and Connectivity

Policy 2.1: Continue investing in bike lanes, shared use trails, and sidewalks as outlined in the TMPU, including new facilities on Pioneer Parkway, Rachel Drive, Gubler Drive, and connections to City parks and schools.

Policy 2.2: Improve street and trail connectivity by bridging existing gaps (e.g., Jacob Hamblin Home to south of Santa Clara Drive, Graveyard Wash Trail to Boomer Park) and mitigating natural barriers as feasible.

Policy 2.3: Ensure all collector and arterial street projects include high-quality pedestrian and bicycle facilities and prioritize projects that link active recreation sites and residential neighborhoods.

During the public process for the General Plan update several future active transportation facilities were identified in addition to those included in the TMPU.

- Connect existing pathway that ends at Jacob Hamblin Home to trail system south of Santa Clara Drive.
- Connect Graveyard Wash Trail to trail system around Boomer Park
- Bicycle lane along south side of Pioneer Parkway (identified as Project #10 in the 5-Year Improvement Projects in the TMPU)
- Address South Village Drive trail impacts resulting from road widening

GOAL #3

Coordinate Regionally for a Multimodal Future

Policy 3.1: Align Santa Clara's transportation planning with the Dixie MPO Regional Transportation Plan and Washington County Public Works, including scheduled beltway connections (Western Corridor) for regional access and emergency management.

Policy 3.2: Place City transportation corridors on the Annual Master Priority Corridor Preservation list and actively pursue county and MPO funding for right-of-way acquisition.

Policy 3.3: Collaborate with neighboring communities for seamless trail and transit connections, with special attention to future expansion of SunTran transit service into Santa Clara.

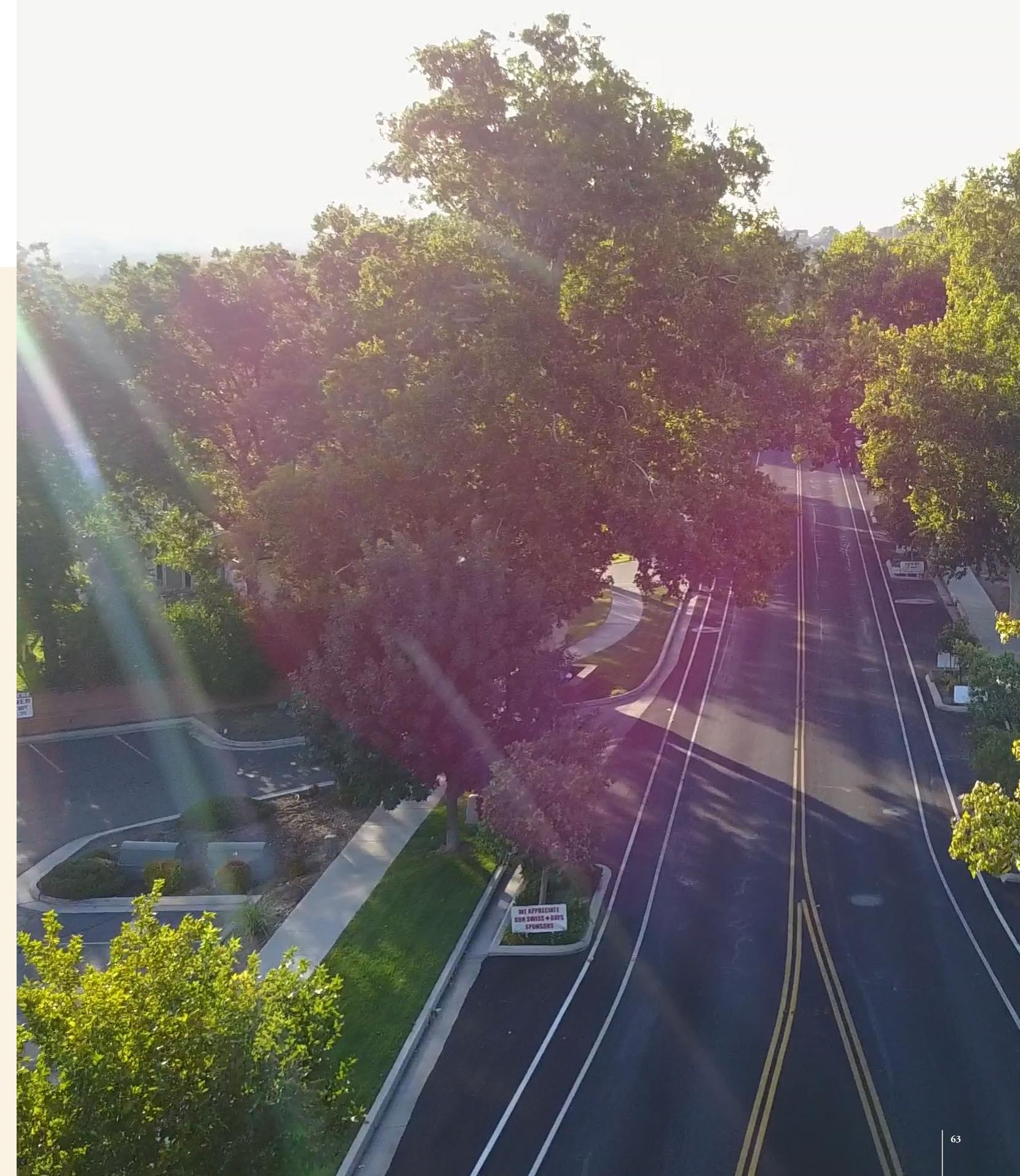
GOAL #4

Increase Accessibility, Safety, and Multimodal Opportunities

Policy 4.1: Advance transportation improvements that increase traffic safety for drivers, pedestrians, and cyclists, such as street lighting, intersection enhancements, and speed management, across arterial and collector networks.

Policy 4.2: Implement requirements for new and reconstructed streets to include appropriate curb ramps, pedestrian crossings, and ADA-accessible routes.

Policy 4.3: Promote transit, walking, and cycling as practical and safe alternatives to driving, including planning for transit stops near Downtown, Harmons, schools, and parks.





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.

Recreation & Trails Network

Parks Overview

Santa Clara maintains a well-balanced network of parks categorized as local, community, and neighborhood parks. These provide facilities for sports and recreation, social gatherings, and passive open space. The City's larger community parks anchor organized events and serve regional needs, while neighborhood parks focus on local accessibility and everyday recreation. School/local parks further complement the system by integrating with area schools, supporting youth activities, and maximizing joint-use opportunities.

Trails Network

The City's trail network features a mix of existing and future bike lanes, river trails, and planned multi-use paths that support walking, biking, and scenic enjoyment. Dedicated

off-street trails trace the Santa Clara River, connecting neighborhoods to parks, schools, and commercial hubs. Planned expansions, mapped in the current General Plan, will fill gaps, improve connectivity, and enable safe, accessible routes across the City.

Santa Clara also preserves natural and unimproved trails, providing options for hiking, nature walks, and outdoor exploration. Designated route trails and installed rock crawl segments further serve adventure and fitness-oriented users.

Regional and Inter-City Connections

Santa Clara's parks and trails system links with Ivins and some connectivity to St. George, positioning the City as part of a larger regional recreation corridor. Trail alignments and wayfinding emphasize connectivity and regional access, enabling longer rides and walks beyond City boundaries.

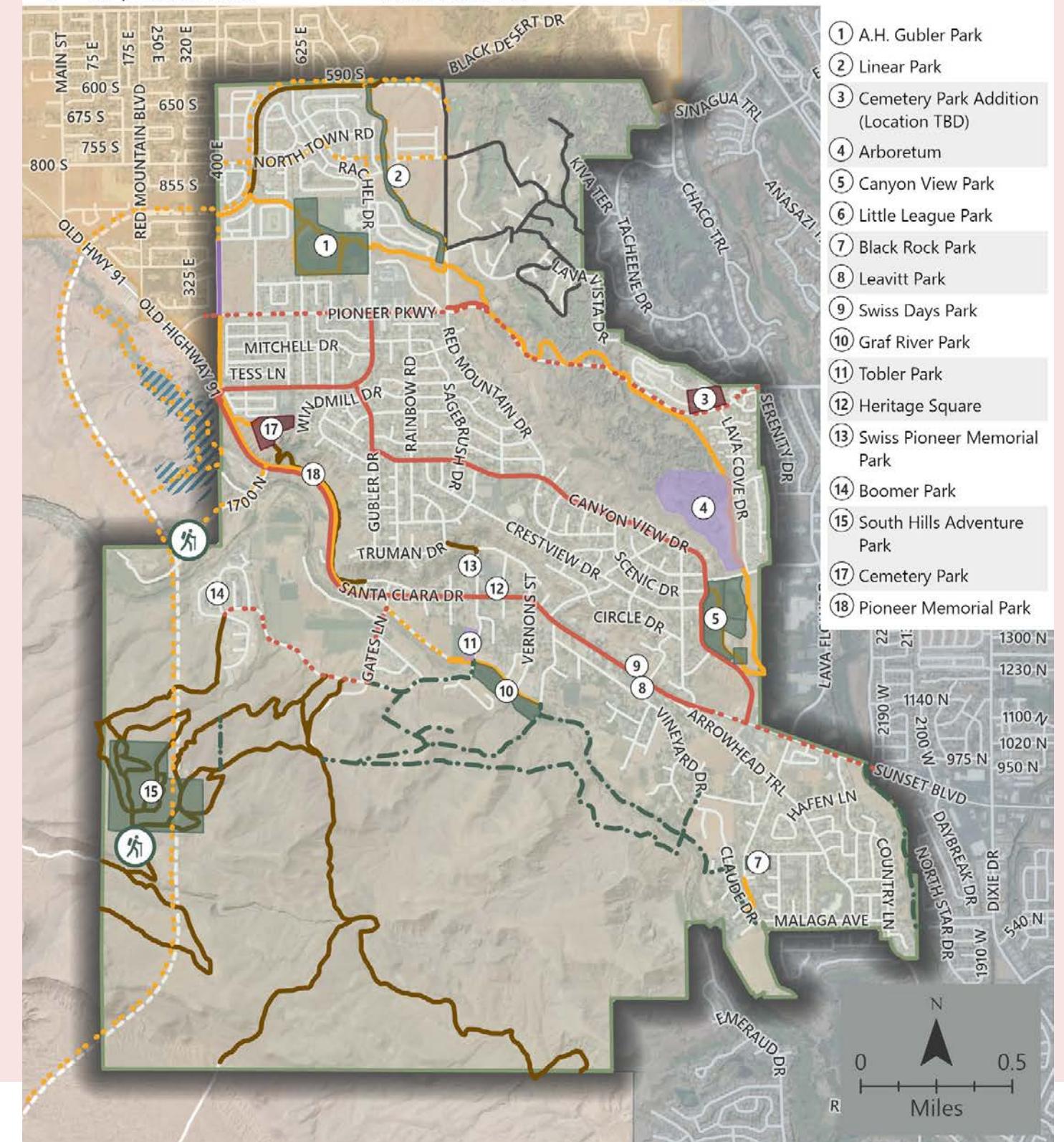
PARKS AND TRAILS

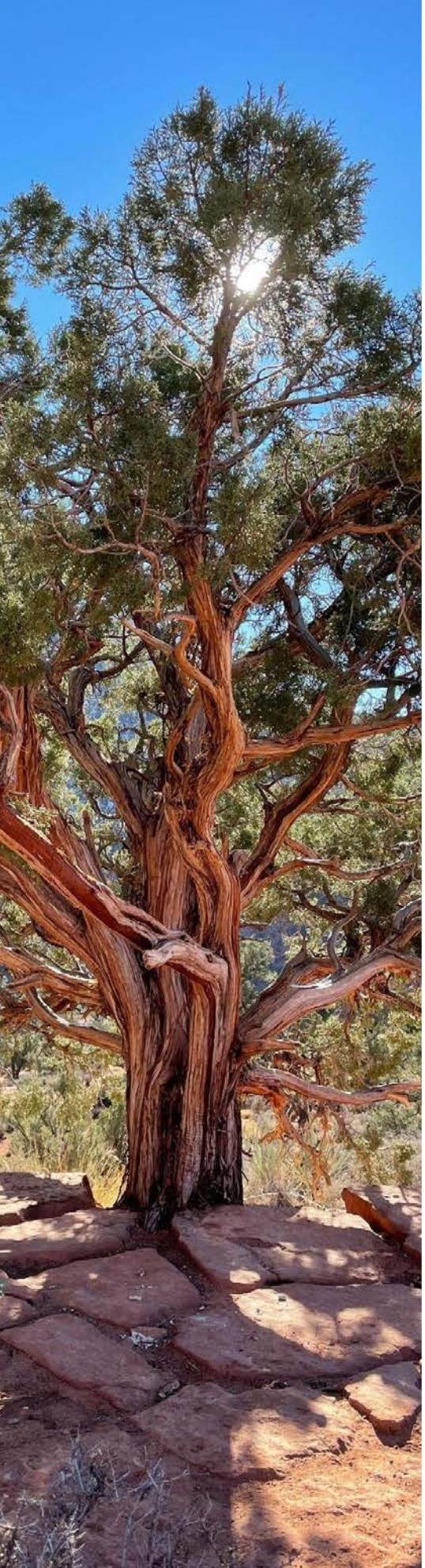
Parks

- Recreational
- Cemetery
- Aesthetic/Historical
- Proposed Reservoir

Trails

- Planned Trail
- Existing Unimproved Trail
- Future Bike Lane
- Existing Paved Trail
- Future Paved Trail





Park Classifications

Parks are typically classified into **Pocket/Mini Parks**, **Neighborhood Parks**, **Community Parks**, **Regional Parks**, **Special Use Parks**, and **Linear Parks/Greenways**. Each classification serves different functions, catchment areas, and population needs

CLASSIFICATION	TYPICAL SIZE	SERVICE AREA	KEY FEATURE
Mini Park	<2 acres	1/4 mile radius	Playgrounds, benches, tot lots, ornamental features
Neighborhood Park	1–15 acres (optimal 5–10)	1/4–1/2 mile radius	Playgrounds, fields, courts, picnic areas, open lawn
Community Park	15–30 acres	~2.5 mile radius	Sports complexes, pools, centers, event venues, multipurpose areas
Regional Park	>50 acres	~5 mile radius	Major event facilities, large complexes, natural areas, trails
Special Use Park (e.g. Primitive, Arboretum, Cemetery)	Variable	Variable	Dedicated amenities (dog, skate, museums, cultural)
Linear Park/Greenway	Variable (length)	Connective	Trails, habitat corridors, buffers, scenic routes

- “Open Lands” are sometimes referenced, representing nature preserves or undeveloped natural areas for passive recreation, habitat protection, and stormwater management.
- Park planning should incorporate equitable distribution, connectivity (especially through greenways and trails), and flexibility to meet changing community needs.

The City of Santa Clara has a variety of park types as shown in the table below:



PARK TYPE	PARK TYPE IN SANTA CLARA
Pocket Park	Leavitt Memorial, Town Hall Park
Neighborhood Park	Black Rock, Canyon View, Tobler
Community Park	Gubler Park, Canyon View
Regional Park	Santa Clara River Reserve
Special Use Parks:	
Primitive Park	Lava Fields
Arboretum	Arboretum
Cemetery Park	Santa Clara Cemetery
Streetscape	Santa Clara Streetscape
Historical	Heritage Square

Santa Clara’s parks and trails system is an integral part of the City’s quality of life, offering a diverse mix of public open spaces, recreation amenities, and active transportation routes for residents and visitors alike. The table below lists the Existing Parks and Trails in the City, as well as the scheduled expansions and additions of new parks in the City.

National & Local Standards

According to the National Recreation and Park Association (NRPA), the typical park and recreation agency provides approximately 10.2 acres of parkland per 1,000 residents. Santa Clara City uses this recognized benchmark, which is widely accepted for ensuring public access, opportunity, and recreational equity. The City’s own planning goal also reflects this standard, aiming to meet or exceed the NRPA target while adapting to changing community needs, fiscal realities, and regional growth trends.

Existing Assets & Service Levels

Santa Clara offers a diverse mix of parks and trails designed to serve the City’s unique population:

- Parkland Inventory:** The City maintains 78.1 acres of park space plus 28.2 acres of trails (158,243 feet), for a combined total of 106.3 acres.
- Level of Service (LOS):** As of 2024, Santa Clara provides **12.0 acres of parks and 17.9 feet of trails per resident**, exceeding both the NRPA benchmark and internal community targets.
 - » **Parks-only effective LOS:** 8.8 acres/1,000 residents.
 - » **Trail LOS:** 17.9 feet per capita.
- Breakdown by Category:**
 - » Recreational Parks: 4.8 acres/1,000
 - » Cemetery Parks: 0.7 acres/1,000
 - » Aesthetic/Historical Parks: 3.4 acres/1,000

With an estimated population of just over 9,000 people in 2025, Santa Clara’s current service levels ensure that residents **enjoy greater-than-average recreational access** compared to most communities nationwide. At build out the City anticipates maintaining a level of service of at least 7 acres of park per 1,000 residents, and 5 feet of trail per resident.

Growth Projections and Future Service Needs

Santa Clara’s population is projected to **reach 11,180 by 2030** and the Parks & Trails study projected **24,500 population at buildout**. This anticipated growth will require a **63.9% increase in parks and trails usage capacity** to maintain present service standards.

- The City plans to keep pace with demand through strategic investments in new parks, trail extensions, and regular plan updates.
- By maintaining or exceeding the target LOS for all park categories, Santa Clara ensures continued recreation access and quality of life for both existing and future residents.

Planned Improvements

Over the next decade, Santa Clara will invest nearly **\$19 million** in new and upgraded facilities, many of



which are eligible for impact fee funding. Major capital projects include:

- Expansion at Gubler Park
- Development of Graf River Park (including new splash pad)
- Construction of new trailheads
- Addition of over 78,000 feet of trails to enhance connectivity and accessibility across the City
- Periodic updates and performance reviews to verify that service levels match population growth
- Additional cemetery and columbarium
- Skate park

Funding, Impact Fees, and Accountability

To sustainably fund these improvements:

- The Parks & Trails Plan identified a **maximum impact fee per residential unit** to meet the **parks & trails** growth and infrastructure needs.
- Impact fees help ensure that new development contributes its fair share to maintaining robust parks and recreation services amid population increases.
- Transparent processes for fee collection and use support ongoing improvements and compliance with state requirements.

Key Takeaways

- **Santa Clara exceeds both national and local benchmarks for parks and trails access**, delivering high quality of life and recreation for all residents.
- **A diversified park and trail system**, including recreational, cemetery, and historic/aesthetic green spaces, ensures variety and community relevance.
- **Planned investments are closely aligned with population growth**, protecting equitable access and service standards as new residents move in.
- **Strategic trail development positions Santa Clara as a regional leader** in active transportation and recreation, contributing significantly to regional connectivity throughout Washington County.
- **Sustainable funding and accountability mechanisms** ensure robust service delivery, supported by regular plan updates and transparent impact fee administration.

Tobler Park

Tobler Park is located within the Historic District Downtown and owned by the City. With the removal of the former apricot and peach orchards, the property presents opportunities for development; however, no design, amenities, or facilities have been determined at this time. It remains in the very early stages of consideration for future improvements but is planned to spotlight the agricultural heritage of the City. Future uses are anticipated to include an orchard, large garden, barn/educational building, parking and possibly a reception center available for weddings, family gatherings and community events. Any future improvements, will require detailed planning, community input, and the identification of reliable funding sources before moving forward.

Cemetery

Santa Clara's cemetery is a valued community asset, providing an important place for remembrance and honoring the City's

Parks & Trails Goals & Policies

GOAL #1

Maintain and Enhance Parks & Trails Service Levels

Policy 1.1: Provide at least 7 acres of parks and 5 feet of trails per 1,000 residents, exceeding national and local benchmarks for recreational access.

Policy 1.2: Regularly review and update park and trail inventories to align with population growth and changing community needs.

Policy 1.3: Ensure equitable distribution of parks and trails so all neighborhoods have convenient access to recreation and open space.

GOAL #2

Expand and Diversify Recreational Facilities

Policy 2.1: Identify and develop suitable property for a second cemetery to meet future community needs and preserve local heritage.

Policy 2.2: Pursue the annexation of the Graveyard Wash area to incorporate as a special amenity area located within City limits.

Policy 2.3: Plan and implement the phased expansion of Tobler Park as a special use park, incorporating amenities facilities based on resident input.

Policy 2.4: Upgrade existing parks and develop new facilities based on community priorities and recreation trends.

heritage. However, during outreach for the General Plan, both residents and elected officials repeatedly expressed concern that the cemetery is rapidly nearing its capacity. As available plots become increasingly scarce, families may soon face limited options for local interment, a significant issue for a city that takes pride in its close-knit, multi-generational roots.

Given the limited space remaining at the current cemetery, the City will need to proactively identify and secure a suitable site for a second cemetery in the near future. Strategic planning should include an evaluation of feasible locations, considerations for future expansion, and criteria such as access, topography, landscaping, and integration with the surrounding community. Early identification and acquisition of land will help ensure that Santa Clara can continue to meet the needs of residents for years to come, maintain traditions, and provide a respectful, beautiful setting for future generations. Proactive action now will minimize service gaps and support the City's long-term vision for quality of life and community identity.

GOAL #3

Strengthen Regional Connectivity and Collaboration

Policy 3.1: Expand trail networks to connect parks, schools, neighborhoods, and regional destinations, supporting active transportation and leisure.

Policy 3.2: Partner with neighboring cities, regional agencies, and local organizations to coordinate trail alignments, wayfinding, and joint recreation initiatives.

GOAL #4

Ensure Sustainable Funding and Accountability

Policy 4.1: Utilize impact fees, grants, and partnerships to finance park and trail improvements in a transparent manner.

Policy 4.2: Report regularly to the public on use of funds, implementation progress, and service levels achieved.

GOAL #5

Promote Community Engagement and Inclusive Access

Policy 5.1: Integrate ongoing public input, including resident surveys and open houses, into planning and prioritization for parks and trails.

Policy 5.2: Design parks, trails, and amenities for universal accessibility, serving residents of all ages, abilities, and backgrounds.



PUBLIC UTILITIES & INFRASTRUCTURE

Water

Water Infrastructure and Land Use Planning

Water infrastructure is a key factor when planning how land in Santa Clara is used and developed. The main parts of water infrastructure planning include:

- **Water Rights:** Legal access to water.
- **Water Source (Developed):** The amount of water that can actually be used.
- **Water Storage:** Facilities that save water for future use.
- **Water Distribution:** The system that delivers water to homes and businesses.

Every one of these areas needs to be considered as Santa Clara grows.

Water Master Planning

In 2023, Santa Clara finished its Culinary and Irrigation Water Master Plan. This plan looks at how current water systems work, checks if they are adequate, and gives advice on how to meet future needs.

Key findings from the plan:

- Santa Clara has enough water rights and storage for at least the next 10 years.
- The amount of water that is currently available for use ("developed water source") is expected to run short before 10 years have passed.
- As new homes and businesses are added, Santa Clara will need to keep improving and expanding its water infrastructure.

Water Use and Conservation

Data shows that the amount of water used per equivalent residential unit (ERU) is decreasing. This is thanks to residents saving water and new pricing structures that encourage conservation. On average, each ERU uses 483 gallons per day. This drop in usage is important because land development and limited water sources make saving water even more necessary.

Santa Clara's goal is to reach 0.59 acre-feet of water usage per ERU by 2030, and the City is on track to meet it.

Population Growth and Water Demand Trends

- For purposes of the water study, Santa Clara's population is projected to grow from 10,149 in 2023 to 19,769 by 2040, with an assumed steady annual growth rate of 4% over the 20-year planning horizon.
- Equivalent Residential Units (ERUs), a metric representing typical residential water use, are projected to rise commensurately, from 3,775 in 2023 to 7,953 by 2043—matching the anticipated build-out of available land.
- Water usage per ERU has trended downward at roughly 2.5% per year due to conservation efforts and rate structures incentivizing reduced consumption. The current average culinary water use is 483 gallons/ERU/day, with further decreases projected.

Water Rights and Supply Capacity

- Culinary Water Rights: Santa Clara currently holds approximately 2,660 acre-feet of culinary water rights, supplying all current system demands and providing a surplus of 618 acre-feet.
 - » By 2033 (10-year), projected surplus drops to 264 acre-feet; at full buildout (2043–2044), the City faces a potential deficit of 734 acre-feet unless supplemental agreements or new rights are obtained.
- Irrigation Water Rights: The City holds 596 acre-feet, with enough capacity for the next 10 years if all City wells are utilized. After 20 years, a deficit is projected unless more water shares are purchased.
- Source Capacity: Santa Clara's existing culinary source capacity totals 2,662 gpm, just above the 2023 requirement (2,532 gpm). By 2043, the City will require 4,073 gpm, facing a shortfall of 1,411 gpm without new sources.

Recommendations:

- Drill and equip a new culinary well to address projected capacity shortfall.
- File change applications and update titles for specific water rights; purchase additional water shares for irrigation capacity.
- Maintain and protect all unused existing water rights.

Storage and Distribution System

- **Storage:** The City operates 4,100,000 gallons of culinary water storage in three tanks, which is adequate to meet projected average day plus fire flow demands through 2043, resulting in a surplus (1,017,460 gallons at build-out).
- **Distribution:** Modeling confirms the existing culinary and irrigation distribution systems are currently compliant with Utah standards, providing required

pressures under all modeled demand scenarios. However, pipe velocity improvements are recommended for future higher-demand areas.

Water Quality and Treatment

- The City currently relies on chlorination by the Snow Canyon Compact, with backup sodium hypochlorite capability.
- Arsenic in well water is managed by blending; future treatment plant options are available if regulations or water blending needs change.

Monitoring and Contingency:

- Regular monitoring of chlorine and arsenic levels is recommended, with preparedness to install additional treatment facilities if required.



- Continuing water conservation policies and incentivize reduced per-ERU consumption.

Periodic Plan Update:

- Review and update the Water Master Plan and impact fee calculations every five years or as circumstances change.

Santa Clara's water system has sufficient resources and infrastructure for current needs but planned improvements and vigilant management are essential to sustain reliable service through build-out over the next two decades.

Recommendations for Future Development

To keep Santa Clara a great place to live, work, and play, the City must continue to use water wisely as it grows. This includes:

- Following conservation recommendations from WCWCD.
- Developing new water sources.
- Carefully reviewing new developments to ensure they fit long-term water goals.

Regional Partnerships and Challenges

Santa Clara works closely with the Washington County Water Conservancy District (WCWCD). This relationship helps plan better, build the water infrastructure needed, and support local water projects. The WCWCD's 2023 Regional Water Master Plan found shortages in water sources and storage, especially in the central and eastern parts of the district.

More discussion on the City's Water Conservation efforts and the applicable elements of WCWCD's Water Conservation Plan are in the Water Conservation Element of this plan.

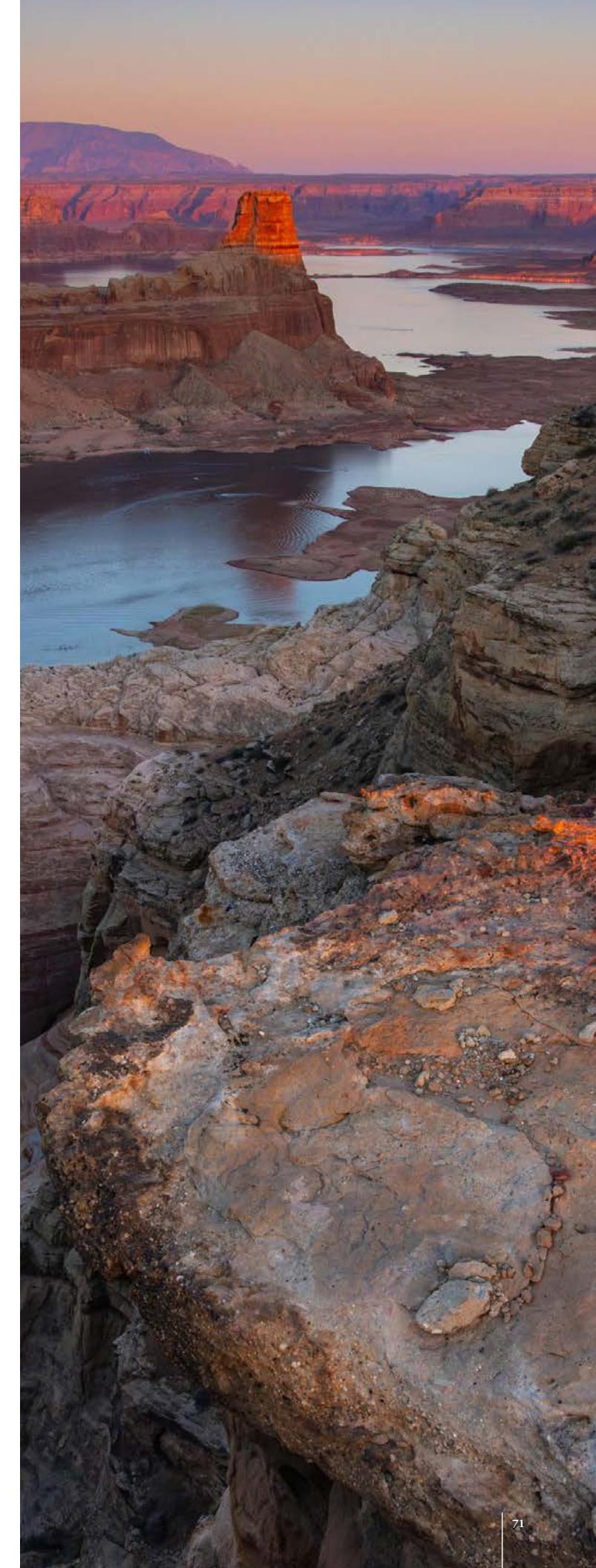
Sewer

General Overview of Santa Clara City's Sewer System

Santa Clara City's sewer system serves a rapidly growing residential community located west of St. George in Washington County, Utah. The wastewater system is primarily designed for residential use, with limited commercial development. The City's geographical constraints, including lava flows, flood plains, environmentally sensitive areas, and boundaries with other municipalities, restrict its expansion and concentration of growth within designated areas.

The system consists of several key interceptor lines:

- **Valley Line:** Runs along the Santa Clara River, serving much of the Historic Valley District and parts of the Heights area.
- **Lava Flow Wash Line:** A shared sewer line with Ivins City, serving southeast Santa Clara and connecting to St. George City mains.



- **Tuacahn Wash Line:** Also shared with Ivins, following Tuacahn Wash and joining the Lava Flow Wash Line.
- **Lava Cove Line:** Located on the east side, serves new developments and allows St. George City ties.
- **Canyon View Dr. Line:** Acts as a smaller collector line but is capable of handling projected build-out flows.

All wastewater is ultimately conveyed to the regional treatment plant operated by St. George City.

Sewer Population Growth and ERU Trends

Santa Clara's sewer service population is projected to increase from 9,758 in 2022 to about 23,100 by 2044, with an assumed long term annual growth rate of 4% after a short period of accelerated growth in 2021–2022. Equivalent Residential Units (ERUs) are expected to grow proportionally, rising from roughly 3,000 in 2022 to about 7,100 at build out, which is anticipated to occur around 2043–2044 within existing City limits.

System Capacity

- **Current Capacity:** The main interceptor lines (Valley, Lava Flow Wash, Tuacahn Wash, Lava Cove, Canyon View Dr.) have been assessed for their ability to meet current and future demands.
 - » Most lines are considered adequately sized for existing flows based on calculated levels of service (672 gallons/ERU/day).
 - » The Valley and Canyon View Dr. lines have sufficient capacity for build-out scenarios.
 - » The Lava Flow Wash and Tuacahn Wash lines, which share flow with Ivins City, are nearing



capacity and will require upgrades to meet future growth demands.

- **Build-Out Projections:** Population and household growth are significant, with build-out estimates indicating over 22,800 residents and more than 6,789 dwelling units (DUs) in the City. Santa Clara currently accounts for roughly 39.8% of the projected build-out population, with the remainder representing future growth.

Future and Recommended Projects

Several projects are planned to ensure the system meets future demand:

- **Valley Line Extension:** 1,000 ft of new 8-inch sewer line to serve undeveloped areas currently utilizing septic systems, enabling further development.
- **Valley Line Replacement:** Upgrade of 1,000ft of sewer line from 15-inch to 21-inch diameter to support capacity for 56% of the City's area after the Canyon View tie-in.
- **Lava Flow Wash Line Improvement:** Construction of a parallel 15-inch to 18-inch line to accommodate projected flows from both Santa Clara and Ivins, with Santa Clara expected to fund 58% of the cost.
- **Tuacahn Wash Line Improvement:** Replacement of the existing 10-inch line with a 12-inch line, plus parallel lines and connectors, mainly to support new multi-family developments; Santa Clara will fund 31.6% of the costs.

These improvements are designed to address line segments currently nearing or exceeding capacity and to support projected population growth and development.

Storm Drain

Santa Clara City's stormwater system consists of a mix of **subterranean storm drain lines, roadway curb/gutter conveyance, detention basins, and natural drainage channels**. Key components include:

- **Storm Drain Pipe System:** Underground stormwater pipe networks serve many developed areas, especially in the Valley and newer subdivisions. These include catch basins, cleanouts, manholes, and outfalls that discharge to natural washes and the Santa Clara River.
- **Roadway Conveyance:** Streets with curb and gutter direct rainfall into the storm drain network. Where curb and gutter are missing, shoulder swales route run off to depressions or nearest drains.
- **Detention Facilities:** The primary detention structure is the Laub Pond Flood Retention Embankment, rebuilt in 2013 to current dam safety standards with a storage capacity of approximately 78 acre-feet. It slows and meters flood flow, providing significant downstream protection for the City.
- **Natural Drainage Channels:** The system includes major natural features such as Laub Wash, Santa Clara River, and Cove Wash, with additional minor washes receiving runoff routed by pipes and streets.

Santa Clara's terrain and history, transitioning from agricultural irrigation canals to a modern drainage network, means some older infrastructure is still in place but largely obsolete or disconnected from current stormwater routing

Storm Drain System Capacity

- **Modeling and Analysis:** The 2025 master plan used EPA SWMM® modeling and up-to-date NOAA precipitation data for capacity analyses. Storm pipe and street systems are designed for the **10-year, 3-hour storm** (pipe network), 100-year, 3-hour storm (roadway and pipe), and **100-year, 24-hour storm** (detention basins).
- **Condition & Performance:**
 - » Most infrastructure installed since 2007 is designed to current standards and generally matches needed capacity for current development.
 - » Specific problem areas remain, especially locations where storm events have overtapped basins (e.g., Santa Clara Drive near the cemetery), or streets without curb/gutter (e.g., Truman Drive, Arrowhead Trail, Country Lane, Dutchman Drive/Red Mountain Drive, El Vista Drive/Little League Drive).
 - » The **Laub Pond** detention facility is robust and was rebuilt after a dam failure in 2012.
 - » Many older streets and the outlying developments depend on surface conveyance; curb/gutter and pipe

capacity are spotty in some locations, prompting ongoing upgrades.

Overall, capacity is considered **adequate for most of the City**, but targeted improvements are necessary and some localized flooding risks persist.

Storm Drain Build-Out/Growth Projections

The Stormwater Master Plan for Santa Clara City (2025) assumes growth from 1,397 developed acres in 2024 to 1,982 acres at buildout in 2044, with 1,647 acres projected by 2033; this translates to 250 additional acres planned in the next 10 years. Direct population numbers are not provided, but acreage increases are used to represent expected growth for purposes of infrastructure planning and impact fee analysis.

Power Utility

General Overview of Santa Clara City's Power System

Santa Clara City Power (SCCP) is a **municipal utility** serving electric power, transmission, and distribution to customers within City limits. SCCP owns and operates its own generation station, substations, and distribution infrastructure, with service interconnected to St. George City Power and Rocky Mountain Power for enhanced reliability. As of 2024, SCCP served approximately **3807 accounts** with a population nearing **8000 residents**.

Power Population Growth and Electric Account Trends

Santa Clara's power service population grew from 7553 in 2020 to 8000 in 2024, reflecting a 5.75% increase over the past four years. Over the next five years, population growth is projected to continue at an average annual rate of 4.6%, with an estimated 90 new residential and 15 new commercial electric accounts added each year. By 2031, total electric accounts are expected to reach 4,175, with growth assumed to persist through 2041 in line with strong regional development.

Power System Structure

- **Generation:** Santa Clara Power generates electricity internally at our Fort Clara Power Station. Established in 2006, this 10,800-square-foot facility initially operated with two two-megawatt generators. Since 2022, we have expanded our capacity with the installation of two more generators, bringing the total count to four and increasing our total capacity to nine megawatts. Utilizing natural gas to power these generators enables us to maintain cost-effectiveness while keeping emission levels low. With ample space available, our facility has the potential for further expansion to accommodate two more generators for a total of six, ensuring our ability to meet the evolving energy demands of our community. The power station is financed through a 20-year term tax-exempt bond and impact fees. There will be no increase in power rates to cover the construction or operational costs of the facility.

- Transmission:** The City is supplied by a radial 69kV transmission line (owned by UAMPS), with connections to St. George City's electrical system and emergency backups possible through Rocky Mountain Power. This transmission system supports current needs but will require reinforcement as demand grows. A new 69kV line is being designed to connect to St George City in the Green Valley area through the South Hill's corridor. This will improve system reliability and provide a loop feed to the City for redundancy.
- Substations:** SCCP operates three substations (Paul Grimshaw and Parley Hassell) that step voltage down from 69kV to 12.47kV for local distribution. The third substation is located at the Fort Clara generating facility and is used to step up the voltage from the generators from 12.47kV to 69kV.
- Distribution:** Power is delivered via overhead and underground lines (primarily at 12.47kV), designed to handle current loads and accommodate projected residential and commercial expansion.

System Capacity & Reliability

- Current Capacity:** Modeling and analysis indicate that SCCP's infrastructure presently meets city-wide demand and accepted engineering standards. The existing substations, distribution circuits, and transmission lines can reliably serve both daily loads and peak periods. The addition of the South Hills transmission line to St George along with the addition of another substation in the South Hills in the next couple years, will insure the power system is sufficient to handle the anticipated load for the next couple decades.
- Level of Service Standards:** SCCP follows industry-standard "N-1 contingency" planning, meaning the system can withstand a single substation transformer failure without outages. Voltage is maintained within established ranges, and transformer loading is managed to avoid risk even in summer peak periods when ambient temperatures are high.
- Growth Accommodation:** Historic data and forecasts suggest SCCP can comfortably absorb growth through the next five years, provided planned upgrades and expansions are executed as scheduled.

Future Projects and Anticipated Improvements

To sustain projected growth, about 4.6% annually in coming years, SCCP has outlined major capital projects and timelines:

Near-Term (2025–2027)

- Distribution circuit extensions:** Extend main feeder circuits (Paul Grimshaw PRG-5 and PRG-6 northward up Red Mountain Drive), these are developer-funded and support new residential growth.

- 69kV transmission line extension:** Build new lines between St. George's Canyon View Substation and the planned South Hills Substation to increase transmission capacity and reliability.
- South Hills Substation:** Construct a third substation strategically located to support southern City expansion, ease transformer and circuit loads, and enable more flexible backup interconnections.
- Install new generation unit:** Add one 2.5 MW generator unit to the Fort Clara Power Station to handle summer peaks and future load growth.

Medium-Term (2027–2029)

- Capacitor Banks:** Scheduled installations in 2026 and 2027 to improve distribution system efficiency and voltage stability.
- Reconductor existing power lines:** Some of the existing power lines can be reconducted with larger cable to handle more load without building new lines. This is a cost effective approach to handle load growth.

Long-Term Preparations

- Continue expanding distribution circuits as development occurs, ensuring new developments receive robust and reliable service.
- Address voltage drops and transformer loading issues on a proactive basis through infrastructure upgrades and added equipment.

Major future projects include the following:

- Arrowhead to Vineyard Circuit Extension
- Parley Hassell SCADA Controller Replacement
- Capacitor Bank Installation
- South Hills Substation and Transmission Line
- Additional Generation Unit (2.5MW)

Santa Clara City Power's system currently provides **good capacity and reliability**, with infrastructure and planning in place to accommodate continued high growth. Proactive expansions, generation, substations, transmission, and distribution, are scheduled over the next five years and beyond, ensuring that residential and commercial development will be well-supported as the community grows.

During the public engagement phase of the plan, many residents expressed concerns about rising electrical rates. In response to the volatility of utility costs, the City conducted a Power Cost Adjustment Study in 2025. For more information, please see the Power Cost Adjustment Study Supplement included in the appendix.

Recognition of Reliability

Santa Clara City Power was awarded the 2024 Certificate of Excellence in Reliability by the American Public Power

Association (APPA), placing the City among the top 25% of utilities nationwide for electric service reliability.

This achievement demonstrates Santa Clara's sustained efforts to minimize power outages, maintain rapid response protocols, and invest in resilient, modern electrical infrastructure. Reliable electricity is essential to quality of life, economic activity, and public safety across the community, supporting homes, businesses, and vital services such as hospitals and schools.

Commitment to Service Standards

The City Power Department's ongoing commitment to professional standards and continual infrastructure improvement ensures Santa Clara's electricity service remains dependable and well-equipped to support community growth and evolving needs.



Public Utilities & Infrastructure Goals & Policies

GOAL #1

Ensure Reliable and Sustainable Water Supply

Policy 1.1: Require new developments to provide water rights sufficient to meet increased demand.

Policy 1.2: Implement water conservation strategies, including rate structures that encourage reduced use.

Policy 1.3: Secure and protect additional water sources and rights to maintain long-term supply.

Policy 1.4: Periodically review and update the Water Master Plan and related impact fees.

GOAL #2

Provide Efficient Wastewater Management

Policy 2.1: Plan and fund upgrades to sewer infrastructure to accommodate growth and development.

Policy 2.2: Require new developments to connect to sewer lines and eliminate reliance on septic systems where feasible.

Policy 2.3: Monitor system capacity and collaborate regionally to ensure compliance and support shared facilities.

Policy 2.4: Periodically review and update the Sewer Master Plan and related impact fees.

GOAL #3

Protect People and Property through Stormwater Management

Policy 3.1: Maintain and upgrade storm drain infrastructure to meet state and federal standards.

Policy 3.2: Address problem areas through targeted improvements, including curb/gutter and detention upgrades.

Policy 3.3: Integrate modern stormwater practices and preserve natural drainage channels in new developments.

Policy 3.4: Periodically review and update the Stormwater Master Plan and related impact fees.

GOAL #4

Deliver Reliable and Cost-Effective Electric Service

Policy 4.1: Plan and implement generation, transmission, and distribution upgrades to support City growth.

Policy 4.2: Maintain high reliability standards through "N-1" contingency planning and proactive equipment management.

Policy 4.3: Structure impact fees and rates to fund necessary improvements equitably.

Policy 4.4: Collaborate regionally to enhance interconnections and backup power options.

QUALITY OF LIFE



COMMUNITY VITALITY

- Economic Development
- Community Events & Local Heritage
- Community Services

The Community Vitality chapters of Santa Clara's General Plan focus on the local factors that sustain a thriving and inclusive community. These sections highlight key market and economic trends, strategies for business growth and redevelopment, and housing options that reflect the City's character and evolving needs. They also emphasize the importance of quality services, education, public safety, and diverse arts and cultural offerings. Together, these priorities ensure Santa Clara remains vibrant, welcoming, and resilient, supporting opportunity, connection, and a high quality of life for all residents.

ECONOMIC DEVELOPMENT

Economic development in Santa Clara focuses on fostering a resilient, diversified local economy. The City supports new and established businesses, encourages job creation, and attracts investment with the goal of providing ample opportunities for residents and enhancing municipal revenues. Strategic economic initiatives help maintain community prosperity and quality of life as Santa Clara grows.

Santa Clara Economic & Business Environment

Santa Clara is a fast-growing small City in central Washington County, closely connected to the St. George metropolitan area. While operating largely as a bedroom community, most residents commute to jobs outside City limits, the local economy features strong nodes of commercial activity that serve both local and regional needs. Business activity and assets are highly concentrated in four key commercial areas:

- The Neighborhood Corridor at Pioneer Parkway and Red Mountain Drive,
- The Gateway area at Santa Clara Drive and Canyon View Drive,
- Business nodes along Rachel Drive, and
- Supporting corridors adjacent to growing residential neighborhoods and resort destinations (including Black Desert Resort and in the future South Hills).

Each of these four nodes offers high visibility, convenient access, and proximity to residential clusters, making them well-positioned for continued retail, dining, entertainment, and mixed-use development. Recent and planned private investments are reinforcing their status as central to Santa Clara's economic development strategy and overall City vibrancy.



Workforce Profile and Commuting Patterns

Santa Clara's workforce is diverse and well-educated, with leading sectors including construction, retail, health care, and hospitality. A significant portion of workers have some college education or a bachelor's degree, and nearly 45% of local jobs provide earnings above \$3,333 per month, supporting high median household incomes across the community.

Patterns of employment and commuting define the City's economic role within the region:

- As of 2023, 3,284 residents commute out of Santa Clara for work, demonstrating its established role as a bedroom community, while only 194 residents both live and work in the City.
- At the same time, Santa Clara draws 1,235 inbound commuters each day to local jobs, indicating that the City's business corridors have true regional draw and unmet potential for local job expansion.
- Average commute times (21.7 minutes) reflect strong connections to regional job centers and local amenities.

These dynamics highlight opportunities for Santa Clara to both expand its employment base, reducing net outflow, and leverage its attractive quality of life to support new business formation and recruitment.

Commercial Building Trends and Local Investment

Since 2010, Santa Clara has maintained a commercial permitting and business investment pace on par with the rapid growth seen in Washington County. Commercial development and major permit activity have centered on the Gateway and Neighborhood Corridor areas, where regional highway access, high traffic counts, proximity to residential development, and synergies with resort and retail uses have combined to make these sites highly competitive for new private investment. This proactive economic development approach, including adaptive reuse and mixed-use planning, enables the City to keep pace with changing consumer preferences and ongoing regional expansion.

Economic Context: Southern Utah

Santa Clara's development and business trends directly reflect powerful regional growth. Southern Utah, led by Washington and Iron Counties, is one of the fastest-growing regions in the Mountain West. Key regional drivers include:

- High rates of population in-migration and household growth,



- A sustained tourism influx, outdoor recreation, and demand for lifestyle amenities,
- Expanding sectors such as construction, health care, retail, and hospitality,
- Evolving retail and office dynamics, anchored by regional hubs in St. George but benefiting surrounding communities like Santa Clara,
- A significant shift toward mixed-use, service-oriented, and entertainment-based development,
- Industrial growth spurred by logistics infrastructure (near I-15) and demand from new residents and businesses.

These trends provide both momentum and context for Santa Clara's continued commercial evolution and highlight the City's role as both a destination and key participant in the region's economy.

For additional detailed information refer to the Regional Market Profile in the Appendix.

Business Growth Strategy & Sector Recruitment

Looking ahead, Santa Clara's economic development priorities focus on further diversifying its job base and raising local wage opportunities. The City is well-positioned to recruit, retain, and support growth in:

- Professional, scientific, and technical services,
- Health care and social assistance,

- Finance and insurance,
- Information technology,
- Wholesale trade.

Focusing on these high-value sectors complements existing strengths, contributes to greater economic resilience, supports community benefits, and helps offset the broader impacts of regional and national market changes. At the same time, continued collaboration with developers and regional partners, and attention to mixed-use, adaptive reuse, and attainable housing, will be essential to attract and sustain a quality workforce.

For a comprehensive analysis of underlying trends, projections, and detailed data supporting these strategies, refer to the Zion's Socio-Economic & Housing Report in the Plan appendix.

Economic Strengths

- **Strategic Regional Location:** The City is well-connected to major transportation routes and the St. George metropolitan area, attracting both residents and visitors.
- **Diverse Business Hubs:** Four primary business nodes with established retail, hospitality, and service uses provide local convenience and growth opportunity.
- **Commercial Growth:** Permit values and land use trends indicate ongoing investment and business expansion.

- **High Household Incomes:** Santa Clara's household incomes and educational attainment surpass county averages, supporting local consumer demand and workforce capacity.
- **Active Tourism Impact:** Proximity to parks, resorts, and recreation creates additional customer flows for retail, food, and accommodations.

Economic Weaknesses

- **Limited Internal Employment Base:** Santa Clara remains primarily a bedroom community, with far more residents commuting out for work than are employed within City limits.
- **Insufficient Regional Highway Access at Some Sites:** Areas such as the western "Neighborhood Center" located at the intersection of Pioneer Parkway and

Economic Development Goals & Actions

The following goals and policies will guide Santa Clara's efforts to build a strong, diverse, and resilient local economy. Success will rely on ongoing collaboration among City leaders, businesses, and local partners.

GOAL #1

Make Santa Clara's business areas stronger by improving roads, zoning, and site planning.

Policy 1.1: Work with UDOT and neighboring jurisdictions to improve highway and multimodal access to key business zones, especially the western Neighborhood Center (the vicinity of Pioneer Parkway and Rachel Drive).

Policy 1.2: Support zoning updates and incentives for mixed-use nodes and compact development near intersections, leveraging traffic and consumer agglomeration.

Policy 1.3: Initiate corridor improvement studies and secure funding for key intersection upgrades.

GOAL #2

Bring in more kinds of jobs and businesses.

Policy 2.1: Actively recruit and incentivize targeted businesses in professional services, technology, healthcare, finance, and creative industries.

Policy 2.2: Streamline permitting, offer tailored outreach, and promote flexible site planning to attract high-value employers.

Policy 2.3: Collaborate with schools, colleges, and regional employers to expand workforce training and job placement in growing sectors.

GOAL #3

Support local businesses and make it easier for new entrepreneurs to succeed.

Policy 3.1: Maintain and publicize "shop local" campaigns that promote Santa Clara's businesses and unique identity.

GOAL #4

Use tourism and recreation to help Santa Clara's economy grow.

Policy 4.1: Market City attractions, parks, and historic sites as year-round visitor destinations.

GOAL #5

Policy 4.2: Coordinate City-sponsored event programming to draw regular visitors and support hospitality and retail partners.

Policy 4.3: Encourage development of complementary businesses (restaurants, bike shops, recreational outfitters) in proximity to parks, trails, and event venues.

Work with private companies and other groups to help the City's economy thrive.

Policy 5.1: Coordinate proactively with developers, regional agencies, and tourism operators around investment opportunities, business-friendly policies, and major community events.

Policy 5.2: Seek state and federal grant funding to catalyze business growth, infrastructure improvements, and workforce development.

- Rachel Drive lack direct connections, limiting broader market potential.
- **Uneven Business Diversification:** While retail, hospitality, and services are strong, professional and technical industries are less prevalent.
- **Land Constraints:** Development is concentrated along a few corridors, and terrain presents challenges for expansion.

Key Takeaways

- Santa Clara can capitalize on high local demand, regional access, and strong household incomes to grow as a vibrant, business-friendly City.
- Addressing land use constraints, diversifying business types, and enhancing regional connections will be essential for long-term resilience.





COMMUNITY EVENTS & LOCAL HERITAGE

Community Events & Local Heritage are at the heart of Santa Clara's identity and sense of belonging. Local traditions like Swiss Days, holiday gatherings, and neighborhood events bring people together, helping residents build strong relationships and a welcoming atmosphere. The City values its history and unique landmarks, maintaining them through public celebrations and preservation efforts so that local stories and traditions continue for future generations. By supporting community activities and heritage, Santa Clara keeps togetherness, connection, and cultural continuity central to community life

Identity and Sense of Place

Santa Clara has a vibrant community atmosphere that embraces both local heritage and a diverse range of arts, cultural, and public events. Traditions like Swiss Days, the Christmas tree lighting, and Heritage Square gatherings bring residents together to celebrate local history and the unique character of the City, while highlighting the talent and creativity found throughout the community. The City's historic buildings and museum serve not only as reminders of pioneer stories but also as important landmarks where community life is honored and shared.

As Santa Clara grows alongside the wider St. George area, the community is well-positioned to expand its events and heritage-based programs, without losing the welcoming, small-town spirit that defines it. This could include new activities such as youth art workshops in the library, concerts and festivals in local parks, and opportunities for residents to showcase their crafts and creative work. Expanding offerings like music nights, theater productions, and artisan markets will ensure traditions remain strong while inviting fresh ideas and new experiences.

To foster community events and honor local heritage, Santa Clara can make them a central part of future park updates, improvements to public spaces, and collaborative projects throughout the City. Partnerships with schools, local organizations, and businesses will help ensure that everyone, from children to long-time residents, has opportunities to participate year-round. By supporting local talent, maintaining beloved community traditions, and welcoming new celebrations, Santa Clara will remain an energetic and inclusive place for residents and visitors alike.



Community Events & Local Heritage Goals & Policies

GOAL #1

Celebrate and Preserve Santa Clara's Heritage

Policy 1.1: Protect and highlight the City's Swiss, Pioneer heritage, and Paiute history through community events such as Swiss Days, Heritage Square gatherings, and interpretive signage at historic sites.

Policy 1.2: Collaborate with the Santa Clara Historical Museum and Heritage Commission to support preservation projects, tours, and local history programs for all ages.

GOAL #2

Expand Access to Arts and Cultural Experiences for All

Policy 2.1: Provide inclusive cultural events, like music nights in City parks, youth art workshops at the Santa Clara Branch Library, and local artisan markets, that reflect both our traditions and the diversity of today's residents.

Policy 2.2: Ensure arts, events, and performances in venues such as Town Hall, Heritage Square, and Canyon View Park are accessible and affordable to families, seniors, and those with disabilities.

GOAL #3

Make Public Spaces the Heart of Community Life

Policy 3.1: Actively use parks, plazas, the heritage trail system, and downtown gathering spaces for regular arts festivals, holiday celebrations, and public performances.

Policy 3.2: Integrate site-specific public art, such as murals depicting Santa Clara's cotton, fruit, and irrigation legacy, and culturally themed landscape features into Main Street and new development areas.

GOAL #4

Foster Santa Clara's Local Creativity and Partnerships

Policy 4.1: Prioritize opportunities for Santa Clara artists, youth, and performers to showcase their work during City-sponsored events and at permanent display locations like the library, schools, and civic plaza.

Policy 4.2: Partner with local businesses, Santa Clara Elementary, and regional groups to co-host cultural festivals, theater productions, and historic reenactments that strengthen neighborhood ties.

COMMUNITY SERVICES

Community Services in Santa Clara encompass a range of programs and facilities designed to meet the needs of residents. From public safety and emergency response to social services and recreation, the City is committed to maintaining high standards of service delivery, promoting well-being, and supporting a cohesive, engaged community.

Public Services

Santa Clara City's General Plan ensures that essential public services, water, sewer, power, parks, trails, cemeteries, waste collection, and emergency services, are maintained and expanded responsibly as the City grows. New development must provide or mitigate its own impacts, so services remain adequate for all residents. Many other facilities, such as medical care, transportation, schools, and libraries, are delivered regionally, and Santa Clara works with area partners to represent its needs in wider planning efforts.



Fire & Emergency Services

Santa Clara, in partnership with Ivins, is served by the Santa Clara-Ivins Fire & Rescue Department. There are two fire stations serving the area, including one on Rachel Drive in Santa Clara (Station 31) and another on Center Street in Ivins (Station 32). The department is staffed by approximately 15 with 18 full-time personnel. The department has 15 full-time line staff and twelve part-time members, ensuring daily staffing includes a minimum of eight personnel, comprising both full-time and part-time employees. Fire station 31 is staffed with three personnel on the engine and Station 32 with two on the medic ambulance, with a command position

shared by the chief and a captain alternating weeks. Annually, the Santa Clara-Ivins Fire & Rescue responds to thousands of calls for service. Mutual aid agreements are in place for additional support when needed.

Police Services

Santa Clara's police department is committed to maintaining effective public safety services, ensuring a responsive force tailored to local needs. In 2012, Santa Clara City partnered with neighboring Ivins City to form the Santa Clara-Ivins Police Department, ensuring effective service now and as both communities grow toward their buildout projections. The department's main offices are located in the Old Ivins City Hall, with an active office presence in Santa Clara so residents can conveniently access services.

As of 2025, the department is staffed with 18 full-time police officers—including a Chief, Captain, three Sergeants, two Detectives, two School Resource Officers, one K9 Officer, and eight Patrol Officers—along with one Animal Control Officer and two part-time animal shelter technicians. In 2024, officers responded to approximately 7,000 calls for service. Serving a combined population of nearly 20,000, the Santa Clara-Ivins Police Department is recognized as a stable, well-equipped, and community-focused agency dedicated to visibility, accessibility, and maintaining the highest standards of public safety.

Educational Opportunities

Primary & Secondary Education:

- Santa Clara is served by Washington County School District. Santa Clara Elementary, Arrowhead Elementary, and Lava Ridge Intermediate schools located within Santa Clara proper, serves local students and Coral Cliffs, located in St. George also serve Santa Clara residents.
- Nearby schools in St. George and Ivins serve Santa Clara residents for middle and high school, including Snow Canyon Middle School and Snow Canyon High School.
- Charter and specialty schools, such as Vista Charter School, George Washington Academy (K-7) and the UT Success Academy (high school/early college), are also accessible in adjacent communities.

Post-Secondary Education:

While there are no colleges or universities physically located in Santa Clara itself, there is an easy access to a variety of post-

secondary, vocational, and technical training options in the greater St. George area ensures which ensure local students have numerous pathways to further education and career advancement.

The Santa Clara, Utah region offers a range of post-secondary educational opportunities, largely centered in nearby St. George and the broader Washington County area:

- **Utah Tech University (formerly Dixie State University):** Located in neighboring St. George (about 5 miles from Santa Clara), Utah Tech is a comprehensive public university offering associate, bachelor's, and master's degrees in liberal arts, sciences, business, health sciences, engineering, and more. The university is known for hands-on learning and strong community and workforce connections.
- **Dixie Technical College:** Also based in St. George, this institution provides technical and vocational training with certificate programs in areas like health care, information technology, advanced manufacturing, construction trades, culinary arts, and automotive technology. Dixie Tech is a crucial resource for workforce development in the region.
- **Career and Technical Education (CTE):** Local public high schools in the Washington County School District, including Snow Canyon High School (serving Santa Clara residents), offer CTE programs that prepare students for immediate employment or further study

Community Services Goals & Policies

GOAL #1

Ensure High-Quality Public Safety Services

Policy 1.1: Maintain adequate staffing and resources for fire, rescue, and police services to meet community needs.

Policy 1.2: Collaborate with neighboring cities for mutual aid and shared emergency response facilities.

GOAL #2

Provide Accessible Education and Lifelong Learning

Policy 2.1: Support local schools and coordinate with the school district to accommodate growth.

Policy 2.2: Promote access to post-secondary, technical, and vocational education in the region.

Policy 2.3: Promote access to post-secondary, technical, and vocational education in the region.

GOAL #3

Ensure Reliable Community Facilities and Services

Policy 3.1: Maintain and expand essential services, water, sewer, power, parks, trails, cemeteries, and waste collection, as the City grows.

Policy 3.2: Require new developments to mitigate impacts on community services.

GOAL #4

Promote Community Engagement and Well-Being

Policy 4.1: Support inclusive programs and facilities for recreation, health, and social services.

Policy 4.2: Partner with regional agencies to enhance library, medical, and transportation services for all residents.

in fields like engineering, health sciences, business, and skilled trades. These programs often include industry certifications, internships, and hands-on learning experiences.

• Other Colleges and Universities Nearby:

- » Utah State University has a regional campus in St. George, providing distance learning and select face-to-face programs for undergraduate and graduate study.
- » Rocky Vista University is a medical school located in Ivins that focus on osteopathic medicine and advanced healthcare programs in a vibrant, supportive, and hands-on learning environment.
- » Within a 200-mile radius, students also have access to institutions like Southern Utah University (Cedar City), University of Nevada Las Vegas, and a variety of community and technical colleges, both public and private, offering two- and four-year degrees.

Library

Santa Clara is part of the Washington County Library System. The Santa Clara branch is located at 1099 N. Lava Flow Drive (St. George), providing book and media loans, computer access, meeting rooms, and programming for all ages. The library is a full-service community facility supported by the county's library network, offering access to digital materials and system-wide resources as well.

ENVIRONMENTAL STEWARDSHIP

COMMUNITY SUSTAINABILITY

- Sensitive Lands
- Water Conservation

Santa Clara's desert environment offers unique natural red-rock beauty but creates important responsibilities. The City's quality of life depends on conserving water, protecting sensitive lands, and balancing growth with environmental stewardship. With limited water resources, Santa Clara prioritizes efficient use, drought-friendly landscaping, and smart irrigation. Coordinated efforts with regional partners and community education support this shared stewardship. As the City grows, preserving riparian areas, habitats, and scenic vistas remains essential, ensuring that both current and future generations benefit from a healthy environment and resilient community.

Photo by Logan Blake

SENSITIVE LANDS

Approximately **19.9%** of Santa Clara's land is designated as **sensitive lands**. This calculation is based on 849 acres of identified sensitive lands out of a total of 4,258.7 acres within the City, including future annexation areas. Sensitive lands include floodplains, dry washes, lava fields, hillsides, expansive clay soils, and protected wildlife habitats, and are typically subject to legal, environmental, or general plan restrictions for development. This proportion plays a crucial role in guiding land use, environmental protection, and sustainable growth strategies throughout the City's General Plan.

Impact of Sensitive Lands on Future Development Plans in Santa Clara

Sensitive lands, comprising nearly 20% of Santa Clara's total area, have a substantial influence on the City's future growth and planning strategies. These areas include floodplains, dry washes, lava fields, hillsides, expansive clay soils, and designated wildlife habitats, each subject to various legal and environmental restrictions.



Key Impacts

- Development Limitations and Regulations:** Sensitive lands are typically restricted from most forms of residential, commercial, or industrial development due to risks such as flooding, unstable soils, or habitat protection requirements. Zoning ordinances and the General Plan strictly limit permitted uses, often reducing allowable densities, enforcing special design standards, or outright prohibiting new construction in these areas.

- Environmental Preservation and Sustainability:** City planning prioritizes the conservation of sensitive lands, using them to buffer developed areas, preserve open space, maintain ecosystem services, and sustain Santa

Clara's scenic character. These protections contribute to community resilience, safeguarding against natural hazards and supporting long-term environmental health.

- Shaping Urban Form and Expansion:** The location and extent of sensitive lands shape where development can realistically occur. With large tracts off-limits or requiring costly mitigation, growth is redirected to areas with less restriction. This influences the City's planning for housing, infrastructure, annexation, and economic development, while encouraging more strategic and sustainable land use decisions.
- Infrastructure and Cost Considerations:** Development near sensitive lands can require enhanced engineering, flood protection measures, and environmental assessments, increasing project complexity and costs. Planning departments often adjust growth projections and capital improvement priorities to reflect these constraints.
- Public Engagement and Legal Review:** Any proposals for development in or near sensitive lands are subject to heightened public scrutiny, rigorous review processes, and possible amendment of City policy. Protecting these areas is often a core public value and discussed extensively in policy updates and community engagement.

Sensitive lands play a decisive role in shaping Santa Clara's growth patterns, limiting buildable areas, guiding environmental stewardship, and requiring careful integration of safety, sustainability, and community goals in all future development plans. Their presence demands innovative planning approaches to balance growth with ecological preservation, principles central to the City's General Plan and long-term vision.

Environmental Protections Associated with Santa Clara's Sensitive Land Designation

Santa Clara's sensitive land designation is backed by robust environmental protections embedded in the City's General Plan, zoning ordinance, and overlay districts. These protections are designed to preserve natural features, safeguard public health and property, and sustain the City's unique landscape.

Key Protections and Regulatory Measures

- Development Restrictions:** Sensitive lands, such as floodplains, dry washes, hillsides, lava fields, and areas with expansive clay soils, are subject to restrictions that limit or prohibit most forms of residential, commercial, or industrial development. Building in these areas must avoid compromising drainage, soil stability, and environmental integrity.

- » **Floodplains and Dry Washes:** Development is either prohibited or highly regulated to maintain

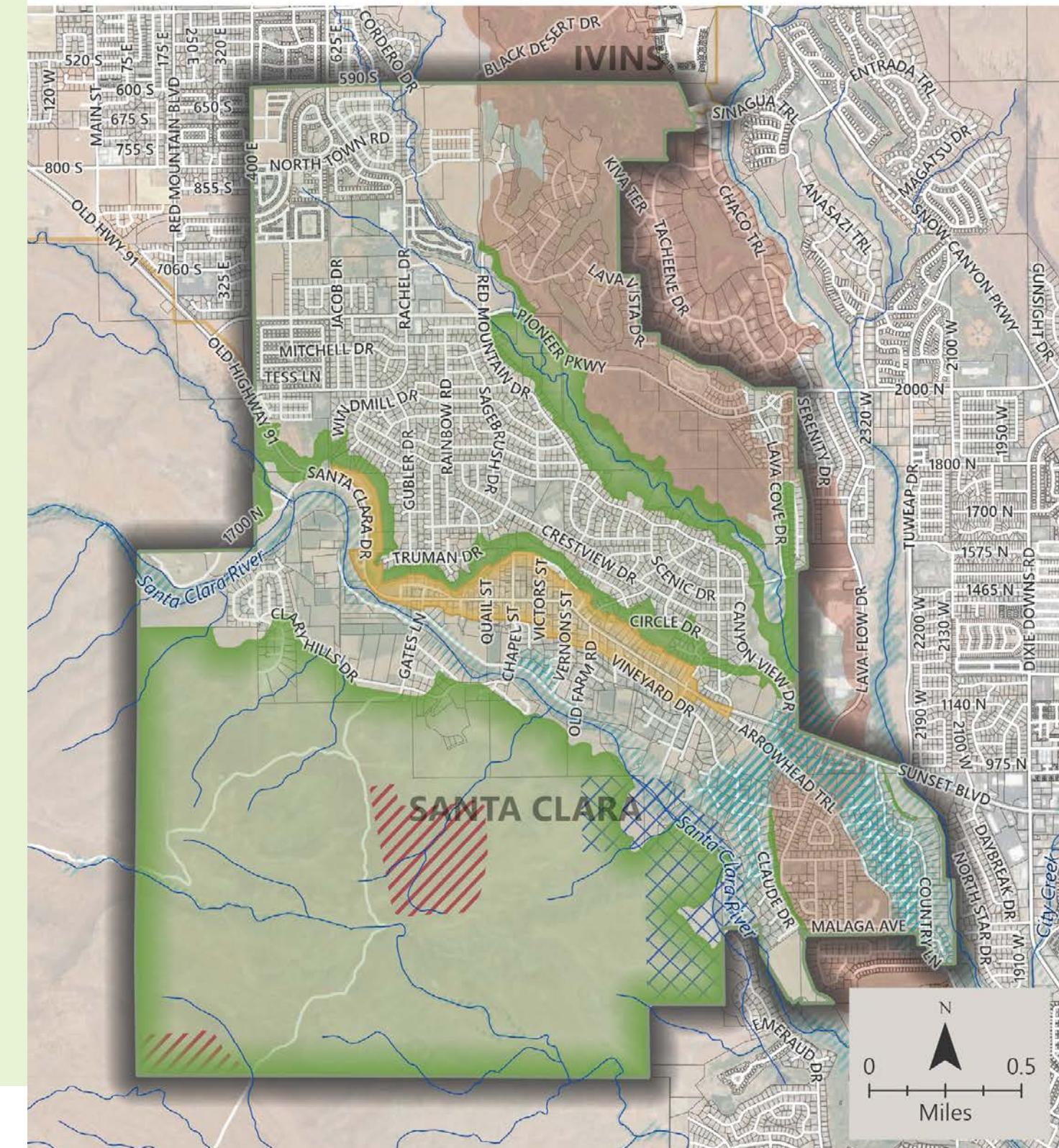
SENSITIVE LANDS

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



natural drainage, protect against flood risk, and preserve critical wildlife habitats. Dry washes are specifically protected in a natural state for their floodway functions, ecological value, and potential for passive recreation such as hiking.

- » **Expansive Clay Soils:** Areas known for expansive soils require careful engineering and strict design standards to avoid future damage to buildings and infrastructure. Mitigation measures are mandatory, and clustered or attached dwelling units are encouraged to reduce per-unit mitigation costs.
- **Open Space Preservation:** Lava fields, hillsides, and floodplain areas are designated for open space, with the intent to retain scenic character, maintain ecological services, and minimize erosion and grading impacts. Where feasible, significant trees, shrubs, and native vegetation must be preserved during development, and disturbed slopes must be treated to prevent further erosion.
- **Wildlife Habitat Protection:** Sensitive lands often overlap with wildlife habitats, requiring project proposals to avoid, minimize, or mitigate adverse

impacts. For example, dry washes and river corridors are managed for proper functioning wildlife diversity and recreational enjoyment.

- **Cultural and Historic Resource Preservation:** Policies safeguard Native American and Pioneer heritage sites, mandating that sensitive cultural resources within designated lands must be flagged, avoided, and professionally monitored during any allowed work.
- **Site-Specific Review:** All development proposals near or within sensitive lands are subject to heightened scrutiny. This involves geotechnical surveys, environmental assessments, and review by City staff and sometimes outside experts, such as licensed archeologists for historic sites.
- **Hillside Protection Overlay:** The Hillside Protection (HP) Overlay Zone imposes additional standards, including limits on grading, minimization of adverse visual impacts, preservation of ridgelines and rock outcroppings, and careful management of vegetation and topsoil.

Purpose and Broader Goals

Santa Clara's sensitive land protections aim to:

- Maintain open space and scenic beauty.
- Preserve natural hydrology and protect against flash flooding.
- Support wildlife and ecosystem services.
- Protect homeowners and City investments from hazards.
- Safeguard cultural heritage sites.
- Foster sustainable development aligned with the community's long-term vision.

These protections are not just policies, they are enforceable requirements integral to new subdivisions, construction design standards, infrastructure permitting, and ongoing land management

Sustainable Development and Environmental Concerns:

- Concerns about sustainable development practices, including water conservation and renewable energy.
- Discussion on the impact of new developments on the environment and the need for careful planning.

Historic District

While the Historic District does not fit the traditional definition of sensitive lands, such as areas with critical environmental constraints or natural hazards, it has been included in this chapter due to its **unique built environment** and distinct historical character. The concentration of heritage structures, streetscapes, and original town fabric creates urban qualities that warrant **special review and more careful consideration for any future development**.

Development within the Historic District must respect historic architecture, scale, and the area's aesthetic coherence, ensuring that new projects contribute positively to the setting and do not undermine its historical value. The inclusion of the Historic District in the Sensitive Lands Chapter reflects the need to manage growth and change here differently than in newer neighborhoods, recognizing its irreplaceable contribution to Santa Clara's identity.

Lava Fields

The Lava Fields are an iconic feature of Santa Clara's natural landscape, formed by prehistoric volcanic activity and characterized by rugged terrain and unique geological



formations. These areas, located in the northeast part of the City (specifically north and south of Pioneer Parkway) represent some of the City's most valuable visual, ecological, and geological resources. To ensure their ongoing protection, the City is committed to preserving City-owned lava fields through conservation easements, safeguarding these lands against incompatible development while maintaining public access for trails and recreation. In support of these goals, the City also intends to formally designate portions of the city-owned lava fields as a Primitive Park, protecting their natural character while providing limited, low-impact recreational opportunities consistent with resource conservation.

Additionally, the City will actively explore options for acquiring privately owned lava fields south of Pioneer Parkway to further enhance conservation efforts and ensure these distinctive landscapes remain publicly accessible for generations to come.

Hillside Protection Overlay

Santa Clara's Hillside Protection Overlay (HP) Zone encompasses approximately 1,710.5 acres of land within the City, as identified on the sensitive lands map. The Hillside Protection Overlay (HP) Zone in Santa Clara is established to minimize adverse impacts from development on hillsides and steep slopes.

The primary purposes of the HP Overlay Zone are to reduce risk of soil and slope instability, decrease erosion potential, and prohibit activities that would degrade fragile soils and steep terrain. Projects proposed within this zone in Santa Clara are subject to specialized review by a Hillside Review Board, comprised of professionals such as geotechnical engineers, planners, and citizens, who evaluate plans for their safety, environmental sensitivity, and conformance with City standards before making recommendations to City leaders.

This regulatory approach aligns with generally accepted planning practices for hillside development. Best practices emphasize careful site selection and design to preserve natural features, minimize grading and land disturbance, manage stormwater and runoff, and avoid hazards such as landslides, flooding, and wildfires. Hillside development overlays are used to safeguard environmentally fragile areas, conserve visual and ecological resources, and permit development only under conditions that ensure the long-term stability and integrity of the landscape. These overlays typically require site-specific studies, use constraints such as density limits on steep slopes, and encourage clustering of development to reduce environmental impacts and preserve open space.

Federal Land Management & Encumbrances

The Bureau of Land Management (BLM) manages nearly 22.8 million acres of public land in Utah, representing about 42 percent of the state per the Utah State field office. The Color Country District includes the St. George Field

office area where Santa Clara City is located. The BLM is a significant land manager in the area and has many designated land uses in the federal government's Resource Management Plan (RMP). The RMP designates multiple land uses in the area. Some designations are more restrictive than others. The Area of Critical Environmental Concern (ACEC) depicted in the Sensitive Lands Exhibit limits development in the area due to protection of cultural and/or ecological concerns. Development is forbidden within this area, and extra care should be taken adjacent to these areas.

The NEPA project referenced in the Resource Management Plan (RMP) for the Cedar City Field Office has recently been marked as "Cancelled" and is no longer active as of June 2025. Because this update is so new, its implications for Santa Clara City, and potential future development in federally managed areas, have yet to be fully determined. Additional coordination between the City and the Bureau of Land Management will be necessary to clarify how the cancellation could affect proposed or future projects within these federal lands. It is important for the City to closely monitor forthcoming federal guidance to understand whether the cancellation will impact land use policies, resource protections, or development opportunities adjacent to or within the City's boundaries.

Santa Clara River Reserve

The Santa Clara River Reserve is a 6,500-acre public lands area in southern Utah managed primarily by the Bureau of Land Management (BLM), in partnership with the cities of Ivins and Santa Clara. Although the Reserve was established in 1997 to protect open space, archaeological, and natural resources for the benefit of local communities, only a small portion of its acreage, approximately 156.6ac, actually lies within Santa Clara's City limits, as identified in the latest sensitive lands map. The vast majority of the Reserve sits primarily outside the City, extending southwest of Ivins and Santa Clara and east of the Shivwits Band of Paiutes Reservation.

The Reserve encompasses the entire 1,645-acre Santa Clara/Land Hill Area of Critical Environmental Concern (ACEC), notable for its prehistoric Anasazi sites, evidence of Southern Paiute habitation, and rich riparian habitats along the Santa Clara River. However, much of these ecological and cultural resources, including stands of Fremont cottonwood, coyote willow, and habitats for threatened plants like dwarf bear claw poppy and Holmgren's milkvetch, are located beyond Santa Clara's City boundaries.

Recreationally, the Reserve offers an extensive network of non-motorized multi-use trails for hiking, mountain biking, and horseback riding. Visitors are able to explore prehistoric rock art, archaeological sites, scenic desert vistas, and the Santa Clara River's lush riparian corridor across this broader landscape. Limited primitive camping is allowed in specified

zones, managed to minimize impacts on sensitive resources. Management by the BLM and partner cities focuses on balancing public access with the preservation of both natural and cultural assets, ensuring that recreational activities do not compromise the Reserve's ecological integrity or archaeological significance.

Overall, while the Santa Clara River Reserve is a vital community recreation site and protected area that supports conservation and public enjoyment, only a small fraction of its total acreage falls within Santa Clara itself. The majority of the Reserve's unique desert and riparian ecosystems, archaeological sites, and recreational opportunities are situated outside the City boundaries, highlighting its regional importance as an open space resource.

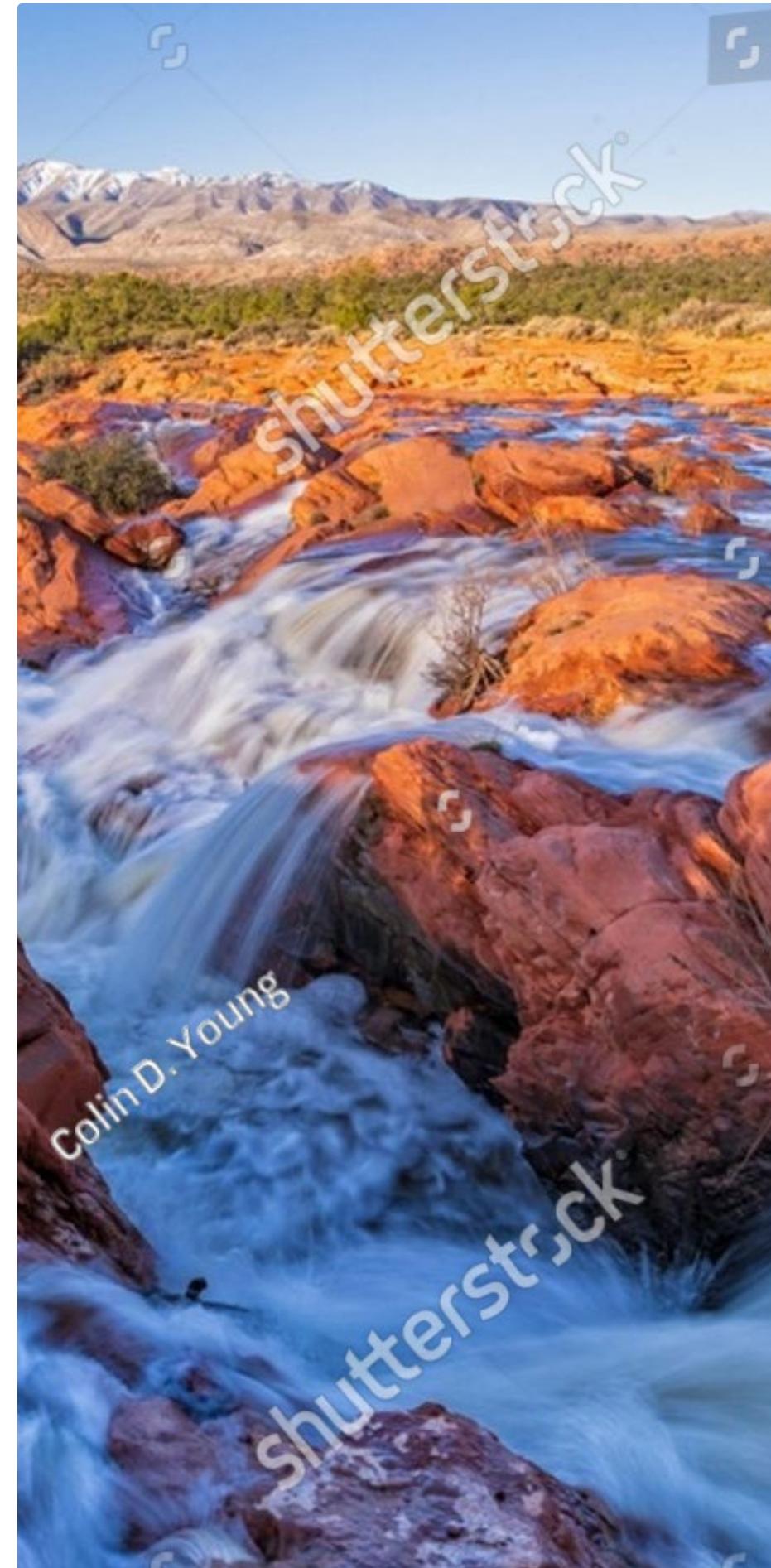
Flood Hazard Zones

Floodplain hazards in the City primarily relate to the potential for periodic flooding of areas adjacent to the Santa Clara River, its tributaries, and lower-lying parts of the City. Like many communities in southwestern Utah, Santa Clara has a history of flood events, particularly during periods of intense rainfall or rapid snowmelt, which can overwhelm local waterways and pose risks to property, infrastructure, and public safety. The identification and management of these hazards are essential for reducing future flood damage and protecting lives.

To address and map these risks, the Federal Emergency Management Agency (FEMA) produces Flood Insurance Rate Maps (FIRMs). These maps delineate areas identified as having varying degrees of flood risk, with Special Flood Hazard Areas (SFHAs) often designated as the 100-year floodplain (areas with a 1% annual chance of flooding).

FIRMs are used by the City (and other jurisdictions) to guide land use decisions, inform insurance requirements, and establish minimum standards for new construction and substantial improvements in flood-prone areas. Typically, development within SFHAs is subject to strict regulations: new buildings may be required to elevate finished floors above predicted flood levels, utilities must be flood-protected, and certain uses (such as critical infrastructure or hazardous material storage) may be prohibited or limited.

Compliance with FEMA and local floodplain regulations is required for property owners to be eligible for federal flood insurance and certain





forms of disaster relief. These safeguards are in place to reduce vulnerability and financial losses associated with flood hazards, and to ensure resilient development as the City grows.

Local Flooding History

The most recent significant flood in Santa Clara, Utah occurred in January 2005. During this event, around 12 inches of precipitation fell over southwest Utah within just 48 hours. This led to record flows of over 6,000 cubic feet per second on the Santa Clara River, which caused the destruction of more than 28 homes adjacent to the river. The floodwaters quickly eroded riverbanks and sediments where homes had been built, sweeping entire buildings downstream. The total damage was estimated at \$150–180 million, with potentially another \$100 million needed for river reclamation and restoration. The scale of this disaster prompted extensive mitigation efforts, including the reinforcement of riverbanks, improved drainage systems, and stricter development standards in flood-prone areas.

History of Flooding the last 200 years

- **January 1862:** This is considered the most severe flood in Dixie (southern Utah) since European settlement. Beginning on Christmas Eve 1861, heavy rains continued for 44 days and nights, greatly impacting the Santa Clara and Virgin Rivers. This flood swept away settlements and had lasting consequences for local communities.
- **1932, 1938, 1955:** Several major floods occurred, including significant damage to the Winsor Dam on the Santa Clara River and other infrastructural losses in the region, though the scale was less than 1862 or 2005.
- **December 1966:** Floods in southwestern Utah, including the Santa Clara River, were notable for

coinciding on tributaries and generating large-scale mainstem flooding.

- **January 1989:** The failure of the Quail Creek Reservoir Dam (affecting the Virgin River but also relevant due to combined watershed response) caused a 40-foot wall of water, though Santa Clara was affected more peripherally than directly.
- **January 10–11, 2005:** As detailed above, the Santa Clara and Virgin Rivers experienced catastrophic flooding, leading to nationwide attention and long-term changes in floodplain management, infrastructure resilience, and river channel stabilization around the City.
- **December 2020:** Several days of heavy rain caused the usually small Santa Clara River to flood. Because of the work completed after the 2005 flood to make the river safer, most homes were protected. Although some people still dealt with flooded basements, washed-out roads, and damaged yards, the improvements helped prevent bigger problems for the community.
- **September 11, 2012 Laub Dam Failure:** The Laub Dam failed after intense rainfall and internal erosion through rodent burrows, resulting in major flooding that damaged 61 homes and 16 businesses. No injuries were reported, but the disaster caused over \$7 million in damage and required significant recovery efforts, including a full dam reconstruction with FEMA assistance.

These floods have significantly influenced Santa Clara's approach to floodplain management, led to riverbank reinforcement and other infrastructure upgrades, and prompted continued public awareness of flood risks in the community.

Sensitive Lands Goals & Policies

GOAL #1

Conserve Santa Clara's Sensitive Lands and Natural Resources

Policy 1.1: Prohibit new residential, commercial, or industrial development in mapped floodplains, dry washes, ACECs, and critical wildlife habitat areas within Santa Clara's boundaries.

Policy 1.2: Designate lava fields north and south of Pioneer Parkway, hillsides in the Hillside Protection Overlay.

Policy 1.3: Pursue preservation of lava fields south of Pioneer Parkway through conservation easements and similar mechanisms to protect natural resources and open space values.

Policy 1.4: Prioritize the establishment and management of a Primitive Park within city-owned lava fields to conserve geological and ecological resources and support passive recreation compatible with resource protection.

Policy 1.5: Pursue acquisition of privately owned lava field parcels south of Pioneer Parkway for conservation and public benefit when consistent with City priorities and resources.

Policy 1.6: Require preservation and restoration of native vegetation and significant landscape features in all development proposals affecting lava fields, hillsides, and wash corridors.

GOAL #2

Manage Safe and Sustainable Development near Sensitive Lands

Policy 2.1: Require geotechnical studies and environmental assessments for all projects located on hillsides, expansive clay soils, and areas within the Hillside Protection Overlay.

Policy 2.2: Mandate clustered or attached dwelling designs and specialized engineering solutions for any permitted development on expansive clay soils to reduce risk and infrastructure costs.

Policy 2.3: Implement strict grading, erosion control, and visual impact standards for hillside development, including preservation of ridgelines and rock outcroppings.

GOAL #3

Protect Historic and Cultural Resources within Sensitive Areas

Policy 3.1: Flag, avoid, and professionally monitor any sensitive cultural or prehistoric resources identified in proposed development sites, especially within the Santa Clara River Reserve and the Historic District.

Policy 3.2: Require new construction within the Historic District to reflect the scale, architecture, and streetscape qualities unique to Santa Clara's heritage neighborhoods.

GOAL #4

Enhance Flood Hazard Management and Community Safety

Policy 4.1: Prohibit critical infrastructure and hazardous material storage in FEMA-designated floodplains within Santa Clara and require new buildings to elevate finished floors above predicted flood levels.

Policy 4.2: Maintain updated FEMA Flood Insurance Rate Maps (FIRMs) and communicate flood risk and insurance requirements to affected property owners.

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.

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.

GOAL #5

Strengthen Partnerships and Public Engagement for Sensitive Land Stewardship

Policy 5.1: Collaborate with the Bureau of Land Management and partner cities for management of the Santa Clara River Reserve and ACEC lands, balancing public recreation and conservation.

Policy 5.2: Engage community members through review and updates of sensitive lands policies, ensuring continued support for open space, scenic quality, and ecological resilience.



WATER USE & PRESERVATION

Utah Code 10-9a-403 requires a Water Use & Preservation Element in the General Plans of “specified” cities, which includes cities with population of 10,000 or more. As Santa Clara City’s population hinges at that threshold of approximately 9,000 residents, this element has been included in the General Plan.

Joint Regional Water Conservation Plan

Santa Clara has taken a highly proactive approach to water conservation by closely partnering with the Washington County Water Conservancy District as part of their comprehensive 2021 Water Conservation Plan, and even more recently the 2025 Joint Regional Water Conservation Plan, which the City formally adopted by Resolution in September 2025.

In addition, Santa Clara has gone beyond adoption by passing City ordinances designed to directly implement and support the plan’s recommendations. These collective efforts ensure that the City not only aligns with regional water conservation strategies but also establishes clear, enforceable measures to safeguard its water resources for the future.

“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.

Components & Compliance

Utah Code 10-9a-403, requires the following components, with the demonstrated compliance of each discussed in greater detail below:

1. Integrated Water & Land Use Planning

- **Assessment of Water Demand and Infrastructure**
 - » Santa Clara’s working group and planning process directly evaluates how new development patterns will increase water demand and the need for expanded infrastructure.
 - » Updates to municipal codes and planning procedures embed water conservation into land use, zoning, and annexation decisions, ensuring all future projects are planned with water needs in mind.

• Land Use Decisions’ Impact on Supply and Conservation Goals

- » The City analyzes land use impacts on water supply by linking every new project to regional water supply targets and requiring that new developments provide their own water rights to meet increased demand.
- » Long-term City expansion is aligned with regional conservation goals and water reliability benchmarks.

2. Water Conservation Policies and Practices

• Policies, Ordinances, & Strategies

- » Santa Clara formally adopted the Washington County Water Conservancy District’s 2025 Joint Regional Water Conservation Plan and has enacted specific City ordinances to implement its recommendations.
- » These ordinances cover water-efficient landscaping, fixture standards for new construction, and cultural efforts to make water-wise living the community norm (e.g. monthly newsletters, council/staff training).
- » Conservation actions are prioritized: measurable goals, efficient programs, infrastructure upgrades, education/outreach, development standards, and partnerships.

3. Reduction in Water Demand

• Per Capita Use Reduction Methods

- » Santa Clara is committed to the District’s goal of a 14% per capita reduction in water use by 2030 (building off the more than 30% reduction already achieved since 2000).
- » Actions include:
 - Implementing smart water technology for City facilities,
 - Adopting water-wise landscaping/fixture requirements for all new builds, and
 - Educating staff and residents about conservation practices.
- » Landscaping policies and zoning ordinances emphasize low-water-use plants and minimized turf, especially in new projects.

4. Elimination of Water Waste

• Waste Reduction Initiatives

- » Infrastructure upgrades, smart water controllers/ meters, and annual performance reporting all work to prevent waste both in municipal operations and across the broader community.
- » Updated development standards ensure that every new project actively contributes to water savings.

5. Consultation and Coordination

• Collaboration and Alignment

- » Santa Clara maintains partnerships with the Washington County Water Conservancy District, regularly consults for technical support, and aligns efforts with regional programs and grants.
- » Regional conservation goals and annual water use tracking/reporting are integrated into the City’s policies and practices.

6. Mandatory Outreach

• Community & Stakeholder Engagement

- » Ongoing outreach is achieved through monthly newsletters, City council and staff training, lunch-and-learns, and partnership-driven programs. Broad education and stakeholder engagement are central to driving sustained water-wise behavior.
- » The City collaborates with neighboring cities and the District to coordinate shared outreach calendars and initiatives.

7. Plan Implementation Timeline

• Timeline and Adoption

- » Santa Clara’s action checklist and policy updates for water conservation efforts have been implemented well ahead of the December 31, 2025. The adoption of the General Plan is merely a formality meeting this last requirement.

Santa Clara is demonstrably meeting all statutory requirements for the Water Conservation Element through rigorous planning, adopted ordinances, outreach, and timely implementation, integrated with regional objectives and supported by ongoing tracking and reporting.

To ensure flexibility and compliance with evolving state laws and regional priorities, additional information regarding the City’s combined efforts with implementing Washington Water Conservancy District’s conservation plan from the 2024 Action Plan and working group notes are included in the Appendix. This approach allows for more frequent updates to implement strategies, timelines, and annual reporting requirements, which often change more rapidly than the General Plan itself.

Water Conservation Goals & Policies

Santa Clara City proposes the following Goals, Initiatives and Efforts in furthering the implementation of the Water Conservation efforts throughout the State and particularly those in Southern Utah

GOAL #1

Achieve Annual Water Demand Reduction

Policy 1.1: Reduce overall water demand by at least 2.5% annually through City and community-wide efforts.

GOAL #2

Enhance Systemwide Efficiency

Policy 2.1: Implement smart technology (controllers, meters) in City facilities and staff/resident education on conservation.

GOAL #3

Require Water-Smart Development

Policy 3.1: Revise landscape standards to favor drought-tolerant planting and compact development.

GOAL #4

Foster Stakeholder Engagement and Education

Policy 4.1: Promote conservation through newsletters, workshops, and targeted outreach.

Policy 4.2: Collaborate with schools, HOAs, and businesses to build a water-wise community culture.

Strengthen Partnerships and Regional Collaboration

Policy 5.1: Partner with WCWCD and other entities to leverage grants, coordinate rebate programs, and unify public outreach efforts.

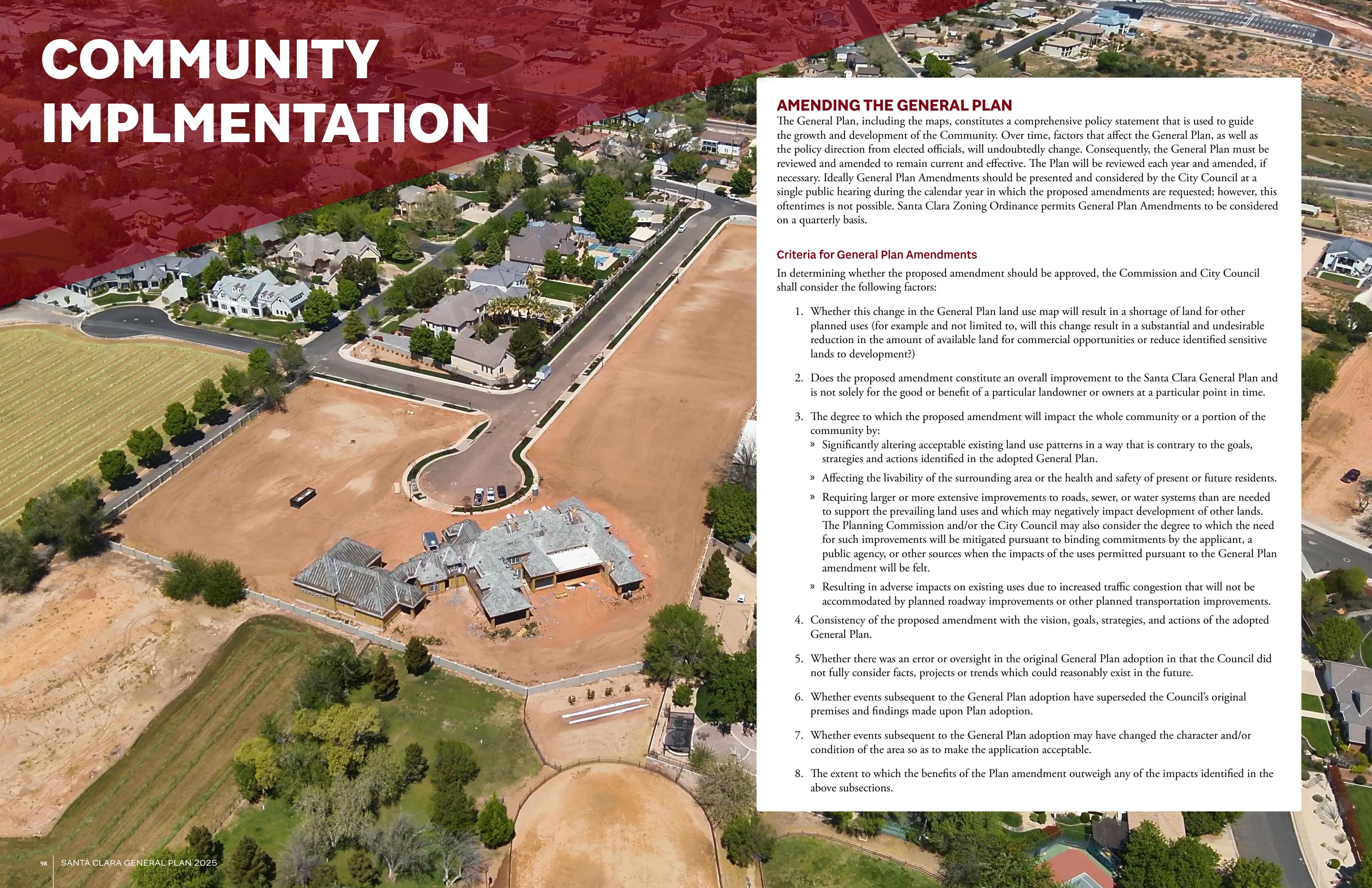
Policy 5.2: Align planning and policy development with district-wide conservation and supply objectives.

Ensure Accountability through Monitoring and Reporting

Policy 6.1: Conduct regular water use audits, implement continuous leak detection, utilize smart meters, and publicly report progress for transparency and accountability.

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.

COMMUNITY IMPLEMENTATION



AMENDING THE GENERAL PLAN

The General Plan, including the maps, constitutes a comprehensive policy statement that is used to guide the growth and development of the Community. Over time, factors that affect the General Plan, as well as the policy direction from elected officials, will undoubtedly change. Consequently, the General Plan must be reviewed and amended to remain current and effective. The Plan will be reviewed each year and amended, if necessary. Ideally General Plan Amendments should be presented and considered by the City Council at a single public hearing during the calendar year in which the proposed amendments are requested; however, this oftentimes is not possible. Santa Clara Zoning Ordinance permits General Plan Amendments to be considered on a quarterly basis.

Criteria for General Plan Amendments

In determining whether the proposed amendment should be approved, the Commission and City Council shall consider the following factors:

1. Whether this change in the General Plan land use map will result in a shortage of land for other planned uses (for example and not limited to, will this change result in a substantial and undesirable reduction in the amount of available land for commercial opportunities or reduce identified sensitive lands to development?)
2. Does the proposed amendment constitute an overall improvement to the Santa Clara General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
 - » Significantly altering acceptable existing land use patterns in a way that is contrary to the goals, strategies and actions identified in the adopted General Plan.
 - » Affecting the livability of the surrounding area or the health and safety of present or future residents.
 - » Requiring larger or more extensive improvements to roads, sewer, or water systems than are needed to support the prevailing land uses and which may negatively impact development of other lands. The Planning Commission and/or the City Council may also consider the degree to which the need for such improvements will be mitigated pursuant to binding commitments by the applicant, a public agency, or other sources when the impacts of the uses permitted pursuant to the General Plan amendment will be felt.
 - » Resulting in adverse impacts on existing uses due to increased traffic congestion that will not be accommodated by planned roadway improvements or other planned transportation improvements.
4. Consistency of the proposed amendment with the vision, goals, strategies, and actions of the adopted General Plan.
5. Whether there was an error or oversight in the original General Plan adoption in that the Council did not fully consider facts, projects or trends which could reasonably exist in the future.
6. Whether events subsequent to the General Plan adoption have superseded the Council's original premises and findings made upon Plan adoption.
7. Whether events subsequent to the General Plan adoption may have changed the character and/or condition of the area so as to make the application acceptable.
8. The extent to which the benefits of the Plan amendment outweigh any of the impacts identified in the above subsections.

REFERENCES & CITED SOURCES

- Cedar City Field Office RMP Analysis of the Management Situation (2019)
- Dixie MPO Regional Transportation Plan (2023)
- Dixie MPO SB 195 GIS Tool (2025)
- Dixie Resource Area RMP & FEIS (1998)
- Floodplain & Erosion Hazard Zones Map (2018)
- NAI Excel Outlook Market Report (2025)
- Santa Clara City Code (2025)
- Santa Clara City Electrical Connections Fees & Line Extension Policy (2023)
- Santa Clara City Parks and Trails IFFP and IFA (2025)
- Santa Clara City Power Capital Facility Plan, IFFP & IFA (2022)
- Santa Clara City Stormwater IFFP & IFA (2025)
- Santa Clara City Wastewater System IFFP & IFA (2022)
- Santa Clara City Water Conservation Plan (2020)
- Santa Clara City Water System IFFP & IFA (2023)
- Santa Clara General Plan (2014)
- Santa Clara Historic District Design Guidelines (2024)
- Santa Clara Zoning Map (2025)
- Santa Clara's Moderate Income Housing Report (2022)
- St. George Field Office (formerly Dixie Resource Area) Record of Decision & RMP (1999)
- Utah Department of Workforce Services Affordable Housing Dashboard (2025)
- WCWCD 2025 Joint Agency Regional Conservation Plan
- WCWCD Water Conservation Plan (2021)

APPENDICES

- Zions Socioeconomic & Housing Report
- Moderate Income Housing
- Transportation SB195 Supplement
- Water Use & Preservation Supplement
- SWOT Analysis Detail
- Supplement Resident Survey Report
- Stakeholder Key Themes & Insights

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Photo: "City limit sign for Santa Clara Utah," 05 October 2008 by AliveFreeHappy on [Wikimedia Commons](#). Licensed under CC BY-SA 3.0.



Santa Clara, Utah

DRAFT Socio-Economic and Housing Report August 2025



ZIONS PUBLIC FINANCE, INC.

Executive Summary

Just outside of St. George, Santa Clara City (“City”) is a small city in southern-central Washington County (“County”). Bordered to the northwest by Ivins City and to the east by St. George City, Santa Clara connects to the larger St. George Metropolitan Area via State Route 8 (also known as “Santa Clara Drive” and “Old Highway 91”). Originally settled in 1854, Santa Clara is one of the State’s oldest cities. In close proximity to several tourist attractions, resorts, outdoor recreation and natural amenities, and national parks, the City not only serves as a bedroom community for the St. George Metropolitan Area but also faces housing market pressures from tourist-driven demand.

This Socio-Economic and Housing Report provides a detailed overview of Santa Clara’s demographics, housing market, affordability, labor market, and local business landscape. Through the examination of population growth projections, building permit trends, housing and real estate market data, traffic counts and demand indicators, and existing land uses, this Report is intended to inform decision-making regarding future land use planning, housing planning, and economic development strategies in Santa Clara City.

Population and Household Growth

As of 2020, the City’s population was 7,553 persons¹ — 25.8 percent growth over the 6,003 persons counted in the 2010 Census. Santa Clara’s households totaled 2,267 in 2020¹ — 32.7 percent growth over the 1,708 households counted in the 2010 Census. These City growth rates beat those of Utah overall, but lag slightly behind Washington County. Following Statewide trends, Santa Clara’s household size is projected to decrease from 3.32 persons per household in 2020 to 2.72 by 2050.² By 2050, the City is projected to grow to a population of 16,018 persons across 5,883 households.²

Based on estimates from the Utah Population Committee and future forecasts², Santa Clara will surpass 9,000 residents in December 2025.

Building Permit Trends³

Santa Clara has permitted proportionately more housing units than the County, accounting for 4.0 percent of County permits since 2010 despite having only 3.5 percent of the County’s total existing housing stock. Based on recent building permit trends — 135 units per year since 2021 — Santa Clara City is on track to meet the projected growth of 1,268 additional households from 2020 to 2030.²

Household and Socio-economic Characteristics

The City has a lower median age (33.7) compared to the County (39.0) but still higher than the statewide median age of 31.7.⁴ Utah has the youngest median age in the nation. While the City has a substantially higher household income (\$93,083) as compared to the County (\$76,411), this difference is partly due to the City having more income-earners per household. Individual workers in the City command slightly lower earnings (\$32,210) to those in the County (\$35,990), despite having somewhat higher educational attainment, with 35.3 percent of the City population (25 years or older only) holding a bachelor’s degree versus 33.7 percent in the County overall. Santa Clara has larger households than the county on average, with a median household size of 3.3 persons in the City versus 2.8 persons in the County.

¹ Decennial Census 2020

² WFRC Travel Demand Model RTP 2023

³ Ivory-Boyer Construction Database

⁴ U.S. Census Bureau ACS 2019-2023 5-year estimates

Housing Inventory

Single-family detached homes comprise 80.2 percent of the City's housing stock, while 19.1 percent of units are attached townhomes. Although the City dates back to 1854, the vast majority (97.9 percent) of its homes were built since 1970, and 34.0 percent of homes were built since 2010. Santa Clara homeowners reported their home values at a median of \$509,600 per the 2023 American Community 5-year Survey, while [Zillow](#) estimates a typical Santa Clara home to be worth \$536,544 as of July 31, 2025.

For-Sale Housing Market Snapshot⁵

The for-sale housing market in ZIP code 84765 (Santa Clara) has seen high prices and declining affordability in recent years. Persistently high mortgage rates have contributed to the “lock-in effect” whereby existing owners are reluctant to sell and give up their lower-rate mortgages. In recent years, mortgage rates have shown an inverse relationship with turnover in the 84765 market, with rate increases leading to slowing sales and market stagnation. With for-sale inventory skewed toward large, high-priced homes, options are limited for homebuyers. In July 2025, median listing prices reached \$974,900, per [Realtor.com](#).⁵

Owner-Occupied Housing Affordability⁶

Although the City has sufficient ownership housing options overall, Santa Clara's incomes and home inventory are somewhat misaligned — a trend seen widely throughout Utah since 2019 but especially affecting rural and tourist communities with attractive natural amenities. For example, although the City has 600 owner households earning between \$75,000 and \$99,999 yearly, only 203 homes are valued within a price range affordable on such an income under current mortgage rates. This means that many Santa Clara homeowners could not afford to repurchase their homes in current market conditions — contributing to the mortgage rate lock-in effect and creating a bottleneck in the housing life cycle.

Rental Housing Market and Affordability⁶

Although the City has sufficient rental housing stock overall, Santa Clara's incomes and rental inventory are somewhat misaligned — a trend seen widely throughout Utah since 2019 but especially affecting rural and tourist communities with attractive natural amenities. For example, although the City has 126 renter households earning between \$35,000 and \$49,999 yearly, only 28 rental units fall within a price range affordable on such an income. This contributes to high levels of renter cost burden; 77.1 percent of City renters pay more than 30 percent of their income on housing costs. HUD guidelines for affordability are that households should not pay more than 30 percent of household income on all housing costs.

Employment and Business Landscape⁷

For jobs located within Santa Clara, the largest industries are health care and social assistance (15.9 percent of jobs), retail trade (12.6 percent of jobs), and accommodation and food services (11.9 percent of jobs). Santa Clara is largely a bedroom community, with substantially more workers than jobs available. As of 2022, the City had 3,284 residents commuting to jobs outside the City while just 194 residents lived and worked within City limits. About 1,235 workers commute into Santa Clara from surrounding areas. Nearly 10 percent of employed residents work from home, per the 2023 American Community 5-year Survey.

Washington County has seen rapid growth in commercial development since 2010, and Santa Clara has consistently kept pace with the County. Based on existing land uses and traffic counts, Santa Clara has four distinct business sites. One emerges as the most regionally competitive and having the highest potential for new private investment; the area surrounding the intersection of Santa Clara Drive and Canyon View Drive (the “Gateway”) is attractive for business growth due to its high traffic, regional highway access, proximate community uses and complementary commercial areas just outside of City limits.

⁵ Realtor.com; Bankrate; Freddie Mac

⁶ U.S. Census Bureau ACS 2019-2023 Data; HUD Definitions; ZPFI

⁷ U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2022

Population and Household Growth

The latest Decennial Census (2020) pins Santa Clara's population at 7,553 persons — 25.8 percent growth over the 6,003 persons counted in the 2010 Census. For comparison, in the same time period, Washington County's population grew by 30.5 percent while the State of Utah's population grew 18.4 percent.

The latest Decennial Census (2020) finds 2,267 households in Santa Clara — 32.7 percent growth over the 1,708 households counted in the 2010 Census. For comparison, in the same time period, Washington County's households increased by 34.7 percent while the State of Utah's households increased by 20.5 percent.

Household growth outpaced population growth, reflected in declining household sizes in Santa Clara, Washington County and the State of Utah alike. The following figures outline historical and projected population, households, and average household size in Santa Clara from 2010 through 2050, based on estimates from the Census, Utah Population Committee (UPC), and projections from the Wasatch Front Regional Council's 2023 travel demand model. Santa Clara is projected to reach a population of 9,054 in 2025.⁽³⁾

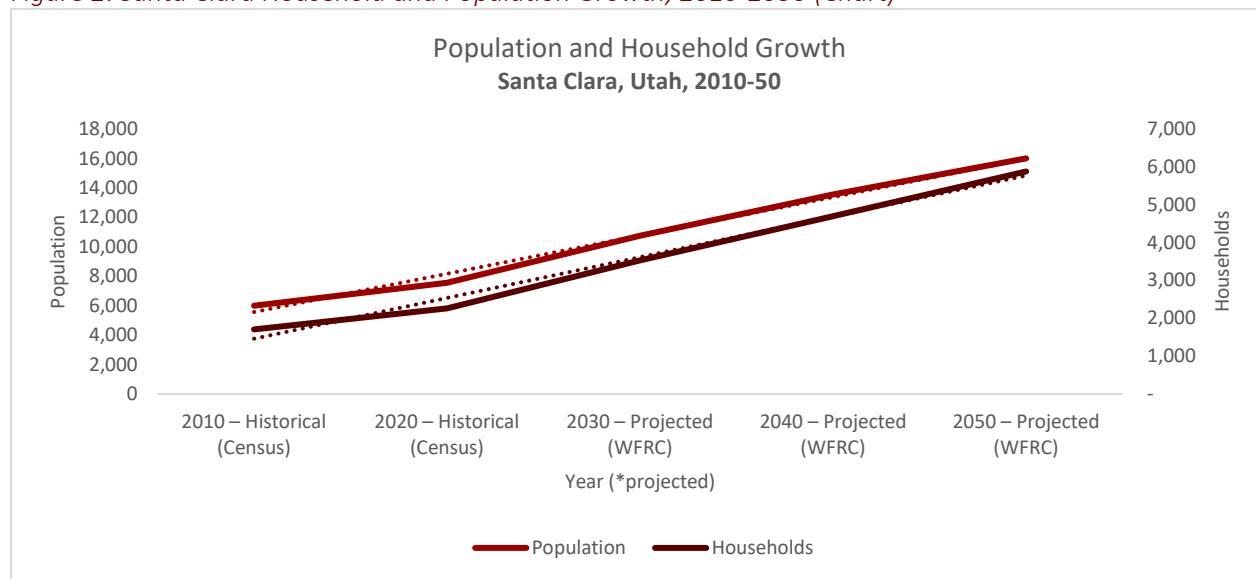
Figure 1: Santa Clara Household and Population Growth, 2010-2050 (Table)

Year	Population	Households	Average Household Size ³
2010	6,003 ⁽¹⁾	1,708 ⁽¹⁾	3.51 ⁽¹⁾
2020	7,553 ⁽¹⁾	2,267 ⁽¹⁾	3.32 ⁽¹⁾
2021	7,921 ⁽²⁾	2,272 ⁽⁵⁾	3.26 ⁽⁵⁾
2022	8,137 ⁽²⁾	2,367 ⁽⁵⁾	3.22 ⁽⁵⁾
2023	8,509 ⁽²⁾	2,423 ⁽⁵⁾	3.25 ⁽⁵⁾
2024	8,631 ⁽²⁾	2,582 ^(*)	3.22 ^(*)
2025	9,054 ⁽³⁾	2,741 ^(*)	3.23 ^(*)
2026	9,244 ^(*)	2,900 ^(*)	3.19 ^(*)
2027	9,625 ^(*)	3,058 ^(*)	3.15 ^(*)
2028	10,005 ^(*)	3,217 ^(*)	3.11 ^(*)
2029	10,386 ^(*)	3,376 ^(*)	3.08 ^(*)
2030	10,766 ⁽⁴⁾	3,535 ⁽⁴⁾	3.05 ⁽⁴⁾
2040	13,560 ⁽⁴⁾	4,699 ⁽⁴⁾	2.89 ⁽⁴⁾
2050	16,018 ⁽⁴⁾	5,883 ⁽⁴⁾	2.72 ⁽⁴⁾

Sources: (1) U.S. Census Bureau: Decennial Census 2010, 2020; (2) U.S. Census Bureau, Population Division: Annual Estimates of the Resident Population for Incorporated Places in Utah, April 1, 2020 to July 1, 2024; (3) City of Santa Clara, Utah: General Plan Update 2025; (4) Wasatch Front Regional Council (WFRC): Travel Demand Model RTP 2023, City Area Projections; (5) U.S. Census Bureau: American Community Survey (ACS) 5-year Estimates;

Note: (*) As used here, "interpolation" refers to a straight-line progression calculated between historical estimates and future projections.

Figure 2: Santa Clara Household and Population Growth, 2010-2050 (Chart)

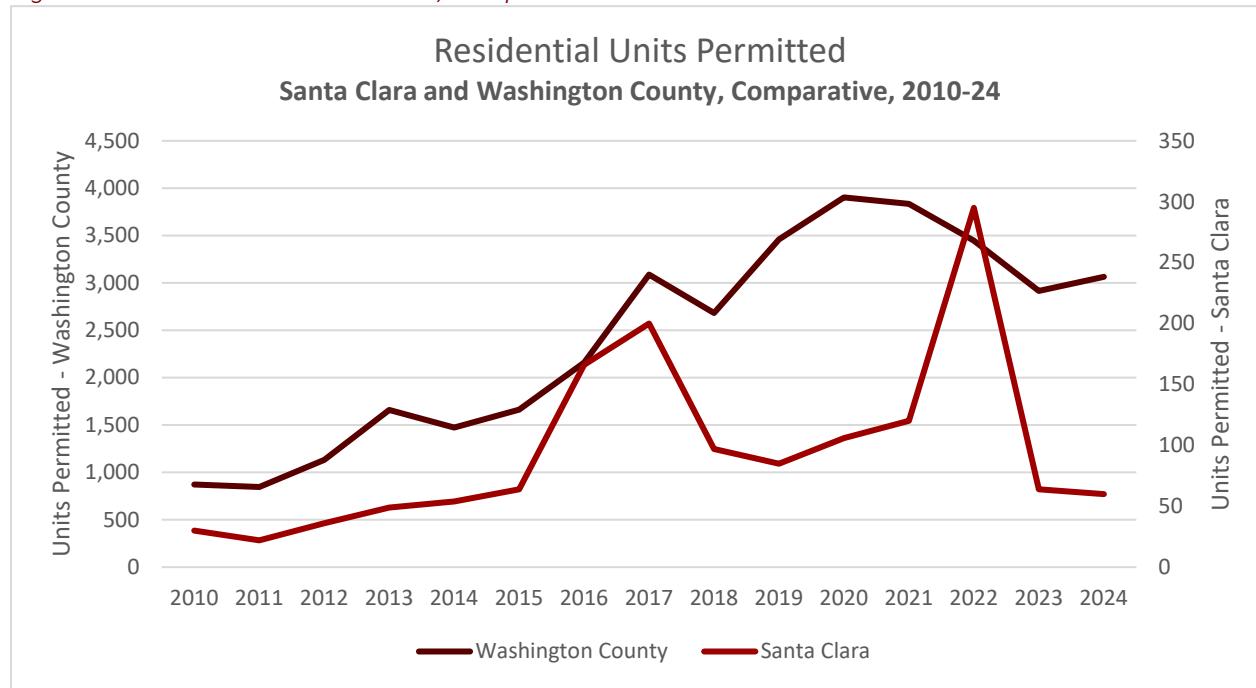


Sources: Decennial Census 2010; Decennial Census 2020; WFRC Travel Demand Model RTP 2023

Residential Permits

Since 2010, trends in Santa Clara's residential permits have generally correlated with those in larger Washington County, although the City has seen more variance in permits from year to year. In proportion to their respective existing housing stock, Santa Clara has permitted more units than the County, with the City comprising 4.0 percent of units permitted County-wide from January 2010 to December 2024. For comparison, Santa Clara's existing housing units comprise 3.5 percent of housing units in Washington County.⁹

Figure 3: Residential Units Permitted, Comparative



Source: Ivory-Boyer Construction Database

Based on recent building permit trends, Santa Clara City can meet the Wasatch Front Regional Council's projection of 1,268 additional households from 2020 to 2030 without an increase in the rate of residential permitting. With 2,618 units and an occupancy rate of 86.6 percent,⁸ the City would need to add 1,466 units over 2020 levels to maintain current occupancy rates and achieve projected household growth. Since 2021, the City has permitted an average of 135 units per year. If this continues, a total of 1,350 units will be permitted from 2020 to 2030 — sufficient to capture anticipated household growth.

Household and Socio-Economic Characteristics

While sharing many similar characteristics, Santa Clara differs from larger Washington County in a few areas. The City has a markedly lower median age than the larger County, at 33.7 years versus 39.0 years, respectively. The median household income in Santa Clara is substantially higher, at \$93,083 in the City versus \$76,411 in the County; however, individuals' earnings are similar: \$32,210 in the City and \$35,990 in the County. This implies that Santa Clara households are more likely to have multiple income-earners supporting the household, while households in Washington County are more likely to have fewer income-earners. Indeed, the City's median household size is 3.3 persons versus 2.8 in the County.

Figure 4: Household and Socio-Economic Characteristics, Comparative

	Santa Clara	Washington County
Median Age	33.7	39.0
Median Household Income	\$93,083	\$76,411
Median Individual Earnings*	\$32,210	\$35,990
Owner Households	79.2%	72.6%
Renter Households	20.8	27.4%
Household Size	3.3 persons	2.8 persons
Mean Commute Time	21.7 minutes	18.9 minutes
Workers Carpooling	6.4%	10.0%
Workers Working from Home	9.9%	13.1%
Population 25 years or older – high school diploma only	18.0%	24.8%
Population 25 years or older – some college, no degree	29.5%	26.2%
Population 25 years or older – bachelor's degree or higher	35.3%	33.7%

Source: U.S. Census Bureau, ACS 2019-2023

**Population aged 16 and over with earnings*

⁸ Decennial Census 2020

Housing Inventory

Units by Type

The most common unit type in Santa Clara is the single-family detached home, comprising 80.2 percent of the City's housing stock. Next is the townhome, comprising 19.1 percent of total units. Other units comprise less than one percent of homes combined. Most single-family units are owner-occupied, while townhomes and other multi-family units are more likely to be rentals. Proximity to natural amenity areas and tourist attractions increase demand for second homes in Santa Clara and may increase the City's vacancy rate beyond what is typical for other Utah cities. Overall, 15.5 percent of Santa Clara's housing units are vacant — significantly higher than the Statewide vacancy rate of 8.2 percent — according to the 2019-2023 American Community Survey.

Figure 5: Santa Clara Housing Units by Type

Type	# of Units	% Rentals*	% Vacant*	% of Total Units
Single-Family Detached	2,461	12.5%	9.0%	80.2%
Townhome	587	27.0%	55.1%	19.1%
Other Multi-Family	18	63.2%	36.8%	0.59%
Mobile Home	2	-	-	0.07%
Total Units	3,068	17.6%	15.5%	100%

Source: Utah Housing Unit Inventory 1/2024

*Estimated based on ACS 2019-2023 Data

Year Built

A significant portion of Santa Clara's development — nearly 59 percent has occurred since 2000, with another 22 percent occurring between 1990 and 2000. In other words, only 19 percent of all City development occurred before 1990.

Figure 6: Santa Clara Housing Units by Year Built

Year Built	# of Units	% of Total Units
Built 2020 or later	394*	12.8%*
Built 2010 to 2019	650	21.2%
Built 2000 to 2009	754	24.6%
Built 1990 to 1999	676	22.0%
Built 1980 to 1989	314	10.2%
Built 1970 to 1979	217	7.1%
Built 1960 to 1969	16	0.5%
Built 1950 to 1959	4	0.1%
Built 1940 to 1949	10	0.3%
Built 1939 or earlier	33	1.1%

Source: Utah Housing Unit Inventory 1/2024

*Statistical estimate; may not include recent completions.

Home Values

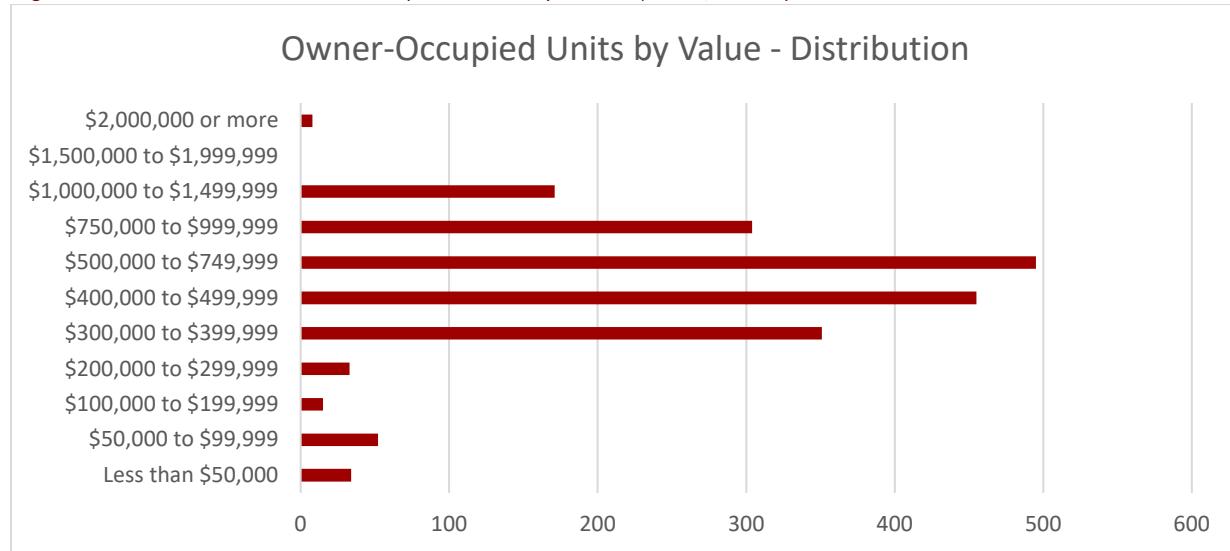
Approximately half of all owner-occupied units in the City have a market value between \$400,000 and \$750,000. Santa Clara homeowners reported their home values at a median of \$509,600 per the 2023 American Community 5-year Survey, while [Zillow](#) estimates a typical Santa Clara home to be worth \$536,544 as of July 31, 2025.

Figure 7: Santa Clara Owner-Occupied Units by Value (2023, Table)

Home Value Range	# of Units	% of Total Units
Less than \$50,000	34	1.77%
\$50,000 to \$99,999	52	2.71%
\$100,000 to \$199,999	15	0.78%
\$200,000 to \$299,999	33	1.72%
\$300,000 to \$399,999	351	18.30%
\$400,000 to \$499,999	455	23.72%
\$500,000 to \$749,999	495	25.81%
\$750,000 to \$999,999	304	15.85%
\$1,000,000 to \$1,499,999	171	8.92%
\$1,500,000 to \$1,999,999	0	0.00%
\$2,000,000 or more	8	0.42%
Median value		\$509,600

Source: U.S. Census Bureau, ACS 2019-2023

Figure 8: Santa Clara Owner-Occupied Units by Value (2023, Chart)



Source: U.S. Census Bureau, ACS 2019-2023

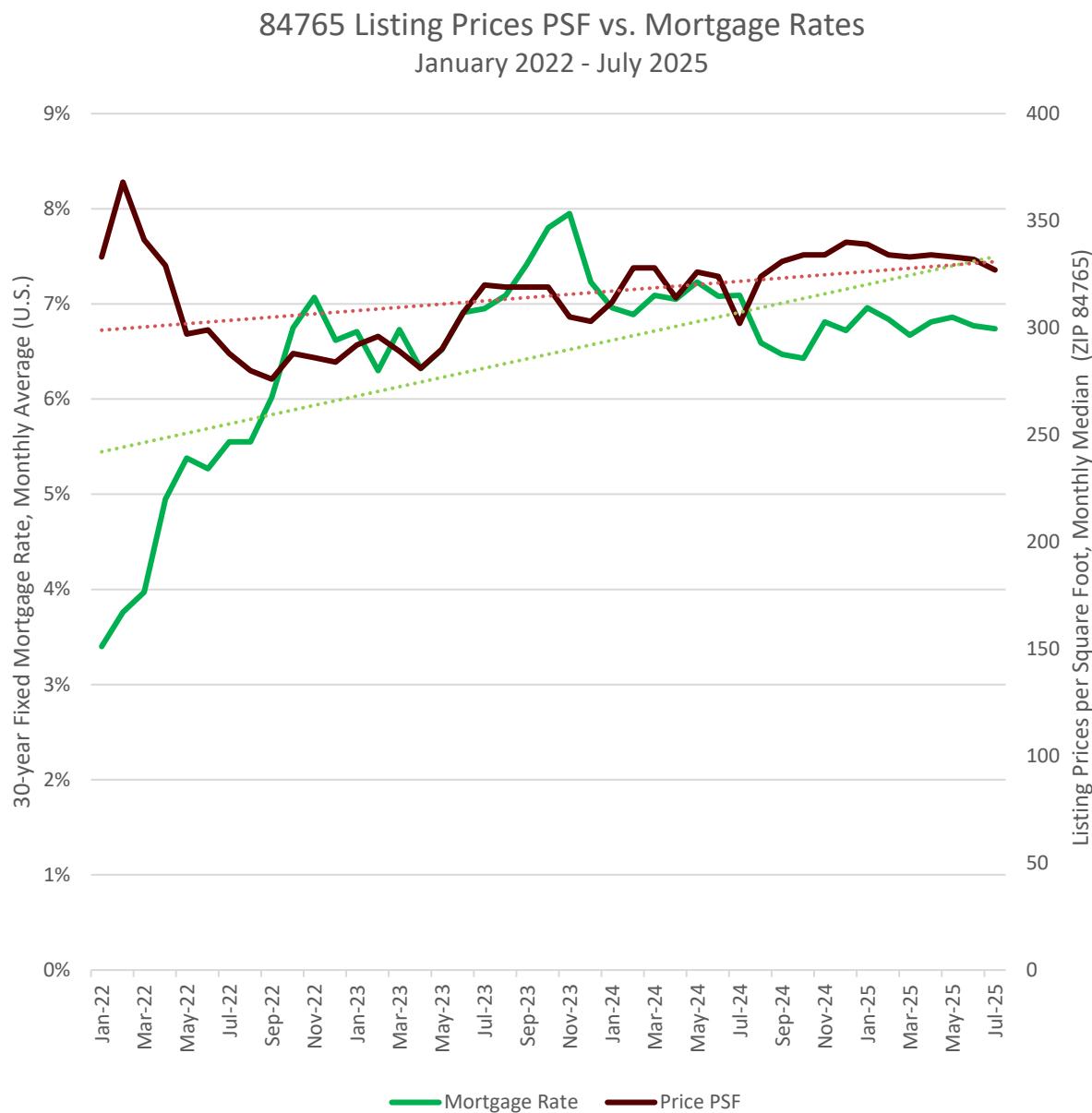
For-Sale Housing Market Snapshot

Listing Prices

Listing prices in zip code 84765 (Santa Clara) increased marginally from \$333 per square foot in January 2022 to \$327 in February 2025. However, affordability declined largely due to mortgage rates increasing from 3.4 percent at the beginning of 2022 to 6.74 percent by July 2025.

In July 2025, median listing prices reached \$974,900, per [Realtor.com](#).⁵

Figure 9: 84765 Listing Price per Square Foot versus Mortgage Rates, January 2022 - February 2025

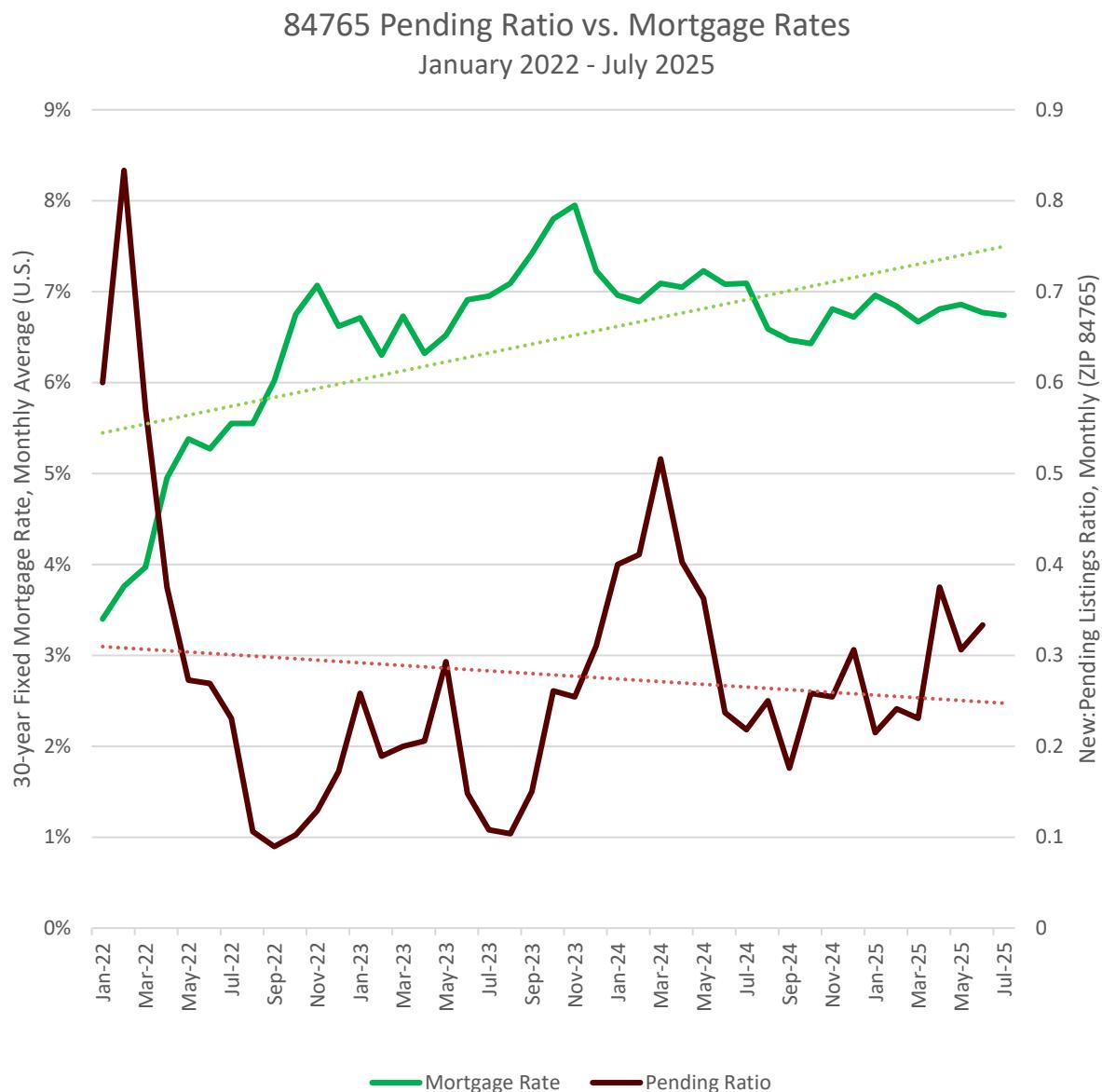


Source: Realtor.com, Bankrate, Freddie Mac

Turnover and Mortgage Rates

Fluctuations in borrowing costs impact the turnover of for-sale inventory in Santa Clara. The pending ratio compares monthly new listings to monthly pending sales, with a ratio of 1.0 indicating a steady level of inventory. Since at least January 2022, the pending ratio in 84765 (Santa Clara) has been below 1.0, indicating growing inventory and decreasing turnover. In this period, the pending ratio has inversely correlated with mortgage rates. As rates increase, monthly sales drop off and listings remain on the market for longer. Conversely, falling or even stabilizing rates lead to increased sales. To illustrate this relationship, the following figure visualizes the pending ratio versus national average 30-year fixed mortgage rates.

Figure 10: 84765 Pending Ratio versus Mortgage Rates, January 2022 - February 2025

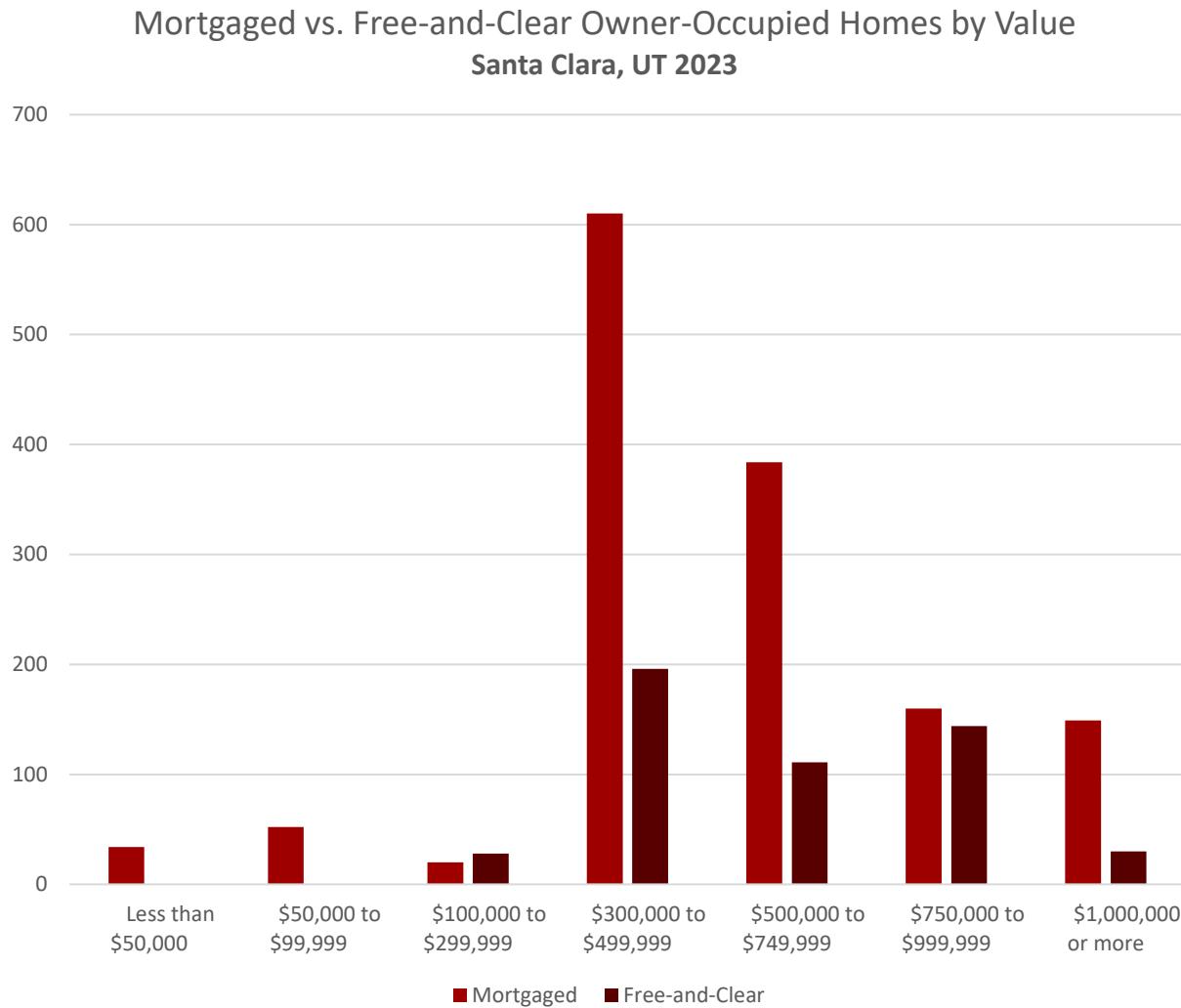


Source: Realtor.com, Bankrate, Freddie Mac

The Mortgage Rate Lock-In Effect

Most mortgage-payers in Santa Clara — like their counterparts nationwide — have monthly payments markedly lower than the cost to re-purchase at current rates and prices. In turn, many homeowners feel reluctant or unable to sell. This phenomenon is often referred to as the “lock-in effect.” According to Fannie Mae’s 2023 Q1 National Housing Survey®, 29 percent of homeowners plan to stay in their home longer than originally intended. Others own their homes free-and-clear with no mortgage payments. AARP’s 2021 Home and Community Preferences Survey shows that most adults wish to age in place - including 80 percent of adults 50 and older, who make up the majority of free-and-clear homeowners nationwide. The chart below compares mortgagors with free-and-clear homeowners across different home values in Santa Clara, revealing a substantial proportion of free-and-clear homes – especially homes valued between \$750,000 to \$999,999. While these homeowners have equity to put toward a new downpayment, many enjoy low monthly housing costs by remaining in place. High rates disincentivize moving, leading to a bottleneck in the market that challenges first-time, move-up, and downsizing buyers, especially in price ranges with a high share of free-and-clear homeowners.

Figure 11: Santa Clara Mortgaged vs. Free-and-Clear Homes by Value, 2022



Source: U.S. Census Bureau, ACS 2019-2023

Housing Affordability

Affordable Home Prices and Payments

The U.S. Department of Housing and Urban Development (“HUD”) defines affordability as a household paying no more than 30 percent of gross monthly income on housing, including payments for utilities, fees, taxes, and insurance. The following table outlines this monthly affordable payment for various income ranges.

Figure 12: Monthly Affordable Housing Payment by Income Range

Income Range	Monthly Affordable Housing Payment (Inclusive of utilities, fees, taxes, and insurance)	
	Low	High
Less than \$14,999	\$0	\$375
\$15,000 to \$24,999	\$375	\$625
\$25,000 to \$34,999	\$625	\$875
\$35,000 to \$49,999	\$875	\$1,250
\$50,000 to \$74,999	\$1,250	\$1,875
\$75,000 to \$99,999	\$1,875	\$2,500
\$100,000 to \$149,999	\$2,500	\$3,750
\$150,000 to \$199,999	\$3,750	\$5,000
\$200,000 or more	\$5,000	-

Source: ZPFI Calculation based on HUD Definitions

HUD also defines area median income (AMI) limits for metropolitan areas for the purposes of administering housing subsidies. This measure has become a common benchmark for affordable housing at the State and local levels of government, as well as among private and nonprofit stakeholders. Santa Clara falls within the Washington County / St. George Metropolitan Statistical Area; the following AMI ranges are provided for this area, assuming 3-person households (based on the average household size of 3.3 persons per the latest American Community Survey).

Figure 13: Monthly Housing Payment by AMI Category

AMI Category	Income Range		Monthly Affordable Housing Payment (Inclusive of utilities, fees, taxes, and insurance)	
	Low	High	Low	High
< 30% of AMI	\$0	\$26,100	\$0	\$653
30% to 50% of AMI	\$26,100	\$43,450	\$653	\$1,086
50% to 80% of AMI	\$43,450	\$69,500	\$1,086	\$1,738

Source: ZPFI Calculation based on FY2024 HUD Data and Definitions

Using the HUD definition of affordability (no more than 30 percent of gross income spent on housing costs), and in consideration of utilities, taxes, fees, and insurance, the following table outlines affordable home prices for various income ranges.

Figure 14: Affordable Home Prices by Income Range

Income Range	Affordable Home Price Range (6.5% interest, 30 years fixed, 10% down, \$300/mo. utilities)	
	Low	High
Less than \$14,999	\$0	\$11,876
\$15,000 to \$24,999	\$11,877	\$51,475
\$25,000 to \$34,999	\$51,476	\$91,074
\$35,000 to \$49,999	\$91,075	\$150,473
\$50,000 to \$74,999	\$150,474	\$249,471
\$75,000 to \$99,999	\$249,472	\$348,469
\$100,000 to \$149,999	\$348,470	\$546,464
\$150,000 to \$199,999	\$546,465	\$744,464
\$200,000 or more	\$744,465	-

Source: ZPFI Calculation based on HUD Definitions

The following table provides a similar analysis as the table above, but translated into area median income categories.

Figure 15: Affordable Home Prices by AMI Category

AMI Category	Income Range		Affordable Home Price Range					
			(By rate, 30 years fixed, 10% down, \$300/mo. utilities)		6%		6.5%	
	Low	High	Low	High	Low	High	Low	High
< 30% of AMI	\$0	\$26,100	\$0	\$58,521	\$0	\$55,835	\$0	\$53,330
30% to 50% of AMI	\$26,100	\$43,450	\$58,521	\$130,531	\$55,835	\$124,539	\$53,330	\$118,952
50% to 80% of AMI	\$43,450	\$69,500	\$130,531	\$238,651	\$124,539	\$227,695	\$118,952	\$217,479

Source: ZPFI Calculation based on FY2024 HUD Data and Definitions

Homeowner Gap Analysis

Due to higher prices and borrowing costs, many Santa Clara homeowners could not afford to repurchase their homes in current market conditions. This gap between household incomes and the cost to purchase contributes to the lock-in effect and limits housing options for current and prospective residents. With few affordable ownership options available at current prices and rates, the housing lifecycle faces a bottleneck that prevents many long-time owners from downsizing, growing families from upsizing, and renters from achieving homeownership.

The following table examines affordability for Santa Clara homeowners, outlining affordable home price ranges for various income ranges based on the HUD definition of housing affordability as spending no more than 30 percent of monthly income on housing costs. Finally, the number of households in each income category is compared with the corresponding affordable housing stock to calculate the shortage or surplus in each price range — a gap analysis.

Figure 16: Santa Clara Homeowner Gap Analysis 2023

Household Income Range	Existing Owner-Occupied Households	Affordable Home Price Range (6.5% interest, 30 years fixed, 10% down, \$300/mo. utilities)	Existing Owner-Occupied and For-Sale Homes within Affordable Range	Surplus (Shortage)
\$0 - \$14,999	31	\$0 - \$11,876	0*	(31)*
\$15,000 - \$24,999	35	\$11,877 - \$51,475	24*	(11)*
\$25,000 - \$34,999	54	\$51,476 - \$91,074	62*	8*
\$35,000 - \$49,999	140	\$91,075 - \$150,473	0	(140)
\$50,000 - \$74,999	146	\$150,474 - \$249,471	15	(131)
\$75,000 - \$99,999	600	\$249,471 - \$348,469	203	(397)
\$100,000 - \$149,999	306	\$348,470 - \$546,464	728	422
\$150,000 or more	606	\$546,465+	886	280

Source: U.S. Census Bureau, ACS 2019-2023; ZPFI Calculation based on HUD Definitions

The following table provides a similar analysis as the table above but translated into area median income categories.

Figure 17: Santa Clara Homeowner Gap Analysis by AMI 2023

Household AMI Range	Existing Owner-Occupied Households	Affordable Home Price Range (6.5% interest, 30 years fixed, 10% down, \$300/mo. utilities)	Existing Owner-Occupied and For-Sale Homes within Affordable Range	Surplus (Shortage)
< 30% of AMI	72	\$0 - \$55,835	64*	(8)*
30% to 50% of AMI	127	\$55,836 - \$124,539	40*	(87)*
50% to 80% of AMI	175	\$124,540 - \$227,695	15	(160)

Source: U.S. Census Bureau, ACS 2019-2023; ZPFI Calculation based on HUD Definitions

* The American Community Survey (ACS) asks homeowners about the value of their property, or if the home is listed for sale, the listing price. Due to sampling and measurement error inherent to this type of survey, estimates of home values are provided without warranty. Based on recent sales data and assessor valuations, it is likely that there are far fewer (if any) homes occupied or for-sale in Santa Clara with values below \$150,000 than estimated by the ACS.

Homeowner Cost Burden

Households paying over 30 percent of their gross monthly income on housing costs (including taxes, utilities, insurance, and fees) are considered to be cost-burdened. Roughly 16.5 percent of Santa Clara homeowners are cost-burdened, according to the latest American Community Survey. In Washington County, 21.6 percent of homeowners are cost-burdened.

Figure 18: Homeowner Cost Burden, Comparative - Mortgaged vs. Free-and-Clear

Homeowner Type	Percent of Owner Households Paying over 30% of Income on Housing Costs	
	Santa Clara	Washington County
Mortgaged	22.5%	31.4%
Free-and-Clear	0.0%	6.8%
Overall Owner Cost Burden	16.5%	21.6%

Source: U.S. Census Bureau, ACS 2019-2023

Santa Clara residents that own their homes free-and-clear (no monthly mortgage payment) are seldom cost-burdened. Yet, property taxes and utility costs alone can lead to housing cost burden, especially for retirees and residents on a fixed income.

Renter Gap Analysis

The following table examines affordability for Santa Clara renters, outlining affordable rental rates for various income ranges based on the HUD definition of housing affordability as spending no more than 30 percent of monthly income on housing costs (including utilities and fees). Finally, the number of households in each income category is compared with the corresponding affordable housing stock to calculate the shortage or surplus in each rental cost range — a gap analysis.

Figure 19: Santa Clara Renter Gap Analysis 2023

Household Income Range	Existing Renter-Occupied Households	Affordable Monthly Housing Payment (incl. Rent + Utilities + Fees)	Existing Rentals within Affordable Range	Surplus (Shortage)
\$0 - \$14,999	0	\$0 - \$375	0	-
\$15,000 - \$24,999	0	\$376 - \$625	0	-
\$25,000 - \$34,999	30	\$377 - \$875	0	(30)
\$35,000 - \$49,999	126	\$876 - \$1,250	28	(98)
\$50,000 - \$74,999	212	\$1,251 - \$1,875	201	(11)
\$75,000 - \$99,999	30	\$1,876 - \$2,500	181	151
\$100,000 - \$149,999	94	\$2,501 - \$3,750	187	93
\$150,000 or more	13	\$3,750+	36	23

Source: U.S. Census Bureau, ACS 2019-2023; ZPFI Calculation based on HUD Definitions

The following table provides a similar analysis as the table above but translated into area median income categories.

Figure 20: Santa Clara Renter Gap Analysis by AMI 2023

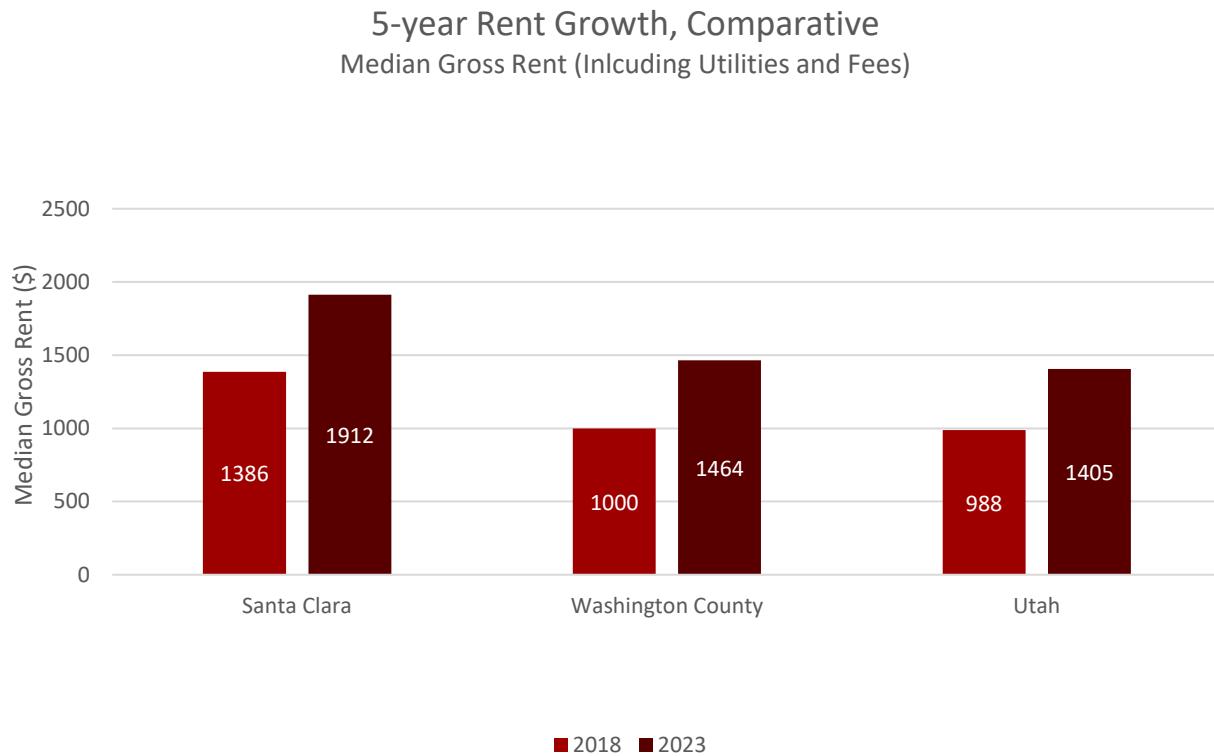
Household Income Range	Existing Renter-Occupied Households	Affordable Monthly Housing Payment (incl. Rent + Utilities + Fees)	Existing Rentals within Affordable Range	Surplus (Shortage)
< 30% of AMI	3	\$0 - \$653	0	(3)
30% to 50% of AMI	98	\$653 - \$1,086	15	(83)
50% to 80% of AMI	220	\$1,086 - \$1,738	170	(50)

Source: U.S. Census Bureau, ACS 2019-2023; ZPFI Calculation based on HUD Definitions

Rent Growth

Renters in Santa Clara have not been immune to increasing housing costs affecting most of Utah in recent years. Median gross rents (including utilities and fees) increased from \$1,386 per month in 2018 (already substantially higher than the County average) to \$1,912 per month in 2023 — an increase of 38.0 percent. Washington County rents grew from \$1,000 per month in 2018 to \$1,464 per month in 2023 — a 46.4 percent increase. Statewide, rent growth was similarly rapid, increasing 42.2 percent from \$988 per month in 2018 to \$1,405 per month in 2022.

Figure 21: Rent Growth (2018 versus 2023)



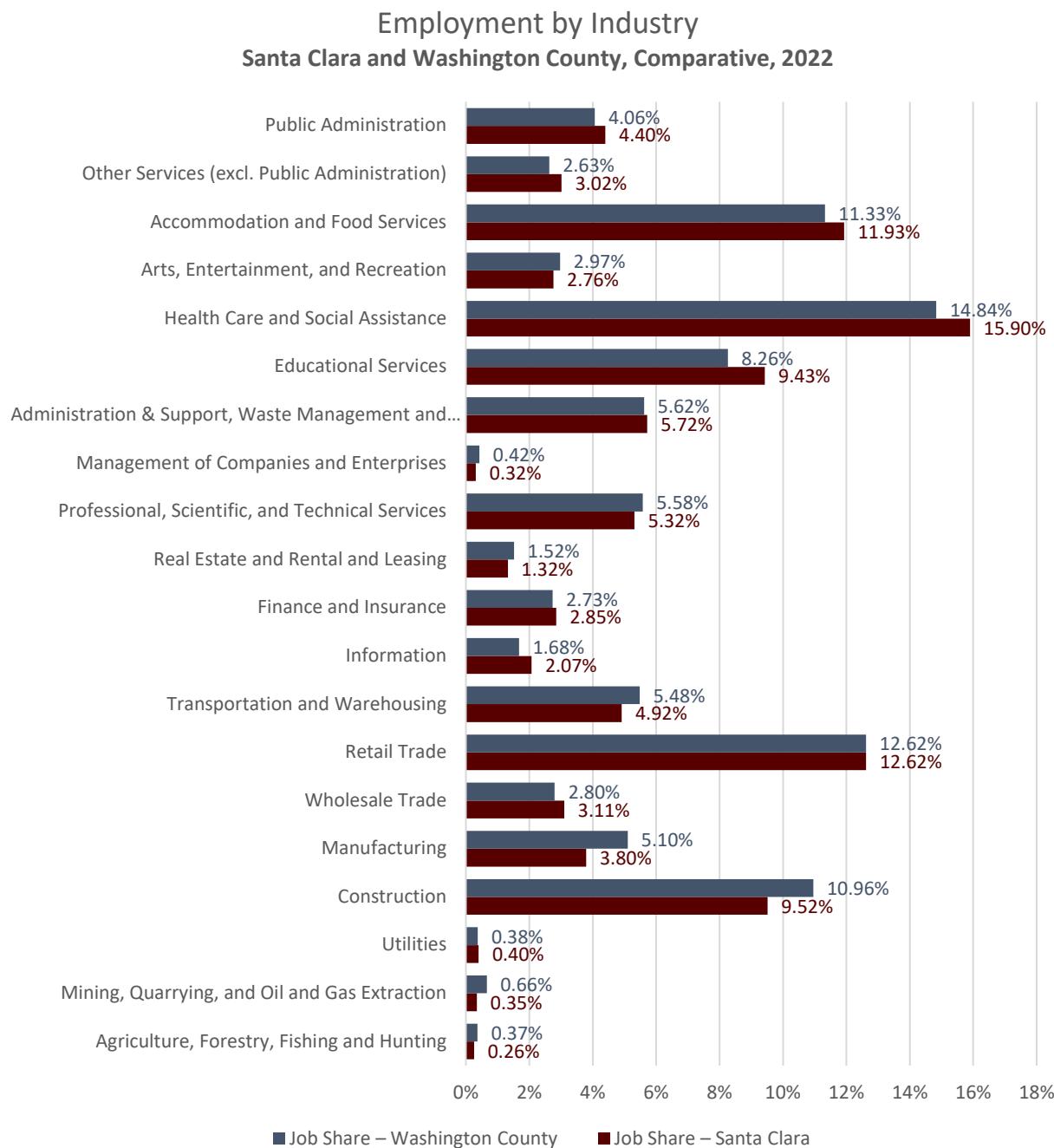
Source: U.S. Census Bureau, ACS 2019-2023

Employment

By Industry

For jobs located within Santa Clara, the largest industries are health care and social assistance (15.9 percent of jobs), retail trade (12.6 percent of jobs), and accommodation and food services (11.9 percent of jobs).

Figure 22: Employment by Industry by Job Site Location, Comparative Chart (2022)



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2021

Figure 23: Employment by Industry by Job Site Location, Comparative (2022)

NAICS Industry Sector	Job Count – Santa Clara	Job Share – Santa Clara	Job Count – Washington County	Job Share – Washington County
Agriculture, Forestry, Fishing and Hunting	9	0.26%	292	0.37%
Mining, Quarrying, and Oil and Gas Extraction	12	0.35%	524	0.66%
Utilities	14	0.40%	299	0.38%
Construction	331	9.52%	8,695	10.96%
Manufacturing	132	3.80%	4,049	5.10%
Wholesale Trade	108	3.11%	2222	2.80%
Retail Trade	439	12.62%	10,014	12.62%
Transportation and Warehousing	171	4.92%	4,349	5.48%
Information	72	2.07%	1332	1.68%
Finance and Insurance	99	2.85%	2168	2.73%
Real Estate and Rental and Leasing	46	1.32%	1207	1.52%
Professional, Scientific, and Technical Services	185	5.32%	4429	5.58%
Management of Companies and Enterprises	11	0.32%	337	0.42%
Administration & Support, Waste Management and Remediation	199	5.72%	4460	5.62%
Educational Services	328	9.43%	6,558	8.26%
Health Care and Social Assistance	553	15.90%	11,775	14.84%
Arts, Entertainment, and Recreation	96	2.76%	2355	2.97%
Accommodation and Food Services	415	11.93%	8,988	11.33%
Other Services (excl. Public Administration)	105	3.02%	2084	2.63%
Public Administration	153	4.40%	3226	4.06%

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2022

Employment Characteristics

The following table outlines worker ages, earnings, and educational attainment for jobs located within Santa Clara and Washington County, based on the U.S. Census Bureau's Longitudinal Employer-Household Dynamics 2022 data.

Figure 24: Employment Characteristics by Job Site Location, Comparative (2022)

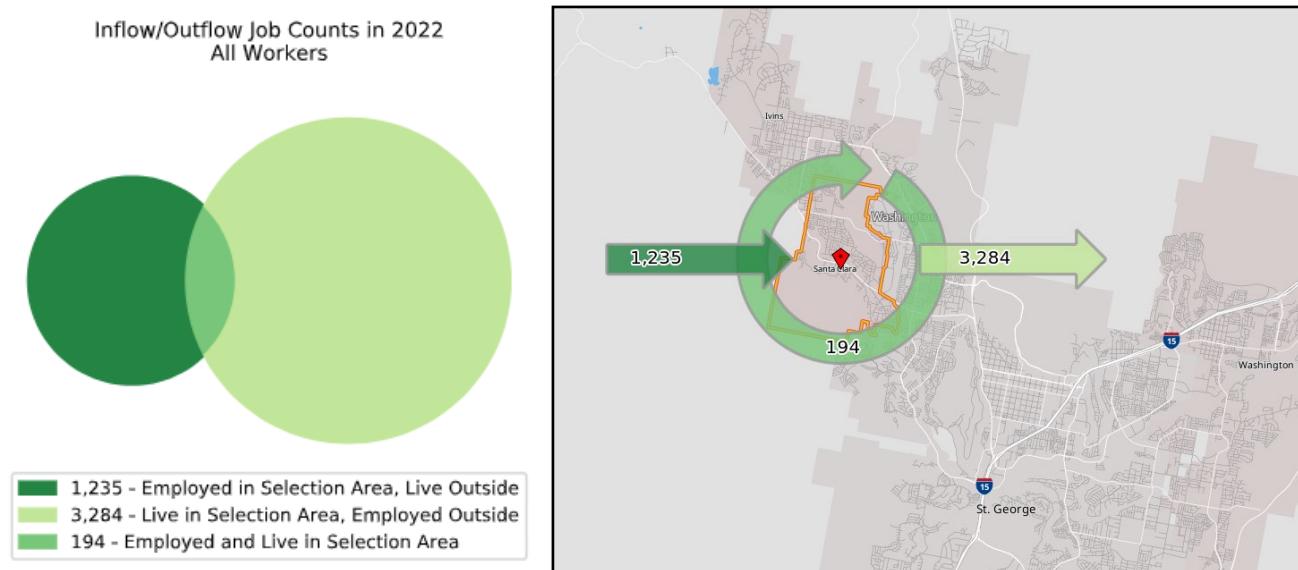
	Job Count	Job Share	Job Count	Job Share
Jobs by Worker Age		Santa Clara	Washington County	
Age 29 or younger	886	25.5%	24,010	30.3%
Age 30 to 54	1,758	50.5%	38,655	48.7%
Age 55 or older	834	24.0%	16,698	21.0%
Jobs by Earnings		Santa Clara	Washington County	
\$1,250 per month or less	917	26.4%	20,071	25.3%
\$1,251 to \$3,333 per month	1,011	29.1%	25,856	32.6%
More than \$3,333 per month	1,550	44.6%	33,436	42.1%
Jobs by Worker Educational Attainment		Santa Clara	Washington County	
Less than high school	308	8.9%	7,046	8.9%
High school or equivalent, no college	719	20.7%	15,333	19.3%
Some college or Associate's degree	886	25.5%	19,080	24.0%
Bachelor's degree or advanced degree	679	19.5%	13,894	17.5%
Data not available (workers aged 29 or younger)	886	25.5%	24,010	30.3%

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2022

Spatial Trends in Employment

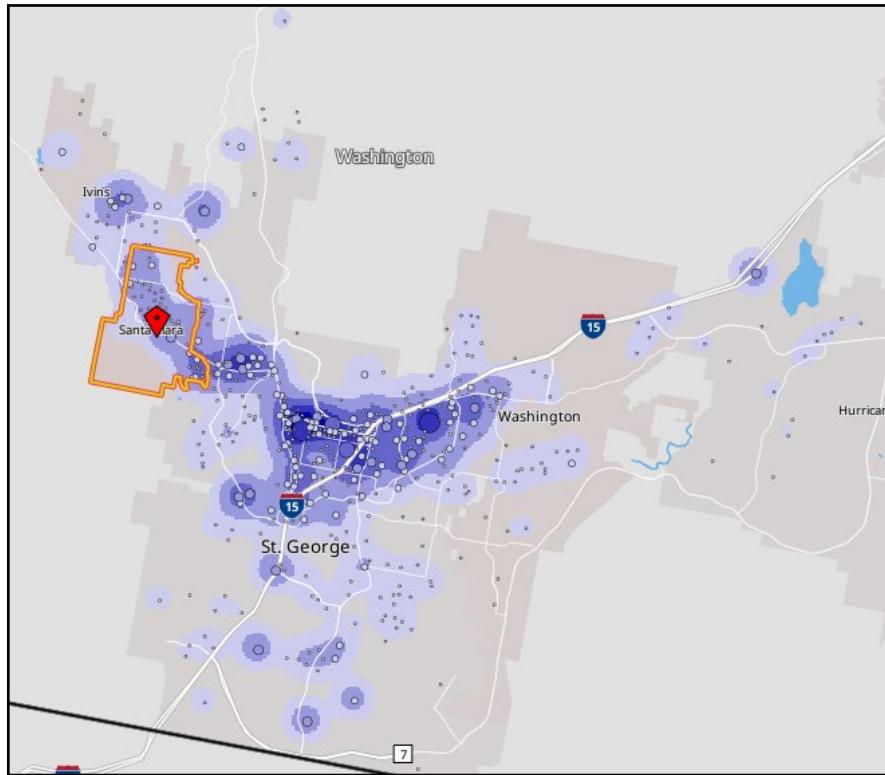
Santa Clara is largely a bedroom community, with substantially more workers than jobs available. As of 2022, the City had 3,284 residents commuting to jobs outside the city while just 194 residents lived and worked within City limits. About 1,235 workers commute into Santa Clara from surrounding areas. Meanwhile, 9.9 percent of employed residents work from home (U.S. Census Bureau, ACS 2019-2023).

Figure 25: Job Inflow-Outflow, Santa Clara 2022



Source: U.S. Census Bureau, *Longitudinal Employer-Household Dynamics*, 2022

Figure 26: Employment Locations of Santa Clara Workers, 2022



The map to the left visualizes the employment locations of Santa Clara workers. Darker blue areas indicate higher employment density, revealing concentrations around St. George's Interstate 15 Business Loop and the larger Metropolitan Area.

About 72.4 percent of Santa Clara workers commute less than 10 miles from their home to their work location, while 18.5 percent commute greater than 50 miles one-way.

Source: U.S. Census Bureau, *Longitudinal Employer-Household Dynamics*, 2022

Local Business Landscape

Key Business Sites and Intersections

Within Santa Clara City, four distinct business sites emerge based on existing land uses and traffic counts. Each site has unique characteristics and considerations for future land use planning and economic development.

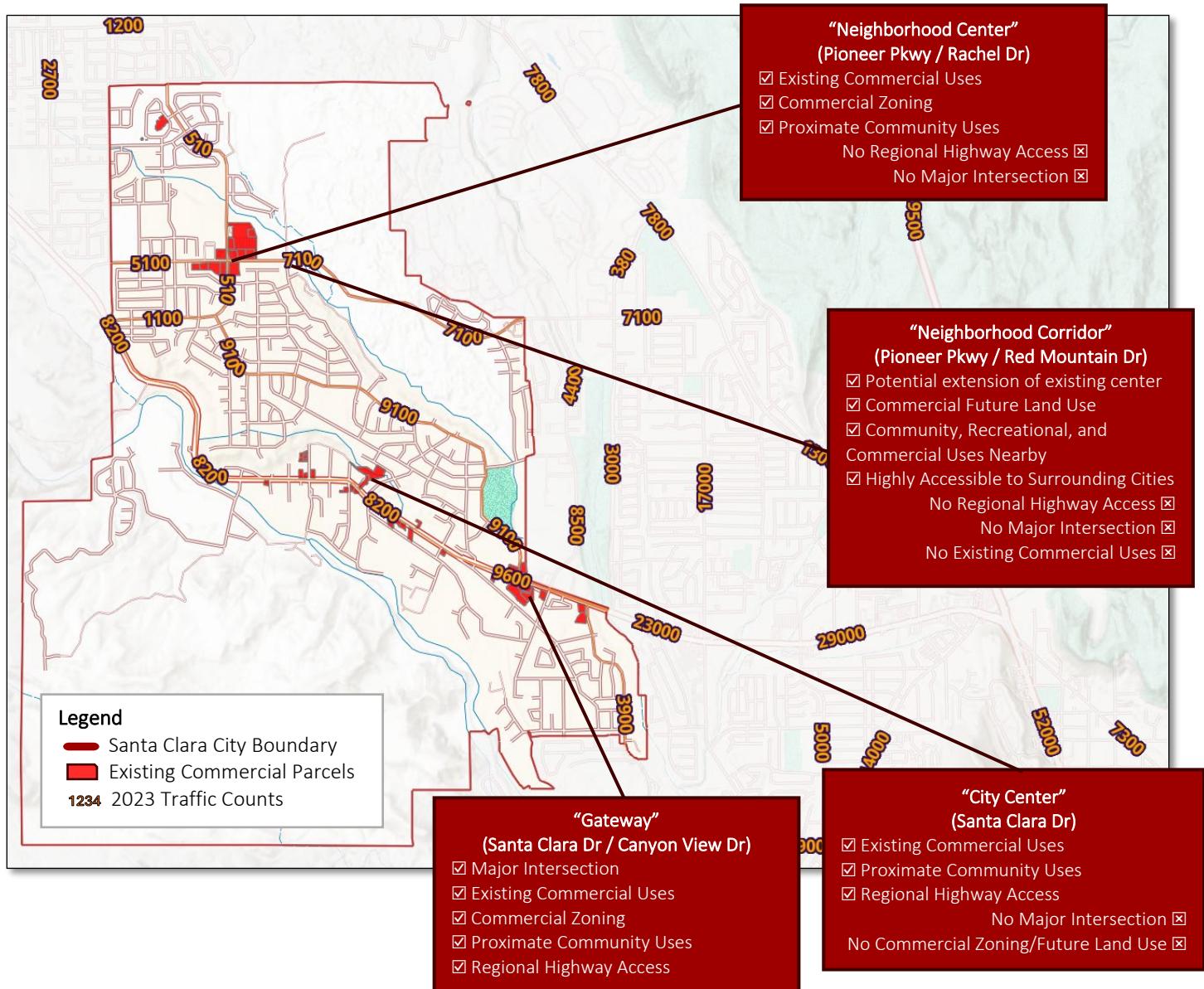
The western area (“Neighborhood Center”), at the intersection of Pioneer Parkway (ADT of 10,000) and Rachel Drive, has moderate to high traffic and is well-connected to local residential areas and community uses. This site is proximate to nearby Ivins City, though the lack of direct regional highway access limits demand from most surrounding communities.

The northern-central area (“Neighborhood Corridor”), at the intersection of Pioneer Parkway and Red Mountain Drive, has moderate to high traffic and is well-connected to local residential areas, community uses, as well as the Black Desert Resort golf course and residential community directly north of the Santa Clara City boundary and into Ivins City. This area is planned for commercial uses including restaurants, retail, entertainment, as well as compact single-family and multi-family housing. Located just east of the “Neighborhood Center” where there are existing retail uses, this site can become an extension of existing business agglomerations to encourage trip-chaining and increased visitation.

The central area (“City Center”), in the middle of Santa Clara Drive, has moderate traffic but no major intersection. Additionally, the Historic District in this area can restrict new business growth. However, a few projects including a new Mixed-Use building and conversions from residential to commercial businesses are underway along Santa Clara Drive. While the central location serves residents well and can bring visitors into the core of the City, this site is comparatively less attractive for new private investment.

The easternmost area (“Gateway”), at the intersection of Santa Clara Drive and Canyon View Drive, receives the highest level of traffic and is most accessible to surrounding communities. With regional highway access at a major intersection, as well as proximity to community centers and complementary commercial areas just outside of City limits, this regionally competitive site has high potential for new investment.

Figure 27: Key Business Sites - Traffic Counts and Existing Commercial Parcels

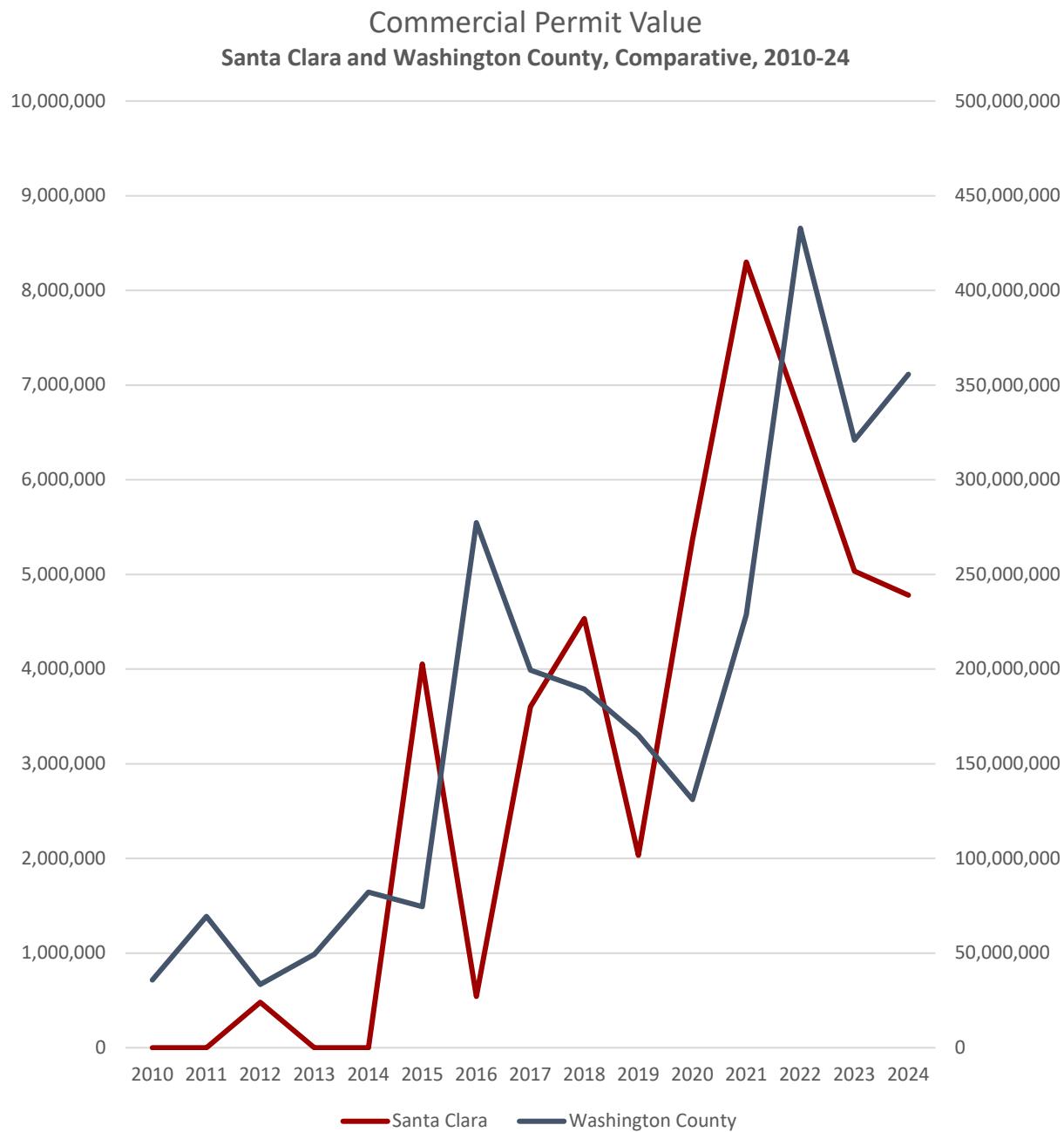


Sources: Washington County Assessor via UGRC (as amended); UDOT; ZPFI; Santa Clara City General Plan 2014

Commercial Permit Trends

Santa Clara City's commercial permitting has kept pace with larger Washington County, with total project value in the City closely correlating with that in the County. Both the City and County have seen rapid growth in commercial development since 2010. Santa Clara continues to see growth in commercial permitting with several new projects under construction or planned.

Figure 28: Commercial Permit Value, Comparative



Source: Ivory-Boyer Construction Database

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December 2025

The Santa Clara Moderate Income Housing Plan is a required element of the General Plan? prepared in accordance with Utah State Code 76-5a-069; its purpose is to ensure that the.

City provides realistic opportunities for the development and preservation of housing affordable to households earning 46 percent or less of the area median income;.

This plan reflects the community's commitment to fostering inclusive?diverse?and equitable neighborhoods by offering housing choices for residents across a range of incomes?ages?and household types; integrated with the City's broader land use? transportation?and economic development strategies?the plan includes an assessment of current and projected housing needs?an inventory of existing housing and potential development sites?an analysis of barriers to affordability?and a set of targeted policies? strategies?and programs to address those challenges;.

The City's vision is to create and maintain a housing environment that is affordable? accessible?and sustainable? supporting economic mobility?reducing displacement?and allowing all residents to participate fully in community life;¹

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In accordance with Utah State Code 10-9a-403 and, where applicable, 10-9a-408, the City affirms its commitment to facilitating a reasonable opportunity for a variety of housing types, including moderate income housing.

The City recognizes the Legislature's determination that:

1. Housing opportunities shall be available for individuals and families of varying income levels who reside, work, or seek to reside or work within the community; and
2. Residents of all income levels should be able to benefit from, and fully participate in, all aspects of neighborhood and community life.

¹ This plan relies heavily on the data, insights and trends compiled in Zion's Socio-Economic and Housing Report, dated August 2025 which is also in the Appendix of the City's 2025 General Plan.

For municipalities classified as a “specified municipality” under Utah State Code 10-9a-408, this analysis is required and shall identify three or more actionable strategies to ensure the availability of moderate-income housing within the five-year planning horizon.

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Pursuant to Utah State Code Section 10-9a-4032(2)(b)(iv) Santa Clara identifies the following four strategies in the exact language as stated under Utah State Code Section 10-9a-4032(2)(b)(iii) (effective 5.7.2025 version):

- (A) rezone.for.densities.necessary.to.facilitate.the.production.of.moderate.income.housing.
- (E).create.or.allow.for?and.reduce.regulations.related.to?internal.or.detached.accessory.dwelling.units.in.residential.zones.
- (F).zone.or.rezone.for.higher.density.or.moderate.income.residential.development.in.commercial.or.mixed_use.zones.near.major.transit.investment.corridors?commercial.centers?or.employment.centers.
- (J).implement.zoning.incentives.for.moderate.income.units.in.new.developments..

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Through these selected strategies, the City seeks to:

- Increase the availability and variety of housing options to serve residents at diverse income levels.
- Promote inclusive, mixed-income neighborhoods that strengthen social and economic integration.
- Ensure that moderate income housing can be realistically developed within the established planning timeline.

§ 6.11.12.2

The following section discusses the five-year implementation efforts with the associated benchmarks and anticipated timelines.

Rezoning for Sufficient Density (Strategy A)

Amend land use regulations to allow residential densities necessary to facilitate the production of moderate-income housing.

Benchmark: Desert Village

In 2019, the City approved an amended Planned Development Residential, PDR Zone for 185 townhome units to provide moderate-income housing options near the heart of the City. Phase I (64-units), Phase II (53-units), and Phase III (68-units) are completed.

Timeline

- Desert Village, Phase III (68-units) were completed and occupied in 2023.

Benchmark: Deserts Edge

In 2021, the Planning Commission and City Council approved a Rezoning and Project Plan for the Deserts Edge project (Ordinance #2021-13). In 2022, the Planning Commission and City Council approved the Overall Site Plan and Phasing Plan for the project. In 2023, the Planning Commission and City Council approved the Phase 1 Subdivision Plat allowing for 24 townhome units. Phase 2 of the project includes 60 affordable apartment units in two buildings. The developer, Robert Smith, intends to use Utah Housing tax credits to build this project phase. A decision in support of the project to fund the first 60 units was made by Utah Housing in August 2025. Additionally, Phase 6 of the project includes 60 additional affordable apartment units in two buildings. The developer intends to apply for Utah Housing tax credits for this project phase in the future.

Timeline

- Deserts Edge, Phase 2 (60 apartment units) will likely be under construction in 2025 and 2026 with anticipated occupancy in 2026 to 2027.
- Deserts Edge, Phase 6 (60 apartment units) to be done in the future (likely 2027 to 2028).

Benchmark; New R-1-4 Zoning District

In 2025 Santa Clara Staff researched and presented the R-1-4 zoning district, which is a single-family residential zone that has a minimum lot size of 4,000 square feet. This is a new zoning district intended to expand affordable housing opportunities within the City by allowing more efficient land use and increasing the number of homes that can be developed in residential areas. Smaller lot sizes typically enable the construction of more modest, cost-effective housing types—such as compact single-family homes, cottages, or attached dwellings—making homeownership and rental options accessible to a broader range of residents.

Timeline

- The adoption of the new zoning district is anticipated to occur Fall of 2025.

Accessory Dwelling Units (ADUs) (Strategy » E)

Establish or expand allowances for internal or detached accessory dwelling units in residential zones and remove or reduce regulatory barriers to their creation.

Benchmark; Adoption of Ordinance #2020-03

In January 2020, Ordinance #2020-03 was adopted by the City Council allowing for detached ADUs; This allows for a separate detached accessory dwelling on a property occupied by a single-family home.

Timeline

- On-going. The City is keeping track of ADU approvals which includes a business license allowing for the tracking of these moderate-income units. The City will be prepared to report these numbers with the state in 2023 and onward.

Benchmark; Adoption of Ordinance #2021-14

In October 2021, Ordinance #2021-14 was adopted by the City Council allowing for Internal Accessory Dwelling Units, IADU's. This was put in place to allow for compliance with HB-82 which was approved by the legislature and signed by the governor in 2021. The City believes that this change will allow for more moderate-income housing options in the community. The process includes a streamlined administrative permitted use and building permit review prior to construction.

Timeline

- On-going. The City is keeping track of IADU approvals which includes a business license allowing for the tracking of these moderate-income units. The City will be prepared to report these numbers with the state in 2023 and onward.

Targeted Higher Density Housing in Key Areas (Strategy » F)

Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones located near major transit investment corridors, commercial centers, or employment centers.

Benchmark; Cole West Mixed-Use project

On July 9, 2025, the City Council adopted Ordinance #2025-13 allowing for a PDR Zone Amendment and Project Plan on 7.35 acres. The Project Plan includes fifty-eight (58) two-story front-loaded townhome units, twelve (12) three-story rear-loaded units and ten (10) small single-family lots. This approval includes a density bonus of 2.9 units/acre allowing for a project density of 10.9 units/acre. The base density allowed in the PDR zone is 8 units/acre.

On July 9, 2025, the City Council also adopted Ordinance #2025-12 allowing for a Property Rezoning and Project Plan approval on 6.91 acres of property immediately adjacent to the property described above. This property was rezoned to Planned Development Commercial, PDC allowing for needed commercial uses in the community.

Timeline

- This Cole West Mixed-Use project is currently going through a subdivision review process. The residential portion of the project will be built in two phases with construction from late 2025 to 2027. The commercial portion will be built in multiple phases with construction from 2026 to 2028.

Zoning Incentives for Affordable Units (Strategy » J)

Provide zoning incentives in new developments, such as increased density allowances or reduced development requirements, in exchange for including moderate income housing units.

Benchmark;Desert's Edge Density Bonus

In 2021 the Planning Commission and City Council approved a Rezoning and Project Plan for the Deserts Edge Project. This property is located within the Planned Development Residential PDR Zone. The PDR Zone has a base density of 8 dwelling units/acre. A density bonus may be recommended by the Planning Commission and approved by the City Council allowing for up to 12 dwelling units/acre. In 2021, the City Council approved a density bonus allowing for the maximum density of 12 dwelling units/acre. The density bonus was approved because of the commitment made by the developer to provide moderate-income housing with Utah Housing assistance.

Timeline

- As of August 2025, the project developer has been approved through Utah Housing to do the first 60 apartment units. Construction is likely to occur from late 2025 through 2026.

December 2025

Pursuant to the requirements of Utah State Code Section 10-8-87 Santa Clara updated the Transportation and Traffic Circulation Element in their adopted 2025 General Plan, which occurred prior to July 1, 2027.

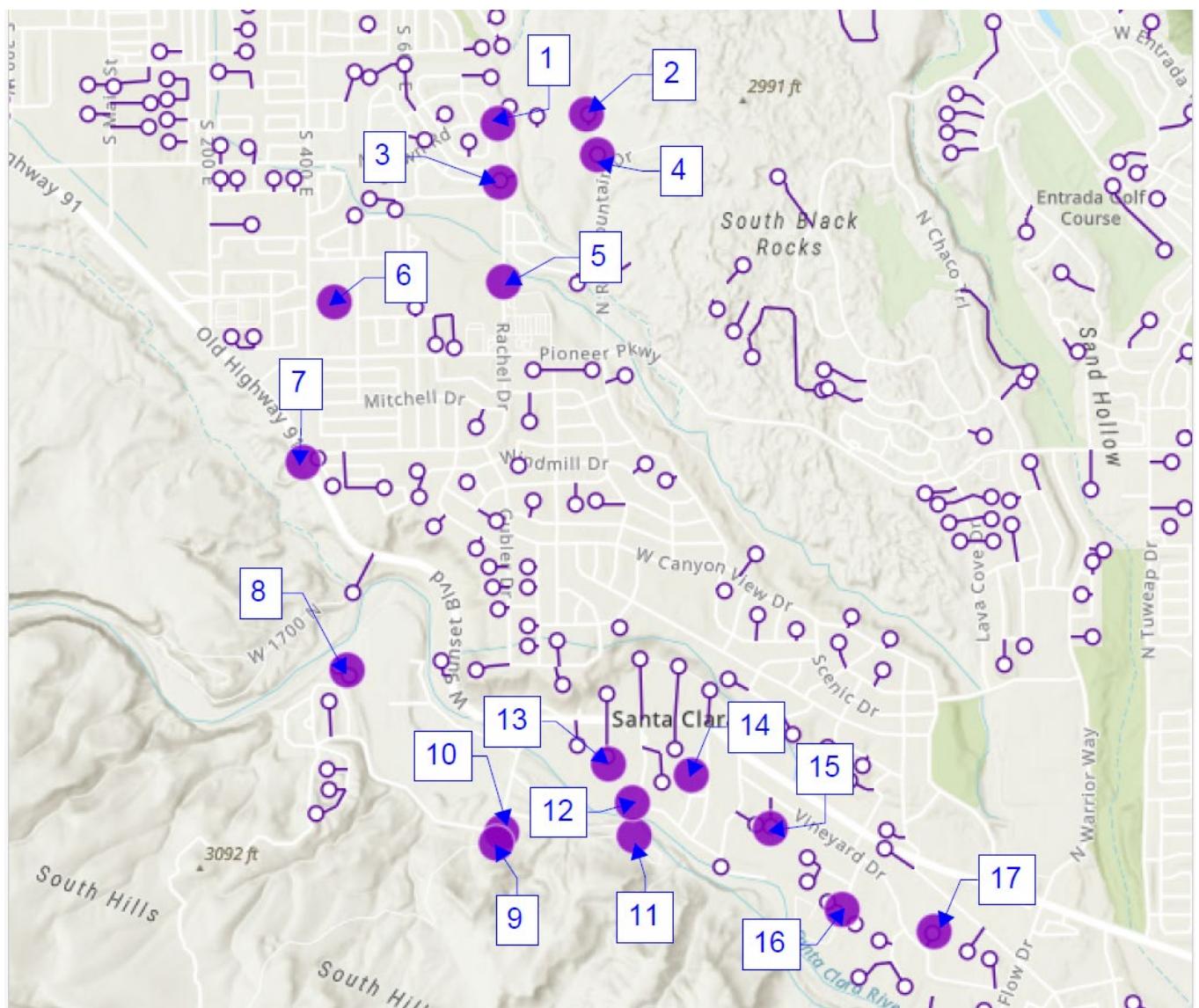
As part of the 2025 Transportation Amendments in Senate Bill 195 (SB 195) Cities are required to review and identify connectivity impediments in their transportation network and update their General Plans accordingly. The updates must include identifying priority transportation connections that remedy physical impediments such as water conveyances with the goal to enhance vehicle, transit, bicycle, or pedestrian access to significant economic, recreational or other priority destinations. Part of this update includes the development of cost estimates and identifying potential funding sources to construct priority connections.

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In Fall of 2025, there were 17 roadways identified with possible impediments. The location and description of each of those are shown in Figure 1.0 on the following page.

In Fall of 2025, Santa Clara identified seventeen (17) streets that with possible impediments, having no current connections to other streets in the network. Figure 1.0 identifies the location of each of the seventeen (17) impediments to transportation circulation, and a brief summary of how each identified location has been or will be remedied. Some of the connections have in fact been completed or are tied directly to pending private development.

FIGURE 1.0



Location	Note
1	North Town Road now connects to Whirlaway Trail
2	When this subdivision is built out a loop will be made for traffic circulation
3	This connection has been made
4	Red Mountain Drive is paved to Affirmation Drive and will also connect to the future Hamblin
5	When this development is complete there will be a new connector road from Rachel to Red Mtn
6	When this subdivision is complete there will be connectors to 400 East and Pioneer Parkway
7	Western Corridor, Future connection to Gap Canyon Pkwy and Sunriver
8	Future development will have a connector road to Gates Lane
9	There will be a future connector road to the Western Corridor
10	Clary Hills Drive now connects to Chapel Street
11	There will be a future connector road to the Western Corridor
12	Bonnelli Trail will connect to Gates Lane
13	Quail Street will connect to Bonnelli Trail
14	This road connects to Gallen Road
15	Caymus Lane will be a connector to future road along river
16	Private Drive, Future Connection to Old Farm Rd. via Riverwood Lane
17	Future Connection to Santa Clara Drive in Master Plan

Many of
these
dead-end

streets exist due to a number of circumstances. Many of these dead-end roads have previously been extended or will be with future phases of private development. Other locations are roads that are planned to be extended in future project phases. Each planned extension, not part of a future phase of a development will have a cost estimate prepared as part of a separate study. The City will actively work with Dixie MPO on the required funding identification and cost estimates.

This study will also identify potential funding sources including state, local, federal, and private funding. Identified projects requiring cost estimating and funding identification are listed below and referenced by location number:

4. Red Mountain Drive extension to Future Hamblin Parkway
7. Western Corridor, Future connection to Gap Canyon Parkway and Sunriver
9. Future connector road to the Western Corridor
11. Future connector road to the Western Corridor
12. Bonnelli Trail extension to Gates Lane
13. Quail Street extension to Bonnelli Lane
15. Caymus Lane will be a connector to future road along Santa Clara River
17. Future connection to Santa Clara Drive

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For purposes of the State Code in identifying priority connections Table 1.0 provides the requirements of a cost estimate, the potential funding sources and the impediments to constructing the connection.

TABLE 1.0: Priority Connections Impediments & Cost Estimates

Location	Note	Cost Estimate	Potential Funding Sources	Impediments to Constructing
1	North Town Road now connects to Whirlaway Trail	N/A	N/A	N/A
2	When this subdivision is built out a loop will be made for traffic circulation	N/A	Private	Timing of private development & construction of subdivision
3	This connection has been made	N/A	N/A	N/A
4	Red Mountain Drive is paved to Affirmation Drive and will also connect to the future Hamblin Pkwy	\$3,465,000	Developer Funded	Timing of private development & construction of subdivision
5	When this development is complete there will be a new connector road from Rachel to Red Mtn		Private	Timing of private development & construction of subdivision
6	When this subdivision is complete there will be connectors to 400 East and Pioneer Parkway		Private	Timing of private development & construction of subdivision
7	Western Corridor, Future connection to	\$62,184,000	State, Federal, Dixie MPO	Funding

	Gap Canyon Pkwy and Sunriver			
8	Future development will have a connector road to Gates Lane		Private	Timing of private development
9	There will be a future connector road to the Western Corridor	\$4,289,000	State, Federal, Dixie MPO	Funding, warranted, timing of development
10	Clary Hills Drive now connects to Chapel Street	N/A	N/A	N/A
11	There will be a future connector road to the Western Corridor	\$10,272,000	State, Federal, Dixie MPO	Funding, warranted, timing of development
12	Bonnelli Trail will connect to Gates Lane		Developer Funded	Timing of private development & construction of subdivision
13	Quail Street will connect to Bonnelli Trail		Developer Funded	Timing of private development & construction of subdivision
14	This road connects to Gallen Road	N/A	N/A	N/A
15	Caymus Lane will be a connector to future road along river		Developer Funded	Timing of private development & construction of subdivision
16	Private Drive, Future Connection to Old Farm Rd. via Riverwood Lane		Private	Timing of private development
17	Future Connection to Santa Clara Drive in Master Plan		Developer Funded	Timing of private development & construction of subdivision

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In addition to the information provided in this supplement, the City's Street Projects Capital Improvement Plans include street projects in the 5-10-20 year planning horizon:

5-Year Transportation Projects

1. Center turn lane on Santa Clara Drive from Old Farm Road to Chapel Street
2. Chapel Street widening and extension
3. Red Mountain Drive from Pioneer Parkway to North City Boundary (developer funded)
4. Traffic signal at Red Mountain Drive and Pioneer Parkway
5. Traffic signal at Chapel Street OR Gates Lane and Santa Clara Drive
6. Western Corridor/Hamblin Parkway, Phase I (local match)
7. New shop space for maintenance vehicles
8. Right-turn deceleration lanes on Santa Clara Drive from Tuweap Drive to Santa Clara Parkway
9. Right-turn deceleration lanes on Pioneer Parkway west of Red Mountain Drive (Sandblasting)
10. Bike lane and turnouts on the south side of Pioneer Parkway
11. Gap Canyon Parkway and Western Corridor, from St. George to Old Hwy 91 (Local match of Pre-Construction Total)
12. Chapel Street Bridge Bond

10-Year Transportation Improvement Projects

1. Western Corridor/Hamblin Parkway, Phase I (construction)
2. Gap Canyon Parkway and Western Corridor, from St. George to Old Hwy 91 (construction)
3. Clary Hills Drive collector to future Western Corridor
4. Western Corridor/Hamblin Parkway, Phase II (pre-construction local match)

20-Year Transportation Projects

1. South Hills Collector A

2. South Hills Collector B – Clary Hills Drive to Gap Canyon Parkway
3. Clary Hills Drive collector to South Hills Collector B
4. South Hills Collector C to St. George Emerald Drive
5. Widen Pioneer Parkway to five lanes east of Red Mountain Drive

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December 2025

The.Santa.Clara.Water.Conservation.Element.is.a.required.chapter.of.the.General.Plan? prepared.in.accordance.with.Utah.State.Code.76_6a_069.and_aligned.with.the.latest.state. and.district.legislation; Its.purpose.is.to.ensure.the.City.adopts.and.implements.realistic? measurable.policies.and.programs.that.safeguard.water.supplies.and.promote.efficient. water.use.for.current.and.future.generations;

This.element.reflects.Santa.Clara's.commitment.to.sustainable.growth?responsible. resource.management?and.ongoing.partnership.with.the.Washington.County.Water. Conservancy.District; Together?the.City.and.District.work.to.achieve.aggressive.water. conservation.targets?support.regional.supply.reliability?and.align.local.efforts.with. countywide.goals; Integrated.with.the.City's.land.use?infrastructure?and.development. strategies?the.Water.Conservation.Element.includes.an.assessment.of.water.demand? inventory.of.water.rights.and.infrastructure?evaluation.of.conservation.policies.and. practices?and.a.framework.for.stakeholder.engagement.and.annual.progress.reporting;

The.City's.vision.is.to.grow.as.a.resilient?water_wise.community— where.responsible. planning?ongoing.education?and.regional.collaboration.ensure.reliable.water.service? protect.the.environment?and.support.quality.of.life.for.all.residents;

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Summary of Water Conservation Working Group Discussions for Santa Clara

Santa Clara's water conservation working group focused on strategies and next steps to strengthen local water management, support regional goals, and promote long-term sustainable growth. The City's Public Works Director meets every other month with the Technical Advisory Committee with all members of the Regional Water Supply Agreement and the Washington County Water Conservancy District. The Mayor and City Manager meet quarterly with Executive Committee with members of the Regional Water Supply Agreement and the Washington County Water Conservancy District

Key Discussion Areas

- Measurement and Efficiency:

The group reviewed current irrigation practices, especially in parks and landscaped city spaces, asking whether efficiency could be improved further and discussing progress toward measurable savings.

- **Growth and Land Use:**
With growth driving up water demand, the team acknowledged the need for updated land use policies—such as more efficient zoning, compact development, open-space preservation, and revised landscape standards—to reduce overall water consumption.
- **Technology Adoption:**
Adoption and testing of communication tools (Yoppify, My Meter) were a major focus. The city set targets to engage at least 5% of residents with smart meters and regular conservation messaging, and to reach 50% smart irrigation controller adoption on city property.
- **Community Education and Mindset:**
The working group placed high value on shifting attitudes, aiming for a cultural move toward water-wise living. Monthly newsletters, city council training sessions, and staff lunch-and-learns were planned to support ongoing outreach.
- **Infrastructure and Water Loss:**
The city will participate in district-wide water loss and audit training, walk water mains to detect leaks, and formalize actionable plans for reducing losses within the system and repairing identified leaks.
- **Policy and Planning:**
Santa Clara's team is revising development and landscaping standards to ensure conservation is embedded in every new project. The General Plan update will include dedicated water use and preservation chapters and incorporate these standards.
- **Partnerships and Program Coordination:**
Cross-agency coordination (with the Washington County Water Conservancy District and other cities) is essential, including developing shared monthly educational calendars and participating in regional rebate/incentive programs.

Working Group Recommendations

In addition to the Goals set forth in the General Plan, the water conservation group proposed implementation action items for further consideration by Santa Clara:

1. Water Use Reduction Goals

- **Annual Water Demand Reduction:**
The General Plan should state specific targets (e.g., 2.5% annual reduction or 7%

over five years) for lowering per-capita water use based on working group consensus and current plan benchmarks.

2. Conservation Program Implementation

- **Efficient Irrigation Standards:**
Mandate adoption of water-wise landscaping practices (Localscapes principles), smart irrigation controllers on city property, and broad resident/business participation in related incentive and conversion programs.
- **Conversion of Parks and Schools to Secondary Water Use:**
Formalize ongoing projects to switch public green spaces from culinary to secondary irrigation sources, with goals and timelines for additional conversions.

3. Education and Outreach Initiatives

- **Public Awareness Campaigns:**
Include monthly newsletters, targeted workshops, council and staff training sessions, and active promotion of water conservation rebates or efficiency programs.
- **School Engagement:**
Incorporate specific curriculum and outreach programs for students, utilizing district resources for conservation education.

4. Monitoring, Auditing, and Reporting

- **Water Loss Prevention:**
Require ongoing leak detection, system audits, and prompt repairs in the city's water infrastructure.
- **Data-Driven Management:**
Direct use of smart meters and billing software for usage alerts, and establish quarterly (or annual) reporting requirements for progress against conservation goals.

5. Policy & Code Updates

- **Development Standards:**
Update municipal ordinances requiring water-efficient landscaping, fixtures, and drought-tolerant designs in all new development projects.
- **General Plan Alignment:**
All land use and annexation decisions should reference water conservation

objectives and align with district-wide planning—highlight the intended regular review and update cycle.

6. Infrastructure Upgrades

- Meter Replacement & System Repairs:

Plan for replacement schedules for aging water meters, especially culinary and secondary connections, targeting high-leak areas as prioritized by working group findings.

7. Partnerships & Regional Coordination

- Collaboration with Water District and Neighboring Cities:

Collaborate on shared outreach calendars, rebate programs, and cross-agency technical initiatives, as outlined by the working group and regional conservation plans.

What Should Be Included in the General Plan

- Clear, Measurable Water Conservation Goals and Metrics.
- Summary table/list of current and proposed conservation measures (e.g., efficient irrigation, retrofits, leak detection, secondary water use).
- Action plan with assigned responsibilities (e.g., Water Conservation Coordinator), review schedules, and reporting mechanisms.
- Details on education strategies, outreach programs, and community engagement initiatives.
- Commitment to regular plan review, update, and adoption procedures.
- Appendix with detailed program info, timelines, and annual water audit/reporting templates.

Integrating these working group priorities ensures that the General Plan is actionable, accountable, and responsive to both local and district-wide water conservation challenges moving forward.

Prioritization of Water Conservation Working Group Items for General Plan Objectives

To most effectively support Santa Clara's General Plan objectives—sustainable growth, water supply reliability, and community resilience—the water conservation working group's actions should be prioritized as follows:

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From the 2025 Joint Water Conservation Plan

Regulation

Uniform regional water efficiency standards require water-wise landscaping, WaterSense fixtures, strict limits on turf, and high-efficiency irrigation for all new development. Local codes also prohibit water waste and require prompt leak repairs, ensuring sustainable water use practices in all municipalities.

Incentives

Financial incentives are offered for turf conversion (\$2/sq ft rebate), smart irrigation controller installation, high-efficiency toilet upgrades, and performance-based rebates for public agencies. These programs encourage retrofitting and behavior changes, focusing especially on older properties built before 2023.

Pricing

All cities use tiered water rates and apply excess use surcharges to penalize high water use and reward conservation. New developments face higher, seasonal surcharges, creating strong pricing signals to minimize wasteful use.

Education

Extensive outreach includes public classes, regional workshops, demonstration gardens, AMI-enabled water usage tracking, and transparent billing programs. Education campaigns engage residents and businesses in adopting water-wise habits and inform them about available conservation programs.

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Begin by codifying clear goals and accountability. Simultaneously implement conservation policies and programs for new and existing developments, allocate funding to infrastructure upgrades, and roll out robust community engagement. Update policies to reinforce these priorities and engage partners for support and amplification.

This sequencing maximizes Santa Clara's ability to meet water conservation targets, safeguard future growth, and fulfill the vision set forth in the General Plan.

The following outlines the goals and priorities identified by the Water Conservation Working Group:

1. Establish and Track Measurable Conservation Goals

- Highest Priority:

Define specific annual water demand reduction targets (e.g., 2.5% per year), assign accountability, and create clear reporting mechanisms.

Rationale: These goals anchor all other efforts, ensuring measurable progress, state compliance, and alignment with district targets.

2. Implement Conservation Programs and Efficient Standards

- Second Priority:

Fast-track adoption of water-wise landscaping ordinances, require smart irrigation controllers on city property, and launch rebate programs for residential and business participation.

Rationale: Policy-driven conservation is critical for immediate demand reduction and builds lasting water-wise habits in every new development.

3. Upgrade Infrastructure and Prevent Water Loss

- Third Priority:

Prioritize leak detection, meter replacement, repairs of high-loss areas, and prompt system upgrades.

Rationale: Infrastructure investments yield direct, quantifiable savings and protect city assets in the face of growth and supply constraints.

4. Expand Education, Outreach, and Stakeholder Engagement

- Fourth Priority:

Implement monthly newsletters, workshops, and school programs. Encourage active water-wise community culture through targeted campaigns and engagement with HOAs and businesses.

Rationale: Long-term sustainability depends on community buy-in and behavior change alongside technical fixes.

5. Revise Development Standards and Align Policy

- Fifth Priority:

Update municipal codes and planning procedures to embed water conservation in all land use, zoning, and annexation decisions.

Rationale: Every new project should contribute to water savings, embedding conservation as a default standard for future city expansion.

6. Strengthen Partnerships and Regional Coordination

- Sixth Priority:
Ensure active collaboration with the Water District and neighboring cities on outreach calendars, shared programs, grants, and technical support.
Rationale: Regional alignment amplifies local impact and secures additional resources and expertise.

Summary Table: Working Group Item Prioritization

Priority Level	Item	Reason for Priority
1	Measurable Goals & Reporting	Defines success and tracks progress
2	Efficient Conservation Programs	Delivers immediate, lasting water savings
3	Infrastructure Upgrades	Prevents waste, secures reliable supply
4	Education & Outreach Initiatives	Fosters sustained community-wide improvements
5	Development Standards & Policy Alignment	Ensures growth is sustainable and water-wise
6	Partnerships & Regional Coordination	Leverages external resources, maximizes impact

Implementation

PLACEHOLDER FOR IMPLEMENTATION

SWOT ANALYSIS

and Resident Survey Themes



Planning Outpost

SURVEY THEMES

SERVING OTHERS

THE PEOPLE

COMMUNITY
MINDEDNESS

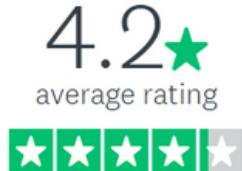
- Small town feel, big city amenities
- Close to trails amenities
- Preserving natural views & nature
- Beautiful quaint historic

- Don't overdevelop
- Less congested compared
- Swiss days & traditions
- Natural beauty

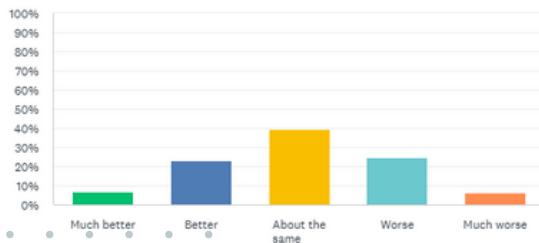
- Safe
- Trees & character of main street
- Boutique bedroom community
- The weather

SURVEY OVERVIEW

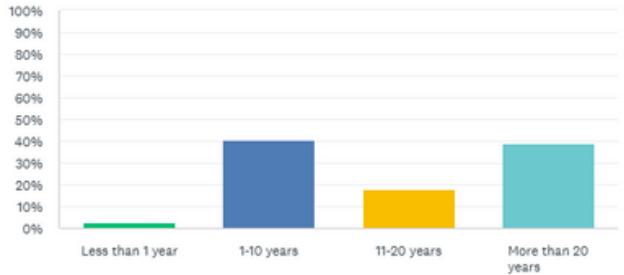
How satisfied are you with the overall quality of life in Santa Clara City?



How does the quality of life in Santa Clara City today compare to ten years ago, or since you moved to the community if less than 10 years?



How long have you lived in Santa Clara City?



Combined SWOT from January 7, 2025 Kick-Off Meeting* and Resident Survey (Mar 3rd -Apr 7th)



*With City Council, Planning Commission and Heritage Commission

STRENGTHS

- *Character of neighborhoods*
- *Quality of Housing*
- *Trash removal, Stormwater, Water, Internet services*
- *Public Safety services*
- *Schools*
- *Connectivity and pedestrian sidewalks and facilities*
- *Conditions of the roadways*
- *Trails and greenways*
- *Community and neighborhood parks*
- *Environmental and proximity to open space*
- *Housing and Neighborhoods*
- *Historic Downtown*

- Small town
- Water - own
- Staff
- People - residents
- Location
- Relationship with neighbors
- Roads - infrastructure
- Open space - around
- Downtown
- Commercial - retail
- Charming
- Stable - financial

historic downtown Good people welcoming
bedroom community small town charm services want keep think
open spaces hometown feel etc Main Street well Santa Clara natural beauty businesses
place growing friendly charm sense community St George now schools
historical close great beautiful small
much weather feel trees love family red rocks nature
quaint Location small town s people views feel safe stores
housing diverse scenery safe small town feel community live history amenities many
maintainedneed Everything good neighborhoods quiet city safety quiet safe Character
little mountains clean peaceful nice community feel friendly people care easy access
home Swiss Days lack atmosphere big friendliness also downtown
really cleanliness see proximity small town atmosphere used red mountains
Santa Clara Drive love Santa Clara



along Santa Clara Highway open space Enforcement also Focus facilities townhomes anything
 kids neighborhoods Limit transportation Lower utilities see walking trail
 want allowing use street s commercial way St George control maintain
 love apartments cost keep go Santa Clara growth drive businesses walk district
 much downtown housing traffic better Stop areas Lower expensive things
 planning water building city need people think vehicles historic
 historical public don't homeshopping family yards
 center activities roads Less park small made development town help
 new looking improve Stop building Utility costs take restaurants live
 sidewalks Santa Clara drive Please trucks vacation rental opportunities great
 affordable housing keep small Slow single family homes Decrease
 high density housing

W

- Limited on land - difficult to develop
- Smaller population
- Limited commercial - tax base
- Affordable housing
- Bedroom community
- Perceive (perception) expensive
- Limited financials
- Transportation - connectivity to other areas
- Utility corridors (difficulty obtaining)
- Valley vs heights - land use ideas
- Residents negative to change

WEAKNESSES

- Availability of affordable housing
- Value of the Cost of the homes
- Student Housing
- Health care and medical services
- Services for Senior Citizens
- Transit options
- Access to regional transportation
- Congestions and traffic flow
- Ability of the major roadways to handle traffic
- Access to water features
- Code Enforcement/Upkeep of residential property

OPPORTUNITIES

- Black Desert housing
- Public transit
 - Outside with St. George
 - Have money
 - Not many riders
- Working with federal government - congressmen
- Washington county - regional partnerships
- Annex south of city - BLM land
- Housing opportunities
- Western Corridor

- *Single family home developments*
- *Character of the Downtown, commercial and historical areas of town*
- *Access to everyday goods*
- *Retail, personal services, Restaurants, entertainment*

Single family power rates housing options Affordable single family
preservation Traffic flow expensive Energy
properties Maintaining Stop safety Affordable left Preserving Slow growth
spaces Keeping Lower Slow Reducing
Affordable housing development open space
Historic power Parks Water city improving
utility costs community Traffic growth building make
Santa Clara plan services cost housing new Protecting
streets roads Restaurants Transportation homes
single family homes Water conservation need infrastructure
Bringing Electricity historical Controlling growth
Santa Clara Drive

THREATS

- Flood
- Drought
- Geologic hazards
- Imported crime
- Vandalism
- Traffic
- Build out
- Commercial on city lines/boundaries
- Funding infrastructure
- Planned future maintenance
- Cost of energy
- Cemetery
- Local control - mandates
- Form based code

- *Large Apartment buildings*
- *Mix of availability of shopping options*
- *Opportunities for new commercial, office or employment development*
- *Opportunities for jobs and employment*
- *Mixed use, office business parks, manufacturing*



SWOT Analysis

The following SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis synthesizes input from residents, stakeholders, and City leadership. It provides a strategic overview of internal and external factors influencing Santa Clara's planning priorities.

SWOT Analysis

incorporating insights from:

- **January 7, 2025, Joint Kick-Off Meeting**
- **Resident survey responses**
- **Community Workshop April 29, 2025**
- **Stakeholder Questionnaire**
- **April 28–29, 2025 Stakeholder Meetings**

Strengths

Internal attributes and resources that support the community:

- **Community Feel:** Santa Clara's small-town charm, friendly atmosphere, and slower pace of life are highly valued.
- **Public Services:** Reliable utilities, well-maintained parks and trails, and responsive City services contribute to quality of life.
- **Historic Character:** Preservation of the downtown's historic identity is seen as a cultural and aesthetic asset.
- **Financial Stability:** The City maintains a strong tax base and well-managed budget.
- **Commercial and Retail Options:** Downtown and Rachel Drive/Pioneer Parkway offer a variety of retail and restaurant choices.
- **Volunteerism:** Active community involvement and civic pride are evident in local events and maintenance efforts.
- **Infrastructure:** Roads and basic infrastructure are generally well-maintained.
- **Location and Open Space:** Proximity to regional amenities and surrounding open space enhance livability.
- **Staff and Leadership:** City staff are viewed as competent and committed to community well-being.
- **Water Management:** The City's ability to manage and produce its own water is a strategic asset.
- **Planning Innovation:** Support for Planned Unit Developments (PUDs) and middle housing with design standards reflects forward-thinking land use strategies.

Weaknesses

Internal factors that may hinder the community's ability to achieve its objectives:

- **Limited Land Availability:** Physical constraints and build-out pressures limit future development options.
- **Affordable Housing:** Rising costs and limited housing diversity challenge affordability, especially for younger families and essential workers.
- **Commercial Tax Base:** The City's limited commercial footprint restricts revenue generation.
- **Transportation Connectivity:** Gaps in regional transit and active transportation infrastructure hinder mobility.
- **Infrastructure Maintenance:** Long-term maintenance needs must be balanced with fiscal responsibility.
- **Community Resistance to Change:** Some residents are hesitant to embrace new development patterns or zoning reforms.
- **Valley vs. Heights Divide:** Differing land use perspectives between neighborhoods can complicate consensus.
- **Perception of Expense:** Santa Clara is sometimes viewed as an expensive place to live, despite its amenities.
- **School Capacity:** Existing school facilities may not be sufficient to accommodate future student growth.

Opportunities

External factors the community can capitalize on or use to its advantage:

- **Regional Partnerships:** Collaboration with Washington County, St. George, and federal agencies can support infrastructure and planning goals.
- **Western Corridor Development:** Strategic roadway expansion offers potential for improved traffic flow and access.
- **Housing Innovation:** Adoption of middle housing types (duplexes, triplexes, fourplexes, townhomes, pad lots) and PUDs can address affordability and diversity.
- **Public Transit Expansion:** Enhanced transit connections to St. George and surrounding areas could improve accessibility.
- **Annexation Potential:** BLM land south of the City presents future development opportunities.

- **Economic Diversification:** Attracting medical, professional office, and small-scale manufacturing sectors could strengthen the local economy.
- **Sustainable Development:** Embracing water conservation, renewable energy, and green infrastructure aligns with community values.
- **Community Engagement:** Increased participation in planning and civic activities can strengthen local decision-making and cohesion.

Threats

External factors that could negatively impact the community:

- **Natural Hazards:** Flooding, drought, and geologic risks pose ongoing challenges.
- **Traffic Congestion:** Increased development and regional growth strain existing roadways.
- **Imported Crime and Vandalism:** Growth and tourism may bring new public safety concerns.
- **Infrastructure Funding:** Securing resources for long-term infrastructure needs remains a challenge.
- **Energy Costs:** Rising utility rates impact affordability and sustainability.
- **Loss of Local Control:** State mandates and external pressures may limit Santa Clara's ability to shape its own development trajectory.
- **Build-Out Pressure:** As available land diminishes, the City must adapt to infill and redevelopment.
- **Cemetery Capacity:** Limited space for future burial needs has been noted as a concern.
- **Economic Disparities:** The gap between wages and housing prices could impact livability and workforce retention.

Resident Survey Report: Santa Clara City

1. Housing & Neighborhoods

Overall Housing Quality

- Majority rated housing as **Good** or **Fair**
- Common concerns:
 - **Affordability:** High home prices and limited options for young families
 - **Maintenance:** Some older neighborhoods show signs of neglect
 - **Rentals:** Investor-owned properties and vacation rentals seen as disruptive

Preferred Housing Types

- Strong support for:
 - **Single-family homes**
 - **Accessory dwelling units (ADUs)**
- Strong opposition to:
 - **Large apartment buildings**
 - **Vacation rentals**
- Mixed views on:
 - **Townhomes and duplexes**

Sentiment Highlights

“Santa Clara has allowed way too many townhomes, apartments and vacation rentals.”
“We need young families. Housing costs are so high right now that we are losing out on much of the good people and flavor in our neighborhoods.”

2. Transportation

Key Findings

- **Traffic congestion** is a major concern, especially on Pioneer Parkway and Santa Clara Drive

- **Sidewalks and trails** are appreciated but need better connectivity and maintenance
- **Transit options** are limited; many residents rely solely on cars

Walkability

- Many residents would walk more if:
 - **Heat** wasn't a barrier
 - **Sidewalks were safer and more accessible**
 - **Destinations were closer**

Sentiment Highlights

“We need more routes to drive without congestion.” “The sidewalks with harsh curbs and dips for driveways are so annoying to actually walk on.”

3. Parks & Recreation

Strengths

- High satisfaction with:
 - **Community parks**
 - **Natural features** like red rocks and lava fields
- Requests for:
 - **More pickleball courts**
 - **Dog parks**
 - **Splash pads**
 - **Teen-focused amenities**

Concerns

- **Overuse by tourists**
- **Broken or poorly maintained facilities**
- **Limited indoor recreation options**

Sentiment Highlights

“Fix the splash pad at Gubler Park—it’s an eyesore.” “We need a big open dog park.”

4. Community Services & Facilities

Strengths

- High ratings for:
 - **Fire and police services**
 - **Trash removal**
 - **Library**
 - **Water quality**

Weaknesses

- **Electric utilities:** Santa Clara cited as having the highest rates in the county
- **Stormwater drainage**
- **Services for youth and seniors**

Sentiment Highlights

“Utilities are insanely high compared to surrounding cities.” “Santa Clara needs a recreation center with a pool and at least two working splash pads.”

5. Community Image & Identity

Strengths

- Strong pride in:
 - **Historic preservation**
 - **Community friendliness**
 - **Appearance and reputation**

Weaknesses

- **Diversity and arts/culture** rated lower

- Desire for:
 - **More inclusive events**
 - **Community center**
 - **Beautification efforts**

Sentiment Highlights

“We’re very white and cliquey which I think is a weakness.” “Santa Clara gives a rare gem and needs to be safeguarded from overdevelopment.”

6. Quality of Life

Satisfaction Ratings

- Average rating: **4.2 out of 5**
- Compared to 10 years ago:
 - 40%: About the same
 - 21%: Better
 - 25%: Worse

Top Priorities Identified

- **Controlled growth**
- **Affordable housing**
- **Traffic and infrastructure improvements**
- **Preservation of open space and natural beauty**
- **Lower utility costs**
- **Community engagement and events**

Sentiment Highlights

“Stop building over the lava rocks.” “We love Santa Clara. Our family came here from Switzerland. We love the feeling of heritage.”

Stakeholder Findings

Key Themes and Insights

1. Unique Assets

- **Sycamore trees** are highlighted as a defining natural feature, unmatched in size and consistency across the county.
- The **diversity in housing age and type** contributes to a broader range of income levels and community character.

2. Top Priorities

- **Sustainability and relevance** as greenfield development opportunities diminish.
- Preparing for a future where growth must occur through **redevelopment and infill**, rather than expansion.

3. Resident Values

- A strong attachment to the **small-town feel** and a sense of **exclusivity**.
- Resistance to change is seen as both a value and a challenge.

4. Major Challenges

- **Financial sustainability** as growth slows.
- **Unfunded liabilities** from low-density development patterns.
- **Community opposition** to diverse development types that could support long-term viability.

5. Downtown Identity

- The **Historic District** is no longer seen as the economic heart of the City.
- The **Rachel Drive/Pioneer Parkway commercial node** is viewed as the new center of economic activity.
- Santa Clara Drive is perceived as having lost its role due to restrictions on economic development.

6. Roadblocks to Improvement

- **Overregulation** and **resistance to change** from residents are cited as key barriers to revitalization and growth.

7. Future Development Areas

- Suggests **deregulating R-1-10 zoning** to allow incremental intensification (e.g., duplex conversions by right).
- Advocates for **mixed-use development** along Canyon View Drive and support for **home-based businesses**.

8. Desired Development Sectors

- Interest in attracting **medical, professional office, and small-scale indoor manufacturing** sectors.

9. Community Needs

- Emphasis on “**missing middle**” housing (e.g., duplexes, triplexes, townhomes, pad lots).
- Need for **local employment opportunities** to reduce reliance on commuting.

10. Preferred Development Patterns

- Support for **traditional neighborhood design** and more **new urbanism** type development.
- Critique of **Euclidean suburban patterns** as unsustainable.

11. Transportation Infrastructure

- Strong desire for improved **public transit** and **active transportation** options.
- Criticism of current bus service inefficiencies and unsafe cycling conditions, especially along Santa Clara Drive.

12. Building Style Preferences

- Preference for **storefront-oriented buildings** with **rear parking**.
- Encouragement to revise PD zone codes to support **street-engaging architecture**.

13. Desired Community Amenities

- Continued development of **connected trail systems** that link residential areas to destinations for work and recreation.

14. Vision for Santa Clara's Future

- A call for **evolution and flexibility** in housing and economic development.
- Advocacy for **loosening single-family zoning restrictions** to allow incremental change and adaptation.



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

Staff Report

Property Rezoning Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: October 23, 2025

Current Zone: Open Space, OS

Proposed Zone: R-1-10 Single-Family Zone

General Plan Designation: N/A (Property recently annexed into the City)

Property Location: Lot 5 of the proposed Big Rocks Subdivision

Property Size: 9.27 Acres

Request: Property Rezoning

Applicant Name: Real Free-Range LLC (Randy & Sue Yocum)

Staff Planner: Jim McNulty

Meeting Type: Public Hearing

PROJECT DESCRIPTION

The **applicant, Real Free-Range LLC**, is requesting to **Rezone** the proposed Lot 5 of the Big Rocks Subdivision (also on this agenda). The subject property is 9.27 acres in size. The applicant is proposing a rezoning from the Open Space OS Zone to the R-1-10 Single-Family Zone for the subject property.

The applicant has submitted a **Concept Plan (attached)** that includes a 6-lot single-family subdivision design with lots ranging from approximately 21,307 square feet to 62,161 square feet in size. The Concept Plan has been provided to give the Planning Commission an idea of what's intended to be developed on the property.

The **proposed Rezoning** to the R-1-10 Single-Family Zone would allow for homes on lots of 10,000 square feet and larger. The applicant intends to develop a single-family subdivision with 6-lots on 9.27 acres which equates to a density of 0.65 units/acre.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. The subject property was also posted as per State Code. No responses have been received by City staff as of the writing of this report.

GENERAL PLAN CONSIDERATION

This property was **recently annexed into the City on August 13, 2025**. A copy of **City Ordinance #2025-14** has been attached. Santa Clara City is currently going through a General Plan Update. It's anticipated that the General Plan Update will be completed by December 2025. The draft Future Land Use Map includes a Very Low Density Residential VLDR designation for the subject property. The draft description for VLDR states the following:

"This classification is intended for rural or semi-rural areas where development is limited to fewer than two dwelling units per acre. It supports large-lot single-family homes, agricultural uses., and open space buffers".

The proposed Rezoning application would allow for single-family homes on lots of 10,000 square feet or greater. This proposed use of property is encouraged by the General Plan.

REZONING APPLICATION

City staff and legal counsel have discussed the proposed Rezoning application. We believe that the proposed rezoning is in harmony with the existing single-family neighborhood in the vicinity. The applicants informed the City that they intended to rezone the subject property allowing for single-family homes during the annexation review and approval. This is the next step in the process.

REZONING CONSIDERATION

Chapter 17.18.090 of city code provides standards of review for the City. In consideration of any zoning map amendment (rezoning), the land use authority shall consider the following matters, and the City Council shall give reasonable consideration to the following:

- a. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property.
Yes.
- b. Will the proposed use adversely affect the existing use or suitability of adjacent or nearby property.
No.
- c. Are there substantial reasons why the property cannot or should not be used as currently zoned.
Yes.
- d. Will the proposed use cause an excessive or burdensome use of public facilities or services, including, but not limited to streets, schools, water or sewer utilities, and police or fire protection.
No.
- e. Is the proposed use compatible with the purpose and intent of the General Plan.
Yes.
- f. Will the use be consistent with the purpose and intent of the proposed zoning district.
Yes.
- g. Is the proposed use supported by new or changing conditions not anticipated by the General Plan.
No.
- h. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to the unrestricted use of property.
Yes.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-205 includes requirements for a Rezoning of property (zoning map amendment). To consider a rezoning, a city must hold at least one public hearing. Additionally, a public hearing to consider the item requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners within 300' of the subject property, with a notice in a visible location, with a sign of sufficient size and durability. The City is also required to post on the State Public Notice website. City staff have determined that all State Code requirements have been met with this application.

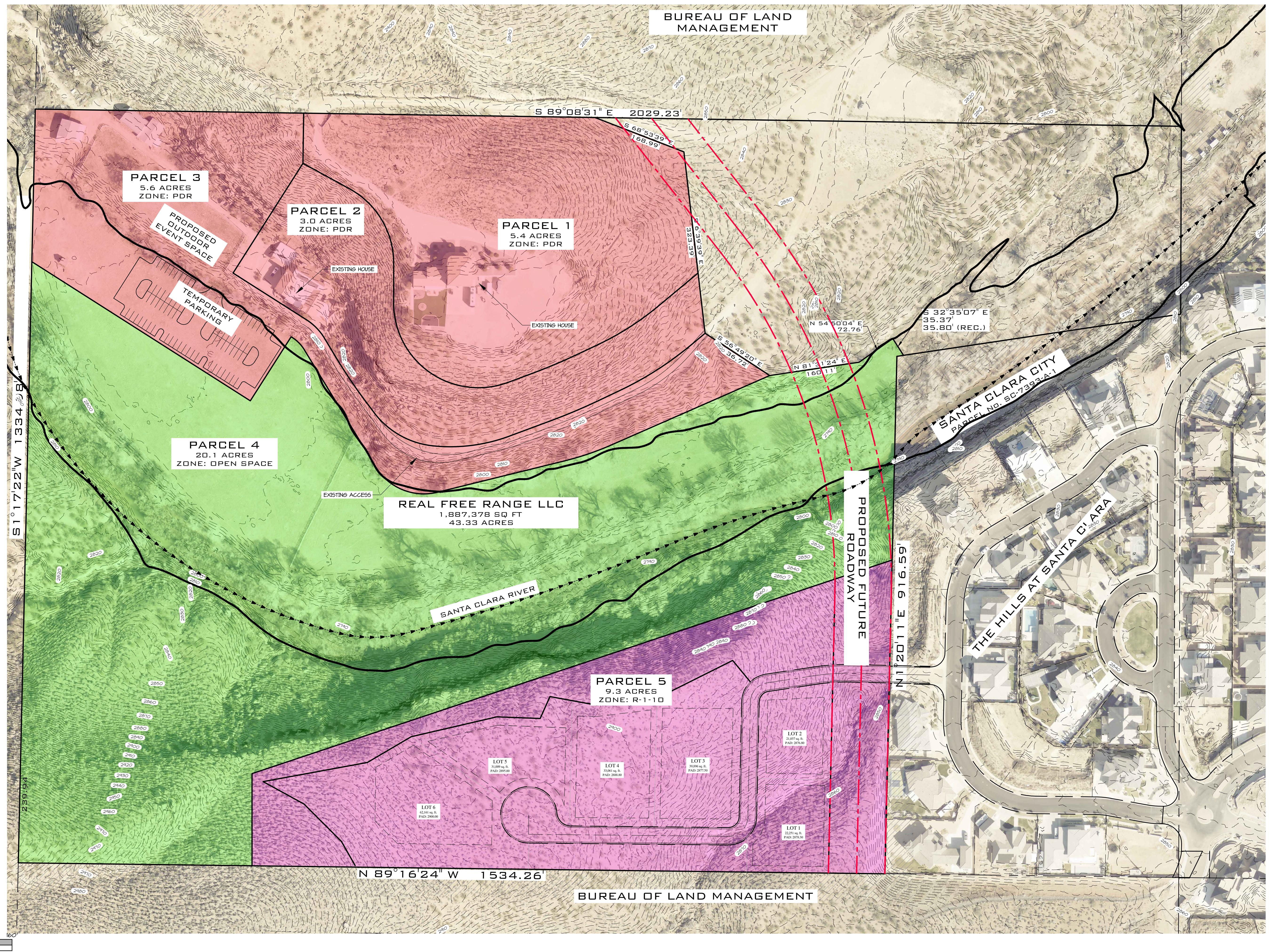
CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission review the submitted Rezoning Application to determine if the application is complete. If the application is determined to be complete, City staff would recommend that the Planning Commission forward a recommendation to the City Council for their review and consideration of the application subject to the following conditions:

1. That the proposed property Rezoning complies with Chapter 17.18.090 items below:
 - a. The proposed use is suitable in view of the zoning and development of adjacent and nearby property;
 - b. The proposed use will not adversely affect the existing use or suitability of adjacent or nearby property;
 - c. There are substantial reasons why the property cannot or should not be used as currently zoned;
 - d. The proposed use will not cause an excessive or burdensome use of public facilities or services, including, but not limited to streets, schools, water or sewer utilities, and police or fire protection;
 - e. The proposed use is compatible with the purpose and intent of the General Plan;
 - f. The proposed use is consistent with the purpose and intent of the proposed zoning district.
 - g. The proposed use is not supported by new or changing conditions anticipated by the General Plan;
 - h. The proposed use does reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to the unrestricted use of property.
2. That the applicant be required to go through the Subdivision Review process (preliminary & final plats).

With the following findings:

1. That the Rezoning is complaint with the draft Santa Clara General Plan Update and Future Land Use map, Very Lower Density Residential VLDR.
2. That the R-1-10 Single-Family Zone allows for homes on lots of 10,000 square feet or larger.
3. That the properties to the east directly adjacent to the subject property are zoned R-1-10/Mixed Lot Size, with other properties in the vicinity being zoned RA.



**CONCEPT ZONE PLAN
FOR
YOCUM PARCEL
SANTA CLARA
UTAH**

ROSENBERG

A S S O C I A T E S

CIVIL ENGINEERS • LAND SURVEYORS

East Riverside Drive, Suite A-2
St. George, Utah 84790
(435) 673-8586 Fx (435) 673-8397

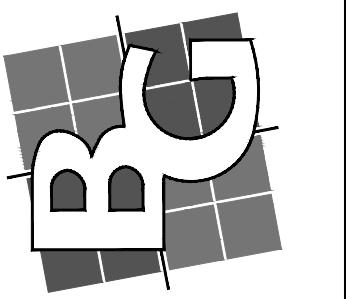
ATE:	8-27-25
B NO.:	#5419-25-003
ESIGNED BY:	ETY
HECKED BY:	JWB
WG:	ZONE CHANGE

SHEET
1
1 OF 1 SHEETS

Preliminary
For Review Only
Not For
Construction

No Date By Revision

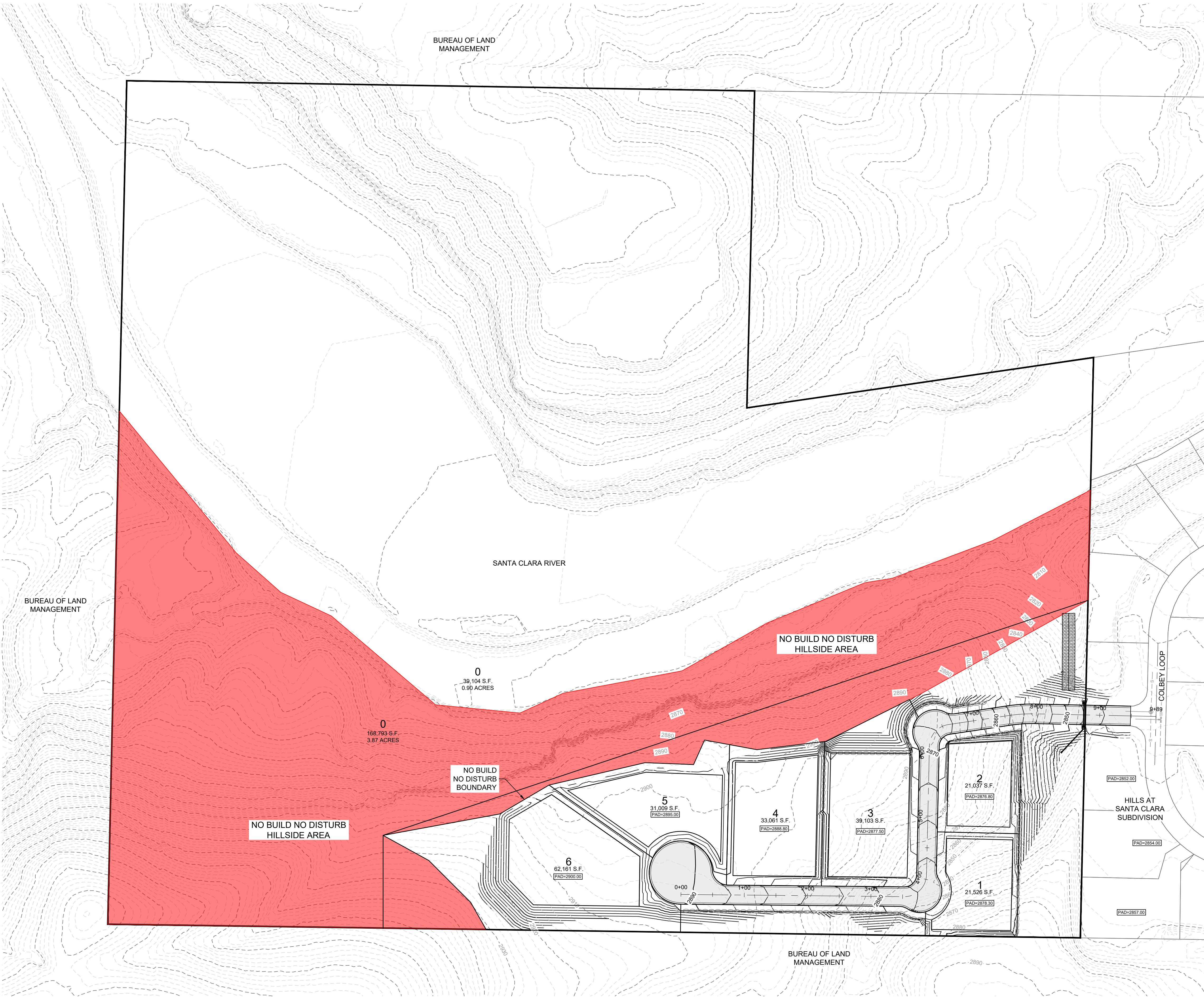
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



CONCEPT 4-22-25
SANTA CLARA 7391-A-1
WASHINGTON COUNTY, UTAH

SHEET 1
OF 1
SHEETS

FILE:



**CITY OF SANTA CLARA
ORDINANCE NO. 2025-14**

**AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, APPROVING A
PETITION FOR ANNEXATION OF CERTAIN REAL PROPERTY IDENTIFIED AS
THE "ROSENBRUCH ADDITION," IN ACCORDANCE WITH APPLICABLE UTAH
LAW.**

WHEREAS, Santa Clara City (hereafter the "City") is a municipal corporation, duly organized and existing under the laws of the State of Utah; and

WHEREAS, Title 10, Chapter 2, Part 8 of the Utah Code provides the process of annexation of unincorporated area into a municipality by a petition for the same; and

WHEREAS, the City received a notice of intent to file a petition for annexation of certain property identified as the "Rosenbruch Addition," Parcel No. 7931-A-1-A, of approximately 51.24 acres, located at approximately 4405 W. 1700 N. (hereafter the "Annexation Property") in an unincorporated area contiguous to the present boundaries of the City, as required by Utah Code §10-2-806(2); and

WHEREAS, the notice of intent to file was copied to each affected entity as required by Utah Code §10-2-806(2)(A)(i)(b), and Washington County sent the notice required by §10-2-806(2)(B)(i)(a) to the owner of each property within the Annexation Property, and within 300 feet of the same; and

WHEREAS, the City then received a Petition requesting annexation of the Annexation Property; and

WHEREAS, the Petition contained the signature of owners all the real property in Annexation property, all of which is private property, and met the requirements of Utah Code §10-2-806(3)(b); and

WHEREAS, the Petition was accompanied by an accurate map, prepared by a licensed surveyor, of the area proposed for annexation; and

WHEREAS, the Petition was accepted by vote of the City Council in its regular meeting held on May 14, 2025; and

WHEREAS, said Petition was certified by the City Recorder in accordance with applicable Utah law on June 18, 2025, and notice was duly provided of the same; and

WHEREAS, the City Council held its public hearing on the certified petition on August 13, 2025, after publication of the required notice; and

WHEREAS, no timely protests have been filed and the City Council now desires to act on said certified petition; and

NOW, THEREFORE, BE IT ORDAINED by the Santa Clara City Council, State of Utah, as follows:

Section 1. Findings.

The City Council hereby finds as follows:

1. That this Annexation Petition was duly filed with and accepted by the City.
2. That this Annexation Petition conforms to the Annexation Policy Plan adopted by the City.
3. That this Annexation Petition was duly certified by the City Recorder as provided by state law.
4. That all notices have been properly posted or otherwise given.
5. That no protest has been filed in accordance with state law.
6. That the City Council held the required Public Hearing in accordance with state law.
7. That the City Council is the legislative body of the City with authority to approve this Annexation in the form of this Ordinance and any associated document, including the Annexation Plat.

Section 2. Annexation Approved.

In accordance with Utah Code §10-2-810(6)(b), the area that is the subject of the Annexation Petition as provided in the Annexation Plat attached hereto as Exhibit "A" and incorporated herein with this reference, is hereby annexed as part of Santa Clara City.

Section 3. Annexation Agreement.

The Annexation Agreement attached hereto as Exhibit "B" and incorporated herein with this reference is hereby approved to govern this annexation.

Section 4. Zoning Designation.

The property subject to the annexation in Exhibit "A" is hereby designated as the Open Space (OS) zone set forth in Chapter 17.56 of the Santa Clara City Code, as required by City Code §17.04.190, and further subject to the terms set forth in the Annexation Agreement.

Section 5. Annexation Finalization.

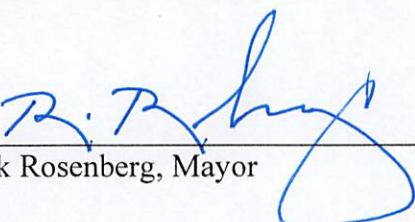
City staff is hereby authorized and directed to comply with the requirements of Utah Code §10-2-813 to finalize this annexation. The Mayor is hereby authorized to execute any documents or instruments associated with this annexation, including the Annexation Agreement, or to effectuate the same on behalf of the City Council.

Section 6. Effective Date

The effective date of this annexation is in accordance with the requirements established by Utah Code §10-2-813.

ADOPTED by a duly constituted quorum of the Santa Clara City Council this 13th day of August, 2025.

IN WITNESS THERETO:


Rick Rosenberg, Mayor

Attest:

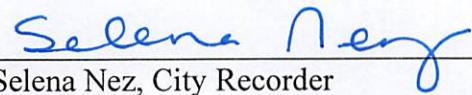
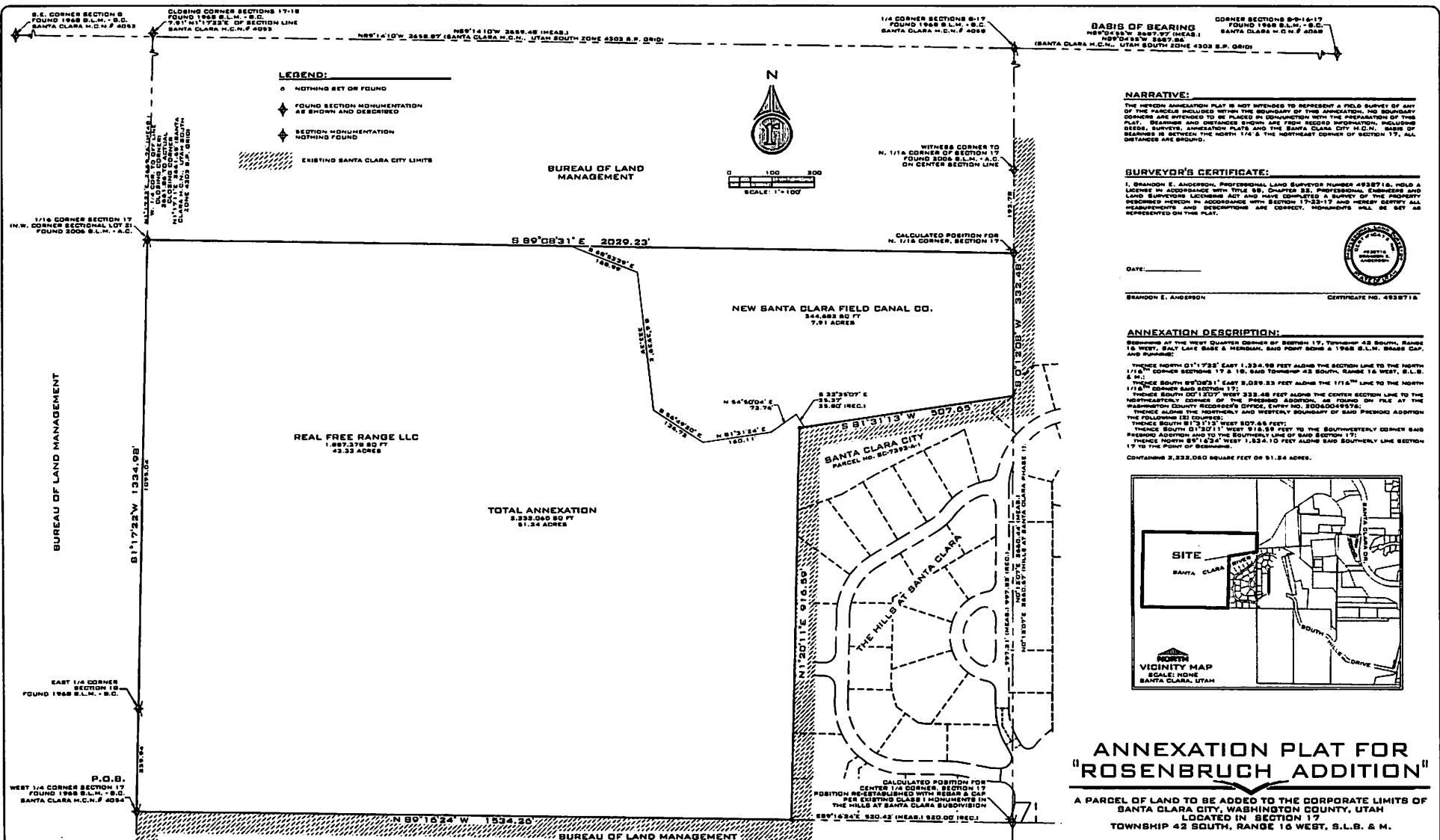

Selena Nez, City Recorder





EXHIBIT "A"
TO ORDINANCE 2025-14

ANNEXATION PLAT
(see following pages)



ANNEXATION PLAT FOR
"ROSENBRUCH ADDITION"

**A PARCEL OF LAND TO BE ADDED TO THE CORPORATE LIMITS OF
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 17
TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B. & M.**

(PAGE 1 OF 11)



COUNTY SURVEYOR'S APPROVAL:
THE HERON ANNEXATION PLAT HAS BEEN REVIEWED AND
APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN
OFFICE. THIS DAY OF , 20 .

APPROVAL AS TO FORM

CITY SURVEYOR'S APPROVAL:
THE MEREDITH AMMENITY PLAT HAS BEEN REVIEWED AND IS
APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THE
OFFICE. THIS DAY OF , 20 .

APPROVAL AND ACCEPTANCE BY SANTA CLARA CITY

RECORDED NO.

SURVEY-FPLAT FILE NUMBER:	11/12/2024 DATE:	D.G.A. DRAWN:
6419-23-003 JOB NUMBER:	1' = 100' SCALE:	W.G.A. CHECKED:

COUNTY SURVEYOR
WASHINGTON COUNTY, UTAH

CITY ATTORNEY,
CITY OF ST. GEORGE, UTAH

CITY SURVEYOR
SANTA CLARA CITY, UTAH

FEES: WASHINGTON COUNTY RECORDER

**EXHIBIT "B"
TO ORDINANCE 2025-14**

**FORM OF ANNEXATION AGREEMENT
(see following pages)**

When recorded, return to:

Santa Clara City
c/o Matthew J. Ence
SNOW JENSEN & REECE, PC
912 West 1600 South, Suite B200
St. George, UT 84765

Parcel No.: 7391-A-1-A

**ANNEXATION AGREEMENT
ROSENBRUCH ADDITION
(Santa Clara City)**

THIS ANNEXATION AGREEMENT (herein "Agreement") is entered into this 20th day of August, 2025, by and between Real Free Range, LLC, a Utah limited liability company ("Owner"), and the City of Santa Clara, a municipal corporation and political subdivision of the State of Utah (herein "City").

RECITALS

WHEREAS, Owner owns approximately 43.33 acres of land in Washington County, Utah, which Owner has petitioned to have annexed into the City.

WHEREAS, Owner's real property within the City is described in Exhibit A (hereafter the "Property"); and

WHEREAS, on August 13, 2025, the City Council approved the annexation of Owner's property into the City, subject to the terms and provisions of this Annexation Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Recitals.

The Recitals above are hereby incorporated into this Agreement.

2. Utility Service to the Property.

a. That portion of the Property north of the Santa Clara River may continue to receive electrical service from Rocky Mountain Power so long as electrical infrastructure does not need to be developed or expanded. In the event that future development or other changes to the legal use of the property require additional connections or infrastructure, then power service to the property north of the river needs to be transitioned to Santa Clara power, and the costs of the same, including payment of applicable City impact fees and connection fees for the existing dwellings and all other uses, will be borne by the property owner.

b. That portion of the Property south of the Santa Clara River will at all times be serviced by Santa Clara City utilities, including but not limited to sewer and power.

3. Access to the Property via Public Roads.

- a. Any new development on that portion of the Property north of the Santa Clara River will require dedication of all roadways sufficient to provide public road access to all current and applied-for land uses, to City standards and specifications.
- b. Until additional development entitlements are sought on the north side of Santa Clara River, Santa Clara City will continue to maintain the existing access roads in their current condition.

4. Impact Fees.

- a. *Water.* The City acknowledges that the impact fees charged by the Washington County Water Conservancy District have not been paid for the two existing dwellings located on the Property north of the Santa Clara River. City water impact fees for the existing residential connections have previously been paid.
- b. *Public Safety, Parks, and Storm Drain.* The City agrees to waive any sewer, public safety, parks, and storm drain impact fees which otherwise may have been charged in relation to the two existing dwellings on the Property.
- c. *Sewer.* The two existing dwellings on the Property are serviced by septic. In the event that future development applications trigger an obligation to connect the existing dwellings to sewer, then sewer impact fees for the existing dwellings shall be paid by the property owner, in the amounts required at the time such applications are made, and in addition to any other required impact fees.
- d. *Power.* As acknowledged in paragraph 2.a. above, the portion of the property north of the Santa Clara River is currently and will remain serviced by Rocky Mountain Power. In the event that future development applications trigger an obligation under this Agreement to connect the existing dwellings to City power, then power impact fees for the existing dwellings shall be paid by the property owner, in the amounts required at the time such applications are made, and in addition to any other required impact fees.
- e. *Impact Fees Required by Future Development.* All required impact fees of whatever type related to future development will be paid by the property as triggered by future development applications, in the amounts required at the time such applications are made.

5. Agreement to Run with the Land.

This Agreement shall be recorded in the Office of the Washington County Recorder, shall be deemed to run with the Property, shall encumber the same, and shall be binding on and inure to the benefit of all successors and assigns of Owner in the ownership or development of any portion of the Property.

6. Assignment.

Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning also the responsibilities

arising hereunder. This restriction on assignment is not intended to prohibit or impede the sale by Owner.

7. No Joint Venture, Partnership or Third-Party Rights.

This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties; except as expressly provided herein.

8. Amendment or Supplementation.

This Agreement may be amended, supplemented or replaced with the signed, written agreement of both parties hereto, including with a development agreement later approved in relation to development on one or more portions of the Property.

9. Integration.

This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto.

10. Notices.

Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for who intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as communications under this Agreement shall be deemed to have been given and received and shall be effective three (3) days after deposit in the U.S. Mail to the recipient's address as set forth herein:

City:

Santa Clara City
Attn: City Manager
2603 Santa Clara Drive
Santa Clara, UT 84765

Owner:

Real Free Range, LLC
2474 W. Chardonnay Lane
St. George, UT 84770

With a copy to:

Santa Clara City Attorney
Attn: Matthew J. Ence
Snow Jensen & Reece, PC
912 West 1600 South, Ste. B200
St. George, UT 84765

With a copy to:

2474 W. Chardonnay Lane
St. George, UT 84770

Any party may change its address by giving written notice to the other party in accordance with the provision of this section.

11. Law and Usage.

Any dispute regarding this agreement shall be heard and settled under the laws of the State of Utah. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include both genders, and the term "person" shall include an individual, partnership (general or limited), corporation, trust, or other entity or association, or any combination thereof. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns. The provisions of this Agreement shall be construed as both covenants and conditions in the same manner as though the words importing such covenants and conditions were used in each separate provision hereof.

12. Court Costs.

In the event of any litigation between the parties arising out of or related to this Agreement, the prevailing party shall be entitled to an award of reasonable court costs, including reasonable attorney fees.

13. Expenses.

The Owner and the City shall each pay their own costs and expenses incurred in preparation and execution of and performance under this Agreement, except as otherwise expressly provided herein.

14. Waiver.

Acceptance by either party of any performance less than required hereby shall not be deemed to be a waiver of the rights of such party to enforce all of the terms and conditions hereof. No waiver of any such right hereunder shall be binding unless reduced to writing and signed by the party to be charged therewith.

15. Effective Date.

This Agreement shall be effective as of the date filed for public record in the office of the Recorder for Washington County, Utah.

(signatures on the following page)

Remainder of page left blank

IN WITNESS WHEREOF, the parties hereunder have executed this Agreement on the date first written above.

OWNER

Real Free Range, LLC

By:
Its:

Randall Yocum

CITY OF SANTA CLARA

Rick Rosenberg
Rick Rosenberg, Mayor

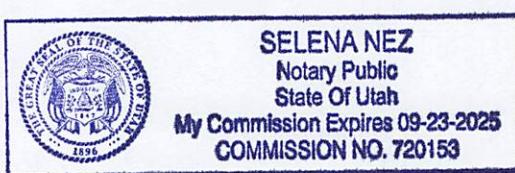
Attest:

Selena Nez
Selena Nez, City Recorder



STATE OF UTAH,)
: ss.
County of Washington.)

On the 20th day of August, 2025, personally appeared before me Randall Yocum, who being by me duly sworn did say that he/she is the Owner of Real Free Range, LLC; and that he/she executed the foregoing Annexation Agreement in behalf of said company, being authorized and empowered to do so, and that the company executed the same freely and voluntarily for the uses and purposes stated therein.



Selena Nez
Notary Public

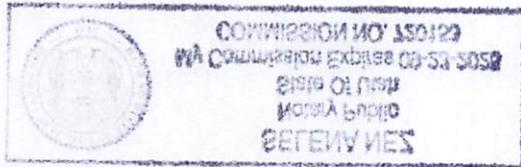


EXHIBIT "A"
LEGAL DESCRIPTION



Exhibit "A"

Beginning at the West Quarter Corner of Section 17, Township 42 South, Range 16 West, Salt Lake Base & Meridian, said point being a 1968 B.L.M. Brass Cap, and running;

thence North 01°17'22" East 1,334.98 feet along the section line to the North 1/16th corner sections 17 & 18, said Township 42 South, Range 16 West, S.L.B. & M.;

thence South 89°08'31" East 2,029.23 feet along the 1/16th line to the North 1/16th corner said section 17;

thence South 00°12'07" West 332.48 feet along the center section line to the Northeasterly corner of the Presidio Addition, as found on file at the Washington County Recorder's Office, Entry No. 20060049576;

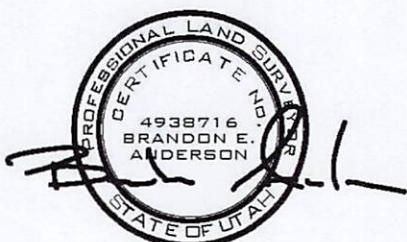
thence along the Northerly and Westerly boundary of said Presidio Addition the following (2) courses;

thence South 81°31'13" West 507.65 feet;

thence South 01°20'11" West 916.59 feet to the Southwesterly corner said Presidio Addition and to the Southerly line of said Section 17;

thence North 89°16'34" West 1,534.10 feet along said Southerly line section 17 to the Point of Beginning.

Containing 2,232,060 square feet or 51.24 acres.



November 11, 2024



Date: September 29, 2025

Subject: **Big Rocks Subdivision**
Zone Change Lot 5
Project Number: 5419-25-003

This document has been prepared for Real Free Range LLC in support of the proposed Zone Change for Lot 5 of the Big Rock Subdivision; located in Santa Clara, Utah. It is proposed to amend the zoning for the 9.27 acre parcel from Open Space to R-1-10 to accommodate a proposed 6 lot residential subdivision. Access for the proposed subdivision will be provided off of Colby Loop within the Hills at Santa Clara subdivision. Public utilities and other infrastructure will be extended from the Hills at Santa Clara subdivision to the east. A 100' wide parcel will remain undeveloped to accommodate the future Hamblin Parkway right of way.

GAY CHARLES II, ET AL
SC-HSA-2B-210-PT-B
PO BOX 27
SANTA CLARA, UT 84765-0027

SANTA CLARA CITY
SC-7393-A-1
2603 SANTA CLARA DR
SANTA CLARA, UT 84765

WARREN EDWIN SCOTT, ET AL
SC-HSA-2B-211-PT-A
1483 COLBEY LOOP
SANTA CLARA, UT 84765

MORALES TYLER L, ET AL
SC-HSA-2B-202
4031 COLBEY LOOP
SANTA CLARA, UT 84765-1208

MILLER TYLER SHAWN & CHANELLE ELISE
SC-HSA-2B-225
1482 COLBEY LOOP
SANTA CLARA, UT 84765

WHIPPLE CORKY, ET AL
SC-HSA-2B-214
1074 W 560 N
SAINT GEORGE, UT 84770-4305

REAL FREE RANGE LLC
7391-A-1-A
2474 W CHARDONNAY LN
SAINT GEORGE, UT 84770

,

WADSWORTH EDWARD, ET AL
SC-HSA-1B-138
1473 BOONE PARK CIR
SANTA CLARA, UT 84765

FLORA NEAL P TR, ET AL
SC-HSA-2B-205-A
4047 COLBEY LOOP
SANTA CLARA, UT 84765

HEWARD CHAD & MICHAELYN
SC-HSA-1B-136
1449 BOONE PARK CIR
SANTA CLARA, UT 84765-5734

BARLOW RUTH ANN TR
SC-HSA-2B-229
8259 S VAN BUREN
MIDVALE, UT 84047

CANDELARIA MICHELLE L
SC-HSA-1B-137
1457 BOONE PARK CIR
SANTA CLARA, UT 84765

,

ROSS-HILL ALEXANDER CRAIG TRUSTEES, ET AL
SC-HSA-2B-228
1448 COLBEY LOOP
SANTA CLARA, UT 84765

BOOTH CHARLES L & DAYNA SUZETTE
SC-HSA-2B-213
852 E MILLBROOK WAY
BOUNTIFUL, UT 84010

SULLIVAN RYAN KENT & TRACI L TRS
SC-HSA-2B-227
1464 COLBEY LOOP
SANTA CLARA, UT 84765

FLORA NEAL P TR, ET AL
SC-HSA-2B-205-A
4047 COLBEY LOOP
SANTA CLARA, UT 84765

ROBISON RYAN KIRK & ALEXANDREA
SC-HSA-2B-226
1476 COLBEY LOOP
SANTA CLARA, UT 84765-1210

GAY CHARLES ELWOOD II
SC-HSA-2B-233-PT-B
845 VALLEY VIEW DR # 913
SAINT GEORGE, UT 84770

MARRIOTT ERIC & MELANIE TRS
SC-HSA-2B-203-A
4035 COLBEY LOOP
SANTA CLARA, UT 84765

DARLEY AYAKO M TR
SC-HSA-2B-231
805 S RIVER RD # 78
SAINT GEORGE, UT 84790

GALVEZ ADRIANO III TRUSTEES, ET AL
SC-HSA-2B-207
1437 COLBEY LOOP
SANTA CLARA, UT 84765

NEW SANTA CLARA FIELD CANAL CO
7394
800 OLD FARM RD
SANTA CLARA, UT 84765

SORENSEN HAROLD M & JUDY F
SC-HSA-2B-206
1421 COLBEY LOOP
SANTA CLARA, UT 84765

TAYLOR RUSSELL & EMILY
SC-HSA-2B-212
5674 S LORNDALE CIR
SALT LAKE CITY, UT 84121

ROSSOW SETH & BETH
SC-HSA-2B-215
1517 N COLBEY LOOP
SANTA CLARA, UT 84765



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

Staff Report

Subdivision Plat Amendment Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: October 23, 2025

Current Zone: R-1-10

Property Address: 1282 Heights Drive (Lot 1), and 1284 Heights Drive (Lot 2)

Request: Partial Plat Amendment for Lots 1 and 2 of the Santa Clara Heights, Plat A Subdivision

Applicant Name: Gordon Crofts

Staff Planner: Jim McNulty

City Staff Recommendation: Approve with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The **applicant, Gordon Crofts**, is requesting to amend the Santa Clara Heights, Plat A Subdivision. The applicant is proposing to amend Lot 1 and Lot 2. Lot 1 is 15,490 sq. ft. (0.36 acres) in size and will decrease in size to 14,829 sq. ft. (0.34 acres). Lot 2 is 22,521 sq. ft. (0.52 acres) in size and will increase in size to 23,182 sq. ft. (0.53 acres). The partial plat amendment is intended to adjust a shared lot line between the properties allowing for a pool and covered patio area on Lot 2. Both lots have existing single-family homes and accessory structures on them.

Both amended lots will meet the area, width, and yard regulations as per Chapter 17.64.050 (R-1-10 Zone) of city ordinance. The proposed partial plat amendment will allow the proposed changes to be included in a recorded subdivision plat.

SITE & VICINITY DESCRIPTION

The subject properties are in the southeastern part of the City on Heights Drive north of Santa Clara Drive. Major cross streets in the vicinity include Santa Clara Drive and Santa Clara Parkway.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within the Santa Clara Heights, Plat A Subdivision. No responses have been received by City staff as of the writing of this report. The property has also been posted for a public meeting as per State Code requirements.

REVIEWING DEPARTMENTS

DEPARTMENT: Building

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: Parks & Recreation

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: Police & Fire

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: Power

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat.

Required Revisions: None at this time.

DEPARTMENT: Public Works

Recommendations: Any public utility easement that's affected by this amendment needs to be relocated. A final mylar with signature blocks is required.

Required Revisions: None at this time.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-207 includes requirements for subdivision amendments. To amend a subdivision, a city must hold at least one public meeting (not public hearing). Additionally, a public meeting to consider an amendment to a subdivision requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to property owners in the subdivision, with a notice in a visible location, with a sign of sufficient size and durability. City staff have determined that all State Code requirements have been met with this application.

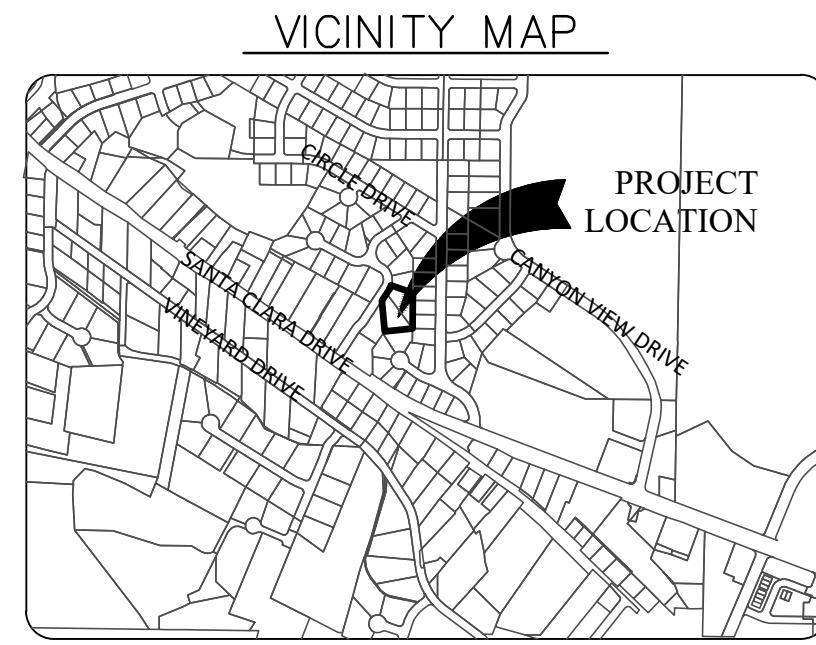
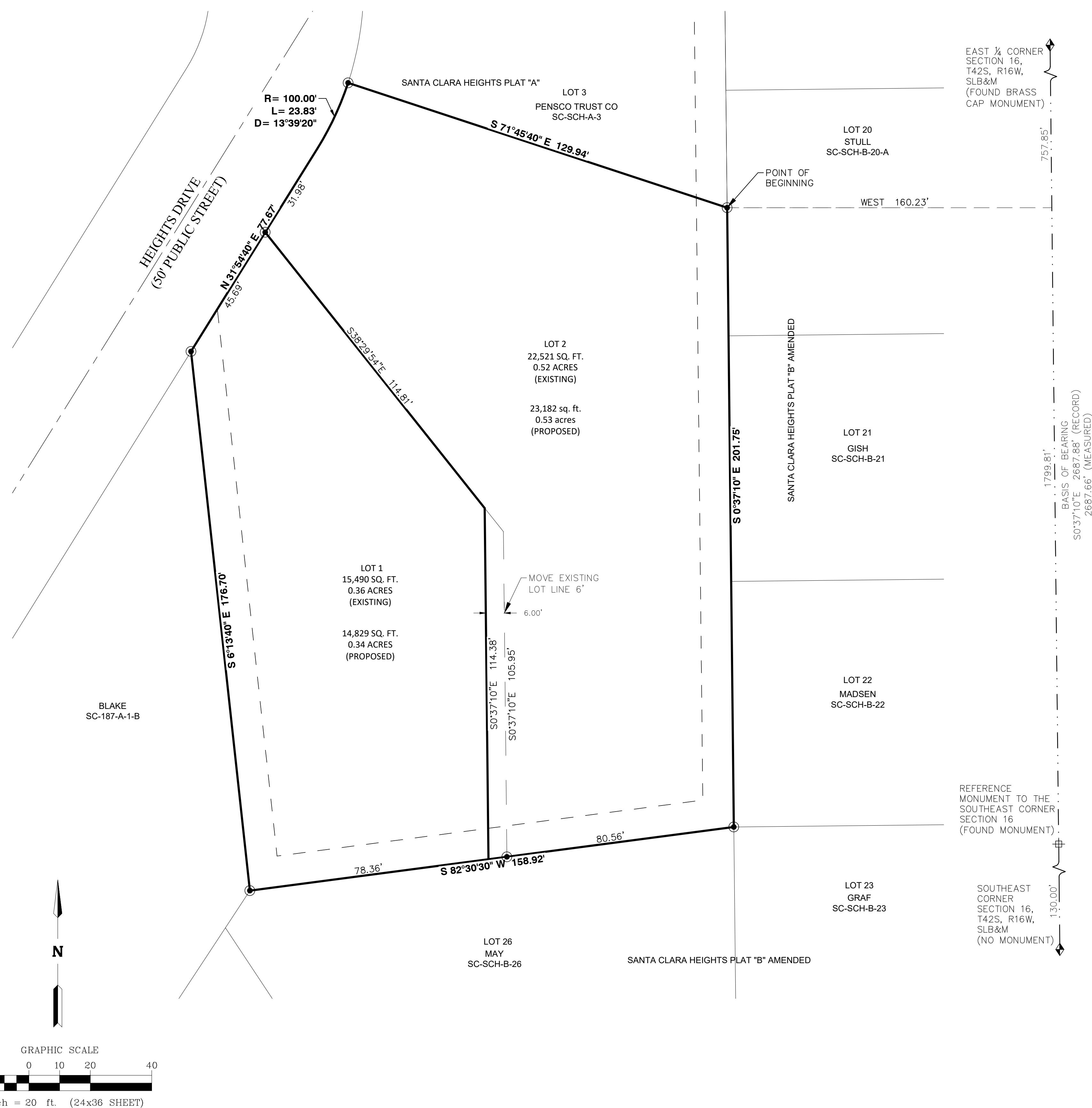
CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission consider recommending approval of the Partial Plat Amendment for Lot 1 and Lot 2 of the Santa Clara Heights, Plat A Subdivision to the City Council subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the Owner's Dedication & Acknowledgement be signed prior to final plat recordation.
3. That the applicant be required to record the amended subdivision plat and provide an electronic copy to city staff.

SANTA CLARA HEIGHTS PLAT "A" PARTIAL AMENDMENT "B" (LOTS 1 AND 2)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE
BASE AND MERIDIAN, SANTA CLARA CITY, UTAH



SURVEYOR'S CERTIFICATE

I, CHAD E. WHITING, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 334550, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

SANTA CLARA HEIGHTS PLAT "A" PARTIAL AMENDMENT "A" (LOTS 1 AND 2)

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, SANTA CLARA HEIGHTS PLAT "A" AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 146429, SAID POINT BEING SOUTH 00°37'10" EAST 757.85 FEET ALONG THE SECTION LINE AND WEST 160.23 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°37'10" EAST 201.75 FEET TO THE NORTHEAST CORNER OF LOT 26, SANTA CLARA HEIGHTS PLAT "B" AMENDED AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 159958, THENCE SOUTH 82°30'30" WEST 158.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, THENCE NORTH 06°13'40" WEST 176.70 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 58°05'33" WEST; THENCE NORTHEASTERLY 23.83 FEET ALONG SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 13°39'20" AND A CHORD BEARING OF NORTH 25°04'47" EAST 23.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 71°14'50" EAST 129.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 38,011 SQUARE FEET OR 0.87 ACRES, MORE OR LESS.

DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

SANTA CLARA HEIGHTS PLAT "A" PARTIAL AMENDMENT "A" (LOTS 1 AND 2)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY & DRAINAGE EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO THE SANTA CLARA CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2025.

BY: GORDON CROFTS
CHERI INVESTMENTS, L.C.

BY: GORDON CROFTS
GCII INVESTMENTS L.C.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
ON THIS ____ DAY OF _____ A.D. 2025, PERSONALLY APPEARED GORDON CROFTS, THE MANAGER OF CHERI INVESTMENTS, L.C., PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

STATE OF UTAH)
COUNTY OF _____)
ON THIS ____ DAY OF _____ A.D. 2025, PERSONALLY APPEARED GORDON CROFTS, THE MANAGER OF GCII INVESTMENTS, L.C., PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC (SIGNATURE)
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SANTA CLARA CITY, UTAH

FINAL PLAT OF SANTA CLARA HEIGHTS PLAT "A" PARTIAL AMENDMENT "A" (LOTS 1 AND 2)

1810-01 AMD PLAT.DWG



City Engineer Approval	Approval of the Planning Commission	City Surveyor's Certificate	Approval and Acceptance by the City of Santa Clara, Utah	Approval as to Form	Treasurer Approval	Washington County Recorder
I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 2025.	On this ____ day of _____, 2025, the planning commission of Santa Clara City, having reviewed the above subdivision final plat and having found that it is in accordance with the requirements of Santa Clara City's Planning Ordinances, and by authorization of said commission hereby approve said subdivision for acceptance by Santa Clara City, Utah.	I, the Santa Clara City Surveyor, do hereby verify that this office has examined this final subdivision plat and have determined that it is in accordance with information on file in this office.	We, the Mayor and City Council of Santa Clara City, Utah have reviewed the above subdivision final plat and by authorization of said City Council recorded in the minutes of its meeting on the ____ day of _____, 2025, hereby accept the said subdivision with all commitments and all obligations pertaining thereto.	Approved as to Form, this the ____ day of _____, A.D. 2025.	I, Washington County Treasurer, certify on this ____ day of _____, A.D. 2025 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.	



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

Staff Report

Preliminary Subdivision Plat Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: October 23, 2025

Current Zone: Open Space, OS

General Plan Designation: N/A (Property recently annexed into the City)

Property Location: 4405 W 1700 N

Request: Preliminary Subdivision Plat Approval

Applicant Name: Real Free-Range LLC (Randy & Sue Yocum)

Staff Planner: Jim McNulty

City Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Real Free-Range LLC**, is requesting to subdivide a 43.33-acre parcel which was recently annexed into the City. The proposed **Big Rocks Subdivision** includes 5-lots. Lots will range in size from 3.04 acres (132,372 sq. ft.) to 21.06 acres (917,413 sq. ft.). A copy of the **Preliminary Plat** is attached.

Lots 5 is intended to be rezoned (also on this agenda) from the Open Space OS Zone to the R-1-10 Single-Family Residential Zone to allow for a residential subdivision. **Access to Lot 5** will be provided via Colbey Loop located in Phase #2 of the Santa Clara Hills Subdivision. **Lots 1, 2, and 3 are being subdivided** to allow for possible future use (short-term rentals and a wedding reception center) which will require rezoning these lots (separate future application) from the Open Space OS Zone to the Planned Development Commercial PDC Zone. There are **two existing homes on the property** (proposed Lots 1 and 2). **Access to Lots 1, 2, and 3** is currently provided via 1700 N which turns into an unimproved dirt and gravel road just south of the City Shop. This unimproved road crosses privately owned property and BLM land before it accesses the subject properties. **Lot 4 is unusable property** which includes the Santa Clara River and 100-year floodplain. This lot will remain as open space.

Future public road and utility improvements will be required when Lots 1, 2, or 3 are developed as per the Annexation Agreement which was required when the property was annexed into the City. City staff and legal counsel will work with the applicant to make sure these items are appropriately addressed, which will require a new Development Agreement. City staff recommends that this be completed and approved by the City Council prior to accepting a rezoning application for Lots 1, 2, or 3.

SITE & VICINITY DESCRIPTION

The subject property is in the southern part of the City, southeast of Santa Clara Drive (northern property) and directly south of Colbey Loop (south property). The property is currently undeveloped.

NEIGHBORHOOD RESPONSE

Public notices are not required for a subdivision. The Planning Commission agenda has been posted in multiple locations as per State Code.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: A geotechnical report will be required for each building at the time of building permit submittal.

Required Revisions: None at this time.

DEPARTMENT: *Parks & Trails*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Police & Fire*

Recommendations: Appropriate Fire & Emergency vehicle access to the property is required.

Required Revisions: N/A

DEPARTMENT: *Power*

Recommendations: Future public utility connections to Santa Clara Power will be required.

Required Revisions: None at this time.

DEPARTMENT: *Public Works*

Recommendations: Future public roads and utility improvements will be required. A final mylar with signature blocks is required.

Required Revisions: None at this time.

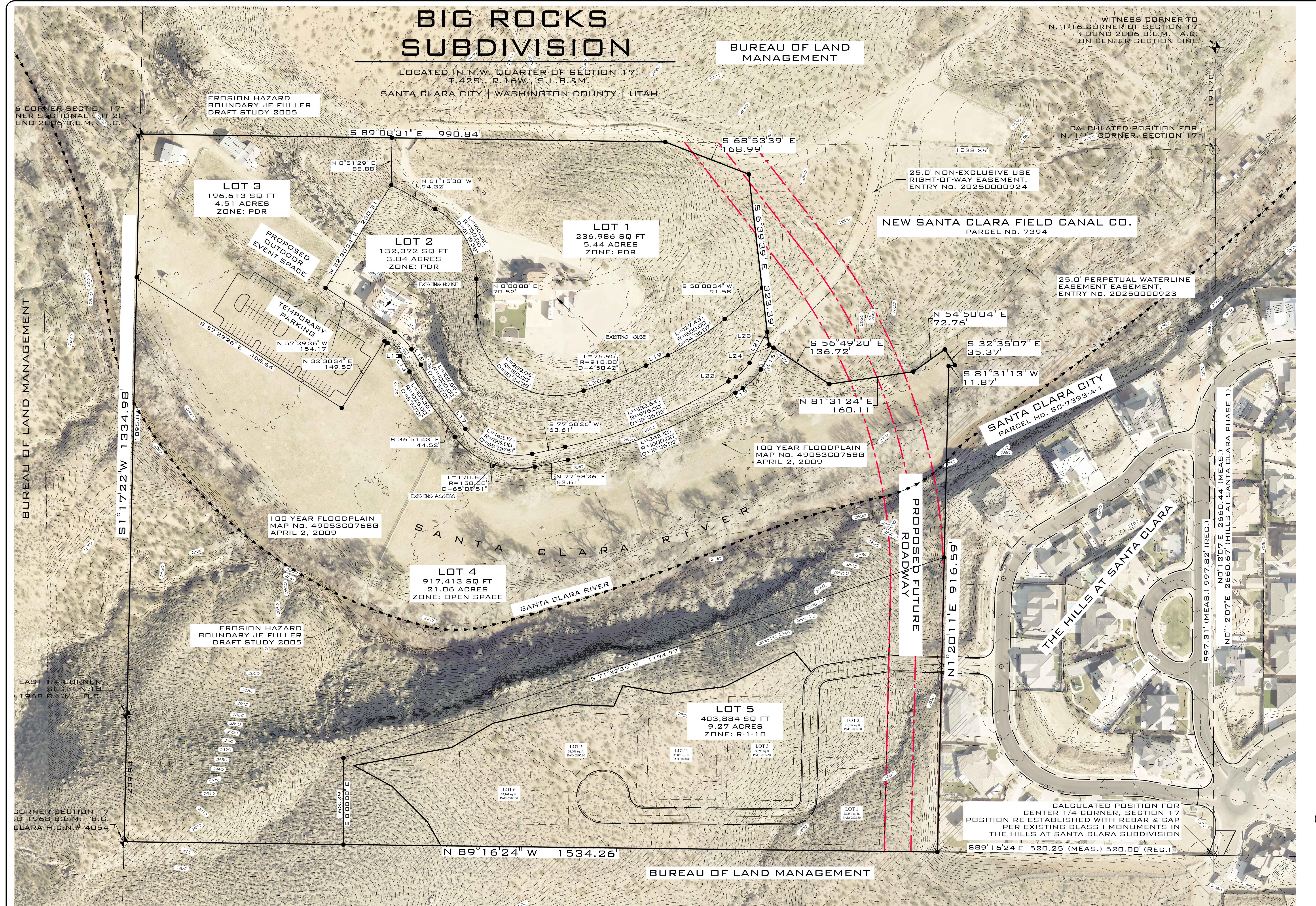
STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-604.1, includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall and Post Office) at least 24 hours before the meeting. The City is also required to post on the State Public Notice Website. City staff have determined that all State Code requirements have been met with this application.

CITY STAFF RECOMMENDATION

City Staff recommends that the Planning Commission consider granting **Preliminary Subdivision Plat Approval** for the Big Rocks Subdivision, subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the applicant provides a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
3. That the applicant is required to submit a geotechnical report for each lot/building at building permit submittal.
4. That future public road and utility improvements will be required when Lots 1, 2, or 3 are developed as per the Annexation Agreement. That a new Development Agreement be required to address these requirements. That the Development Agreement be approved by City Council prior to a rezoning application being submitted for Lots 1, 2, or 3.
5. That the applicant provides a Dust Control Plan for each lot/building at building permit submittal.



ROSENBERG

AS SOCIALE

ATTESS

CIVIL ENGINEERS • LAND SURVEYORS

East Riverside Drive, Suite A-2
St. George, Utah 84790
(435) 673-8586 Fx (435) 673-8397

PRELIMINARY PLAT
FOR
BIG ROCKS SUBDIVISION
SANTA CLARA
UTAH

SHEET
1
1 OF 1 SHEETS

DATE: 8-27-25
JOB NO.: #5419-25-003
DESIGNED BY: ETY
CHECKED BY: JNB
DWG: ZONE CHANGE

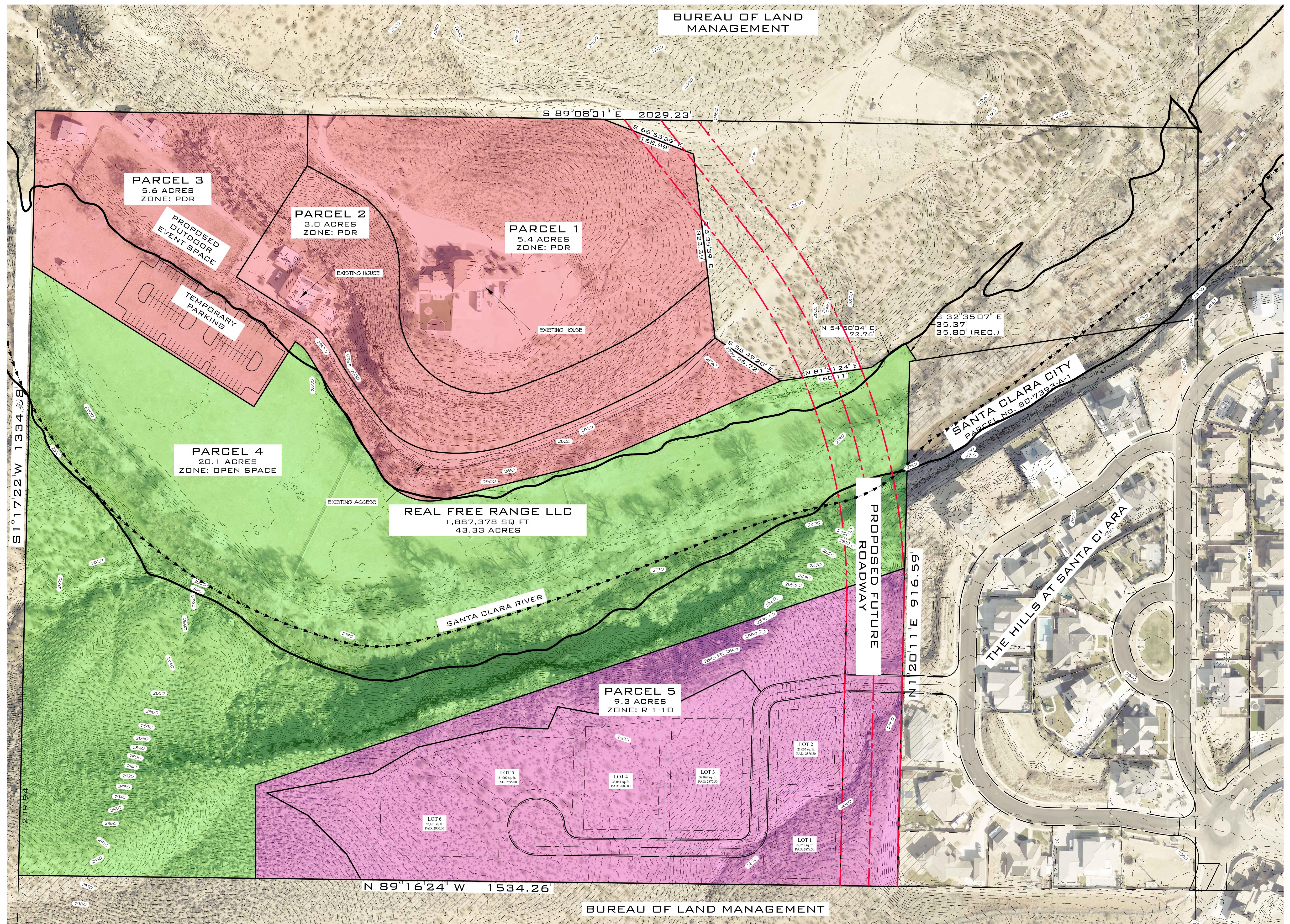
DATE: _____
REVISIONS: _____

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



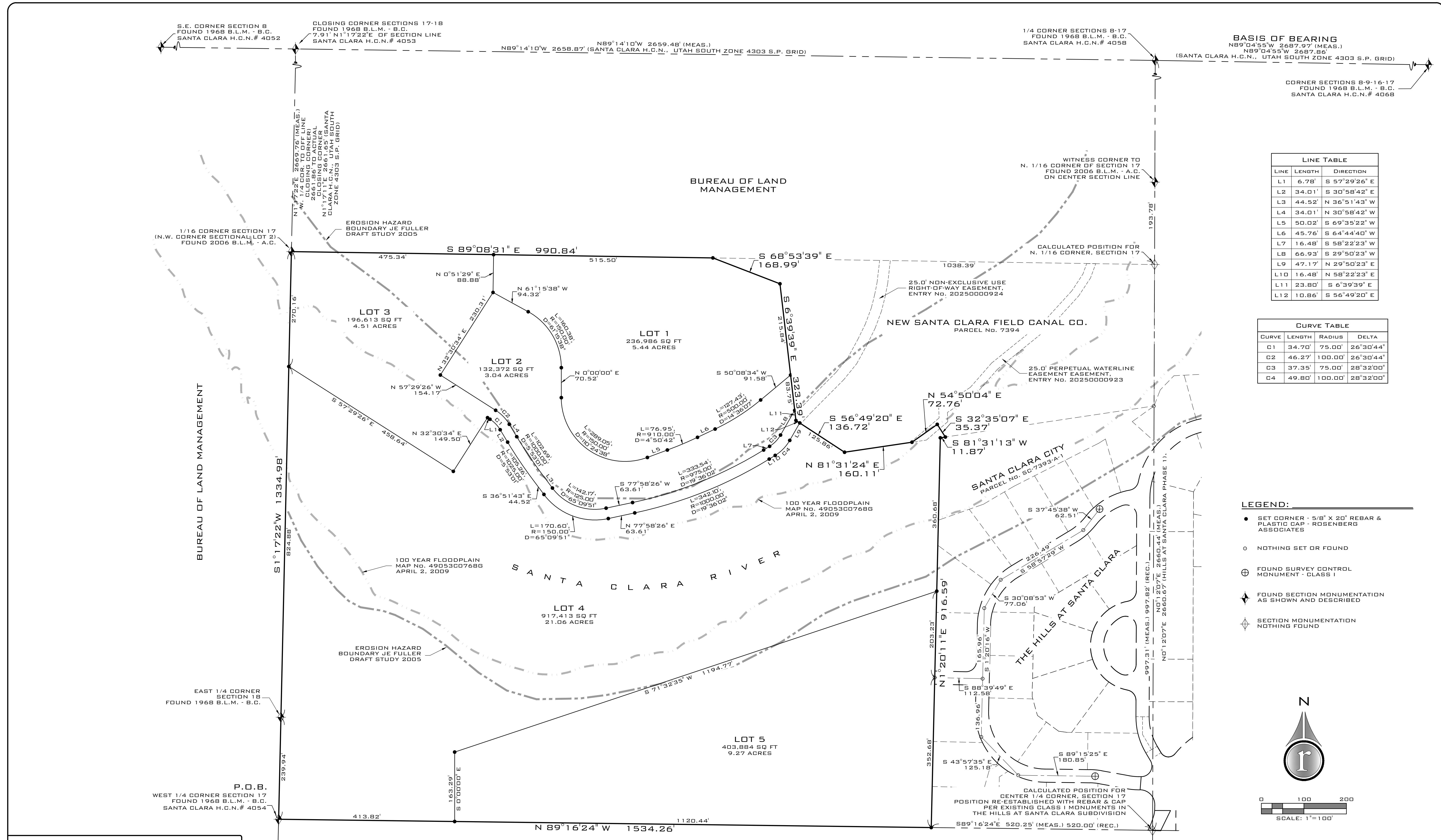
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.civil.com

CONCEPT ZONE PLAN
FOR
YOCUM PARCEL
SANTA CLARA
UTAH



0
80'
160'
SCALE: 1=80'

1
1 OF 1 SHEETS



**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, October 9, 2025**

Present: Shelly Harris, Vice Chair
David Clark
Joby Venuti
Kristen Walton
Josh Westbrook
Tyler Gubler

Absent: Logan Blake, Chair

Staff: Jim McNulty, Planning and Economic Development Director
Cody Mitchell, Building Official
Debbie Andrews, Administrative Assistant

1. Call to Order

Vice Chair Harris called the Santa Clara City Planning Commission meeting to order on October 9, 2025, at 5:00 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Clark

3. Conflicts and Disclosures

No conflicts or disclosures were reported by any Commissioners.

4. Working Agenda

A. Public Hearing

1. Consider a proposed Code Amendment to Section 17.24.100, Temporary Buildings and Uses of city code. This includes updates to the time period allowed as well as a requirement for City Council review and consideration as needed. Santa Clara City, applicant.

Mr. McNulty presented the proposed code amendment to Section 17.24.100 regarding temporary buildings and uses. He explained that this amendment had been discussed at the September 11th Planning Commission meeting and twice with the City Council - on October 27, 2025, and September 10, 2025. Both bodies supported moving forward with the changes.

The proposed amendment modifies the temporary use permit provisions to be more specific about duration and requirements. The key changes include:

1. Initial temporary approval limited to one year
2. Extensions may be granted by the Planning Commission for additional six-month periods, up to a maximum of 12 months (two extensions)
3. If temporary use expires without permanent facilities being complete, the applicant must go to City Council for consideration of an extension for a maximum of one year
4. Applicants must provide a schedule for project completion for City Council review

Mr. McNulty explained that Black Desert Resort's temporary maintenance building and golf cart barn, which had been in place for 2 ½ years, would expire at the end of October. The resort had not yet begun construction on their permanent maintenance facility. Under the new provisions, they would need to reapply for a new 12-month temporary use permit and complete construction within that timeframe. The permanent facility would be approximately 6,000 square feet located near the first right turn off Red Mountain Drive.

Commissioner Venuti confirmed his understanding that the Planning Commission would approve the initial year and any extensions, but after 24 months, any further extensions would require City Council approval. McNulty confirmed this was correct.

Commissioner Clark sought clarification about how the new regulations would apply to Black Desert Resort. Mr. McNulty confirmed that their previous approvals would not count against the new limits - they would start fresh with a new application after the code amendment adoption. This approach, guided by both City staff and legal counsel, allows Black Desert Resort to resubmit for a new timeline, which all parties hope will expedite the completion of the permanent facility.

Commissioner Gubler, who arrived during the discussion, asked about the timeline. Mr. McNulty explained that Black Desert Resort was currently at two and a half years under the old code, which had allowed for three six-month extensions. The new code would reduce this to only two six-month extensions before requiring City Council approval.

Commissioner Harris opened the Public Hearing for the proposed code amendment.

With no public comments online or in person, Commissioner Harris closed the Public Hearing.

B. Public Meeting

1. **Consider a proposed Plat Amendment for the Santa Clara Heights Subdivision, Plat E (Lots 1 & 2) located at 1338 Santa Clara Parkway and 1366 Santa Clara Parkway. Matthew Szymanski, applicant.**

Mr. McNulty presented the plat amendment request from Matthew Szymanski, with Ryan Scholes from Alpha Engineering representing the application as the licensed surveyor.

The amendment involves adjusting the shared lot line between Lots 1 and 2:

- Lot 1 would decrease from 13,978 square feet (0.32 acres) to 13,701 square feet (0.31 acres)
- Lot 2 would increase from 14,533 square feet (0.33 acres) to 14,810 square feet (0.34 acres)

Mr. McNulty explained that the original 1980s plat featured an unusual angled shared lot line through a 50-foot public utility easement. The amendment would create a straight, 90-degree property line that aligns with an existing block wall between the properties, while maintaining the easement for overhead power lines.

Both the Power Department and Public Works Department have reviewed and agreed with the amendment. Notices had been sent to all property owners within Plat E, with no responses received.

Mr. McNulty stated that City Staff recommended the Planning Commission consider the proposed Plat Amendment for recommendation to City Council with the following conditions:

1. The applicant is required to comply with recommendations from all city reviewing departments
2. The Owner's Dedication Acknowledgment be signed prior to Final Plat recordation
3. The applicant be required to record the amended Subdivision Plat and provide an electronic copy to City staff

Ryan Scholes clarified that the current property line splits the easement down the middle at an angle. The amendment would match the centerline of the existing block wall that was built perpendicular to the street. Currently, a significant portion of Szymanski's backyard is technically owned by his neighbor due to the angled lot line.

Commissioner Westbrook inquired about mortgage consent requirements. After discussion, he recommended adding a condition that if there is a mortgage on either property, mortgagee consent must be obtained.

Commissioner Gubler asked about the utility easement alignment. Mr. Scholes confirmed the easement would remain unchanged as it follows existing overhead power lines that run along the back of the lots.

Commissioner Clark asked what problem this solved. Mr. Scholes explained that with the current configuration, much of what appears to be Szymanski's enclosed backyard is actually owned by the neighbor. The amendment would ensure each owner owns the property within their walled areas.

Commissioner Walton asked for clarification about consent from both parties on the Proposed Plat Amendment. Mr. McNulty confirmed that the other property owner is a city employee who has been looking forward to this change.

5. General Business

A. Recommendation to City Council

- 1. Recommendation to the City Council for a proposed Code Amendment to Section 17.24.100, Temporary Buildings and Uses of city code. This includes updates to the time period allowed as well as a requirement for City Council review and consideration as needed. Santa Clara City, applicant.**

Commissioner Clark moved to forward the proposed code amendment in Section 17.24.100 Temporary Buildings and Uses of city code to the City Council for their final approval. Commissioner Walton seconded the motion. The motion carried unanimously.

- 2. Recommendation to the City Council for a proposed Plat Amendment for the Santa Clara Heights Subdivision, Plat E (Lots 1 & 2) located at 1338 Santa Clara Parkway and 1366 Santa Clara Parkway. Matthew Szymanski, applicant.**

Commissioner Westbrook moved to recommend approval to the City Council for the partial plat amendment for Lots 1 and 2 of the Santa Clara Heights Plat E subdivision with the three conditions listed in the staff report, plus a fourth condition that if there is a mortgage, mortgagee consent must be signed. Commissioner Walton seconded the motion. The motion carried unanimously.

6. Discussion Items

A. None

No discussion items were scheduled. However, Mr. McNulty provided an update on the General Plan process. A joint work session was held the previous evening with the Heritage Commission, Planning Commission, and City Council, though some Commissioners experienced technical difficulties connecting via Zoom. A second work session is scheduled for October 22nd at 4:00 PM, followed by a public hearing with the Planning Commission on October 23rd. The consultant will attend both meetings.

The General Plan is available for public comment from October 6th through the 22nd on the City's website. Mr. McNulty noted that Santa Clara has been progressive in adopting water efficiency measures and other planning initiatives, often being first in Washington County to implement new ordinances.

Commissioner Clark inquired about state reporting requirements for General Plan updates, which are required every 10 years. Mr. McNulty indicated he would verify the specific reporting office but confirmed the city would submit the adopted plan to the state.

City Councilwoman Janene Burton commended the Planning Commission for their hard work and expressed pride in Santa Clara's progressive approach to planning.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: September 11, 2025

Vice Chair Harris noted a correction needed on page six where "Commissioner Harris asked Commissioner Westbrook" should read "Commissioner Harris asked Commissioner Clark" in two places.

Commissioner Clark moved to approve the minutes from September 11, 2025, as amended. Commissioner Westbrook seconded the motion. Commissioner Gubler abstained as he was absent from that meeting. The motion passed.

8. Adjournment

Mr. McNulty reminded Commissioners that the next meeting on October 23rd would include important Public Hearings for the General Plan update and a rezoning request for the Rosenbruch/Yocum Annexation area. The rezoning involves nine and a half acres for six single-family lots with low density due to hillside and slope issues.

- Commissioner Clark moved to adjourn. The meeting adjourned at 6:07 PM.

Jim McNulty
Planning Director

Approved: _____