

**SANTA CLARA CITY PLANNING COMMISSION  
MEETING MINUTES  
2603 Santa Clara Drive  
Thursday, October 23, 2025**

**Present:** Logan Blake, Chair  
David Clark  
Joby Venuti  
Kristen Walton  
Josh Westbrook  
Tyler Gubler

**Absent:** Shelly Harris

**Staff:** Jim McNulty, Planning and Economic Development Director  
Cody Mitchell, Building Official  
Dustin Mouritsen, Public Works Director  
Matt Ence, City Attorney  
Debbie Andrews, Administrative Assistant

**1. Call to Order**

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on October 23, 2025, at 5:30 PM.

**2. Opening Ceremony**

**A. Pledge of Allegiance: Commissioner Venuti**

**3. Conflicts and Disclosures**

No conflicts or disclosures were reported by any Commissioners.

**4. Working Agenda**

**A. Public Hearing**

**1. Consideration and possible action on the City's updated General Plan.  
Santa Clara City, applicant.**

Mr. McNulty introduced the item and turned time over to Valerie Claussen, lead consultant with Planning Outposts for the General Plan update. He explained that the General Plan has been in development throughout the year, with staff and the steering committee working with Planning Outpost. He noted that combined work sessions with City Council, Planning Commission, and Heritage Commission were held on October 8, 2025, and October 22, 2025, and a public comment period for residents was available from October 6 through October 22, 2025.

Mr. McNulty outlined the required elements of the General Plan according to Utah Code Section 10-9a-403: land use, transportation and traffic circulation, moderate income housing, and water use and preservation. He noted that additional optional elements were also included: environmental sustainability, historic preservation, economic development, parks recreation and open space, and public safety and emergency services.

The consultant, Valerie Claussen, made a presentation showing different aspects of the General Plan including maps and land use designations. During her presentation, the Commission discussed various areas including commercial areas, future BLM land, the Santa Clara River Reserve, and other specific zones. She presented updates made to the document following the previous night's work meeting, including changes to the Clara Crossing area showing medium density on two lots in the Historic District Overlay facing Santa Clara Drive and low density for the bigger lots below.

Commissioner Blake asked about the inclusion of a public facilities element, which Mr. McNulty confirmed would be added. They also discussed the need to update certain maps, including clarifying the Santa Clara River area given concerns about flooding.

Commissioner David Clark inquired about the Santa Clara River vegetation growth and flood concerns, noting that homes damaged in the 2005 flood were all outside the federally designated floodplain. This led to a discussion about flood risk and mitigation efforts.

Commissioner Blake mentioned that the General Plan includes several pages documenting local flood history. Dustin Mouritsen, Public Works Director, explained that Santa Clara City is a member of the flood control authority and has crews thin out vegetation every winter. He also noted that despite two floods since 2005 with higher water volumes, no property damage occurred because building in the flood zone is no longer permitted.

During the public hearing, several residents spoke:

- Neil Flora asked how to obtain copies of the General Plan and was informed it's available on the City website.
- Adrian Galvez suggested improving communication methods for City Planning activities, noting he was unaware of the General Plan update until this meeting.
- Beth Rossow asked about the Western Corridor and Hamlin Parkway alignments, and how they interact with parks, trails, and preservation of sensitive lands.
- Tyler Morales expressed concerns about adding more houses when the City lacks adequate park infrastructure and community support facilities.

In response to public comments, Ms. Claussen presented information showing that Santa Clara exceeds the national standard for parkland per resident. Mr. McNulty also mentioned plans to annex the Graveyard Wash area to create a reservoir for recreation opportunities like

Fire Lake in Ivins. Both Matt Ence and Jim McNulty informed the residents of the General Plan process which included a city wide survey, multiple public open houses, with advertising on the city website, project website, and through social media.

After closing the Public Hearing, Commissioner Venuti noted a textual error on page 66 regarding the ratio of park acreage per resident versus per thousand residents, which Valerie acknowledged would be corrected.

Commissioner Blake suggested adding text labels to the land use map in addition to the color-coding to improve clarity. The Commission also discussed other edits presented during the meeting.

**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.**

Mr. McNulty presented the rezoning request from Free Range LLC to rezone Lot 5 (9.27 acres) of the Big Rock subdivision from open space to R-1-10 zone. He explained that the Concept Plan showed 6 single-family lots ranging from 21,307 to 62,161 square feet, constituting a very low density of 0.65 units per acre.

Mr. McNulty went through the required considerations for rezoning per City Code Section 17.18.090, noting that the proposed use is suitable for the area, won't adversely affect nearby properties, and is compatible with the General Plan. He confirmed all state code notice requirements had been met.

Jared Bates from Rosenberg Associates (Engineer) and Kent Rasmussen from Omni Development were present to answer questions. Mr. Bates stated that soil testing had been completed on five of the six proposed lots with no issues identified so far.

Commissioner Venuti raised questions about the Western Corridor roadway shown on the Concept Plan. Mr. Bates clarified that they didn't choose the road location and explained it was planned to be 100 feet wide with a future bridge.

During the Public Hearing, multiple residents expressed concerns:

- Neil Flora (Colby Loop) worried about headlights and noise from the planned highway.
- Eric Marriott (4035 Colby Loop) asked about responsibility for fixing damaged infrastructure like the roundabout, which Mr. Mouritsen confirmed is in this year's City budget.
- Several Colby Loop residents including Mel, Charlie Gay, Adrian Galvez, Beth Galvez, and Tyler Morales expressed concerns about the Western Corridor road's

proximity to their homes, potential negative impacts on property values, and lack of disclosure when purchasing their properties.

Mr. Mouritsen explained that the Western Corridor has been on the City's Transportation Master Plan, UDOT's Master Plan, and the Dixie MPO's Master Plan for many years. He clarified that it would likely be a 35-mph road like Pioneer Parkway with a block wall, landscape strip, and pathway separating it from homes. He noted that while the environmental process would begin in early 2026, construction funding has not been secured and UDOT's project list is full until 2031.

City Attorney, Matt Ence, suggested concerned residents participate in the upcoming UDOT environmental assessment process for the corridor, which would include public comment opportunities.

Sue Yocom, current property owner, expressed appreciation for residents' concerns and promised their development would be completed "with perfection." She explained they were as surprised by the road plan as the residents but were excited to share the beautiful property with a few more families.

After closing the Public Hearing, Commissioner Blake acknowledged the road concerns but reminded everyone that the current hearing was specifically about the zone change for the proposed housing.

## **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.**

Mr. McNulty presented Gordon Crofts' request to amend the Santa Clara Heights Plat A subdivision, adjusting the shared lot line between Lots 1 and 2. Lot 1 would decrease from 15,490 square feet (0.36 acres) to 14,829 square feet (0.34 acres), while Lot 2 would increase from 22,521 square feet (0.52 acres) to 23,182 square feet (0.53 acres). The adjustment would allow for a pool and covered patio area on Lot 2.

Mr. McNulty confirmed both lots have existing homes and accessory structures, and both amended lots would meet all R-1-10 zone requirements. Notices were sent to all property owners in the subdivision with no comments received. He recommended approval with four conditions, including one added by Commissioner Westbrook from a similar recent application requiring mortgagee consent if applicable.

Commissioner Westbrook confirmed that both lots are owned by the same owner.

## **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.**

*Commissioner Westbrook moved to recommend approval of the City's updated General Plan to the City Council, along with the text edits and comments that had been made. Commissioner Venuti seconded the motion. The motion passed unanimously.*

Mr. McNulty noted that the General Plan will go to the City Council on November 12, 2025, with another Public Hearing at that time.

**2. Recommendation to the City Council for a proposed Property Rezoning for Lot 5 of the proposed Big Rocks Subdivision.**

*Commissioner Venuti moved to recommend approval of the zone change for Lot 5 of the Big Rock subdivision from Open Space to R-1-10. Commissioner Clark seconded the motion. The motion passed unanimously.*

**3. Recommendation to the City Council for a proposed Plat Amendment for the Santa Clara Heights Subdivision, Plat A (Lots 1 & 2).**

*Commissioner Clark moved to approve the partial plat amendment on Lots 1 and 2 Santa Clara Heights Plat A subdivision with the four recommended staff conditions. Commissioner Walton seconded the motion. The motion passed unanimously.*

**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.**

Mr. McNulty presented Free Range LLC's request to subdivide a 43.33-acre parcel recently annexed into the City. The proposed Big Rocks subdivision includes 5 lots ranging from 3.04 to 21.06 acres:

- Lots 1 and 2 currently have houses on them
- Lot 3 is intended for a future wedding reception center
- Lot 4 includes the Santa Clara River and 100-year floodplain and will remain as open space
- Lot 5 was addressed in the previous rezoning request on the agenda

Mr. McNulty explained that future uses for Lots 1-3 would require rezoning from open space to Planned Development Commercial (PDC) zone, which would trigger requirements for road and utility improvements per the Annexation Agreement. A new Development Agreement would be required before considering the rezoning for Lots 1, 2, or 3.

City Attorney, Matt Ence, clarified that this subdivision is different from typical ones because it won't trigger improvement requirements by itself. The subdivision approval acknowledges existing uses and divides the property, while future development approvals would trigger infrastructure requirements. Jim indicated that the subdivision of property is for ownership purposes only.

Commissioner Blake raised questions about access for Lot 2 through Lot 3's "flag staff." Attorney Matt Ence explained that an easement isn't necessary while the parcels remain under the same ownership and noted that none of the properties currently touch a public road, with access coming across private property and BLM land.

*Commissioner Walton moved to grant preliminary subdivision plat approval for the Big Rock subdivision subject to the five conditions recommended by staff. Commissioner Westbrook seconded the motion. The motion passed unanimously.*

## **6. Discussion Items**

### **A. None**

None.

## **7. Approval of Minutes**

### **A. Request for Approval of Meeting Minutes: October 9, 2025**

*Commissioner Clark moved to approve the minutes of October 9, 2025. Commissioner Westbrook seconded the motion. The motion passed unanimously.*

## **8. Adjournment**

Mr. McNulty announced that the next meeting would be November 13, 2025.. The November 27, 2025, meeting is cancelled due to Thanksgiving. He noted that the R-1-4 zone discussion would return soon as the Mayor wants it moved forward to create affordability opportunities through small lot single-family development on properties of 5 acres or less.

- Commissioner Blake moved to adjourn. The meeting adjourned at 8:07 PM.

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*Jim McNulty*

**Jim McNulty**  
Planning Director

**Approved: November 13, 2025**