



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
January 22, 2026 @ 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, January 22, 2026, commencing at 5:30 PM. The meeting will be broadcasted on our City website at <https://santaclara.utah.gov>.

The agenda for the meeting is as follows:

1. Call to Order

2. Opening Ceremony

A. Pledge of Allegiance: Kristen Walton

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. None.

B. Public Meeting

1. See General Business Item.

5. General Business

A. Public Meeting

1. Under the State Annexation Statute, UCA 10-2-803, which was amended by the Utah Legislature in 2025, Santa Clara City intends to adopt an Annexation Policy Plan. The Annexation Policy Plan is intended to comply with the provisions of UCA 10-2-803 and incorporate all criteria required. This opportunity will allow affected entities to examine the proposed Annexation Policy Plan and provide input on it.

6. Discussion Items

A. Temporary Signs

7. Approval of Minutes

A. Approval of Meeting Minutes: January 08, 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 15th day of January 2026.

Jim McNulty, Planning Director



TO: Santa Clara City Planning Commission
FROM: Jim McNulty, Planning Director
DATE: January 22, 2026
RE: Annexation Policy Plan (**Public Meeting**)

Under the State Annexation Statute, UCA 10-2-803, Santa Clara City intends to adopt an Annexation Policy Plan. The Annexation Policy Plan is intended to comply with the provisions of UCA 10-2-803 and incorporate all criteria required. This public meeting is an opportunity for affected entities to examine the proposed Annexation Policy Plan and provide input on it. A list of the affected entities has been included for review.

The City adopted an Annexation Policy Plan (attached City Ordinance #2024-04) on March 27, 2024. During the recent process of updating the General Plan, it was determined that additional property to the south of the current City boundary should be included in the Annexation Policy Plan. To do so, the City is required to go through the same process done in 2024 to adopt an updated Annexation Policy Plan.

State Code Requirements:

Utah State Code, Section 10-2-803(4)(b) requires the Planning Commission to hold a public meeting to allow affected entities to examine the proposed annexation policy plan and provide input on it. It also requires the City to accept and consider any additional written comments from affected entities until 10 days after the public meeting under Subsection (4)(d). Additionally, before holding a public hearing required under Subsection (4)(f), make any modifications to the proposed annexation policy plan the Planning Commission considers appropriate, based on input provided at or within 10 days after the public meeting.

Recommendation:

City Staff recommends that the Planning Commission hold a public meeting and allow for the affected entities to provide input on the Annexation Policy Plan. City staff will then determine when this item will come back to the Planning Commission for a public hearing as per Section 10-2-803(4)(f) of State Code.

SANTA CLARA CITY ANNEXATION POLICY PLAN

Under the State Annexation Statute, UCA 10-2-803, which was amended by the Utah State Legislature in 2025, Santa Clara City hereby adopts the following Annexation Policy Plan. This Annexation Policy Plan is intended to comply with the provisions of UCA 10-2-803 and incorporate all criteria required.

The Annexation Policy Plan is a guide to the orderly and well-planned annexation and development of lands contiguous to the city's boundaries. It may be modified from time to time to meet changing needs and to reflect the best interests of the community. An Annexation Policy Plan consists of the following elements:

1. General Annexation Criteria;
2. A Map of the Proposed Expansion Area;
3. Procedure for Submission of an Annexation Request;
4. Extension of needed Municipal Services in Developed and Developing Unincorporated Areas and Payment.

To qualify for annexation, a parcel of property must meet the annexation standards as established by Utah Code as well as standards established by Santa Clara City.

A. GENERAL ANNEXATION CRITERIA

1. As part of its ongoing effort to plan and prepare for quality growth, Santa Clara City has identified certain territory outside of and contiguous to its present boundaries (see **Exhibit A**) which could, at some future time, reasonably be considered for annexation into the City. The areas proposed for possible future annexation include areas that in some instances are bordered by other municipalities.
2. Areas to be annexed must be contiguous to Santa Clara City.
3. The property must be within the area projected for expansion under the Santa Clara City annexation declaration area (see **Exhibit A**).
4. The property cannot be included within the boundaries of another incorporated municipality except as provided by law.
5. If practicable and feasible, the boundaries of an area proposed for annexation shall be drawn:
 - a. along the boundaries of existing districts for sewer, water, power; along the boundaries of school districts, and along boundaries of other taxing entities.
 - b. to eliminate islands and peninsulas of territory that are not receiving municipal services.
 - c. to facilitate the consolidation of overlapping functions of local government.
 - d. to promote the efficient delivery of services.
 - e. to encourage the equitable distribution of community resources and obligations.
6. Santa Clara City has a rural agricultural history with a mix of land uses provided in the city. The City is growing in population and the demand for both residential and commercial uses of land is high. The City encourages commercial uses that will benefit

its growing population. Areas to be annexed should be compatible with the needs of Santa Clara City.

7. Santa Clara City is concerned about the interests of all affected entities and has considered written comments from affected entities in finalizing this plan. The City is in support of property within the expansion area being developed so utility and transportation systems can be incorporated into a comprehensive plan for the area. Wherever practical, new City boundaries should conform to the boundaries of existing districts for sewer, water, power, along the boundaries of school districts, and along the boundaries of other taxing entities.
8. Santa Clara City shall not favor the annexation of areas for which it does not have the capability or the intention of providing municipal services, except for utility services that are not provided by the City but are provided by other entities in the areas to be annexed.
9. It is not Santa Clara City's intent to annex property for the sole purpose of acquiring revenues.
10. This Annexation Policy Plan does not exclude from the expansion area any area containing urban development within one half (1/2) mile of the City's boundaries.

B. PROCEDURE FOR SUBMISSION OF AN ANNEXATION REQUEST

1. Except for annexations initiated by the City in accordance with the provisions of Section 10-2-803(1), Utah Code Annotated, all annexations shall be commenced by the filing of a petition and plat meeting the requirements of Section 10-2-803.
2. The petition and plat map shall be filed with the City Recorder and shall:
 - a. File with the City Recorder a notice of intent to file a petition. Provide a copy of the notice sent to affected entities as required under Subsection (4)(g)(i)(ii) and a list of the affected entities to which the notice was sent.
 - b. Contain the signatures of if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all publicly owned real property, or the owners of private real property that is located within the area proposed for annexation.
 - c. Be equal in value to at least one third (1/3) of the value of all private real property within the proposed area for annexation.
 - d. Represent an area contiguous to the existing corporate limits of Santa Clara City and shown to be within the areas designated for annexation in the Santa Clara City Annexation Policy Plan.
 - e. Have an accurate and recordable plat map, prepared by a surveyor licensed in the State of Utah.
 - f. Contain on each signature page a notice in bold and conspicuous terms that states substantially the following:
 - “Notice”: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of (state the name of the proposed annexing municipality). If you choose to withdraw your signature, you shall do so no later than 30 days.
- after (state the name of the proposed annexing municipality) receives notice that the petition has been certified.

- g. Designate up to five (5) of the signers of the petition as sponsors, one (1) of which shall be designated as the contact sponsor and indicate the mailing address of each sponsor.
- h. Comply with any other applicable provisions of Section 10-2-803, Utah Code Annotated, not stated herein.

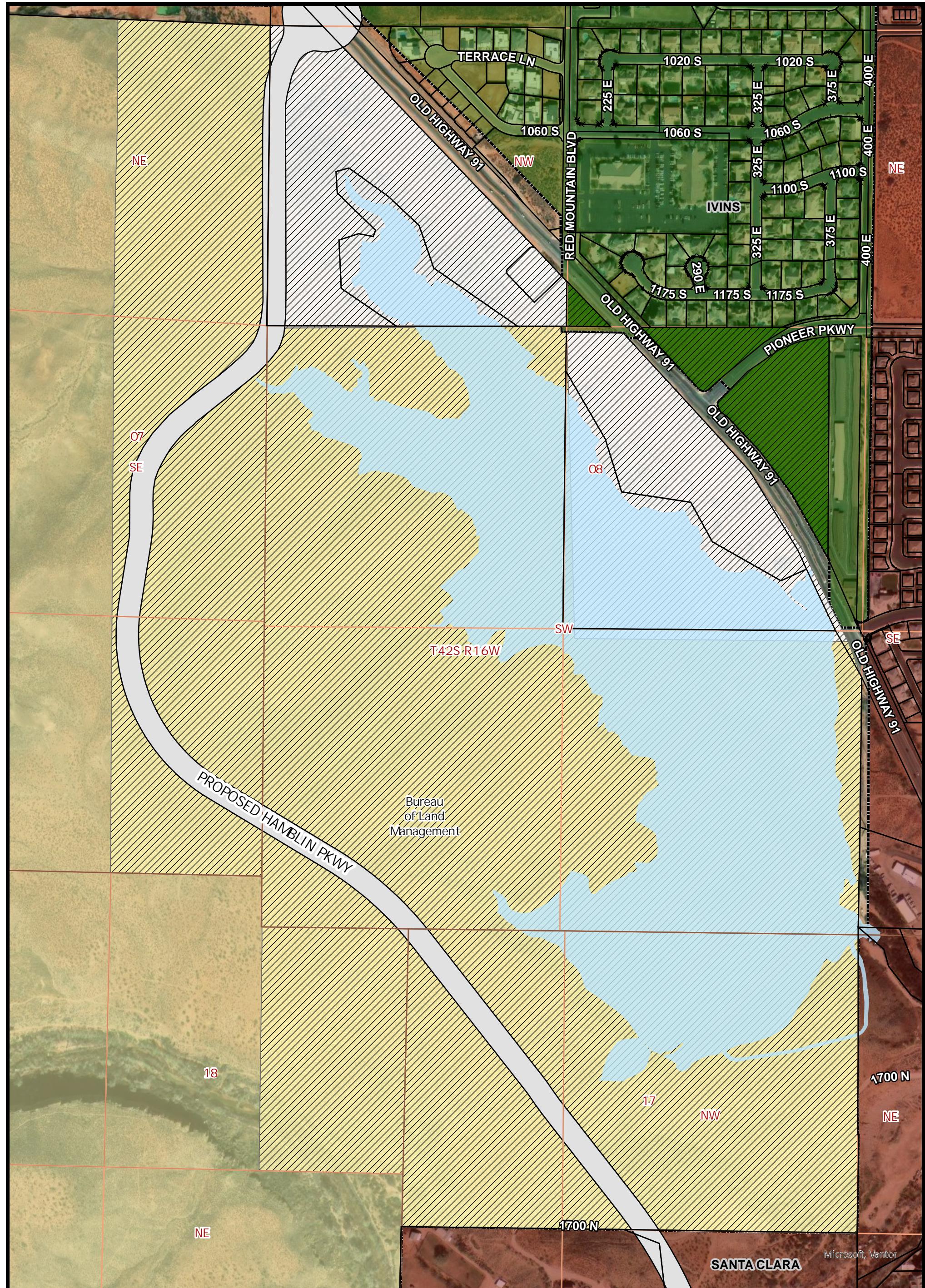
3. The City Recorder, upon receipt of a properly documented annexation petition accompanied by the proper plat, shall impose such fees as established by the City Council to recover the costs of processing such petition and shall place the petition on the agenda of a regular City Council meeting for consideration within fourteen (14) days of receipt of the petition, plat, and fees. The City Recorder shall also notify the petition sponsors at the time of petition receipt that they must deliver or mail a copy of the petition to the Washington County Clerk, on the same day it is filed with the City.
4. The City Council shall review the annexation petition and shall accept or deny the petition for further proceedings and consideration.
5. If accepted, the City Recorder shall, within thirty (30) days, certify that it meets the above requirements, or determine that the petition fails to meet the above requirements, and send the required notices of certification or rejection, including a written notice to the City Council. If denied, the City Recorder shall send the required notices within five (5) days of the denial.
6. Within ten (10) days after receipt of the City Recorder's notice of certification, the City shall cause to be published a notice of proposed annexation in a newspaper of local circulation at least once a week for three (3) consecutive weeks. Within twenty (20) days after receipt of the City Recorder's notice of certification, the City shall mail written notice of the proposed annexation to each affected entity as defined in State law. The notice shall explain how a written protest is to be filed within thirty (30) days after the date of the City Council's receipt of the City Recorder's certification notice (with the actual deadline date being stated).
7. If no protest is filed during the designated protest period, the City Council may hold a public hearing, after a minimum seven (7) day notice, and consider an ordinance approving the proposed annexation. If a protest is filed, the Washington County Boundary Commission shall hold a public hearing on the protest within thirty (30) days. If a protest is pending, the city Council may deny the proposed annexation at its next regularly scheduled meeting. Required notices will be sent if the petition is denied, within five (5) days of the denial.

8. Upon receipt of the Washington County Boundary Commission's decision if a protest public hearing is held, and subject to their decision, the City Council may approve or deny the proposed annexation.
9. If the City Council approves the proposed annexation by ordinance, the City shall comply with the filing and notice requirements outlined in Section 10-2-803(6)(7), Utah Code Annotated, within thirty (30) days of annexing the unincorporated area.

C. EXTENSION OF NEEDED MUNICIPAL SERVICES IN DEVELOPED AND DEVELOPING UNINCORPORATED AREAS AND PAYMENT

1. In areas where municipal services are not presently extended, services will be extended on an as-needed basis at the developer's expense. All extensions of municipal services shall comply with all City ordinances and policy criteria.
2. The City may require that an Annexation Agreement may be prepared between the City and future developers outlining specific requirements relating to culinary water, secondary water, wastewater, storm water drainage, transportation, electricity, and other specific improvements prior to the annexation approval.
3. An approved Annexation Petition will allow developers of the annexed property to connect to City Facilities, provided that all infrastructure proposed to be connected meets City standards and specifications and complies with all applicable development and land use ordinances.
4. The way the infrastructure additions are developed will have a bearing on how they are financed. The increased valuation of property and the subsequent increase in property and sales tax revenues will help increase contributions to the City's general fund. This increase will help defray the added cost of providing services to the annexed area.
5. In general, the costs and expenses of capital improvements, such as utilities, streets, curbs, gutters, sidewalks, storm drain systems, and other improvements deemed necessary in the annexed area, shall be borne by the developer as development within the area occurs.
6. When the annexation is approved, the newly annexed area shall receive the following services:
 - a. Fire Protection;
 - b. Police Protection;
 - c. Building & Safety;
 - d. Planning & Zoning;
 - e. Utilities provided by the City at the time of annexation;
 - f. Maintenance of dedicated City (public) streets; and
 - g. Other services provided by the City at the time of annexation.
7. It is not anticipated that an annexation will cause any adverse consequences to the residents currently living within the City or living within the annexed area, except that there may be a slight reduction in general services available to current residents because of expansions of services into the newly annexed territory.

8. It is anticipated that the residents in the newly annexed territory will experience an increase in their property taxes due to the difference in certified tax rates between the City and Washington County. It is further anticipated that as the City receives property tax revenue from the newly annexed territory, the level of service for the entire community will increase.



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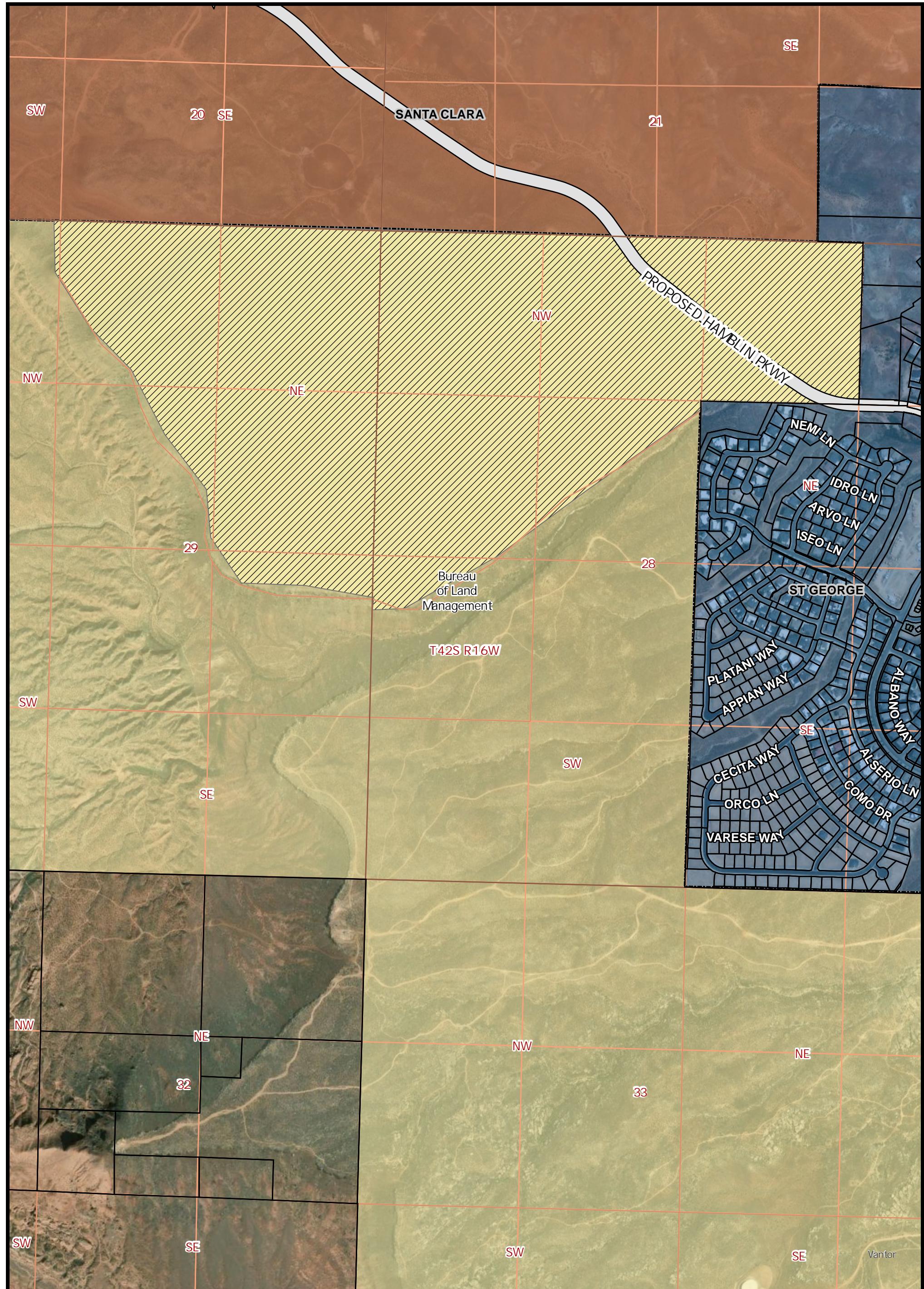
LEGEND

Santa Clara Incorporated Area	Washington County Parcels
Ivins Incorporated Area	Future Graveyard Wash
St. George Incorporated Area	Potential Annexation Areas
Future Hamblin Pkwy	Bureau of Land Management
Bureau of Land Management	Ivins
PLSS Section	Unincorporated County
PLSS Quarter Section	Municipalities

Annexation Policy Plan Map

City of Santa Clara





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LEGEND

	0	0.05	0.1	0.2 Miles
Santa Clara Incorporated Area				
Ivins Incorporated Area				
St. George Incorporated Area				
Future Hamblin Pkwy				
Bureau of Land Management				
PLSS Section				
PLSS Quarter Section				
Washington County Parcels				
Future Graveyard Wash				
Potential Annexation Areas				
Bureau of Land Management				
Municipalities				

Annexation Policy Plan Map

City of Santa Clara

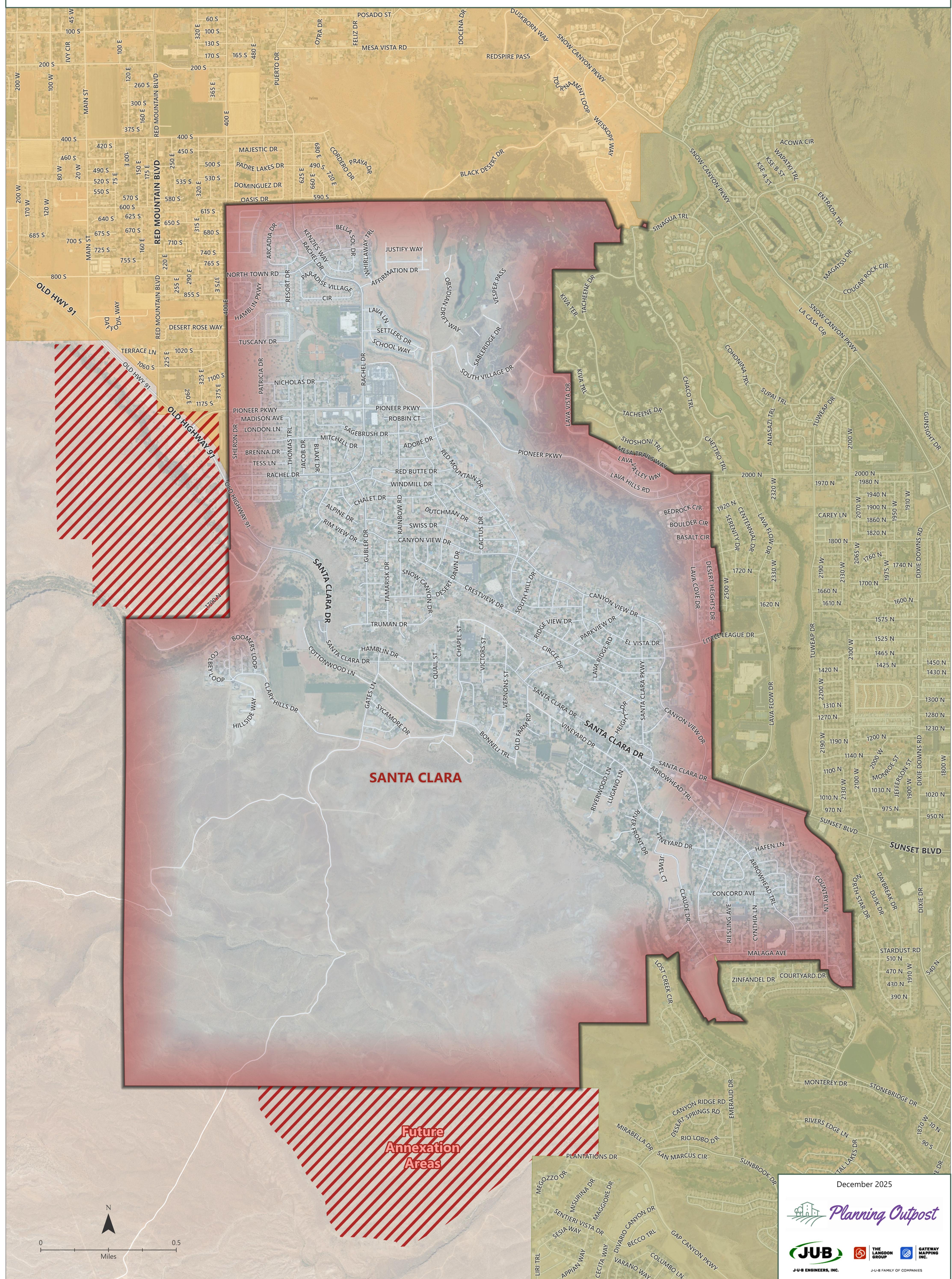


Spatial Reference:	NAD 1983 State Plane Utah South FIPS 4303 (US Feet)
Scale:	1 inch equals 0.14 miles
Date:	January 12, 2026

ANNEXATION



- Future Annexation Areas
- Santa Clara
- Ivins
- St. George



**CITY OF SANTA CLARA
ORDINANCE NO. 2024-04**

**AN ORDINANCE TO ADOPT AN UPDATED ANNEXATION POLICY PLAN FOR
THE CITY OF SANTA CLARA**

WHEREAS, pursuant to Utah Code § 10-2-401.5, “no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan”;

WHEREAS, it having been a number of years since the City adopted an Annexation Policy Plan, a draft plan was prepared for consideration;

WHEREAS, each “affected entity” as defined in § 10-2-401 was notified in writing of the draft plan, and the Planning Commission held a public hearing on December 14, 2023, to take public comment on the draft plan;

WHEREAS, having received written and oral comments on the draft plan from Ivins City, Santa Clara City representatives met with Ivins City representatives to discuss the draft plan, and revisions to the map accompanying the plan were made based upon comments from Ivins City;

WHEREAS, no comment was received from any other affected entity;

WHEREAS, the revised draft plan was presented to and discussed by the Planning Commission at its regular meeting on February 22, 2024, and the Planning Commission recommended approval of the revised draft plan; and

WHEREAS, the City Council held a public hearing to take public comment on the revised draft plan at its regular meeting on March 27, 2024, after which the City Council voted to accept the recommendation of the Planning Commission and adopt the revised draft plan, as set forth below.

NOW THEREFORE, BE IT ORDAINED by the City Council of Santa Clara, Utah that the updated Annexation Policy Plan as recommended for approval by the Planning Commission, is hereby adopted as set forth below, and including the Annexation Policy Plan Map as set forth in Exhibit A hereto. This Ordinance shall become effective on the date executed below and upon posting as required by law.

(remainder of page intentionally left blank)

SANTA CLARA CITY ANNEXATION POLICY PLAN

Under the State Annexation Statute, UCA 10-2-401.5, which was amended by the Utah State Legislature in 2021, Santa Clara City hereby adopts the following Annexation Policy Plan. This Annexation Policy Plan is intended to comply with the provisions of UCA 10-2-401.5(4) and incorporate all criteria required and suggested by Section 10-2-401.5(3).

The Annexation Policy Plan is a guide to the orderly and well-planned annexation and development of lands contiguous to the city's boundaries. It may be modified from time to time to meet changing needs and to reflect the best interests of the community. An Annexation Policy Plan consists of the following elements:

1. General Annexation Criteria;
2. A Map of the Proposed Expansion Area;
3. Procedure for Submission of an Annexation Request;
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its growing population. Areas to be annexed should be compatible with the needs of Santa Clara City.

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9. It is not Santa Clara City's intent to annex property for the sole purpose of acquiring revenues.
10. This Annexation Policy Plan does not exclude from the expansion area any area containing urban development within one half (1/2) mile of the City's boundaries.

B. PROCEDURE FOR SUBMISSION OF AN ANNEXATION REQUEST

1. Except for annexations initiated by the City in accordance with the provisions of Section 10-2-401.5, Utah Code Annotated, all annexations shall be commenced by the filing of a petition and plat meeting the requirements of Section 10-2-403.
2. The petition and plat map shall be filed with the City Recorder and shall:
 - a. File with the City Recorder a notice of intent to file a petition. Provide a copy of the notice sent to affected entities as required under Subsection (2)(a)(i)(B) and a list of the affected entities to which the notice was sent.
 - b. Contain the signatures of, if all the real property within the area proposed for annexation is owned by a public entity other than the federal government, the owners of all publicly owned real property, or the owners of private real property that is located within the area proposed for annexation.
 - c. Be equal in value to at least one third (1/3) of the value of all private real property within the proposed area for annexation.
 - d. Represent an area contiguous to the existing corporate limits of Santa Clara City and shown to be within the areas designated for annexation in the Santa Clara City Annexation Policy Plan.
 - e. Have an accurate and recordable plat map, prepared by a surveyor licensed in the State of Utah.
 - f. Contain on each signature page a notice in bold and conspicuous terms that states substantially the following:
 - “Notice”: There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.

- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of (state the name of the proposed annexing municipality). If you choose to withdraw your signature, you shall do so no later than 30 days.

after (state the name of the proposed annexing municipality) receives notice that the petition has been certified.

- g. Designate up to five (5) of the signers of the petition as sponsors, one (1) of which shall be designated as the contact sponsor and indicate the mailing address of each sponsor.
- h. Comply with any other applicable provisions of Section 10-2-403, Utah Code Annotated, not stated herein.

3. The City Recorder, upon receipt of a properly documented annexation petition accompanied by the proper plat, shall impose such fees as established by the City Council to recover the costs of processing such petition and shall place the petition on the agenda of a regular City Council meeting for consideration within fourteen (14) days of receipt of the petition, plat, and fees. The City Recorder shall also notify the petition sponsors at the time of petition receipt that they must deliver or mail a copy of the petition to the Washington County Clerk, on the same day it is filed with the City.
4. The City Council shall review the annexation petition and shall accept or deny the petition for further proceedings and consideration.
5. If accepted, the City Recorder shall, within thirty (30) days, certify that it meets the above requirements, or determine that the petition fails to meet the above requirements, and send the required notices of certification or rejection, including a written notice to the City Council. If denied, the City Recorder shall send the required notices within five (5) days of the denial.
6. Within ten (10) days after receipt of the City Recorder's notice of certification, the City shall cause to be published a notice of proposed annexation in a newspaper of local circulation at least once a week for three (3) consecutive weeks. Within twenty (20) days after receipt of the City Recorder's notice of certification, the City shall mail written notice of the proposed annexation to each affected entity as defined in State law. The notice shall explain how a written protest is to be filed within thirty (30) days after the date of the City Council's receipt of the City Recorder's certification notice (with the actual deadline date being stated).
7. If no protest is filed during the designated protest period, the City Council may hold a public hearing, after a minimum seven (7) day notice, and consider an ordinance approving the proposed annexation. If a protest is filed, the Washington County Boundary Commission shall hold a public hearing on the protest within thirty (30) days. If a protest is pending, the city Council may deny the proposed annexation at its next regularly scheduled meeting. Required notices will be sent if the petition is denied, within five (5) days of the denial.

8. Upon receipt of the Washington County Boundary Commission's decision if a protest public hearing is held, and subject to their decision, the City Council may approve or deny the proposed annexation.
9. If the City Council approves the proposed annexation by ordinance, the City shall comply with the filing and notice requirements outlined in Section 10-2-425, Utah Code Annotated, within thirty (30) days of annexing the unincorporated area.

C. EXTENSION OF NEEDED MUNICIPAL SERVICES IN DEVELOPED AND DEVELOPING UNINCORPORATED AREAS AND PAYMENT

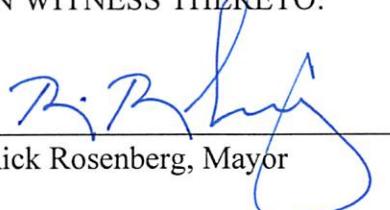
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5. In general, the costs and expenses of capital improvements, such as utilities, streets, curbs, gutters, sidewalks, storm drain systems, and other improvements deemed necessary in the annexed area, shall be borne by the developer as development within the area occurs.
6. When the annexation is approved, the newly annexed area shall receive the following services:
 - a. Fire Protection;
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 - c. Building & Safety;
 - d. Planning & Zoning;
 - e. Utilities provided by the City at the time of annexation;
 - f. Maintenance of dedicated City (public) streets; and
 - g. Other services provided by the City at the time of annexation.
7. It is not anticipated that an annexation will cause any adverse consequences to the residents currently living within the City or living within the annexed area, except that there may be a slight reduction in general services available to current residents because of expansions of services into the newly annexed territory.

8. It is anticipated that the residents in the newly annexed territory will experience an increase in their property taxes due to the difference in certified tax rates between the City and Washington County. It is further anticipated that as the City receives property tax revenue from the newly annexed territory, the level of service for the entire community will increase.

APPROVED AND ADOPTED by a duly constituted quorum of the Santa Clara City Council this 27th day of March, 2024.

IN WITNESS THERETO:




Rick Rosenberg, Mayor

ATTEST:

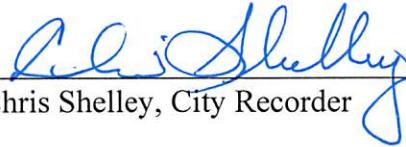
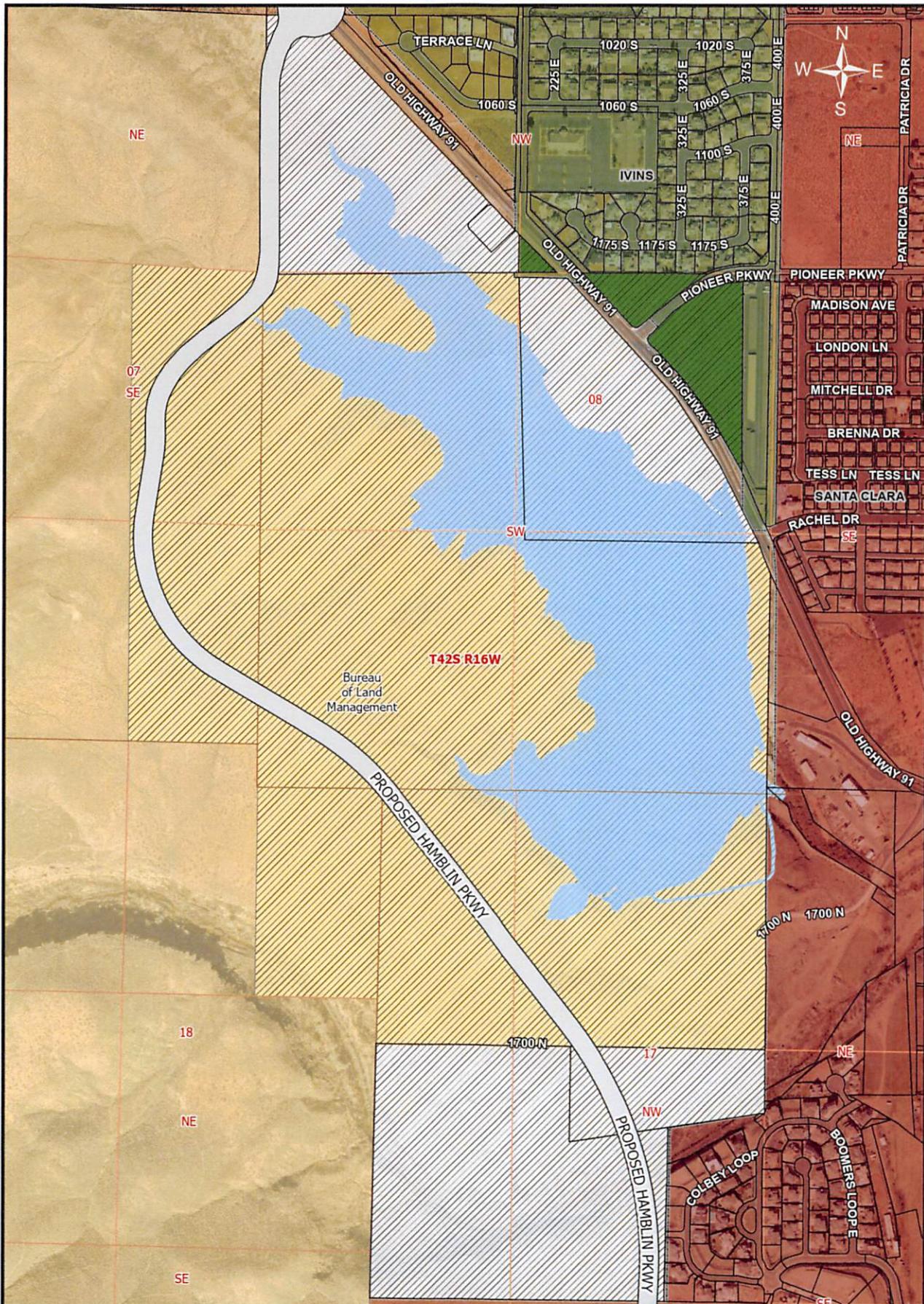

Chris Shelley, City Recorder



EXHIBIT A
TO ANNEXATION POLICY PLAN
ANNEXATION POLICY PLAN MAP

(See following page)



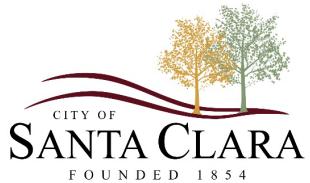
Annexation Policy Plan Map

City of Santa Clara

Spatial Reference:	NAD 1983 StatePlane Utah South FIPS 4303 (US Feet)
Scale:	1 inch equals 0.09 miles
Date:	March 27, 2024



2603 Santa Clara Drive, Santa Clara, UT 84765
 Phone: (435) 673-6712 | Fax: (435) 628-7338
www.santaclarautah.maps.arcgis.com



TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: January 22, 2026
RE: Chapter 17.44.130, Temporary Signs (Discussion Item)

City staff would like to discuss some proposed changes to Chapter 17.44.130, Temporary Signs. This would include an exception for City sponsored events (e.g., Swiss Days, America's 250, etc.).

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, January 08, 2025**

Present: Logan Blake, Chair
Shelly Harris
Kristen Walton
Josh Westbrook
David Clark

Absent: Joby Venuti
Tyler Gubler

Staff: Jim McNulty, Planning and Economic Development Director
Debbie Andrews, Administrative Assistant

1. Call to Order

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on January 08, 2026, at 5:32 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Blake

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 Chapter 17.62, R-1-4 Single-Family Residential Zone. This includes the creation of a new zoning district. Santa Clara City, applicant.

Jim McNulty, Director of Planning & Economic Development, provided background on the proposed R-1-4 single-family residential zoning ordinance. He noted that discussions about this zone began in 2024 and continued throughout 2025, with the most recent discussions occurring in November 2025 with both the Planning Commission and City Council. He explained that Hurricane City had adopted an R-1-4 zoning ordinance in January 2025, and various organizations including the Southern Utah Home Builders Association (SUBA) and Washington County Housing Action Coalition (HAC) were encouraging local communities to adopt small lot single-family zoning to promote more affordable housing.

Mr. McNulty detailed that after previous discussions, several concerns had been raised about home size limits on these smaller lots. He had discussed these concerns with the City Manager, Mayor Rosenberg, and Council members, including the current mayor, who requested that the item move forward to a public hearing.

Key features of the proposed ordinance included slab-on-grade construction only (no basements) and encouraging owner-occupied housing. The size limits were intended to address affordability concerns. Mr. McNulty expressed concerns about developers overbuilding small lots, citing cases up north and in other cities.

Mr. McNulty shared that he had spoken with Cameron Diehl, Director of the Utah League of Cities and Towns, who agreed with the idea of putting size limits in place, as many cities throughout Utah had found that without such limits, homes being built on small lots were still selling for \$500,000-\$600,000, defeating the affordability purpose.

Mr. McNulty emphasized that this would be a policy decision for the City Council to make but wanted to share that the Planning Commission's thoughts had been communicated and he had been directed to bring it back as currently worded. Chair Blake thanked Mr. McNulty and opened the public hearing before commission discussion. He invited anyone wishing to speak to come to the microphone and state their name and address for the record.

Jeremy Call, a local architect who has lived in Santa Clara for 25 years, spoke in support of the ordinance but suggested several revisions:

1. Reduce the minimum home size from 1,000 square feet, as this unintentionally excludes people who want smaller homes to 500 square feet.
2. Allow more garage flexibility without harming the streetscape.
3. Permit creative housing options.
4. Allow the same building height as in other zones (35 feet instead of 30 feet).
5. Reconsider the 8 units per acre maximum to allow more affordable lots.
6. Require homes to visually engage with the street.

With no additional public comments, Commissioner Blake closed the public hearing and opened discussion for the commission.

Mr. McNulty noted they had limited height to 30 feet in the R-1-6 zone and felt R-1-4 should have the same limit since it was an even smaller lot. He referenced his own experience living in a community of homes on 5,000-6,000 square foot lots with craftsman-style homes limited to 30 feet in height.

Commissioner Blake asked about the minimum size in R-1-10 and what percentage that was to lot size. He suggested perhaps 750 or 800 square feet minimum might be appropriate for the R-1-4 zone. Commissioner Blake noted that different lot sizes would occur naturally due to cul-de-sacs or leftover spaces, questioning why they would restrict someone who ended up with a bigger lot. Mr. McNulty explained the current proposal would max out at 2,500 square feet for a two-story home or 2,000 square feet for a rambler on a 6,500 square foot lot. Even if someone had a larger lot than 6,500 square feet, they would be restricted to this size to promote affordability in the R-1-4 zone, though it could be changed later if needed.

Commissioner Westbrook expressed openness about dropping the minimum square footage but not to 500 square feet - suggesting 750 or 800 seemed reasonable. He thought the market would determine what would be built. McNulty responded that lowering the main floor to 750 and keeping the second floor at 500 would total 1,250 square feet.

Commissioner Blake spoke to the 750 square foot size based on his current ADU project, noting they had looked at single-wide plans for layouts and could achieve a decent sized unit at 750 square feet on one level, not including garage space. He supported dropping single-level minimums to 750 square feet while keeping two-story requirements as proposed for consistency.

Commissioner Clark asked whether there had been requests for this type of zoning. McNulty confirmed word was out about the R-1-4 zone work, with some developers looking at it. He mentioned DR Horton and Fieldstone Homes as builders doing this product, along with Sullivan Homes. A specific property on the corner of Arrowhead and Lava Flow was mentioned as a likely first project once adopted - an infill piece just under 2 acres.

The discussion turned to garage specifications. Commissioner Westbrook and others debated whether to limit garages to 500 square feet maximum while specifying door width couldn't exceed 20 feet. Chair Blake preferred this language over the ambiguous "1 and 2 car garage" terminology. Commissioner Harris supported having specific language in the code.

The commission agreed to the following modifications to the proposed ordinance:

- a. Reducing the minimum home size from 1,000 square feet to 750 square feet for a single-story home.
- b. Maintaining the 750 square foot minimum for the main floor of a two-story home with a 500 square foot minimum for the second floor.
- c. Setting a maximum garage size of 500 square feet.
- d. Specifying that garage doors cannot be greater than 20 feet wide.

B. Public Meeting

1. See General Business Items.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council for possible action on Chapter 17.62, R-1-4 Single-Family Residential Zone. This includes the creation of a new zoning district. Santa Clara City, applicant.

Motion: Commissioner Westbrook moved to recommend that the Planning Commission forward to the City Council for approval the code amendment Chapter 17.62, R-1-4 Single-Family Residential Zone with modifications including a maximum garage size of 500 square feet, garage doors no greater than 20 feet wide, and a minimum of 750 square feet for single-level living space. Commissioner Harris seconded the motion. The motion carried unanimously.

B. Planning Commission Approval

1. Election of Planning Commission Chair and Vice-Chair for 2026.

Commissioner Blake opened nominations for Planning Commission leadership positions for 2026. The commission discussed the election of a chair and vice-chair for 2026. Commissioner Harris, the current vice-chair, indicated she was willing to continue but also offered to step aside if another commissioner wanted the opportunity. Commissioner Clark expressed support for keeping the current arrangement.

Motion: Commissioner Walton moved to elect Logan Blake as Chair and Shelley Harris as Vice-Chair for 2026. Commissioner Westbrook seconded the motion. The motion carried unanimously.

6. Discussion Items

A. Planned Center Monument Signs

Mr. McNulty presented examples of shared monument signs from various developments and discussed potential regulations for shared monument signs. He showed examples from Mountain America Credit Union, Jersey Mike's, Alfredo A's, Bucks Ace, Orange Peel, Harmon's, and the River Crossing development in St. George. The Commission expressed preference for the River Crossing style signs, which are 15 feet tall and approximately 10 feet wide with multiple tenant placards. For the Cole West property, Mr. McNulty proposed 10 by 12 feet allowing up to 120 square feet, bringing height down by 3 feet compared to River Crossing. They anticipated one sign on Pioneer Crossing and one on Red Mountain as the area developed.

Discussion followed about appropriate heights based on road speeds, with suggestions to tie sign size to speed limits - perhaps 10 by 10 feet on Red Mountain (25 mph) and 10 by 12 feet on Pioneer Parkway (35 mph). McNulty emphasized not wanting to exceed 120 square feet for the site, which would have 7 buildings housing multiple users.

Commissioners raised concerns about illumination, with several preferring front-lit signs rather than internally illuminated signs to reduce light pollution toward nearby homes. The Commission also supported prohibiting electronic message centers (EMCs) for these signs. Mr. McNulty noted that the Cole West property development plans include multiple users, including potentially Utah First Credit Union, Freddy's, Little Caesars, a high-end day spa, and possibly an IHG boutique hotel. He indicated that he would discuss these concepts with the City Council the following week and bring back proposed regulations for a public hearing in February.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: December 11, 2025

Commissioner Harris moved to approve the minutes from December 11, 2025.

Commissioner Clark seconded. The motion was approved unanimously.

Mr. McNulty provided two final updates:

- The next meeting would be on January 22nd and would include the first public meeting on the annexation policy plan amendment necessary for annexing the Graveyard Wash property where the reservoir would be located
- Mayor Wade was sworn in on Monday, along with Mark Hendrickson (a former planning commissioner) and Krista Hinton as city council members. There is currently an opening on the council until January 16th at noon, with interviews scheduled for January 28th.

8. Adjournment

Commissioner Blake adjourned the meeting at 6:51 PM.

Jim McNulty
Planning Director

Approved: _____