



**NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, NOVEMBER 12, 2025
TIME: 4:00 PM**

Public Notice is hereby given that the Santa Clara City Council will hold a Work Meeting in the Santa Clara City Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah on Wednesday, November 12, 2025, commencing at 4:00 PM. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>.

1. Call to Order:

2. Working Agenda:

A. General Business:

1. Discussion regarding R-1-4 Zoning. Presented by Jim McNulty, Planning Director.
2. Discussion regarding America 250 Plans, Program and Schedule. Presented by Mimi McKenna, Co-Chair of Santa Clara 250 Committee and Councilwoman Hinton.
3. Discussion regarding Santa Clara Drive Improvements. Presented by Dustin Mouritsen, Public Works Director.

3. Staff Reports:

4. Adjournment:

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify the city no later than 24 hours in advance of the meeting by calling 435-673-6712. In accordance with State Statute and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 6th day of November 2025 at the Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at <http://santaclarautah.gov>. The 2025 meeting schedule was also provided to the Spectrum on January 1, 2025.


Selena Nez, CMC
City Recorder

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: November 12, 2025

Agenda Item: 1

Applicant: Santa Clara City

Requested by: jmcnulty@santaclarautah.gov

Subject: Small Lot Single-Family (R-1-4 Zone)

Description:

City staff would like to continue the discussion with the City Council before moving forward with a code amendment allowing for the creation of an R-1-4 Zone. Please see the attached documents for your review and consideration.

Recommendation: Discussion

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A



TO: Santa Clara City Council
FROM: Jim McNulty, Planning Manager
DATE: November 12, 2025
RE: Small Lot Single-Family R-1-4 Zone (**Discussion item**)

On **July 10, 2024**, City staff had an **initial discussion** with the **City Council** on this item, and with the Planning Commission on July 11, 2024. This item was then discussed with the City Council on January 29, 2025, and February 12, 2025. The item was also discussed by the Planning Commission on February 27, 2025. A copy of the Planning Commission minutes has been attached for your review.

A copy of the **updated Draft R-1-4** document is included for your review. Additionally, some drawings have been included showing possible R-1-4 lot layouts. This item was last discussed with the **City Council on April 9, 2025 (see attached minutes)**.

City staff would like to have a final discussion with the City Council before moving forward with a code amendment allowing for the **creation of an R-1-4 Zone**. This will require a public hearing with the Planning Commission prior to being scheduled with the City Council for approval. You may recall that Hurricane City adopted an R-1-4 zoning ordinance on January 2, 2025. SUHBA, HAC and other groups in Washington County are encouraging local communities to adopt a small lot single-family zoning district to encourage more affordable housing. The R-1-4 zone will provide another tool and/or option for developers and potential homeowners.

3. **The proposed use is in harmony with the intent and purpose of the General Plan.**

Commissioner Harris seconded the motion. The motion passed with the unanimous consent of the Commission.

6. **Discussion Items.**

A. **Small Lot Single-Family Zone.**

Mr. McNulty reported that on June 27, 2024, mayors from Washington County participated in a Housing Panel discussion at Dixie Technical College. The title of the event, which was attended by builders, contractors, realtors, and local government officials, was “Doing our Part” and included a discussion on paving the way for attainable housing. On July 11, 2024, City Staff held a discussion with the Planning Commission on this item and it was discussed with the City Council on January 29, 2025, and February 12, 2025. Mr. McNulty noted that the Utah State Legislature is currently in session and over the past several years, mandates from the State of Utah have been passed requiring moderate-income housing and affordable housing plans. Mr. McNulty noted that although Santa Clara City is a small community of about 8,900 residents, every City with a population of over 5,000 is held to these same requirements. Therefore, the Mayor and City Council asked City Staff to proceed with this item and continue the discussion.

Mr. McNulty explained that all communities have been asked to look at a small lot single-family zoning for starter and first-time housing, which is a change from several years ago when townhomes and condos were emphasized. Every Monday during the Legislative Session, the Utah League of Cities and Towns (“ULCT”) has a Legislative Policy Committee Meeting which cities and elected officials are invited to attend. They discuss ongoing legislation. Mr. McNulty reported that Santa Clara’s State Representative, Neil Walter, is working on legislation for short-term rentals. There may also be some changes to land use.

Mr. McNulty noted that the R-1-4 Single-Family Residential Zone will allow single-family homes on small lots. The following language highlighted in yellow was recently discussed with the City Council:

17.63.040: HEIGHT REGULATIONS:

No building shall be erected to a height greater than twenty-seven feet (27'), or two stories above finished grade. No accessory building shall be erected to a height greater than twelve feet (12').

Mr. McNulty reported that in the R-1-6 Zone, the roof height was decreased to a maximum of 30 feet. The City Council liked the idea of a 27-foot roof limit in the R-1-4 Zone because the lot was much smaller. Also, an Accessory Building will be permitted, if it is small (no more than 12 feet tall).

Chair Blake believed that a 30-foot height for a roof should be permitted as it allows for more architectural interest. He reported that there is a well-designed Ence Home subdivision called White

Trails that consists of townhomes with an accessory structure of a second garage in the back. Chair Blake suggested that the 12-foot height be increased to allow someone to build an accessory structure and commented that the White Trails subdivision does it well. Mr. McNulty asked Chair Blake to provide him with information on White Trails.

Mr. McNulty reported that when houses are 10 feet apart the higher the roof is, the shadier space that is created in-between does not allow for much sunlight, therefore, not much will grow. Chair Blake pointed out that drought-tolerant spaces are being emphasized now, and many people do not want to maintain a yard.

17.63.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
R-1-4	4,000	50 feet	15/20 feet	5 - 5 feet	10/15 feet

The front yard setback is required to be a minimum of fifteen feet (15') to living space with a minimum of twenty feet (20') to garage from property line or back of sidewalk, whichever is closer to the structure. A rear yard setback of fifteen feet (15') is required if the front yard setback of the home is fifteen feet (15'). A rear yard setback of ten feet (10') is required if the front yard setback of the home is twenty feet (20'). The required driveway width is a minimum of 20 feet.

Mr. McNulty liked the 50' x 80' size but he has heard that others like more flexibility in the dimensions. Commissioner Venuti stated that a zone like this is more about infill than a large Community Master Plan. Mr. McNulty confirmed that's the intent and the maximum size is up to five acres allowing for infill development. Commissioner Venuti reported that a 50-foot width might be difficult. Chair Blake commented that the width should be decreased to 40 or 45 feet. He thought it would be better for the infill and provide more flexibility for people to add a unit in their backyard.

Mr. McNulty likes setting the garage at 20 feet since a full-size truck is 18 ½ or 19 feet. He explained that the idea is for this to be a sliding scale (front yard setback). If there is a 15-foot front yard to living space, then there can be a 15-foot rear yard. If there is a 20-foot front yard to living space, there can be a 10-foot rear yard. Chair Blake liked the five-foot minimum for the side yard setback since it would be an economical use of space.

17.63.060: MODIFYING REGULATIONS:

- A. The R-1-4 Zone is an infill zone that may be utilized for properties of 5 acres or smaller in size. The maximum residential density shall not exceed eight (8) units per acre.**
- B. The R-1-4 Zone is intended to allow single-family detached homes on smaller lots with drought-tolerant low-maintenance landscaping. The maximum lot size is 6,000 square feet. Construction of single-family homes is limited to slab-on-grade construction.**

Several Commissioners expressed concern about limiting the maximum lot size to 6,000 feet. Mr. McNulty stated that the maximum lot size could be removed. The idea behind “construction of single-family homes is limited to slab-on-grade construction,” is affordability. Basements increase costs. Garages are what builders want to build and 20’ x 20’ is the smallest allowed for a two-car garage. Commissioner Venuti had seen 1 ½ car garages, which are intended for one car with storage; however, two-car garages are by far the most popular.

- C. Home ownership is intended for single-family homes in this zoning district. A deed restriction is required to be put in place by the property developer limiting the original homeowners on the resale of property for five (5) years. This information is required as part of the subdivision review process.**

Mr. McNulty explained that it is about affordability. Funding was approved by the State last year and so far, only one developer has used it. The limits on the funding were that the home must be owner-occupied, and the original homeowner must live there for five years. The home cannot be flipped for a quick profit. Mr. McNulty had heard that these types of restrictions can make financing more difficult. Chair Blake thought it might make it harder to sell. Commissioner Harris stated that there have been efforts to push affordable housing but much of it has been eaten up by investors. It was her experience in the banking industry that they were unable to obtain the funding expeditiously. Projects were approved in an effort to help the developer pursue State funding, but it became difficult to get information on the program and developers gave up.

Commissioner Venuti suggested including simple restrictions such as not allowing nightly rentals. Mr. McNulty commented that nightly rentals are already not allowed in single-family zones. The intent is to create owner-occupied, workforce housing. If an investor buys all the homes and rents them out for \$2,400 a month, that is not affordable. Commissioner Venuti commented that many people who are purchasing townhomes will want to buy these single-family homes instead.

- D. Drawings showing the development layout, lot landscaping, home plans, fencing, and other items determined by the TRC are required as part of the subdivision review process.**
- E. Parking shall comply with Chapter 17.32 of City code. One (1) additional off-street parking space is required on the property for an IADU as per Chapter 17.22 of city code.**
- F. A one-car garage minimum or two-car garage maximum is required for each home.**
- H.2.e. The maximum square footage of any main residence shall be limited to one thousand five hundred (1,500) square feet of living space for a single-story home. For a two-story home, the maximum square footage shall be limited to two thousand five hundred (2,500) square feet of living space. A split-level home shall have a maximum square footage of one thousand five hundred (1,500) square feet of living space.**

Mr. McNulty explained that with a two-car garage and building setbacks, the City Council liked a maximum of 1,500 square feet for a one-story home and up to 2,500 square feet for a two-story home. Chair Blake thought this portion should be omitted entirely because it is regulated by the size of the lot and the other setback requirements. Mr. McNulty commented that the City Council likely will not agree. Chair Blake stated that the homes will be more affordable because of the lot size. He was concerned with telling someone who wants to split an existing lot that they will need to have a different zone on the other lot because of this restriction and go through the re-zoning process. Mr. McNulty stated that there are strong feelings on the City Council about limiting the size and maintaining affordability. Chair Blake stated that the potential issue is that all the lots will not be identical. If one lot on one street ends up being larger, the house should be larger, too. Mr. McNulty offered to share that input with the City Council.

Commissioner Harris wondered if adding “homeownership is intended for owner-occupied single-family homes” in item C would make a difference. Mr. McNulty stated that could be added but an investor cannot be prohibited from buying half of the lots in a 12-lot subdivision.

Mr. McNulty explained that the State of Utah is examining Bureau of Land Management (“BLM”) properties that could be developed if utilities can be extended to them. Perhaps 25 to 30 percent of those vast tracts of land would be able to be developed but there could be the potential to develop some affordable housing.

Commissioner Venuti asked about the requirements surrounding Accessory Dwelling Units (“ADU”). Mr. McNulty reported that per State Code, all single-family zones must allow Internal Accessory Dwelling Units (“I-ADU”).

Commissioner Venuti expressed support and believed this action would help young families afford a home. The other Commissioners and Mr. McNulty agreed that the discussion had been productive.

7. Approval of Minutes.

A. Request Approval of the Regular Meeting Minutes – February 13, 2025.

Commissioner Walton moved to APPROVE the minutes of February 13, 2025, Santa Clara Planning Commission Regular Meeting. Commissioner Hunter seconded the motion. The motion passed with the unanimous consent of the Commission.

8. Adjournment.

The Planning Commission Meeting adjourned at 7:10 PM.

Jim McNulty
Planning Manager

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, APRIL 9, 2025
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, April 9, 2025, at 4:00 p.m. in the City Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting was broadcast on the City website at <https://santaclarautah.gov>.

Mayor: Rick Rosenberg

Council Members: Janene Burton (via Zoom)
Christa Hinton
Dave Pond
Ben Shakespeare
Jarett Waite

City Manager: Brock Jacobsen

Others Present: Jim McNulty, Planning and Economic Development Manager
Selena Nez, Deputy City Recorder
Cody Mitchell, Building Official
Dustin Mouritsen, Public Works Director
Ryan VonCannon, Parks and Trails Director
Dan Cazier, Fire Chief
Debbie Bannon, Finance Director
Gary Hall, Power Superintendent
Lance Haynie, Government Affairs Director
Jaron Studley, Police Chief

1. Call to Order.

Mayor Rick Rosenberg called the meeting to order at 4:01 p.m. and welcomed those present.

2. Working Agenda.

A. General Business.

i. Discussion Regarding R-1-4 Zoning. Presented by Jim McNulty.

Planning and Economic Development Manager, Jim McNulty presented the Staff Report and stated that the item was previously discussed with the City Council in January and February 2025. The Planning Commission then discussed the proposed zoning at its February 27, 2025 meeting, minutes from which were included in the Meeting Packet. Changes made in response to Planning Commission feedback were discussed.

17.63.040: Height Regulations: The maximum building height was increased to 30 feet and accessory structure height to 15 feet to allow for maximum flexibility.

17.63.050: Area, Width, and Yard Regulations: Mr. McNulty reported that Commissioner Venuti recommended increasing the maximum width to 45 feet as allowed in Hurricane.

17.63.060: Modifying Regulations: For Item A, construction of single-family homes has been limited to slab-on-grade construction in the R-1-4 Zone.

With regard to Item B, deed restrictions for workforce housing, Commissioner Harris mentioned potential difficulties in obtaining financing if too many restrictions are put in place, as well as the fact that much of intended affordable housing has been purchased by investors. However, Mr. McNulty asserted that the specification for workforce housing should not be removed from the ordinance.

Language allowing carports on a case-by-case basis was added to Item F.

Mr. McNulty reported that there was a lot of discussion regarding Item E, including objections to dictating the size of the structure. However, if the intention is affordability, size limits should be set. Planning Commission Chair Blake had recommended allowing larger homes on 5,000 square feet or larger lots, and as a result, language was added allowing up to 3,500 square feet of living space on those lots.

Mayor Rosenberg was in favor of the Planning Commission's revisions. He was not concerned about allowing some larger lots with larger homes, especially on cul-de-sacs.

Mr. McNulty stated that the Planning Commission attended the Utah Land Use Institute's yearly training on March 27, 2025. At the session on affordability, he asked the panel of home builders if they would build in Santa Clara's proposed R-1-4 Zone, and they all agreed that they would. They indicated that they could build a \$350,000 to \$400,000 product that meets the requirements of the zone, and asked that he let them know when the zoning is adopted.

In response to a comment from Council Member Shakespeare, Mr. McNulty agreed that cul-de-sac lots would have narrow front yards and clarified that the setbacks must meet the width requirement at the structure, not the radius. For example, a 20-foot garage setback would require a 45-foot-wide lot at the garage, not the road.

Council Member Shakespeare stated that he had no preference between a 27- and 30-foot maximum height, but agreed that 30 feet would provide more flexibility. He expressed concern about the deed restrictions. In response to his question, Mr. McNulty confirmed that rentals would be prohibited to prevent investors from purchasing the homes and turning them into permanent rentals as happened in Desert Village.

Mayor Rosenberg stated that a group of attorneys and home builders have been working on language for deed restrictions and asked if that was discussed at the Land Use Institute.

Mr. McNulty stated that the panels did not discuss rentals as home builders are focused on for-sale products.

Council Member Hinton stated that she was in favor of requiring owner occupation, but removing the requirement for workforce housing so retirees can also purchase the homes. Council Member Shakespeare stated that the current generation loves to travel and home share, and that would restrict them from renting out their homes. Mayor Rosenberg noted that the other segment of the current generation is young families with children who do not want to travel extensively.

The advantages and disadvantages of deed restrictions were discussed, including the importance of ensuring that future sales are not to investors and the potential for first-time homebuyers to turn their property into a rental in the future. It was noted that the State's first-time home buyer loan program has very strict language regarding resale, but so far only one developer has taken advantage of that program due to those restrictions. Issues with enforcement if the properties are not within a homeowners association were also discussed.

In response to a question from Council Member Shakespeare, Mr. McNulty clarified that potential R-1-4 areas will be identified during the General Plan update, the first workshop for which will be held on April 29, 2025. There is potential for R-1-4 zoning on the Bureau of Land Management ("BLM") property if any is acquired, as well as Bart Smith's property off of Arrowhead Trail that is currently zoned R-1-6. The maximum density for the zone would be eight units per acre.

Council Member Shakespeare asked if secondary water would be required in these developments. Mayor Rosenberg stated that if a subdivision was in the Valley and had a water share, they would want to install irrigation. Lot sizes in the sample subdivision plat were discussed, as well as how the landscaping ordinance could apply. Mayor Rosenberg suggested incentivizing ownership over rentals, but not requiring it. For example, the developer could receive a discount on Impact Fees for selling to a public safety employee who signs a 10-year contract.

Council Member Hinton stated that she would prefer to wait until the attorneys and developers released their preferred language. Council Member Waite agreed, but stated that he is in favor of including the deed restriction and then amending the ordinance in the future if significant issues arise. Mayor Rosenberg stated that they should leave the deed restrictions in the draft for now and work to obtain a draft of the developers' preferred language.

Mr. McNulty reported that the Planning Commission had mixed opinions on the size limitation for larger lots, and asked for the City Council's input. Council Member Hinton stated that she would like to keep with the intention of the zone. It is intended to be used for smaller, owner-occupied, entry-level homes. Developers can build larger homes in other zones.

Council Member Waite asked if a box house or high-end manufactured home would be allowed in the zone. Mr. McNulty stated that if it has a foundation, a manufactured home would be allowed. A box house would not be allowed because it would not be Code-compliant. City Manager, Brock Jacobsen reported that both SB 23 and HB 37 included flexibility for local governments to allow more opportunities for owner-occupied housing. He was unsure if the bills passed. It was determined that the language allowing larger homes would be stricken from Item E.

CHAPTER 17.62

R-1-4 SINGLE-FAMILY RESIDENTIAL ZONE

SECTION:

17.63.010: Purpose

17.63.020: Permitted Uses

17.63.030: Conditional Uses

17.63.040: Height Regulations

17.63.050: Area, Width and Yard Regulations

17.63.060: Modifying Regulations

17.63.010: PURPOSE:

To provide appropriate locations where medium density residential neighborhoods may be established, maintained, and protected. The regulations also permit the establishment, with proper control of uses such as churches, schools, libraries, parks, and permitted open spaces which serve the needs of families. The regulations are intended to prohibit those uses that would be harmful to a single-family residential neighborhood.

17.63.020: PERMITTED USES:

Accessory buildings on lots where a main dwelling exists, or for which a building permit has been issued.

Home gardens and fruit trees, keeping of household pets, etc., but not agricultural industry, or business, or the keeping of domestic animals or fowl.

Internal Accessory Dwelling Unit, IADU as per Chapter 17.22 of city code.

Single-family detached dwellings and manufactured homes as defined herein.

17.63.030: CONDITIONAL USES:

Child nursery, as defined herein. The dwelling shall be the permanent residence of the operator. The land use authority will determine the maximum number of children to be allowed, and other requirements, depending upon specific conditions relating to the request.

Churches, schools, parks, and open space.

Home occupation, as defined herein, and approved by the land use authority staff, or as may be recommended to the land use authority.

Public buildings.

Public utilities and buildings.

Residential Facility for the Elderly.

17.63.040: HEIGHT REGULATIONS:

No building shall be erected to a height greater than thirty feet (30'), or two-stories above finished grade. No accessory building shall be erected to a height greater than fifteen feet (15').

17.63.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
R-1-4	4,000	45 feet	15/20 feet	5 - 5 feet	10/15 feet

The front yard setback is required to be a minimum of fifteen feet (15') to living space with a minimum of twenty feet (20') to garage from property line or back of sidewalk, whichever is closer to the structure. A rear yard setback of fifteen feet (15') is required if the front yard setback of the home is fifteen feet (15'). A rear yard setback of ten feet (10') is required if the front yard setback of the home is twenty feet (20'). The required driveway width is a minimum of 20 feet.

17.63.060: MODIFYING REGULATIONS:

A. The R-1-4 Zone is an infill zone that may be utilized for properties of five (5) acres or smaller in size. The maximum residential density shall not exceed eight (8) units per acre.

B. The R-1-4 Zone is intended to allow for single-family detached homes on smaller lots with drought tolerant low maintenance landscaping. Construction of single-family homes is limited to slab-on-grade construction.

C. Home ownership allowing workforce and retiree housing is intended for single-family homes in this zoning district. A deed restriction and CC&Rs are required to be put in place by the property developer which includes this requirement. This information is required as part of the subdivision review process.

D. Drawings showing the development layout, lot landscaping, home plans, fencing, and other items determined by the TRC are required as part of the subdivision review process.

E. Parking shall comply with Chapter 17.32 of city code. One (1) additional off-street parking space is required on the property for an IADU as per Chapter 17.22 of city code.

F. A **one-car garage minimum or two-car garage maximum** is required for each home. A carport may be allowed on a case-by-case basis.

G. The side yard setbacks on a "street side" (corner lot) shall be fifteen feet (15').

H. Accessory buildings located to the rear of a main dwelling, and at least ten feet (10') away from the main dwelling may be built five feet (5') from the property line provided that: 1) projection beyond exterior wall shall not exceed twelve inches (12") into the area where openings are prohibited, 2) stormwater runoff from the building shall not run onto adjacent property, 3) all corner lots shall maintain required setbacks on street sides, and 4) construction shall comply with current International Residential Code (IRC) exterior wall and opening protection. No building, or swimming pool, shall be in any easement without city approval.

1. After first obtaining a building permit from the City Building Official, a carport or awning may be constructed in the required five-foot (5') side yard setback or ten-foot (10') rear yard area subject to the following conditions:

a. All three (3) sides of the carport/awning away from the dwelling shall be kept completely open. No storage areas shall be permitted in any part of the carport/awning.

b. The height of the carport/awning shall not exceed the height of the top plate of the walls of the first floor of the dwelling, or a maximum of ten feet (10') above the normal grade of the side yard setback.

c. A two-foot (2') setback shall be maintained from the side property line.

d. The roof shall be sloped away from the dwelling, and a rain gutter shall be installed along the roof edge on the side yard of the two-foot (2') setback to keep all roof runoff on the property of the owner of the carport/awning.

2. All construction materials shall be completely noncombustible and shall meet all applicable requirements of the international residential code.

a. Color of the construction materials shall be of earth tones or harmonize with the colors of the dwelling unit.

b. The carport/awning shall always be well maintained and shall be repainted from time to time as necessary.

3. The side of the carport/awning nearest the front street shall be set back a minimum of ten feet (10') behind the front face of the dwelling unit.

a. An accessory building shall be required to utilize building materials and colors to blend in with the construction of the primary dwelling unit on the property.

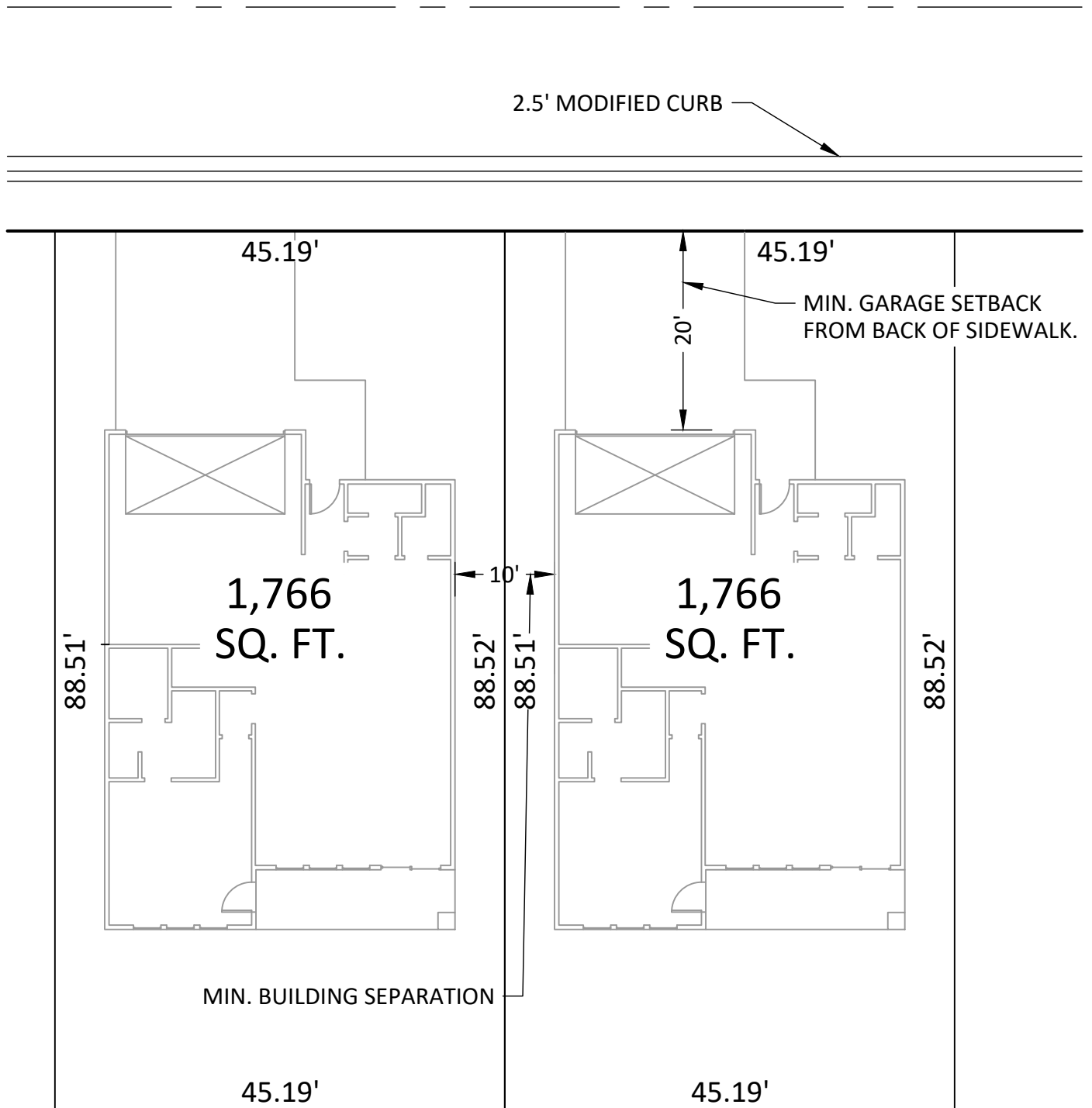
b. The lot width for cul-de-sac lots may be approved by the land use authority with less than forty-five feet (45') of frontage; however, this requirement shall be met at the twenty-foot (20') front setback line.

c. Other conditions that may be required by the land use authority to protect the intent and purpose of the zone.

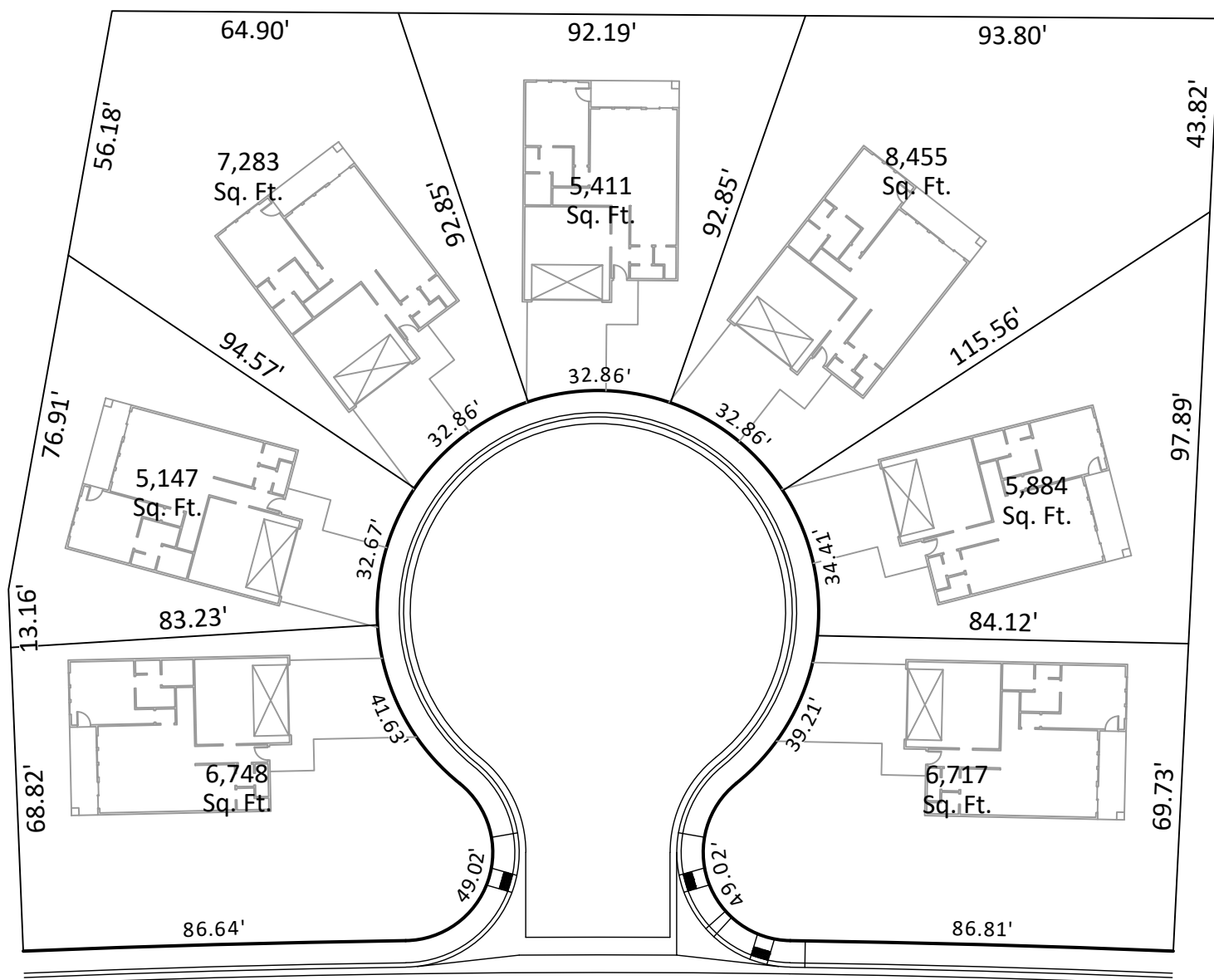
d. The minimum square footage of any main residence shall be one thousand (1,000) square feet of living space on the main floor of a single-story home. For a two-story home there shall be a minimum of seven hundred fifty (750) square feet of living space on the main floor, and a minimum of five hundred (500) square feet of living space on the second floor. A split-level home shall have a minimum of one thousand (1,000) square feet on the main and upper floor combined but not including the square footage of the lower level.

e. The maximum square footage of any main residence shall be limited to one thousand five hundred (1,500) square feet of living space for a single-story home. For a two-story home the maximum square footage of any main residence shall be limited to two thousand (2,000) square feet of living space. For a split-level home the maximum square footage of any main residence shall be limited to one thousand five hundred (1,500) square feet of living space. An additional 100 square feet of living space is allowed per 1,000 square feet of additional lot area. Basement square footage shall not be included.

f. No trash, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, abandoned, inoperable, or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any residential zone.



TYPICAL LAYOUT





America 250 – Santa Clara 2026 Calendar of Events (proposed)

Month	Budget
JANUARY MONTHLY LECTURE – Wednesday, January 7, 2026 – 7:00 pm – Town Hall Council Chamber - Jeff McKenna in costume on events leading up to the Declaration of Independence ACTIVITY – Unveiling of Daughters of the American Revolution Plaque with City Officials Day TBD - Santa Clara Officials with Liberty Village re-enactors and songs from the Vista School and Snow Canyon Middle School Choirs/parents in front of Town Hall. - Have Mayor as a guest on the Andy Griffin radio show to promote lectures and events	Light refreshments after lecture \$50 Hot Chocolate at unveiling \$100 Small Flags to give away \$200
FEBRUARY MONTHLY LECTURE – Wednesday, February 4, 2026 – 7:00 pm – Town Hall Council Chamber Podcast type interview with George Washington (costumed) with Ryan Paul, History Professor, SUU ACTIVITY – Co-Sponsor Blood Drive with Santa Clara Stake Day TBD	Light refreshments after lecture \$50
MARCH MONTHLY LECTURE – Wednesday, March 4, 2026 – 7:00 pm – Town Hall Council Chamber State Archeologist Office on 250th Anniversary of the Dominguez/Escalante Expedition ACTIVITY – Town dance at Santa Rosa - Wednesday, March 25, 2026	Light refreshments after lecture \$50 Dance decorations/refreshments \$500
APRIL MONTHLY LECTURE – Wednesday, April 1, 2026 – 7:00 pm – Town Hall Council Chamber - Jeff McKenna on Patriots Day ACTIVITY – Patriots Day Celebration with Paul Revere Ride Day TBD - Patriots Day video program in the park across from Town Hall – Re-enactor of Paul Revere riding on horseback through town - Lanterns given to attendees to take home and place in their windows. - Glockenspiel children dressed in patriotic costumes from April – September	Light refreshments after lecture \$50
MAY MONTHLY LECTURE – Wednesday, May 6, 2026 – 7:00 pm – Town Hall Council Chamber - Civil War expert – TBD ACTIVITY – Arbor Day Celebration – Friday, May 1, 2026 - Town Hall or park location TBD - Mayor and State Forester Jamie Barnes (confirmed) to plant a “Liberty Tree” at Town Hall or City Park location to be determined. Invite fifth grade classes to participate and dance/braid the May Pole. Hot dogs and apple pie for attendees.	Light refreshments after lecture \$50 Hot Dogs/Pie/Drinks for students \$500 Large caliber “Liberty Tree” \$300
JUNE MONTHLY LECTURE – Wednesday, June 3, 2026 – 7:00 pm – Town Hall Council Chamber - Overview of Liberty Village by Dennis Leavitt or Jack Renof ACTIVITY – Movie in the Park – Saturday, June 6, 2026 – 9:00 pm - The city will provide carnival games or a bounce house along with hot dogs, chips and water. They will also provide the projector and screen. - The America 250 committee will provide shaved ice and movie licensing	Light refreshments after lecture \$50 Movie licensing \$500
JULY MONTHLY LECTURE – Wednesday, July 1, 2026 – 7:00 pm – Town Hall Council Chamber Lyman Hafen (confirmed) on early celebration of Independence Day in Southern Utah ACTIVITY – Patriotic Music Celebration/Fireside with Jon Pike at the organ and possible youth singing group held at one of the Santa Clara Stake Centers. Ice cream sundaes for attendees.	Light refreshments after lecture \$50 Ice cream sundaes after fireside \$500
AUGUST MONTHLY LECTURE – Wednesday, August 5, 2026 – 7:00 pm – Town Hall Council Chamber Celeste Maloy (not confirmed) on Women Suffrage in Utah ACTIVITY – Youth Photo Contest using Youth City Council	Light refreshments after lecture \$50 Photo contest prizes \$300

Winning photos displayed in Town Hall and online; cash or swag prizes.	
SEPTEMBER MONTHLY LECTURE – Wednesday, September 3, 2026 – 7:00 pm – Town Hall Council Chamber - Judges John Walton and Rand Beacham on the U.S. Constitution ACTIVITY – Swiss Days with theme centered on America 250 - American Founders Month - September 11th National Day of Service - September 17th Constitution Day	Light refreshments after lecture \$50
OCTOBER MONTHLY LECTURE – Wednesday, October 1, 2026 – 7:00 pm – Town Hall Council Chamber Ryan Paul on History of the National Parks in Southern Utah ACTIVITY – America’s Pot Luck Dinner – Organized by wards with cherry desserts	Light refreshments after lecture \$50
NOVEMBER MONTHLY LECTURE – Wednesday, November 5, 2026 – 7:00 pm – Town Hall Council Chamber Lyman Hafen on stories of World War II veterans from Santa Clara ACTIVITY – Veteran’s Day activity with school choirs? At the cemetery?	Light refreshments after lecture \$50 Veteran’s Day activity \$250
DECEMBER MONTHLY LECTURE – No lecture for December ACTIVITY – Wreaths Across America, coordinate with Tony Kuhlmann City Tree Lighting with red, white and blue lights and hand out America 250 flags	Light refreshments after lecture \$50 Christmas tree decorations and lights to use for 2025-26 \$1,000

- America 250 Santa Clara logo to be used on all websites, printed materials, mailers, etc. for 2026
- Daughters of the American Revolution plaque - \$3,500. Base type/style and cost (will city provide and install?)
- America 250 Flag, heavy duty, for third flag pole in front of Town Hall and in Council Chamber for 2026
- Light pole banners along Santa Clara Drive (47 for every other pole) (will city repair broken pole hangers by 1/1?)
- 2 Large Banners hanging on Town Hall (3 ½’ x 10’)
- Quarterly Lecture Series banners across from Town Hall and in front of State Bank of Southern Utah (listing events and activities each quarter)
- 13 Star* banners recognizing all sponsors prominently displayed at all America 250 events
- Banner on frame in front of Town Hall “America 250 Monthly Lecture Series, Wednesday at 7 pm” (placed in front of Town Hall for a few days prior to each monthly lecture)
- America 250 lecture and activity posters to hang in local businesses
- T-shirts and 3x5 flags to be sold at Town Hall
- SWAG for giveaway items at events
- Christmas tree lights and decorations - outdoor tree \$500
- Christmas tree lights and decorations - indoor tree \$500

*13 Star Sponsors

- 13 or more Star individual or business sponsors who donate at least \$1,776 honored on each event

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: November 12, 2025

Agenda Item: 3

Applicant: Santa Clara City

Requested by: Dustin Mouritsen

Subject: Santa Clara Drive improvements

Description:

Discussion regarding improvements along Santa Clara Drive from Old Farm Road and west to Chapel Street. The improvements include adding a left hand turn lane, removing the angled parking in front of Frei's Fruit Stand, and planter boxes. The improvements will increase the safety of Santa Clara Drive and traffic flow in the area. This project is in the current fiscal year budget and impact fee eligible.

Recommendation: Discussion

Attachments: N/A

Cost: 137000

Legal Approval: N/A

Finance Approval: Yes

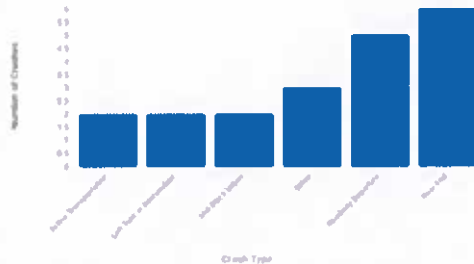
Budget Approval: Yes

Traffic Accidents Near Fries Fruit Stand 2020 -2025

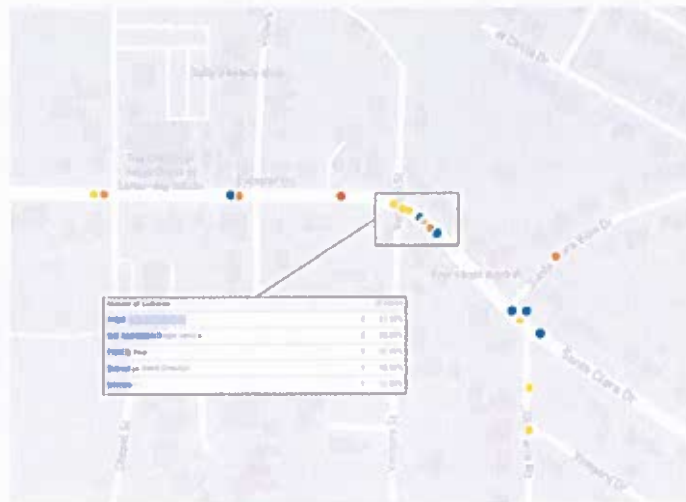
Incident	Nature	Reported	Location
20SCI3293	PD Accident	8/8/2020	Vernons St.
21SCI3646	PD Accident	8/27/2021	Vernons St.
22SCI1511	PD Accident	4/11/2022	Vernons St.
24SCI4729	PD Accident	9/20/2024	Vernons St.
24SCI5898	PD Accident	12/5/2024	Vernons St.
23SCI3604	PI Accident-29	8/8/2023	Vernons St.
22SCI1929	PI Accident-29	5/4/2022	Vernons St.
20SCI1576	PD Accident	4/26/2020	Old Farm Road
20SCI2699	PD Accident	6/30/2020	Freis Fruit market
20SCI3153	PD Accident	7/29/2020	Santa Clara View Dr.
20SCI3992	PD Accident	9/26/2020	Santa Clara View Dr.
20SCI4052	PD Accident	9/29/2020	2895 W Santa Clara Dr.
21SCI2924	PD Accident	7/13/2021	Old Farm Road
21SCI4159	PD Accident	9/29/2021	Old Farm Road
21SCI0067	PD Accident	1/5/2022	Old Farm Road
21SCI4468	PD Accident	10/9/2022	Old Farm Road
21SCI0501	PD Accident	2/9/2023	Santa Clara View Dr.
23SCI1193	PD Accident	3/31/2023	Santa Clara View Dr.
23SCI4947	PD Accident	10/3/2023	Vernons St.
24SCI4708	PD Accident	9/19/2024	Old Farm Road
24SCI4819	PD Accident	9/25/2024	Freis Fruit market
25SCI1867	PD Accident	5/13/2025	Santa Clara View Dr.
25SCI3646	PD Accident	9/16/2025	Santa Clara View Dr.
22SCI1410	Hit & Run	4/5/2022	Old Farm Road
22SCI2955	PI Accident-29	7/5/2022	2927 W Santa Clara Dr.
22SCI3736	PI Accident-29	8/23/2022	2876 W Santa Clara Dr.
24SCI2688	PI Accident-29	5/30/2024	2999 W SANTA CLARA DR
24SCI3459	PI Accident-29	7/8/2024	2920 W SANTA CLARA DR
24SCI5308	PI Accident-29	10/25/2024	Santa Clara View Dr.
25SCI3185	PI Accident-29	8/13/2025	Santa Clara View Dr.

High Crash Area-Santa Clara Drive Chapel Street to Old Farm Road

Another high crash area occurs on Santa Clara Drive from Chapel Street to Old Farm Road. At this location, the most common crashes are rear-end crashes and vehicles that depart the roadway. The departures from the road could be due to the curve at this location. The lack of dedicated turn lanes could be a factor in the number of rear-end crashes.



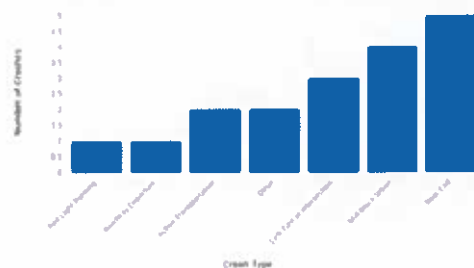
Types of Crashes in High Crash Area on Santa Clara Drive



High Crash Area on Santa Clara Drive

High Crash Area-Pioneer Parkway

Another high crash area occurs on Pioneer Parkway between Red Mountain Road and Rachel Drive. At this location, the most common crashes are rear-end crashes and mid block crashes. These are likely due to the signal at Rachel Drive and the commercial accesses in this area. Until recently, there were not turn lanes on Pioneer Parkway to turn onto Red Mountain Drive.



Types of Crashes in High Crash Area on Pioneer Parkway



High Crash Area on Pioneer Parkway

Santa Clara City

5 - Year Transportation Improvement Projects

1. Center turn lane on Santa Clara Drive from Old Farm Road to Chapel Street

Description	Unit	Unit Cost	Quantity	Total
Remove Striping	ft	\$2.00	15,500	\$31,000.00
Remove Existing Curbed Planters	each	\$1,100.00	35	\$38,500.00
3" Category I Asphalt (with prime)	sq ft	\$2.10	420	\$882.00
Type II Road Base (0.75" Depth)	sq ft	\$2.21	420	\$928.20
8" Thick Class A1a Pit Run Material	sq ft	\$1.50	420	\$630.00
Signing & striping, Overhead Signs	lump	\$8,000.00	1	\$8,000.00
30" High Back Curb & Gutter	ft	\$35.00	115	\$4,025.00
ROADWAY SUBTOTAL				\$83,965.20

Assumptions:

1. Removal of 35 in-road planters, 22'x10' each
2. Removal of 4 corner chokers
3. Paint removal and re-painting from 2 lanes with bike lanes to 3 lanes with bike lanes
4. Parks Dept. to salvage plants before demolition

SUBTOTAL	\$83,965
Drainage (5%)	\$0
Mobilization (10%)	\$8,397
Traffic Control (20%)	\$16,794
CONSTRUCTION SUBTOTAL	\$109,156
Construction Contingency (10%)	\$10,916
Bid-Contingency (0%)	\$0
Right-of-Way	\$0
Subtotal	\$120,072
Engineering (15%)	\$16,374
Grand Total	\$137,000

ALL LARGE TREES ARE TO BE PROTECTED IN PLACE AND WILL REMAIN AFTER CONSTRUCTION

