

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, January 08, 2026**

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. Commissioner 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 requested Mr. Call's exhibit be added to the record, 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. Mr. 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. Commissioner 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 Shelly 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). Mr. 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 Waite was sworn in on Monday, along with Mark Hendrickson (a former planning commissioner) and Christa 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

**Jim McNulty
Planning Director**

Approved: January 22, 2026

*Mr. Call’s exhibit is available upon request.