

NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, February 12, 2025
Time: 6:00 P.M.
AGENDA

Public Notice is hereby given that the Santa Clara City Council will hold a Regular Meeting in the City Council Chambers, located at 2603 Santa Clara Drive, Santa Clara, Utah on Wednesday February 12, 2025 commencing at 6:00 PM. The meeting will be broadcast on our website at <https://santaclarautah.gov>

1. Call to Order:

2. Opening Ceremony:

- Pledge of Allegiance: Janene Burton
- Opening Comments: Reverend Rickine Kestin,, Solomons Porch Foursquare Fellowship, St. George Interfaith Council.

3. Conflicts and Disclosures:

4. Working Agenda:

A. Public Hearing(s) 6:00 pm. (None)

B. Consent Agenda:

1. Approval of Claims & Minutes:

- Jan. 29, 2025 City Council Regular Meeting
- Jan .29, 2025 City Council Work Meeting
- Jan. 29, 2025 Closed Meeting Session
- Claims through Feb. 12, 2025

2. Calendar of Events:

- Feb. 26, 2025 City Council Work Meeting
- Feb. 26, 2025 Regular City Council Meeting
- Mar 12, 2025 City Council Work Meeting
- Mar.12 2025 Regular City Council Meeting

C. General Business:

1. Appoint Joby Venuti to the Planning Commission. Presented by Jim McNulty, City Planner.
2. Discussion and action to consider a proposed Partial Plat Amendment for the Hills at Santa Clara Ph. 3, amended lots 303 & 305 to allow for three single -family lots (Lots 303,304, and 305). Applicant /owner, Jeff Lerner. Presented by Jim McNulty, City Planner.
3. Review & consider adoption of the 2025 Budget Calendar. Presented by Debbie Bannon, Finance Director.
4. Award Bid for the Community Risk Assessment. Presented by Dan Cazier, Fire Chief.

5. **Reports:**

a. Mayor / Council Reports:

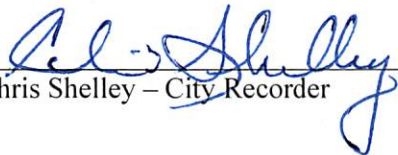
6. **Closed Meeting Session:**

7. **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.

Zoom Meeting Participants: Participants on the Zoom call is limited to City Staff, Council Members, and applicants on the agenda. Email calendar invitations will be sent out in advance of the meeting. Instructions for each meeting will include the meeting ID, and password to join. When joining the meeting your screen name must show your full name. Each applicant will be accepted into the meeting when their item is up for discussion. Please contact Chris Shelley at (435)673-6712 Ext. 203 with any questions regarding public meetings.

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 5th day of February 2025 at 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. The 2025 meeting schedule was also provided to the Spectrum on January 1, 2025.


Chris Shelley – City Recorder

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, JANUARY 29, 2025
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, January 29, 2025, at 6:00 p.m. in the City Council Chambers of the Town Hall 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: Ben Shakespeare
Janene Burton
Christa Hinton
Dave Pond
Jarett Waite

City Manager: Brock Jacobsen

City Recorder: Chris Shelley

Others Present: Jim McNulty, Planning and Economic Development Manager
Dustin Mouritsen, Public Works Director
Gary Hall, Power Superintendent
Ryan VonCannon, Parks and Trails Director
Cody Mitchell, Building Official
Dan Cazier, Fire Chief
City Attorney, Matt Ence

1. Call to Order.

Mayor Rick Rosenberg called the meeting to order at 6:08 p.m. and welcomed those present.

2. Opening Ceremony.

- A. Pledge of Allegiance: Ben Shakespeare.**
- B. Opening Comments: Matt Ence, The Church of Jesus Christ of Latter-Day Saints – St. George Interfaith Council.**

3. Conflicts and Disclosures.

Mayor Rosenberg disclosed that the developer in Item C5 is represented by the firm he is employed with.

4. Working Agenda.

A. Public Hearings.

i. Public Hearing to Receive Public Comment Regarding a Five-Year Sewer Base Rate Increase.

Public Works Director, Dustin Mouritsen, presented the Staff Report and indicated that the Council discussed the increase at its December Work Meeting. The consensus was that they should move forward with a Sewer Base Rate increase of 5% in the first and second years, and 3% each additional year through 2029. The increase will fund the renewal and replacement of aging infrastructure.

Mayor Rosenberg opened the public hearing. There were no public comments. The public hearing was closed.

ii. Public Hearing to Receive Public Comment Regarding a Single Event Liquor License for the True Grit Race Event. Applicant, Ryan Miller, Anvil Brewing Company.

Planning and Economic Development Manager, Jim McNulty, presented the Staff Report and reported that the applicant requested a Single Event Liquor License for the True Grit Event March 13-15, 2025. For the past two years, it was held over two weekends, but in 2025 it will be a larger event held on one weekend. A complete application was received and included in the Meeting Packet for Council consideration.

Mayor Rosenberg opened the public hearing. There were no public comments. The public hearing was closed.

True Grit Race Director, Cimarron Chacon, reported that 2025 will be the race's 15th year, and its 11th year in Santa Clara. There will be approximately 150 racers on Friday and 850 on Saturday. Thursday is a self-supported race for 30 to 40 of their most committed racers. The races will start between 8:00 a.m. and 10:00 a.m. She encouraged everyone to participate.

City Manager, Brock Jacobsen, reported that no public safety concerns have been expressed, but he will verify that with the Police Department. Mr. McNulty stated that both the Police and Fire Departments attended the Technical Review Committee Meeting and approved of the plans.

B. Consent Agenda.

i. Approval of Claims and Minutes:

- **January 8, 2025, City Council Regular Meeting.**
- **January 8, 2025, City Council Work Meeting.**
- **Claims through January 29, 2025.**

iii. Calendar of Events:

- **February 12, 2024, City Council Work Meeting.**
- **February 12, 2024, City Council Regular Meeting.**
- **February 26, 2024, City Council Work Meeting.**
- **February 26, 2024, City Council Regular Meeting.**

Council Member Pond moved to APPROVE the Consent Agenda, as presented. Council Member Waite seconded the motion. Vote on motion: Council Member Waite-Yes, Council Member Pond-Yes, Council Member Hinton-Yes, Council Member Burton-Yes, Council Member Shakespeare-Yes. The motion passed unanimously.

C. General Business.

i. Discussion and Action to Award the Bid for the Pioneer Parkway Chip Seal Project. Presented by Dustin Mouritsen, Public Works Director.

Mr. Mouritsen reported that a joint Request for Proposals (“RFP”) was submitted with Ivins City in December 2024. The RFP was submitted earlier than usual in the hopes of receiving more competitive bids. The last chip seal project was completed three years previously at a cost of \$0.70 per unit, and Consolidated Paving submitted a bit of \$0.420 per unit for this project. Mr. Mouritsen noted that Santa Clara has not worked with this company before, but they completed projects in Ivins City in 2024 and were highly recommended. The project will begin in May 2025.

In response to a question from Council Member Shakespeare, Mr. Mouritsen stated that the bid came in well under budget and will free up funding for the reconstruction and striping of Pioneer Parkway.

Council Member Hinton moved to APPROVE the Low Bid from Consolidated Paving in the amount of \$152,309.64 for the Pioneer Parkway Chip Seal Project, as presented. Council Member Shakespeare seconded the motion. Vote on motion: Council Member Shakespeare-Yes, Council Member Burton-Yes, Council Member Hinton-Yes, Council Member Pond-Yes, Council Member Waite-Yes. The motion passed unanimously.

ii. Discussion and Action to Award the Bid for the Reconstruct and Striping Plan for Pioneer Parkway. Presented by Dustin Mouritsen, Public Works Director.

Mr. Mouritsen reported that the Pioneer Parkway Chip Seal Project was budgeted at \$250,000 to \$300,000, and the savings on that project would allow the City to address the issues at the entrance to Harmon’s Grocery on Pioneer Parkway. The 500-foot area would be milled out, re-bladed, and have new curb and gutter installed. The repaved area will have four inches of pavement to match the existing roadway. Milling is the strongest road base available. The project will include a new Striping Plan with deceleration lanes for right turns. Five total bids were received, with the highest being over \$182,000. Southern Utah Grade & Pave quoted \$120,175 for the project.

In response to a question raised by Council Member Shakespeare, Mr. Mouritsen stated that he would prioritize this project over additional chip seal. The 2026 budget will include slurry seal, so he believes the funds are best spent on this project. It will be completed as soon as possible. He reported that the contract requires that Pioneer Parkway remain open at all times.

In response to a question from the Council Member Burton, Mr. Mouritsen clarified that when the chip seal is applied, approximately one-quarter inch of oil is laid down, and then gravel is dropped into it. It is messy, but it is the best pavement maintenance material available. The current item was to reconstruct the subject portion of Pioneer Parkway which would be completed prior to application of the chip seal. Chip seal can be applied over new asphalt, so no cure period is required.

In response to a question from Council Member Waite, Mr. Mouritsen provided an overview of the issues. A large clay vein runs through the area causing it to heave. The same repair was required on Robbin Court, but that was completed shortly after the development was built. Mayor Rosenberg stated that residents have asked him why that section of road is in such bad condition when the rest of the City's roads are so well-maintained. Mr. Mouritsen reported that the lowest bid was received from the same contractor that completed Vineyard Drive Phase 3 and Vernon Street.

Council Member Hinton moved to APPROVE the Low Bid from Southern Utah Grade & Pave in the amount of \$120,175.00 to reconstruct the raised portion of Pioneer Parkway near the Harmon's Grocery entrance, as presented. Council Member Shakespeare seconded the motion. Vote on motion: Council Member Shakespeare-Yes, Council Member Burton-Yes, Council Member Hinton-Yes, Council Member Pond-Yes, Council Member Waite-Yes. The motion passed unanimously.

Mayor Rosenberg asked Mr. Mouritsen to provide notice to the affected businesses.

iii. Discussion and Action to Consider Approval of a Five-Year Sewer Base Rate Increase and Approve Resolution 2025-02R. Presented by Dustin Mouritsen, Public Works Director.

In response to a question from Council Member Waite, Mr. Mouritsen confirmed that the increase was based on recommendations in the Base Rate Study conducted by Waterworth. Issues with the City's aging system were discussed in the Work Meeting.

Council Member Waite moved to APPROVE the Five-Year Sewer Base Rate Increase and Approve Resolution 2025-02R, as presented. Council Member Shakespeare seconded the motion. Vote on motion: Council Member Waite-Yes, Council Member Pond-Yes, Council Member Hinton-Yes, Council Member Burton-Yes, Council Member Shakespeare-Yes. The motion passed unanimously.

- iv. **Discussion and Action to Consider Approval for a Single-Event Liquor License for the True Grit Race Event. Applicant Ryan Miller, Anvil Brewing Company/Cimarron Chacon-True Grit. Presented by Jim McNulty, City Planner.**

Council Member Hinton moved to APPROVE the Single-Event Liquor License for the True Grit Race Event March 13-15, 2025. Council Member Burton seconded the motion. Vote on motion: Council Member Shakespeare-Yes, Council Member Burton-Yes, Council Member Hinton-Yes, Council Member Pond-Yes, Council Member Waite-Yes. The motion passed unanimously.

- v. **Discussion and Action to Consider a Proposed PDR Zone Amendment and Project Plan Application for Solace Development and Approve Ordinance 2025-01. Applicant New Wave Construction. Presented by Jim McNulty, City Planner.**

Mr. McNulty presented the Staff Report and indicated that the subject property is zoned PDR, and the development of the multi-family townhome project requires a Planned Development Residential (“PDR”) Zone Amendment and Project Plan review. The project was originally considered by the City Council and Planning Commission in 2020 and 2021. New Wave Construction is building single-family homes in the area north of Affirmation Drive and has recorded three plats so far. Once Phases 4, 5, and 6 are completed, it will be a total of 128 homes. As part of the preliminary Subdivision Plat approved by the City Council in 2021, the subject property was shown as a future development site. The applicant proposes eight seven-unit buildings, five on the east side of the wash and three on the west side, for a total of 56 units. Stamped legal descriptions of the properties were included in the Meeting Packet. Mr. McNulty noted that the original developer, Sullivan Homes, sold the property to New Wave Construction, which has been developing the site for approximately two years.

The conceptual Site Plan and project materials board were reviewed. The two-story townhomes will be in a desert style with flat roofs. Each 1820-square-foot unit will have four bedrooms, two-and-a-half bathrooms, and a two-car garage. Exterior materials include stucco, rock, and wood finishes on the front and rear elevations, with balconies and awnings. The design will be similar to the single-family homes in the Solace Subdivision, and the developer believes they will be well-received.

Minimum setbacks for each building are as follows:

- Front setback: 20 feet
- Side setback: 10 feet between buildings
- Rear setback: 20 feet

The Project Plan includes a large playground and basketball court on the west side, with pickleball courts and two picnic pavilions on the east side. Additionally, there will be lawn areas and a walking path connecting the two sides of the project. A 10-foot multipurpose trail will run through the center of the project as required by the 2018 Trails Master Plan. The project includes 35.6%

open space, exceeding the 30% minimum required by the City Code. A Landscaping Plan was submitted that indicates drought-tolerant and xeriscape materials to meet the Water Efficient Landscaping and Conservation Standards.

There will be no light poles as are usually seen in large projects. The developer has indicated that they will likely install lighting on the buildings. All lighting must be shielded and directed downward to avoid light spill and will be reviewed with the Preliminary Subdivision Plat.

The Project Plan includes two private driveways with an asphalt width of 26 feet and a four-foot sidewalk on one side. The driveways provide direct access to Affirmation Drive, which is a collector road. More details on the driveway design will be required with the Preliminary Subdivision Plat.

Per City Code Chapter 17.32, 112 parking spaces, with 56 covered and 56 uncovered, are required. The Project Plan includes 36 guest parking spaces adjacent to amenity areas as well as two car garages and driveways for each unit and will exceed the required number of spaces.

A 10-foot landscaping strip and six-foot solid wall will be required along Affirmation Drive. The wraparound portion of the wall has already been installed. No signage has been submitted for this project, but the applicant has indicated that they will have a sign at each entrance.

City Staff recommends that a Road Maintenance Fund be established by the applicant for future maintenance of the private driveways within the project, either by inclusion within the Covenants, Conditions, and Restrictions (“CC&Rs”) or in a separate document.

The Planning Commission held a public hearing on January 9, 2025, and notices were sent to all property owners within 300 feet of the subject property. Signs were also posted on the property. Staff determined that all Utah State Code requirements had been met. By unanimous vote, the Planning Commission forwarded a positive recommendation for approval. City Staff also recommended that the Council consider granting approval of a PDR Zone Amendment and Project Plan Review for the Solace Townhomes subject to the conditions listed in the Staff Report.

In response to a question from Council Member Burton regarding color coding on the Site Plans, Jared Bates of Rosenberg Associates clarified that the different colors represent different lot sizes in the single-family home project. Mayor Rosenberg noted that those subdivisions have been approved and three have been constructed. Mr. McNulty added that the R-1-10 Zone allows for a variety of lot sizes and lots in that development range from 7,000 to 10,000 square feet.

Council Member Hinton asked about the specifics of the Road Maintenance Fund. Mr. McNulty stated that the fee will be determined during Preliminary Plat review. He reported that in his previous position with Sandy City, the developer would establish an account with an opening balance, and then a certain amount would be deposited in the account each month by the Homeowner’s Association (“HOA”). As funds are spent for maintenance and repairs, they are replenished by the HOA. They want to avoid allowing developments to have private streets that they do not maintain, and a Road Maintenance Fund will help protect future homeowners.

In response to a question from Mayor Rosenberg, City Attorney, Matt Ence confirmed that State Code requires the HOA to perform a study and set aside reserve funds for maintenance. He did not want to duplicate that requirement. Additionally, the City can mandate that something be included in the CC&Rs, but it would be up to the HOA to enforce it. He was comfortable including the requirement as long as the Council understood those limitations. Council Member Shakespeare urged caution and stated that Staff should simply ensure that the State requirements are addressed.

In response to a question from Council Member Burton, Mr. McNulty clarified that park area the in the development will remain privately owned and the open space will not be available to homeowners in the Solace subdivision to the north. All amenities are for the 56 townhomes only.

Council Member Shakespeare expressed approval for the design and materials and noted that the development will have less than the allowed number of units per acre. He asked why the developer did not request a density bonus. Mr. McNulty stated that there are Sensitive Lands constraints. It was noted that the Tuacahn Wash and erosion protection requirements, as well as the required trail, limited the number of units that could be developed on the parcel. The private trail crossing the wash will be at grade and consist of steppingstones to allow residents access to the public trail.

Council Member Hinton moved to APPROVE the Proposed PDR Zone Amendment and Project Plan Application for Solace Development and Approve Ordinance 2025-01, subject to the following conditions:

- 1. That the applicant be required to go through the Subdivision Review process for each project phase, overall Preliminary Plat and Final Plat(s).**
- 2. That a total of fifty-six (56) units on 8.16 acres be allowed as per the Project Plan. This equates to a density of 7.2 units per acre.**
- 3. That a Project Phasing Plan be required for the overall project. That the Phasing Plan be reviewed at preliminary Subdivision Plat submittal for compliance with each project phase.**
- 4. That the building design, materials, colors, height, and setbacks comply with the Project Plan as presented by the applicant. That substantial changes to these items require an amendment to the Project Plan.**
- 5. That at least 30% of the project area be in common open space. The Project Plan includes approximately 35.6% (2.90 acres) of open space.**
- 6. That the project amenities be provided and put in place as per the Project Plan and Phasing Plan.**
- 7. That the required 10-foot public multi-use trail (2018 Trails Master Plan) be put in place as per the Project Plan.**

8. That the applicant be required to comply with City Ordinance #2024-02, Water Efficient Landscaping and Conservation Standards. That a secondary water connection is required for outdoor water use.
9. That outdoor lighting details be provided with the preliminary Subdivision Plat submittal.
10. That a 26-foot private driveway with a 4-foot sidewalk on one side as per the Project Plan be allowed for the interior of the project. That additional private driveway details and cross-section be required at preliminary Subdivision Plat submittal.
11. That 112 parking spaces for the 56 multi-family townhome units (two-car garages and driveways) be provided, along with 31 guest parking spaces adjacent to the amenity areas as per the Project Plan.
12. That a 10-foot landscape strip along Affirmation Drive with a six-foot solid block wall be required.
13. That project entry sign(s) details be submitted with the preliminary Subdivision Plat.
14. That a Road Maintenance Fund be established by the applicant for the future maintenance of the private driveways within the project. That this document be submitted to City Staff for review and approval prior to Final Plat recordation.
15. That project CC&Rs be submitted to City Staff for review and approval prior to Final Plat recordation.

Council Member Burton seconded the motion. Vote on motion: Council Member Shakespeare-Yes, Council Member Burton-Yes, Council Member Hinton-Yes, Council Member Pond-Yes, Council Member Waite-Yes. The motion passed unanimously.

In response to a question from Council Member Shakespeare, it was confirmed that the units will be for sale.

- vi. **Discussion and Action to Consider Approval of an Interlocal Cooperation Agreement Regarding Full Municipal Election Services with Washington County and Approve Resolution 2025-03R. Presented by Chris Shelley, City Recorder.**

Mr. Ence reported that Washington County has historically provided election services to Santa Clara City, and they proposed a new Interlocal Agreement to cover election services. The agreement has a one-year term with automatic one-year renewals. The County will provide equipment, personnel, ballots, etc. as part of the election services and administration, and in return,

the City will reimburse their actual costs. Prior to March 30, 2025, the City can request an estimate of the total cost, but any actual costs in excess of the estimate must be reimbursed.

Council Member Shakespeare stated that they had live voting at the Dixie Center in the past and asked if it was possible to have drop boxes in the City and only have in-person voting at the Dixie Center. Only offering drop boxes in Santa Clara would help lower costs. Council Member Pond stated that the legislature will be considering allowing mail-in voting by request only, so more in-person voting may be required. Council Member Shakespeare recommended that if that legislation does not pass, they keep everything else the same and not use City resources in that way. It was indicated that during the last election, less than 100 people voted in person.

In response to a question from Council Member Hinton, Mr. Ence clarified that the County will break out the estimated costs in the estimate. If election workers are required in Santa Clara, the City will be responsible for the full cost. If all voting is at the Dixie Center, the City will likely only be responsible for a portion of the cost. Council Member Hinton stated that she understood Council Member Shakespeare's point, but she wanted to reduce any barriers to participation. If the cost is nominal, she would like to make it as easy as possible for most people to vote. She believes that two pieces of legislation on voting will be considered in the next session; one will require that mail-in ballots be presented in person, which will require poll workers to verify identification.

Mr. Ence stated that the Legislative Policy Committee discussed the fact that only four mail-in ballots were received in the name of deceased people, so it would be prudent to perform verification before the ballots are mailed and not after they are returned. If legislation is passed requiring voters to request a mail-in ballot, more people may need to vote in person. He believed the March 31, 2025 date for the cost estimate was set to allow the County time to evaluate any potential changes that come out of the legislative session. He estimated that between six and eight voting bills would be presented during the session, and the City would ultimately not have control over those issues if the bills passed. The potential impacts of any legislation were discussed, as well as whether it would take effect in 2025 or 2026.

Council Member Waite referred to Page 2, Item C, which indicates that the County will provide election equipment to Santa Clara, and Item E which states that they will not hand count ballots. He asked if it is spelled out that they could separate out the votes from Santa Clara's districts for hand counting in the event of a contested election. City Recorder, Chris Shelley, stated that two people take the ballot boxes to the County, and the County keeps each municipality's votes separate at that time. They then run them through a machine that verifies signatures, addresses, etc. Mr. Ence added that 2025 is a municipal election year, so the races will all be independent of one another.

Council Member Pond moved to APPROVE the Interlocal Cooperation Agreement Regarding Full Municipal Election Services with Washington County and Approve Resolution 2025-03R. Council Member Waite seconded the motion. Vote on motion: Council Member Waite-Yes, Council Member Pond-Yes, Council Member Hinton-Yes, Council Member Burton-Yes, Council Member Shakespeare-Yes. The motion passed unanimously.

vii. Discussion and Action to Consider a Pending Ordinance 2025-02 for a Temporary Land Use Regulation Suspending the Permitted Use for “Banks or Financial Institutions” in the Commercial Zone and the Planned Development Commercial Zone to Allow for the Creation of Modifying Regulations for the Permitted Use. Presented by Jim McNulty, City Planner.

Mr. McNulty deferred to City Attorney, Matt Ence on this item. Mr. Ence stated that the Ordinance was placed on the Agenda based on the Council’s previous discussion regarding approval of a Permitted Use in the Planned Development Commercial (“PDC”) Zone for Banks or Other Financial Institutions as the Council wanted to take time to consider modifying regulations. Staff proposed a temporary Land Use Ordinance that would be valid for up to six months to allow the Planning Commission and City Council to go through the process of considering modifying regulations relative to this permitted use. The Ordinance will suspend the Permitted Use for the duration of the Temporary Ordinance. If a PDC Zone with a Project Plan that seeks to include this permitted use or a Building Permit application to construct a bank was received while the temporary Ordinance is in effect, it could not be approved. A specific exception is called out for the property at the corner of Country Lane and Santa Clara Drive. The use was approved for their benefit, and the property was excluded so they could move forward with their plans. The Temporary Ordinance gives the Council the freedom to consider any Modifying Regulations, including more detailed definitions of allowed business types or regulations on those businesses. Other language contained in the Ordinance satisfies statutory requirements.

Mr. Ence asked for the Council’s feedback on any modifying regulations they would like included in the permanent Ordinance but noted that it did not need to be part of their action.

In response to a question from Council Member Shakespeare, Mr. McNulty stated that it should take two to three months to complete the process of creating the draft and reviewing it with the Planning Commission and City Council. They should not need the full six months allowed by State Code. Council Member Shakespeare stated that he believed their previous discussion covered all of the Council’s concerns regarding additional definitions and being more specific about allowed business types. Mr. McNulty stated that Staff will bring a draft to a Work Session prior to scheduling a public hearing.

Mayor Rosenberg stated that they should include language about financial institutions located inside other businesses; for example, a bank inside of a grocery store.

In response to a question from Council Member Burton, Mayor Rosenberg confirmed that the exception is for the development near the Orange Peel. Prior to approving any similar businesses, they need to better define the allowed business types and determine additional requirements.

Council Member Burton moved to APPROVE Pending Ordinance 2025-02 for a Temporary Land Use Regulation Suspending the Permitted Use for “Banks or Financial Institutions” in the Commercial Zone and the Planned Development Commercial Zone to Allow for the Creation of Modifying Regulations for the Permitted Use. Council Member Shakespeare

seconded the motion. **Vote on motion: Council Member Shakespeare-Yes, Council Member Burton-Yes, Council Member Hinton-Yes, Council Member Pond-Yes, Council Member Waite-Yes. The motion passed unanimously.**

- viii. Discussion and Action to Consider Approval of Resolution 2025-04 to Amend the Interlocal Agreement with Utah Tech University, Ivins City, Hurricane City, Santa Clara City, Washington City, and Washington County to Dissolve the Community Education Channel and Distribute Its Assets. Presented by Jarett Waite, City Council Member.**

Council Member Waite reported that Mr. Ence had reviewed and approved the amendment.

Council Member Waite moved to APPROVE Resolution 2025-04 to Amend the Interlocal Agreement with Utah Tech University, Ivins City, Hurricane City, Santa Clara City, Washington City, and Washington County to Dissolve the Community Education Channel and Distribute Its Assets. Council Member Hinton seconded the motion. : Council Member Waite-Yes; Council Member Pond-Yes; Council Member Hinton-Yes; Council Member Burton-Yes; Council Member Shakespeare-Yes. The motion passed unanimously.

5. Reports.

A. Mayor/Council Reports.

Staff Reports were provided prior to Mayor and Council Reports.

Parks and Trails Director, Ryan VonCannon, reported on the following:

- The glockenspiel door is still stuck closed and will be replaced as soon as the parts arrive.
- They started on the WeatherTRAK conversion for the downtown irrigation system. The controller is installed, and the decoders have been programmed. Once the new master valve and flow sensor are installed, the system should be completed.
- There will be a baseball tournament on Friday and Saturday that will use all seven fields. The fields are reserved from 6:00 a.m. to 11:00 p.m. Council Member Pond commented that he received complaints about the early start time the previous weekend. Mr. VonCannon stated that the last tournament started earlier than usual.
- Tumbleweeds are piling up. Mr. VonCannon thanked the Fire Department for burning the piles at the Orchard and Little League field.
- No complaints have been received about the pickleball courts since the meeting, but they have received some calls thanking them for taking care of the courts. Council Member Shakespeare stated that he had also received calls thanking the City.

Power Director, Gary Hall, reported on the following:

- Crews have been working to replace the direct buried cable in the Canyon View area. Conduit was installed in 2024, and they are now replacing cable and transformers.

- Utah Associated Municipal Power Systems (“UAMPS”) is working on solutions to obtain enough subscriptions for the Power County Natural Gas Project in Idaho. Logan City will be considering approval of a subscription of 15 megawatts. If approved, an additional 10-megawatt commitment will need to be obtained. They are in talks with the Utah Municipal Power Agency about potentially increasing their subscription level, as well as Idaho Power. The Millard County project is still moving forward and is working on land acquisition.
- UAMPS is sponsoring the Idaho Consumer-Owned Utilities Association (“ICUA”) Youth Rally, which is a leadership camp and scholarship program for youth from Idaho and surrounding states to learn about government, consumer utilities, and the energy industry. The writers of the four top essays will receive a \$500 scholarship and be invited to attend the Youth Rally, where additional scholarships will be awarded. It is being advertised at Snow Canyon High School and will be posted on the City website.

Public Works Director, Dustin Mouritsen, reported on the following:

- Since Well 7 was rebuilt, the City has been producing approximately 300 more gallons per minute. The Well 6 motor was pulled and rebuilt, and they will be making some electrical upgrades. Both wells will be ready before the season begins.
- The Vineyard Drive and Vernon Street projects have been completed.
- Construction has begun on the retaining wall at the Little League fields, and they expect to complete it prior to the start of the Little League season.
- Pioneer Parkway crack sealing is underway.
- He and Mayor Rosenberg attended a meeting with the Washington County Water Conservancy District (“WCWCD”) where they discussed drilling a new compact well or improving an existing well in the Snow Canyon Compact. The long-term plan for west-side water is a water treatment plant for water from the Gunlock Reservoir.
- The Graveyard Wash project is still in the permitting process with the Army Corps of Engineers.

Building Official, Cody Mitchell, reported on the following:

- The Building Department issued 20 permits, only one of which was for a single-family home. There are currently over 300 open files, which they are working to close out.
- Code Enforcement has handled a couple of tumbleweed complaints.
- A new assistant, **Theresa Petersen**, will begin work in the Building, Planning and Zoning Department on Monday.
- The retirement home’s grand opening has been postponed due to an issue with fire dampeners in the corridors. They are fully staffed and ready to open as soon as possible.

City Manager, Brock Jacobsen, reported on the following:

- The Budget Retreat was previously scheduled for February 11, 2025, but that conflicts with the Saint George State of the City address. After discussion, it was moved to March 4, 2025, at 11:00 a.m.

Council Member Shakespeare reported on the following:

- He has a conflict and will not be able to attend the State of the City address.
- He attended the Municipal Planning Organization and Council of Governments meetings. Hamlin Parkway funding has been secured. Mr. Mouritsen added that \$1.7 million was received by Santa Clara and Ivins City for Phase 1, which is two lanes of asphalt, curb, and gutter on one side, and a 10-foot walking trail from Red Mountain Road to 2000 East. A developer will build the trail from 2000 East to US 91, and Black Desert will build it from Red Mountain Road to Snow Canyon Parkway. Funds will be available for design in 2027 and construction in 2028.
- He and Council Member Hinton met with the County Commission, and he believes the Commissioners recognize the need to work on west-side emergency services.

Council Member Burton reported on the following:

- She attended the Utah League of Cities and Towns (“ULCT”) Local Officials Day event after the inauguration and watched some of the Youth Council competitions. She also attended a lunch with Representative Walter and dinner with Representative Ward.
- She spoke with Mike Scott, Nanette Billings, and Cassie Daugherty from Hurricane, who provided her with information on the Youth Council. Once a month, their Youth Council tours different city departments to learn about what goes on in the city. Students also track their goals and service hours.
- She will be meeting with the Santa Clara Royalty on January 30, 2025. Emma Hunter has come up with suggestions for their platform for the year. They are speaking with Monica Bracken’s daughter about possibly taking the director position.
- She will be meeting with Sherry Anderson from the Historic Society in February about a potential sister city in Switzerland.
- The Snow Canyon meeting was rescheduled for February 11, 2025.

Council Member Hinton reported on the following:

- She attended the ULCT Local Officials Day at the Capitol with Council Member Burton. She also attended the legislative preview with Council Member Waite. Upcoming legislation that could impact Santa Clara includes:
 - HB 291 regarding mayoral recall elections, which she believes will receive a lot of pushback. Voters could file a petition and gather signatures to potentially put the question of recalling a mayor on the ballot. They would only need to gather signatures that equal 50% of the number of people who voted, not 50% of voters.
 - HB 256 is Representative Walter’s bill on short-term rentals. It clarifies language to reduce legal ambiguity, allows cities that allow short-term rentals to require listing sites to add a business license requirement, and requires listing sites to remove listings for illegally operated properties when the city gives them notice. Only VRBO has agreed to those requirements, but he is working with other platforms as well.
 - HB 90 is Representative Ward’s bill. He struck the commercial requirement to approve housing and changed the 4,000 square foot buy right to 6,000 square feet.

- SB 152 would prohibit cities from requiring garages on one- or two-family dwellings.
- HB 88 would allow detached accessory dwelling units in all zones in cities within the first and second-class city classifications.
- She attended the ULCT Legislative Policy Committee meeting the previous Monday and had several additional meetings about the Transit Revenue Tax (“TRT”) bill.

Council Member Pond reported on the following:

- Washington County Solid Waste had a special board meeting on January 13, 2025, to approve a parameters resolution regarding obtaining Community Impact Fund Board funding for Phase 3 of the landfill. The loan will have an interest rate of no more than 5%, and the resolution allows them to begin the application process. A public hearing on the matter will be held at the next board meeting on February 10, 2025. The administration building and weigh station are nearing completion.
- He will not be able to attend the State of the City address as he will be traveling.

Council Member Waite reported on the following:

- He also attended the ULCT Local Officials Day. The meeting with Representative Ward was very productive. At the lunch meeting, Representative Walter was very interested in their input on current issues.
- He was appointed to the National League of Cities’ Energy, Environment, and Natural Resources Committee.
- He discussed the current status of the project to remove the iron stains from headstones at the cemetery and displayed progress photographs. He has successfully used a poultice made with Iron Out and flour to remove the stains. The total cost is approximately \$10 per headstone.
- Shakespeare in the Park has stated that one of their biggest expenses is storage, and they are trying to find another solution to store sets and costumes. They have considered purchasing a shipping container, and Michael Lee asked if they could put it on City land. Mr. Hall stated that they could potentially obtain permission to place it on Kelly Graff’s property or the property east of the City Yard.

Mayor Rosenberg reported on the following:

- He and Mr. Mouritsen met with the WCWCD and reviewed options to maintain capacity on the different water lines. It would involve an exchange where Santa Clara and Ivins would use more Gunlock water and Saint George would use more Quail Creek water. The WCWCD will do a presentation on the planned water reuse system at a future City Council meeting. The Gunlock Reservoir has been cleaned out twice to increase capacity. Canal shares will eventually be owned by the Metropolitan Water District, at which point it will likely assume more management of the system. It is hard to maintain because it is a non-stream reservoir at the bottom of the basin. He discussed the process for removing sediment from the reservoir and the difficulty in finding a long-term solution. They are currently pumping the Saint George-owned wells below the reservoir and putting water

into the reservoir due to the drought. They will also be discussing drought contingency plans at a future meeting because if the drought continues it could impact residents in 2026.

- The January Flood Control Authority meeting has been cancelled. They will meet again in March.
- The monthly meeting with Black Desert was held on January 16, 2025. They are preparing a PDR amendment for townhomes, and Black Desert representatives will attend the Technical Review Committee meeting on January 30, 2025, and the Planning Commission meeting on February 13, 2025, to discuss the amendment.
- He visited San Diego with the WCWCD board and toured their reuse and purification facilities. They put Type 1 water in reservoirs, then run it through the water treatment system and a five-step purification process for culinary water. At the end of the process, the water is so pure that they have to add minerals back to provide taste. It is an expensive process, but the community is in favor of it.
- He attended the WCWCD Administrative Advisory Committee meeting with Mr. Jacobsen earlier that day. They are considering developing ultra water efficiency standards that would reduce the consumption of water in new developments from 0.59 to 0.39 acre-feet. They are discussing requiring projects outside of municipal boundaries to adhere to the ultra-efficiency standard and mandating that they join either the Saint George Reclamation Facility or Ash Creek if they wish to join the Regional Water Service Agreement (“RWSA”). They also discussed the requirements for Leeds to join the RWSA. Some concern was expressed about how many municipalities should be allowed in due to the scarcity of water. They also discussed the policy on new water parks. Water parks are generally more efficient than golf courses or public parks, but public perception is a concern.
- THE WCWCD is currently working on the planned expansion of the Quail Creek water treatment plant to increase it from 60 million gallons a day to 90 million and add other facilities like dissolved air flotation. They expect to complete the project in early 2026.
- He encouraged the Council to participate in the Drought Contingency Plan survey.

6. **Executive Session.**

Council Member Waite moved to go into an Executive Session to Discuss the Acquisition of Real Property and Potential Litigation. Council Member Hinton seconded the motion. Vote on Motion: Council Member Waite-Yes; Council Member Pond-Yes; Council Member Hinton-Yes; Council Member Burton-Yes; Council Member Shakespeare-Yes. The motion passed unanimously.

The City Council was in Executive Session from 8:06 p.m. to 8:40 p.m.

7. **Adjournment.**

Council Member Shakespeare moved to ADJOURN. Council Member Hinton seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 8:41 p.m.

Chris Shelley
City Recorder

Approved: _____

DRAFT

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, JANUARY 29, 2025
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, January 29, 2025, at 6:00 p.m. in the Downstairs Executive Board Room 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: Ben Shakespeare
Janene Burton
Christa Hinton
Dave Pond (arrived at 4:02 p.m.)
Jarett Waite

City Manager: Brock Jacobsen

City Recorder: Chris Shelley

Others Present: Jim McNulty, Planning and Economic Development Manager
Dustin Mouritsen, Public Works Director
Gary Hall, Power Superintendent
Ryan VonCannon, Parks and Trails Director
Cody Mitchell, Building Official
Matt Ence, City Attorney
Rich Rogers, Police Captain
Debbie Bannon, Finance Director

1. Call to Order.

Mayor Rick Rosenberg called the meeting to order at 4:00 p.m. and welcomed those present.

2. Working Agenda.

A. General Business.

i. Discussion Regarding Second Quarter Financials. Presented by Debbie Bannon, Finance Director.

Finance Director, Debbie Bannon, reviewed the second quarter Budget Report and indicated that Parks and Trails and Swiss Days are currently the only departments that are over budget. Swiss Days appears over budget due to the timing of when expenses are incurred. All fund balances are on budget except Impact Fees and Electrical, which can be hard to budget for and are both currently

slightly over budget. Ms. Bannon then reviewed the General Fund's year-to-date revenues and expenses.

Revenue

- Total tax revenues: 57%
- Licenses and Permits: 34.25%
- Intergovernmental revenue: 62.68%
- Charges for service: 35.11%
- Waste collection: 36.46%
- Miscellaneous revenue: 94.68%
- Swiss Days revenue: 127.48%
- Contributions and transfers: 51.62%

Expenses

- City Council: 42.98%
- City Manager: 49.97%
- Justice Court: 49.09%
- Administration: 45.60%
- Total general government: 47.25%
- Police Department: 48.14%
- Fire Department: 49.72%

Ms. Bannon reported that City Manager, Brock Jacobsen requested overtime and wildland overtime be separated. She is waiting for assistance from the accounting software provider but expects to complete that task prior to the next City Council Meeting.

- Building and Planning: 42.01%
- Highways and Public Improvements: 36.98%
- Waste Collection: 31.79%

In response to a question from Ms. Bannon, Mr. Jacobsen confirmed that the majority of the recycling charge is passed through, but the City does retain a portion of that revenue.

- Parks and Recreation: 54.87%

Vehicles and equipment were higher due to mower repairs. Building, maintenance, and irrigation expenses were higher due to landscaping at Canyon View Park.

- Swiss Days: 101.45%

Ms. Bannon noted that the budget is much smaller this year, and they are over budget by less than \$1,200.

- Total Parks & Recreation: 58.04%
- Planning and Economic Development: 27.52%

Council Member Waite asked about the over-expenditure for insurance in the City Council budget. Only \$26 was budgeted, but the actual cost was over \$5,000. Mr. Jacobsen stated that the expense covers health and life insurance. There would be both revenue and expenses for any Council members who are enrolled in the health insurance program as enrolled Council members pay the full cost of their health insurance. In response to a follow-up question from Council Member Waite, Mr. Jacobsen stated that he would check with the Trust regarding potential State requirements for bonding, but he was unaware of any new requirements.

Ms. Bannon reported that there were no expenses or revenues for the Special Revenue Fund and noted that it can be difficult to budget for General Impact Fee revenues. Expenditures are budgeted for Streets, Parks, and Public Safety Impact Fees, including bond payments for a portion of City Hall and the City Yard.

Capital Projects Fund expenditures include the Vinyard Drive project. The Water, Sewer, and Stormwater Funds are all in a good position. The Electric Fund has incurred some large repair expenses.

Ms. Bannon noted that Impact Fees were separated in the Electric Fund. Mr. Jacobsen added that enterprise fund Impact Fees do not have a separate fund, so a line item was created to show which fund the fees were applied to. The Electric Fund also now includes 5310-254, New Subdivision Expenses. There is no expense budget for it because those costs cannot be determined until a new subdivision comes in, but revenues are accounted for in line 3716, Fee – Services and Materials and the developer pays for all associated expenses. The line is converted to capital equipment or construction at the end of the year.

ii. Discussion Regarding Modifying Regulations 17.64.060, Residential Zone. Presented by Cody Mitchell, Building Official.

Building Official, Cody Mitchell, reported that the first section of 17.64.060: Modifying Regulations was discussed in the previous Work Meeting. The Planning Commission reviewed that section as well as carports and awnings at its January 23, 2025 meeting and provided the following input:

17.64.060(B)(3)(c): The cumulative square footage of all accessory structures shall not be greater than 25% of the rear yard area as measured from the rear wall lines of the primary structure to the rear property line (pools excluded).

The Planning Commission expressed concern about how the above item was worded, but Mr. Mitchell was unsure how to address their concern. Other city ordinances classify it from the entire lot area or as maximum square footage as compared to the primary structure, but he believes the 25% rule is fair. One Commissioner asked why a restriction was necessary, but Mr. Mitchell believes that all the open space in a rear yard should not be filled with accessory uses. In the R-1-10 Zone, a primary residence can be built to within 10 feet of the rear property line, eight feet on one side and 12 on the other, but that is not typical.

Mr. Mitchell displayed a diagram indicating how the proposed Ordinance could affect a parcel. In response to a question from Mayor Rosenberg, he confirmed that an attached carport could be within two feet of the property line, but the detached carport shown on the diagram is built of combustible material and would require a five-foot setback. If constructed of non-combustible materials, only two feet would be required.

Council Member Birrell asked about allowing carports to be 20 feet tall to accommodate recreational vehicles (“RVs”). Mr. Mitchell clarified that they would cover carports later in the meeting.

Council Member Shakespeare stated that he believed the 25% requirement was fair. Mr. Mitchell indicated that 17.64.060(B)(3)(b) states that if a reduced setback is allowed, it is restricted to 40% of the rear property line width. Santa Clara does not have a restriction on the number of accessory structures.

In response to a question from Council Member Waite, Mr. Mitchell stated that an accessory dwelling unit (“ADU”) would have to comply with the setbacks of the zone. Other accessory structures in addition to an ADU would need to be evaluated on a case-by-case basis. If the ADU is located within 10 feet of the primary dwelling, it is considered attached and would not impede into the allowed 25%. In response to a question from Council Member Hinton, Mr. Mitchell clarified that habitable space could be added. The Modifying Regulations address accessory uses.

Mr. Mitchell reported that the Council previously requested clarifying language be added to the exception for accessory structures less than 200 square feet. It now reads:

Exception: Small accessory structures less than 200 square feet in area do not require a building permit unless power, plumbing, or HVAC utilities are intended to be installed. Small accessory structures may be located in the rear yard, three feet from the side and rear property lines, so long as the structure does not exceed 10 feet maximum height.

Mayor Rosenberg asked about the maximum height in relation to the elevation of neighboring properties. Mr. Mitchell clarified that the height would be measured from the grade on the subject property. If a neighboring lot had a higher developed grade, that would not affect the measurement. Mayor Rosenberg expressed concern about children being able to access the top of a structure from a neighboring parcel with a higher grade.

17.64.060(B)(7): No shipping container, cargo container, shipping crate, box trailer, or similar movable piece of equipment or object shall be used as an accessory building.

One Commissioner expressed concern with the term “shipping container.” They believed that shipping contained could be done tastefully, and disallowing them could create a hardship as some residents may not be able to construct or purchase a shed. The other Commissioners disagreed. Mayor Rosenberg asked if a shipping container could be used as an ADU. Mr. Mitchell stated that it would have to be an engineering structure compliant with International Building Codes. It would be regulated as an ADU or primary structure, not an accessory structure, and as such would not be regulated under this Ordinance.

Mr. Mitchell next reviewed the second section of the Modifying Regulations.

17.64.060(C), Carports:

1. A Building Permit shall be required to construct or install all carports. Installations shall comply with the requirements of this section and the adopted Building Code, as applicable.
2. Any enclosed carport (a carport enclosed on more than two sides or 60% of the wall area, whichever is less) shall comply with the required setbacks applicable to the primary residence.

Mr. Mitchell indicated that the Planning Commission expressed concern about carports that drape down on the sides as typically people want to protect the south and west exposures, and the “or 60% of the wall area, whichever is less” language was added to address that concern. The Council agreed to the change.

3. Carports constructed completely of non-combustible materials may be allowed in the side and rear yard area so long as no portion of the carport structure is closer than two feet to any side or rear property line. Reduced setbacks shall only be allowed with clearance from City utility departments.

Council Member Shakespeare asked how this item would apply to accessory structures within utility easements. Mayor Rosenberg noted that most subdivisions built since the mid-1990s do not have side or rear utility easements. Public Works Director, Dustin Mouritsen, reported that both he and Power Director, Gary Hall, review relevant applications to ensure there are no conflicts prior to approval. If there is an active utility easement, the application would not be approved.

4. Carports constructed from any combustible materials may be allowed in the required rear yard area when located 10 feet or more away from the primary residence. No portion of any such carport shall be closer than five feet to any side or rear property line.
5. The maximum height of a carport shall not exceed 15 feet or the height of the primary structure, whichever is less.

In response to a question from Council Member Birrell, Mr. Mitchell stated that freeway overpasses are normally 15 feet high or less, so 15 feet should be sufficient. Carports are currently restricted to the greater of the primary structure’s wall height or 10 feet. Council Member Shakespeare stated that a Class A RV garage has 14-foot doors. In response to a follow-up question from Council Member Birrell, Mr. Mitchell clarified that John Ence built a detached garage, not a carport, which can be up to 20 feet high for a flat roof or 25 feet for a pitched roof.

In response to a question raised by Council Member Waite, Mr. Mitchell reported that the typical carport roof slope is 2% so the height should be sufficient, but he could add language for both shed style and pitched roofs. For an attached carport, a 2% slope would be one-quarter inch per foot or approximately three inches. Mayor Rosenberg suggested a maximum height of 18 feet. Council Member Shakespeare stated that 16 feet should provide enough clearance, and they should

consider the fact that the structure would be allowed within two feet of the property line. Similar existing structures were discussed, as well as the impact of allowing taller structures. Mr. Mitchell pointed out that a detached garage with five-foot setbacks could be as tall as 20 feet, but the carport regulation addressed both attached and detached carports. Appropriate heights and setbacks were discussed further. In response to an example provided by Council Member Pond, Mr. Mitchell stated that it would be hard to make a taller carport attached to a single-story home look appealing, which is why attached shed-style carports are limited to the height of the home.

After discussion, it was decided that carports up to 20 feet in height would be allowed with a minimum five-foot setback, and attached carports with a two-foot setback can be up to 16 feet in height.

6. No stormwater runoff from any carport shall be allowed to run onto adjacent property.
7. Construction material of carports and awnings shall be color tones designed to blend and harmonize with the primary residence.

Mr. Mitchell reported that the current Code states, “The color of the construction materials shall be earth tones or harmonize with the colors of the dwelling unit.” In response to a question from Council member Waite, Mr. Mitchell clarified that prefabricated units would have to be ordered in a color that blends with the primary structure. Mayor Rosenberg stated that they are available in a variety of colors. It would not exactly match the color of the residence, but it could blend with the home or match the color of the roofing.

8. The carport or awning shall always be well maintained and kept in good repair.

17.64.060(D), Awnings and Patio Covers:

1. A Building Permit shall be required to construct all awnings and patio covers.
2. Any enclosed awning or patio cover (a structure enclosed on more than two sides) shall comply with the required setbacks applicable to the primary residence.
3. Awnings and patio covers constructed completely of non-combustible materials may be allowed in the side and rear yard area so long as no portion of the awning/patio cover structure is closer than two feet to any side or rear property line. Reduced setbacks shall only be allowed with clearance from City utility departments.
4. Awnings and patio covers constructed of any combustible materials may be allowed in the side and rear yard area so long as no portion of the awning/patio cover structure is closer than five feet to any side or rear property line.
5. No stormwater runoff from any awning or patio cover shall be allowed to run onto adjacent property.

6. Construction material of awnings and patio covers shall be color tones designed to blend/harmonize with the primary structure.
7. Awnings and patio covers shall always be well maintained and kept in good repair.

Mr. Mitchell stated that he would make the relevant changes and bring the item back for continued discussion at the next Work Session.

iii. Small Lot Single Family Zone Discussion. Presented by Jim McNulty, Planning and Economic Development Manager.

Planning and Economic Development Director, Jim McNulty, presented the Staff Report and reported that the matter was first considered by the Council in July 2024. Santa Clara previously created the R-1-6 Zone to promote smaller lots and encourage affordable housing. The property on the corner of Lava Flow Drive and Arrowhead Trail is zoned R-1-6 and has received Preliminary Plat approval for seven lots, and the property could be a candidate for the R-1-4 Zone.

Mr. McNulty displayed photographs of R-1-4 developments in Arizona and noted that single-family homes are feasible on R-1-4 lots. Many two-story homes are constructed to maximize living space. They primarily have minimum 20-foot front yard setbacks and five-foot side yard setbacks and have space for two-car garages and driveways.

Mr. McNulty reviewed highlighting sections of the draft zoning.

17.63.040: Height Regulations:

The original draft included a height restriction of 30 feet, but in the last discussion Council Member Shakespeare recommended lowering the maximum height to 26 feet. The R-1-6 Zone allows homes up to 30 feet in height, and other zones allow as much as 35 feet.

Mr. McNulty provided the example of three-story, 3,000-square-foot homes near Santaquin that cost in excess of \$500,000 and noted that the threshold for affordable housing is between \$350,000 and \$450,000. One way to ensure affordability is to limit the home size. Saint George City has a Residential Central City zone that allows a lot size of 5,000 square feet, and Hurricane now has an R-1-4 zone that allows a building height of up to 30 feet with a 1,500 square foot maximum footprint. A 50-by-80-foot lot would allow for a footprint of 2,000 square feet, but a two-car garage would subtract at least 400 square feet from that number. He asked for the Council's input on limiting one-story homes to 1,500 square feet and two-story homes to 2,000 square feet to promote affordability.

R-1-4 will be in an infill zone for properties of five acres or less. Arrowhead Place and Desert's Edge are potential candidates for this zoning.

The R-1-6 lots on Patricia Drive will have approximately 3,000-square-foot pad lots with a Homeowner's Association ("HOA"). That zone requires larger side yard setbacks and a minimum

frontage of 50 feet. The proposed setbacks for R-1-4 are five feet on each side, but larger setbacks could be considered. Mr. McNulty noted that some communities allow lots to be 40 feet wide.

17.63.060: Modifying Regulations:

E. A one-car garage minimum or two-car garage maximum is required for each home.

Mr. McNulty stated that developers have indicated that they will not build homes with only pads or carports.

Council Member Hinton stated that setting a maximum home size would accomplish the goal of affordable housing without deed restrictions. Mr. McNulty agreed. Council Member Shakespeare stated that most builders offer different home sizes, and the market will drive pricing. He likes the idea of the R-1-4 Zone but asked why houses are not allowed to be closer to the street. Mr. McNulty stated that it has been allowed in Planned Development Districts, but it could also be allowed in the R-1-4 Zone.

Council Member Shakespeare noted that the Building Permit process is not significantly different between a 1,500 or 5,000-square-foot home. He was reluctant to limit the square footage and believed that a height limit would accomplish the same goal. He believed that two-car garages should be required. Mr. McNulty noted that for affordability purposes, the State is pushing to allow one-car garages, but he believed that they should still require enough room for two cars in the driveway. He recalled that the 26-foot maximum height suggestion was based on Council Member Shakespeare's suggestion at the last meeting.

Council Member Hinton stated that she did not believe the message was how much home could be built on the smallest lot possible, but how to create opportunities for first-time home buyers. The example was shared at the Legislative Policy Committee meeting that Spanish Fork approved smaller lots, but the homes that were built on them were well outside the affordable range set by the State. The city was frustrated that they had put this zone in place to encourage affordable housing and that goal was not achieved. She asked Council Member Shakespeare if there was a size at which he believed the home would not be what was intended. Council Member Shakespeare stated that White Trail on South River Road has homes between 1,350 square feet and 2,500 square feet. The base price for 1,900 square feet is \$450,000.

Mr. McNulty stated that all City zones have minimums. A one-story home requires 1,000 square feet of living space. Two-story homes require 750 square feet on the main floor and 500 on the second level. No zones currently have maximums. Council Member Hinton suggested setting a maximum size of 3,000 square feet. Council Member Shakespeare agreed with that number. Council Member Burton was also comfortable with setting a reasonable limit.

Mayor Rosenberg stated that one goal of the R-1-4 Zone is to target infill parcels; instead of building one home, they will incentivize developers to build several small, single-family homes on the parcel. Council Member Shakespeare stated that the eight-unit maximum will allow more homes without negatively impacting infrastructure.

Mr. McNulty reported that he would work on the ideas shared at the meeting and bring the item back to the next Work Meeting for further discussion.

iv. Interlocal Agreement with Utah Tech University Dissolving the Community Channel to Distribute Assets. Presented by Council Member Jarrett Waite.

Council Member Waite reported that the Community Education Channel has existed for almost 30 years. They explored several options for a path forward, including obtaining sponsorships and moving to a streaming platform. However, viewership decreased significantly due to the decline of cable and their YouTube channel could not make up for that loss in viewers. They decided that it would be best to close the station. The station initially had a lot of debt, but it has all been paid off and they will be able to offer severance packages to the channel's two employees. The board discussed how best to distribute the assets including the van, cameras, computers, etc. It is very specialized equipment and has limited resale value. Based on that and the university's needs, they decided that the assets should be donated to Utah Tech University. The Council would be voting on the amended Interlocal Agreement to donate the assets and set an end date of June 30, 2025, at its Business Meeting.

3. Staff Reports

Staff Reports were postponed.

4. Adjournment.

The City Council Work Meeting adjourned at 5:37 p.m.

Chris Shelley
City Recorder

Approved: _____

**City of Santa Clara
Check Register
All Bank Accounts - 01/28/2025 to 01/28/2025**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ALPHA ENGINEERING	71759	38825	01/28/2025	01/28/2025	129.00	PROJECT 072-34 SOLACE OF SANTA CLARA PH	104652-320 - ENGINEERING	
					\$129.00			
BAKER, SHELBY MARSHA	71760	225201337	01/17/2025	01/28/2025	12.07	CASE #225201337 - TRUST OVERPAYMENT	103511-000 - FINES AND PENALTIES	
					\$12.07			
BHI	71761	27107-2600 ORD	01/20/2025	01/28/2025	21,654.93	PROJECT CODE #5 - SOUTH VILLAGE CHANGE I	484100-730 - IMPROV OTHER THAN	
					\$21,654.93			
BURROW, CHRIS	71762	01-14-25 INTER	01/14/2025	01/28/2025	159.24	COURT INTERPRETER - 01-14-2025	104120-330 - LEGAL SERVICES	
					\$159.24			
CHILD SUPPORT SERVICES	71763	01-22-24 873789	01/23/2025	01/28/2025	206.77	CASEY-C000873789 PAY PERIOD 01-22-25	102595-000 - GARNISHMENTS PAYA	
					\$206.77			
CITY OF ST GEORGE-IMPACT	71764	OCT - DEC 2024	01/24/2025	01/28/2025	16,548.00	SEWER IMPACT FEES OCT - DEC 2024	522411-000 - SEWER IMPACT - ST G	
					\$16,548.00			
EATON CORPORATION	71765	953998794	01/28/2025	01/28/2025	129,149.44	2 of 3 SUBSTATION VOLTAGE REGULATORS	535310-975 - ELECTRIC IMPACT FEE	
					\$129,149.44			
ESO SOLUTIONS, INC	71766	ESO-158978	01/28/2025	01/28/2025	11,313.85	THIRD PARTY BILLING SOFTWARE	104230-370 - PROFESSIONAL SERVI	
					\$11,313.85			
FELLER ENTERPRISES	71767	PROJECT #4 - P	01/23/2025	01/28/2025	52,737.43	PROJECT 4 NEW SHOP @ YARD	484100-730 - IMPROV OTHER THAN	
FELLER ENTERPRISES	71767	PROJECT #4 - P	01/23/2025	01/28/2025	52,737.43	PROJECT 4 NEW SHOP @ YARD	535310-975 - ELECTRIC IMPACT FEE	
					\$105,474.86			
					\$105,474.86			
FIVE COUNTY AOG	71768	007-2025	01/28/2025	01/28/2025	5,500.00	ONE FY2025 MPO VOTE SHARE 7-1-24 TO 6-30-	104410-311 - MPO ANNUAL ASSESS	
					\$5,500.00			
GCS BILLINGS	71769	3982	01/28/2025	01/28/2025	2,555.75	DEC 2024 BILLING SVCS	104230-370 - PROFESSIONAL SERVI	
					\$2,555.75			
L.N. CURTIS & SONS	71770	INV866099	01/23/2025	01/28/2025	122.88	INV 9-16-24 - CAZIER 0931548	104230-454 - SAFETY EQUIPMENT	
L.N. CURTIS & SONS	71770	INV867972	01/23/2025	01/28/2025	270.60	INV 9-20-24 D CAZIER SO931548	104230-454 - SAFETY EQUIPMENT	
L.N. CURTIS & SONS	71770	INV897171	01/23/2025	01/28/2025	2,749.40	12-18-24 C FULDE SO952366	104230-454 - SAFETY EQUIPMENT	
L.N. CURTIS & SONS	71770	INV898132	01/23/2025	01/28/2025	431.17	12-20-24 C FULDE SO898132	104230-454 - SAFETY EQUIPMENT	
					\$3,574.05			
					\$3,574.05			
MENDEZ-BUENO, ROBERTO	71771	235201913	01/17/2025	01/28/2025	340.00	CASE #235201913 BAIL REFUND	102560-000 - BAIL & RESTITUTION	
					\$340.00			
STATE OF UTAH / BLDG	71772	OCT-DEC 24	12/31/2024	01/28/2025	568.17	BUILDING SURCHARGE APRIL - JUNE 2024	104240-940 - INTERGOVT CHARGES	
					\$568.17			
STUART AWNING INC	71773	PERMIT 20-117	01/28/2025	01/28/2025	100.00	BUILDING MAINT DEPOSIT INSPECT 1-2-25	102570-000 - BLDG SITE MAINTENAN	
STUART AWNING INC	71773	PERMIT 21-056	01/28/2025	01/28/2025	100.00	BUILDING MAINT DEPOSIT INSPECT 1-17-25	102570-000 - BLDG SITE MAINTENAN	
STUART AWNING INC	71773	PERMIT 21-057	01/28/2025	01/28/2025	100.00	BUILDING MAINT DEPOSIT INSPECT 1-17-25	102570-000 - BLDG SITE MAINTENAN	
					\$300.00			
					\$300.00			

**City of Santa Clara
Check Register
All Bank Accounts - 01/28/2025 to 01/28/2025**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
SWRCA - SOUTHWEST UTAH REG	71774	SELENA NEZ - R	01/28/2025	01/28/2025	20.00	SWRCA MEMBERSHIP DUES FOR -SELENA	104130-210 - SUBSCRIPTIONS & ME	
					\$20.00			
UTAH VALLEY UNIVERSITY/BUS.O	71775	A29400	01/28/2025	01/28/2025	40.00	INV 10-17-24 - EXAM & CERT FOR TIMOTHY MAY	104230-360 - TRAINING	
UTAH VALLEY UNIVERSITY/BUS.O	71775	A29501	01/08/2025	01/28/2025	35.00	RECERTIFICATIONS	104230-370 - PROFESSIONAL SERVI	
					\$75.00			
					\$75.00			
VLCM	71776	IN148340	01/28/2025	01/28/2025	650.00	REPLACE DOOR CONTROLLER IN POLICE SUB	104240-260 - BUILDING MAINTENAN	
					\$650.00			
WASH. COUNTY WATER CONSER	71777	53975	01/28/2025	01/28/2025	4,505.28	REG.PIPELINE BOND PAYMENT DEC 2024	515110-822 - DEBT PAYMENT TO WA	
WASH. COUNTY WATER CONSER	71777	53994	01/28/2025	01/28/2025	6,226.35	REGIONAL WATER SURCHARGE DEC 2024	513714-000 - REGIONAL WATER SUR	
WASH. COUNTY WATER CONSER	71777	54000	01/28/2025	01/28/2025	1,089.00	EXCESS CONSERVATION SURCHARGE	515110-810 - PRINCIPAL ON BONDS	
					\$11,820.63			
					\$11,820.63			
WASHINGTON COUNTY- HCP	71778	OCT -DEC 2024	01/24/2025	01/28/2025	12,060.39	HCP IMPACT FEES OCT-DEC 2024	102260-000 - HCP IMPACT FEES - CO	
					\$12,060.39			
WESTERN UNITED ELECTRIC SU	71779	6131265	01/28/2025	01/28/2025	82,525.00	SPARE 2500 KVA 3 PHASE TRANSFORMER	535310-740 - CAPITAL EQUIPMENT	
WESTERN UNITED ELECTRIC SU	71779	6131527	01/28/2025	01/28/2025	1,440.00	CL 200 METERS	535310-252 - METERS	
WESTERN UNITED ELECTRIC SU	71779	6132701	01/28/2025	01/28/2025	125.53	CROSSARM PINS	535310-466 - POWER LINES/POLES/	
WESTERN UNITED ELECTRIC SU	71779	6133000	01/28/2025	01/28/2025	858.80	COUPLERS FOR CANYON VIEW UPGRADE	535310-730 - IMPROVEMENTS	
					\$84,949.33			
					\$84,949.33			
					\$407,061.48			

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

*Jarett Waite
Ben Shakespeare
Christa Hinton David
Pond Janene Burton*

CITY COUNCIL

Meeting Date: 12/Feb/25

Agenda Item: 2

Applicant: Jeff Lerner

Requested by: Jim McNulty

Subject: Partial Plat Amendment

Description:

Jeff Lerner is requesting a partial plat amendment for the Hills @ Santa Clara Subdivision, Phase 3 Amended. The applicant is proposing to amend Lots 303 and 305 of the current subdivision. This request includes putting the subject property back into the original lot configuration approved as per the original subdivision plat. This would allow for three (3) single-family lots. A Staff Report and drawings have been included for your review and consideration.

Recommendation: Approval

Attachments: N/A

Cost: N/A

Legal Approval: Yes

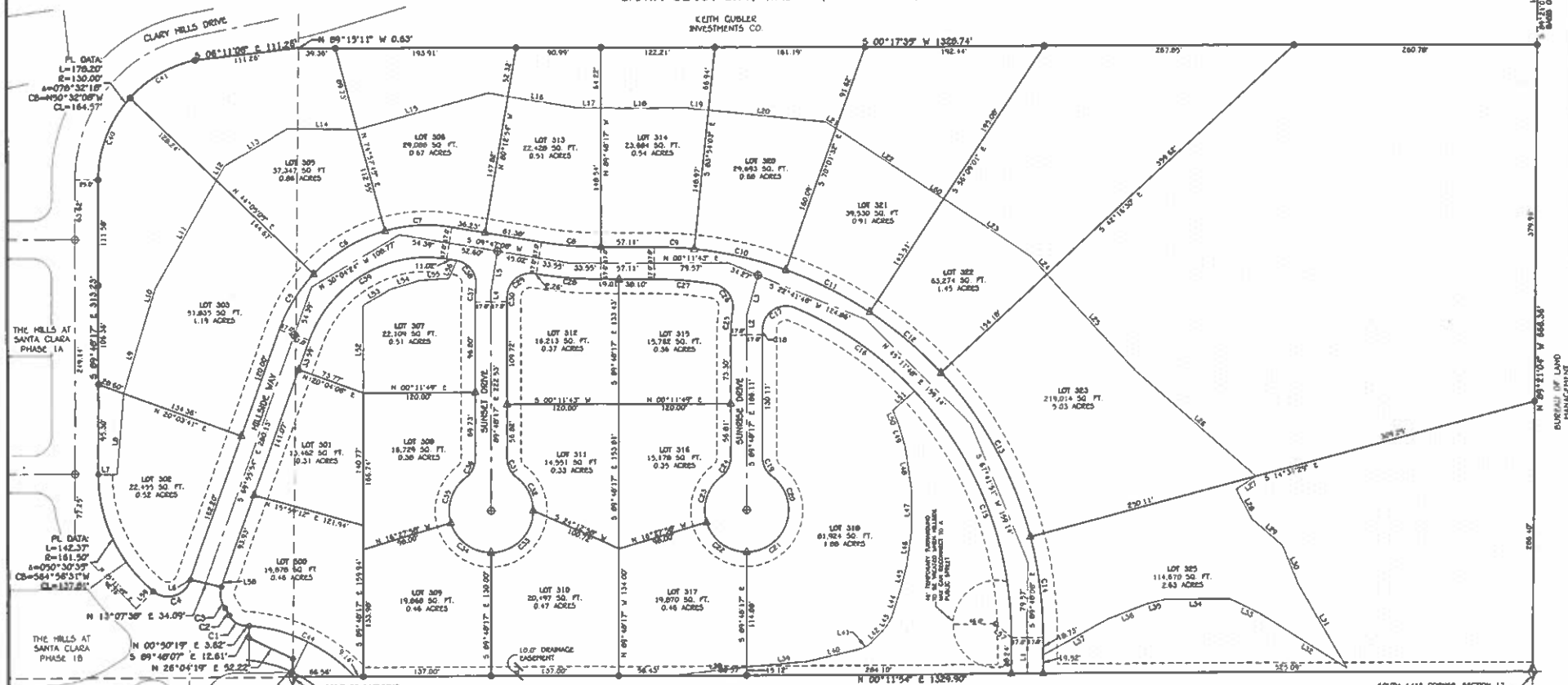
Finance Approval: N/A

Budget Approval: N/A

THE HILLS AT SANTA CLARA PHASE 3 AMENDED

SECTION 17, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH

KEITH GUBLER
INVESTMENTS CO.



AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO CORRECT LOTS 300 AND 304 INTO ONE LOT KNOWN AS LOT 300. TO CORRECT LOTS 318 AND 319 INTO ONE LOT KNOWN AS LOT 318. TO MODIFY THE NO BUILD AREA ON THE NEW LOT 318 SO THAT THE LOT CAN FRONT HILLSIDE DRIVE, AND TO CORRECT LOTS 323 AND 324 INTO ONE LOT KNOWN AS LOT 323. NO OTHER CHANGES WERE MADE OR INTENDED TO BE MADE ON THIS PLAT. FOR ALL OTHER LOTS PLEASE SEE THE HILLS AT SANTA CLARA PHASE 3 FINAL PLAT.

LEGEND:

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- CLASS I MONUMENT TO BE SET
- CLASS II MONUMENT TO BE SET
- CLASS I MONUMENT - EXISTING
- CLASS II MONUMENT - EXISTING
- NOTHING SET OR FOUND
- 5/8" REBAR AND CAP (ROOSEVELT ASSOCIATES)
- △ FRONT PROPERTY CORNERS OFFSET 5' FROM THE LOT OR LINE, IN THE SIDEWALK WITH A BRASS PLUG
- NO BUILD AREA

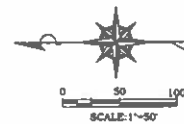
CURVE	LENGTH	RADIUS	DELTA
C1	23.77	28.00	89°19'11"
C2	8.69	47.00	09°14'59"
C3	63.70	87.00	09°14'59"
C4	49.00	25.00	118°18'36"
C5	78.00	167.00	02°14'00"
C6	90.80	127.00	09°14'59"
C7	78.20	127.00	09°14'59"
C8	84.30	300.00	09°14'59"
C9	42.87	412.00	09°14'59"
C10	380.80	617.00	01°17'33"
C11	103.90	412.00	01°17'33"
C12	100.80	617.00	01°17'33"
C13	201.90	617.00	07°19'01"
C14	102.70	617.00	01°17'33"
C15	278.31	380.80	09°14'59"
C16	176.19	380.80	09°14'59"
C17	47.70	25.00	109°14'59"
C18	176.19	380.80	09°14'59"
C19	176.19	380.80	09°14'59"
C20	47.70	25.00	109°14'59"
C21	58.90	47.00	07°12'49"

CURVE	LENGTH	RADIUS	DELTA
C22	17.80	47.00	07°12'49"
C23	54.80	47.00	09°14'59"
C24	13.10	87.00	09°14'59"
C25	26.30	167.00	09°14'59"
C26	26.30	167.00	09°14'59"
C27	65.70	300.00	09°14'59"
C28	89.70	112.00	09°14'59"
C29	42.87	412.00	09°14'59"
C30	6.99	133.00	09°14'59"
C31	22.10	87.00	09°14'59"
C32	11.70	47.00	07°12'49"
C33	78.00	47.00	09°14'59"
C34	78.00	47.00	09°14'59"
C35	54.80	47.00	09°14'59"
C36	23.50	25.00	09°14'59"
C37	18.00	100.00	09°14'59"
C38	23.50	25.00	09°14'59"
C39	17.80	133.00	09°14'59"
C40	65.70	133.00	09°14'59"
C41	91.87	133.00	09°14'59"
C42	188.80	177.00	01°17'33"

LINE	BEARING	DISTANCE
L1	S 89°18'00" E	38.47
L2	S 89°18'00" E	11.12
L3	N 72°19'52" W	44.80
L4	N 89°18'00" E	12.30
L5	N 89°18'00" E	44.80
L6	S 89°18'00" E	44.80
L7	S 89°18'00" E	44.80
L8	S 89°18'00" E	44.80
L9	S 89°18'00" E	44.80
L10	S 89°18'00" E	44.80
L11	S 89°18'00" E	44.80
L12	S 89°18'00" E	44.80
L13	S 89°18'00" E	44.80
L14	S 89°18'00" E	44.80
L15	S 89°18'00" E	44.80
L16	S 89°18'00" E	44.80
L17	S 89°18'00" E	44.80
L18	S 89°18'00" E	44.80
L19	S 89°18'00" E	44.80
L20	S 89°18'00" E	44.80
L21	S 89°18'00" E	44.80
L22	S 89°18'00" E	44.80
L23	S 89°18'00" E	44.80
L24	S 89°18'00" E	44.80
L25	S 89°18'00" E	44.80
L26	S 89°18'00" E	44.80
L27	S 89°18'00" E	44.80
L28	S 89°18'00" E	44.80
L29	S 89°18'00" E	44.80
L30	S 89°18'00" E	44.80
L31	S 89°18'00" E	44.80
L32	S 89°18'00" E	44.80
L33	S 89°18'00" E	44.80
L34	S 89°18'00" E	44.80
L35	S 89°18'00" E	44.80
L36	S 89°18'00" E	44.80
L37	S 89°18'00" E	44.80
L38	S 89°18'00" E	44.80
L39	S 89°18'00" E	44.80
L40	S 89°18'00" E	44.80

LINE	BEARING	DISTANCE
L41	S 89°18'00" E	44.80
L42	S 89°18'00" E	44.80
L43	S 89°18'00" E	44.80
L44	S 89°18'00" E	44.80
L45	S 89°18'00" E	44.80
L46	S 89°18'00" E	44.80
L47	S 89°18'00" E	44.80
L48	S 89°18'00" E	44.80
L49	S 89°18'00" E	44.80
L50	S 89°18'00" E	44.80
L51	S 89°18'00" E	44.80
L52	S 89°18'00" E	44.80
L53	S 89°18'00" E	44.80
L54	S 89°18'00" E	44.80
L55	S 89°18'00" E	44.80
L56	S 89°18'00" E	44.80
L57	S 89°18'00" E	44.80
L58	S 89°18'00" E	44.80
L59	S 89°18'00" E	44.80
L60	S 89°18'00" E	44.80
L61	S 89°18'00" E	44.80
L62	S 89°18'00" E	44.80
L63	S 89°18'00" E	44.80
L64	S 89°18'00" E	44.80
L65	S 89°18'00" E	44.80
L66	S 89°18'00" E	44.80
L67	S 89°18'00" E	44.80
L68	S 89°18'00" E	44.80
L69	S 89°18'00" E	44.80
L70	S 89°18'00" E	44.80
L71	S 89°18'00" E	44.80
L72	S 89°18'00" E	44.80
L73	S 89°18'00" E	44.80
L74	S 89°18'00" E	44.80
L75	S 89°18'00" E	44.80
L76	S 89°18'00" E	44.80
L77	S 89°18'00" E	44.80
L78	S 89°18'00" E	44.80
L79	S 89°18'00" E	44.80
L80	S 89°18'00" E	44.80

LINE	BEARING	DISTANCE
L81	S 89°18'00" E	44.80
L82	S 89°18'00" E	44.80
L83	S 89°18'00" E	44.80
L84	S 89°18'00" E	44.80
L85	S 89°18'00" E	44.80
L86	S 89°18'00" E	44.80
L87	S 89°18'00" E	44.80
L88	S 89°18'00" E	44.80
L89	S 89°18'00" E	44.80
L90	S 89°18'00" E	44.80
L91	S 89°18'00" E	44.80
L92	S 89°18'00" E	44.80
L93	S 89°18'00" E	44.80
L94	S 89°18'00" E	44.80
L95	S 89°18'00" E	44.80
L96	S 89°18'00" E	44.80
L97	S 89°18'00" E	44.80
L98	S 89°18'00" E	44.80
L99	S 89°18'00" E	44.80
L100	S 89°18'00" E	44.80
L101	S 89°18'00" E	44.80
L102	S 89°18'00" E	44.80
L103	S 89°18'00" E	44.80
L104	S 89°18'00" E	44.80
L105	S 89°18'00" E	44.80
L106	S 89°18'00" E	44.80
L107	S 89°18'00" E	44.80
L108	S 89°18'00" E	44.80
L109	S 89°18'00" E	44.80
L110	S 89°18'00" E	44.80
L111	S 89°18'00" E	44.80
L112	S 89°18'00" E	44.80
L113	S 89°18'00" E	44.80
L114	S 89°18'00" E	44.80
L115	S 89°18'00" E	44.80
L116	S 89°18'00" E	44.80
L117	S 89°18'00" E	44.80
L118	S 89°18'00" E	44.80
L119	S 89°18'00" E	44.80
L120	S 89°18'00" E	44.80
L121	S 89°18'00" E	44.80
L122	S 89°18'00" E	44.80
L123	S 89°18'00" E	44.80
L124	S 89°18'00" E	44.80
L125	S 89°18'00" E	44.80
L126	S 89°18'00" E	44.80
L127	S 89°18'00" E	44.80
L128	S 89°18'00" E	44.80
L129	S 89°18'00" E	44.80
L130	S 89°18'00" E	44.80
L131	S 89°18'00" E	44.80
L132	S 89°18'00" E	44.80
L133	S 89°18'00" E	44.80
L134	S 89°18'00" E	44.80
L135	S 89°18'00" E	44.80
L136	S 89°18'00" E	44.80
L137	S 89°18'00" E	44.80
L138	S 89°18'00" E	44.80
L139	S 89°18'00" E	44.80
L140	S 89°18'00" E	44.80



FINAL PLAT OF: THE HILLS AT SANTA CLARA PHASE 3 AMENDED

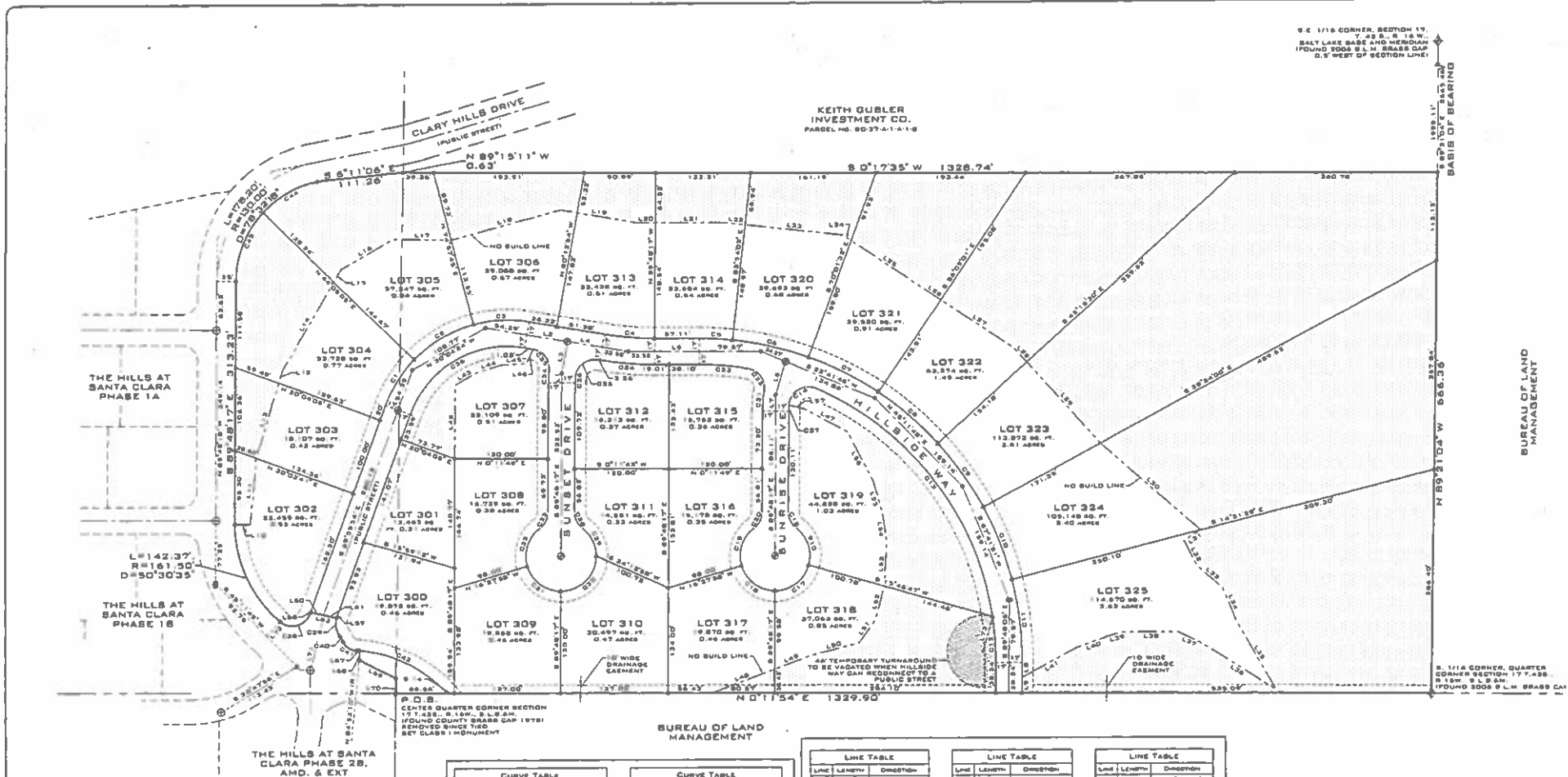
SECTION 17, TOWNSHIP 42 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THIS SAME TO BE SURVEYED INTO LOTS AND PLUMB STREETS TO BE HEREINAFTER KNOWN AS:

THE HILLS AT SANTA CLARA PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY GRANT AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS PUBLIC STREETS AND ALLEYS, TOGETHER WITH THE RIGHTS AND EASES THEREIN, AND THE BOUNDARIES OF THE TRACTS OF LAND SHOWN ON THIS PLAN AS SUBJECT TO THE DECLARATION OF EASES, CONDITIONS AND RESTRICTIONS OF THE TRACTS AT SANTA CLARA PHASE 3, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 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751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 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2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 21



LEGEND

FOUND SECTION MONUMENTATION AB

SHOWN AND DESCRIBED

• SET CORNER: 1/2" X 20" REBAR & PLASTIC CAP: ROSENBERG

ASSOCIATES

• NOTHING SET OR FOUND

TO BE SET BY STANDARD SANTA CLARA
CITY SURVEY MONUMENT - CLASS I

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⑥ FOUND STANDARDS BAKYA OLARA CITY
SURVEY MONUMENT CLASS I

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— 255 —

 ROSENBLATTROSENBERG
ASSOCIATES

ASSOCIATA

CIVIL ENGINEERS • LAND
3631-B Riverside Drive, S.W.

St. George, Utah 84701 435 673 8586

SURVEY PLAN FILE NUMBER	12/12/2010 DATE	8 C
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7438-1B-004	1" = 60'	8
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JOB NUMBER:	SCALE:	C
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BUREAU OF LAND
MANAGEMENT

CURVE	LENGTH	RADIUS	DELTA
C1	70.00	167.00	84°00'00"
C2	90.00	167.00	80°33'31"
C3	72.33	167.00	74°39'00"
C4	64.10	253.00	72°00'00"
C5	61.70	253.00	7°54'15"
C6	100.99	417.00	13°33'31"
C7	100.99	417.00	13°33'31"
C8	100.99	417.00	13°33'31"
C9	100.99	417.00	13°33'31"
C10	100.99	417.00	13°33'31"
C11	100.99	417.00	13°33'31"
C12	93.54	383.00	8°59'52"
C13	387.45	383.00	8°59'48"
C14	47.97	85.00	109°56'00"
C15	53.16	85.00	93°07'48"
C16	50.97	-85.00	80°49'23"
C17	36.45	-85.00	74°26'36"
C18	87.60	-85.00	73°30'15"
C19	87.60	-85.00	68°57'48"
C20	23.15	35.00	133°07'48"
C21	36.37	167.00	6°05'48"
C22	39.50	167.00	6°30'30"

CURVE TABLE			
CUMUL. LENGTH	RADIUS	Delta	
C83	63.72	282.00	7°31'56"
C84	64.79	417.00	9°33'33"
C85	65.82	581.00	9°57'45"
C86	66.82	774.00	9°57'45"
C87	67.82	123.00	7°31'51"
C88	68.18	45.00	7°31'51"
C89	61.75	43.00	5°30'44"
C90	70.69	43.00	7°31'51"
C91	57.60	45.00	7°31'51"
C92	56.81	45.00	7°31'51"
C93	56.81	45.00	7°31'51"
C94	56.81	45.00	7°31'51"
C95	56.81	45.00	7°31'51"
C96	56.81	45.00	7°31'51"
C97	56.81	45.00	7°31'51"
C98	56.81	45.00	7°31'51"
C99	56.81	45.00	7°31'51"
C100	56.81	45.00	7°31'51"
C101	56.81	45.00	7°31'51"
C102	56.81	45.00	7°31'51"
C103	56.81	45.00	7°31'51"
C104	56.81	45.00	7°31'51"
C105	56.81	45.00	7°31'51"
C106	56.81	45.00	7°31'51"
C107	56.81	45.00	7°31'51"
C108	56.81	45.00	7°31'51"
C109	56.81	45.00	7°31'51"
C110	56.81	45.00	7°31'51"
C111	56.81	45.00	7°31'51"
C112	56.81	45.00	7°31'51"
C113	56.81	45.00	7°31'51"
C114	56.81	45.00	7°31'51"
C115	56.81	45.00	7°31'51"
C116	56.81	45.00	7°31'51"
C117	56.81	45.00	7°31'51"
C118	56.81	45.00	7°31'51"
C119	56.81	45.00	7°31'51"
C120	56.81	45.00	7°31'51"
C121	56.81	45.00	7°31'51"
C122	56.81	45.00	7°31'51"
C123	56.81	45.00	7°31'51"
C124	56.81	45.00	7°31'51"
C125	56.81	45.00	7°31'51"
C126	56.81	45.00	7°31'51"
C127	56.81	45.00	7°31'51"
C128	56.81	45.00	7°31'51"
C129	56.81	45.00	7°31'51"
C130	56.81	45.00	7°31'51"
C131	56.81	45.00	7°31'51"
C132	56.81	45.00	7°31'51"
C133	56.81	45.00	7°31'51"
C134	56.81	45.00	7°31'51"
C135	56.81	45.00	7°31'51"
C136	56.81	45.00	7°31'51"
C137	56.81	45.00	7°31'51"
C138	56.81	45.00	7°31'51"
C139	56.81	45.00	7°31'51"
C140	56.81	45.00	7°31'51"
C141	56.81	45.00	7°31'51"
C142	56.81	45.00	7°31'51"
C143	56.81	45.00	7°31'51"
C144	56.81	45.00	7°31'51"
C145	56.81	45.00	7°31'51"
C146	56.81	45.00	7°31'51"
C147	56.81	45.00	7°31'51"
C148	56.81	45.00	7°31'51"
C149	56.81	45.00	7°31'51"
C150	56.81	45.00	7°31'51"
C151	56.81	45.00	7°31'51"
C152	56.81	45.00	7°31'51"
C153	56.81	45.00	7°31'51"
C154	56.81	45.00	7°31'51"
C155	56.81	45.00	7°31'51"
C156	56.81	45.00	7°31'51"
C157	56.81	45.00	7°31'51"
C158	56.81	45.00	7°31'51"
C159	56.81	45.00	7°31'51"
C160	56.81	45.00	7°31'51"
C161	56.81	45.00	7°31'51"
C162	56.81	45.00	7°31'51"
C163	56.81	45.00	7°31'51"
C164	56.81	45.00	7°31'51"
C165	56.81	45.00	7°31'51"
C166	56.81	45.00	7°31'51"
C167	56.81	45.00	7°31'51"
C168	56.81	45.00	7°31'51"
C169	56.81	45.00	7°31'51"
C170	56.81	45.00	7°31'51"
C171	56.81	45.00	7°31'51"
C172	56.81	45.00	7°31'51"
C173	56.81	45.00	7°31'51"
C174	56.81	45.00	7°31'51"
C175	56.81	45.00	7°31'51"
C176	56.81	45.00	7°31'51"
C177	56.81	45.00	7°31'51"
C178	56.81	45.00	7°31'51"
C179	56.81	45.00	7°31'51"
C180	56.81	45.00	7°31'51"
C181	56.81	45.00	7°31'51"
C182	56.81	45.00	7°31'51"
C183	56.81	45.00	7°31'51"
C184	56.81	45.00	7°31'51"
C185	56.81	45.00	7°31'51"
C186	56.81	45.00	7°31'51"
C187	56.81	45.00	7°31'51"
C188	56.81	45.00	7°31'51"
C189	56.81	45.00	7°31'51"
C190	56.81	45.00	7°31'51"
C191	56.81	45.00	7°31'51"
C192	56.81	45.00	7°31'51"
C193	56.81	45.00	7°31'51"
C194	56.81	45.00	7°31'51"
C195	56.81	45.00	7°31'51"
C196	56.81	45.00	7°31'51"
C197	56.81	45.00	7°31'51"
C198	56.81	45.00	7°31'51"
C199	56.81	45.00	7°31'51"
C200	56.81	45.00	7°31'51"

LINE TABLE	
LINE	DESCRIPTION
L1	12.38° 5 6° 48' 17" E
L2	41.80° 5 6° 48' 36" E
L3	52.60° 5 6° 47' 06" E
L4	55.15° 5 6° 47' 06" W
L5	57.11° 5 6° 47' 13" E
L6	44.45° 5 72° 48' 23" E
L7	31.17° 5 6° 47' 13" E
L8	18.71° 5 6° 47' 13" E
L9	19.53° 5 6° 47' 13" E
L10	10.00° 9 0° 11' 43" E
L11	88.88° 9 0° 11' 43" E
L12	100.16° 9 77° 56' 43" E
L13	17.01° 9 77° 56' 43" E
L14	151.85° 9 56° 57' 17" E
L15	18.23° 9 56° 57' 17" E
L16	77.55° 9 56° 43' 58" E
L17	74.93° 9 56° 43' 58" E
L18	145.83° 9 150° 51' 43" E
L19	98.38° 9 57° 47' 06" W
L20	94.00° 5 0° 11' 43" W
L21	40.45° 5 0° 11' 43" W
L22	85.00° 5 6° 50' 57" W
L23	136.00° 5 6° 50' 57" W

LINE TABLE		
LINE	Latitude	Longitude
18	15.9°	8 23°24'45"
19	11.32°	8 33°34'45"
20	35.0°	8 25°50'00"
21	11.87°	8 33°50'00"
22	35.0°	8 47°42'30"
23	14.0°	8 47°42'30"
24	170.81°	8 41°1'55'45"
25	25.32°	8 25°57'30"
26	36.76°	8 25°57'30"
27	44.38°	8 41°3'32'30"
28	43.6°	8 47°11'15"
29	125.35°	8 45°45'00"
30	116.1°	8 25°57'30"
31	36.06°	8 51°32'15"
32	48.9°	8 40°1'13'45"
33	21.87°	8 12°35'45"
34	3.23°	8 30°07'00"
35	78.4°	8 26°10'15"
36	94.0°	8 56°45'45"
37	35.84°	8 30°04'15"
38	32.34°	8 16°17'00"
39	21.0°	8 55°25'15"
40	80.66°	8 25°32'15"

LINE TABLE	
Line	Description
1.47	82.65°
1.48	90.15°
1.49	40.78°
1.50	62.78°
1.51	36.00°
1.52	44.10°
1.53	55.95°
1.54	36.48°
1.55	48.02°
1.56	72.15°
1.57	30.83°
1.58	0.45°
1.59	4.06°
1.60	16.47°
1.61	17.42°
1.62	30.94°
1.63	2.05°
1.64	18.81°
1.65	55.38°
1.66	36.78°
1.67	19.85°
1.68	35.70°
1.69	55.79°
1.70	15.00°
1.71	28.00°
1.72	35.70°
1.73	46.00°



THE FINAL PLAT FOR
THE HILLS AT
SANTA CLARA
- PHASE 3 -

LOCATED IN SECTION 17
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE HILLS AT SANTA CLARA PHASE 3 AMENDED
- PARTIAL AMENDMENT "A" -

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS. ALL LOTS AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF SANTA CLARA AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "THE HILLS AT SANTA CLARA PHASE 1", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS DAY OF , 2012 ENTRY NO. IN BOOK , PAGE , SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF , 2024.

J3SB, LLC, A WYOMING LIMITED LIABILITY COMPANY

PARTNER -

ACKNOWLEDGMENT:

STATE OF) S.S.
COUNTY OF

ON THIS DAY OF IN THE YEAR , BEFORE ME , A NOTARY PUBLIC, PERSONALLY APPEARED , PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____ (OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-10 171)

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

MORTGAGEE AND LENDER CONSENT TO RECORD:

CACHE VALLEY BANK, A MORTGAGEE AND LENDER OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

MANAGING MEMBER

PRINT NAME

ACKNOWLEDGMENT:

STATE OF) S.S.
COUNTY OF

ON THIS DAY OF IN THE YEAR , BEFORE ME , A NOTARY PUBLIC, PERSONALLY APPEARED , PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____ (OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-10 171)

EXPIRATION DATE: _____

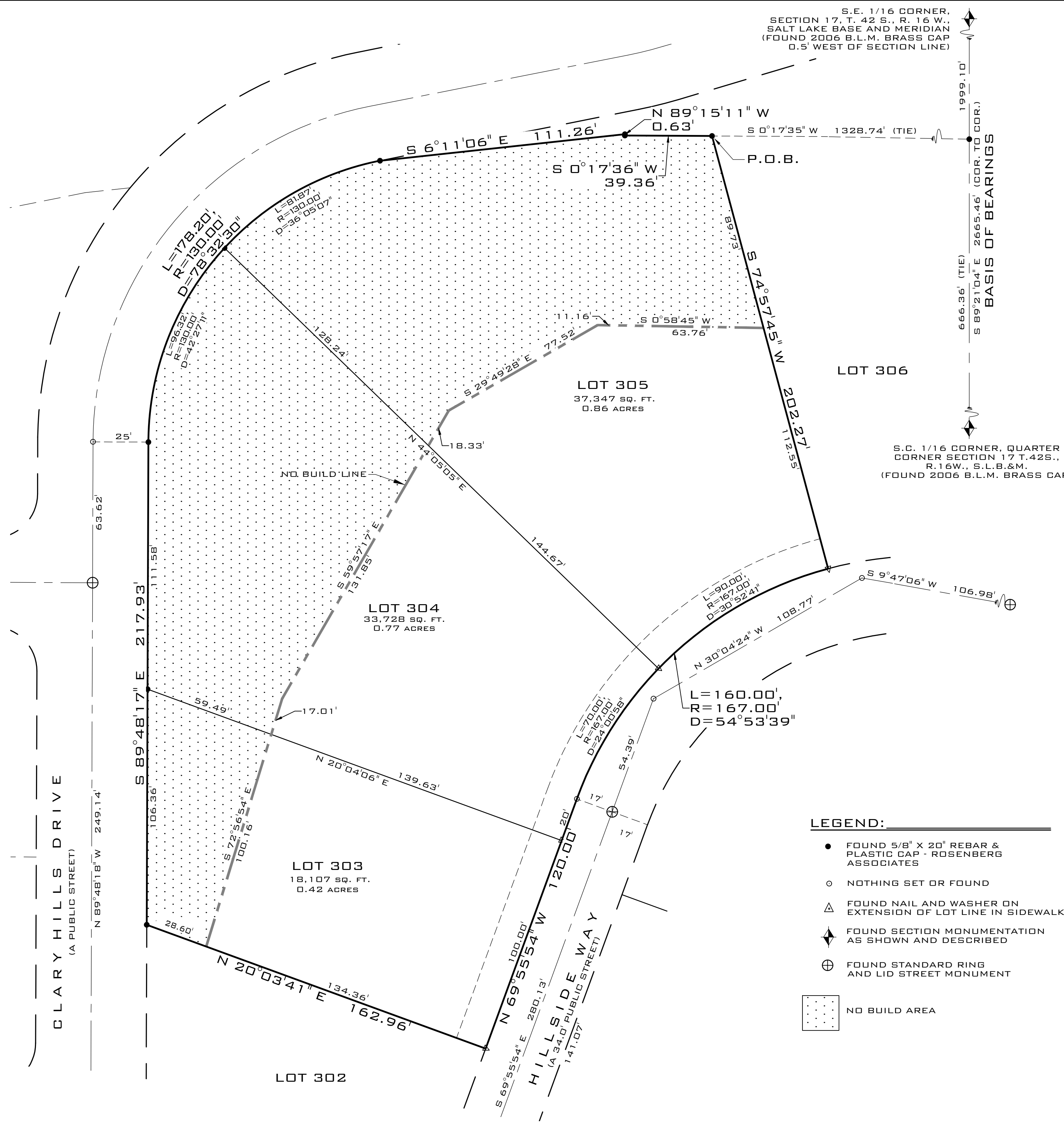
A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 14.00 FOOT WIDE PUBLIC UTILITY, SIDEWALK AND DRAINAGE EASEMENT ALONG THE STREET, UNLESS OTHERWISE NOTED ON PLAN.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 20.00 FOOT FRONT YARD SETBACK, AN 8.00 AND 12.00 FOOT SIDE YARD SETBACK, AND A 10.00 FOOT REAR YARD SETBACK. GARAGE SETBACKS MUST BE A MINIMUM OF 20 FEET FROM THE BACK OF SIDEWALK.
- NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
- UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- THE BASIS OF BEARING FOR THE PLAT IS THE 1/16TH LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN BETWEEN THE SOUTH 1/16TH CORNER AND THE SOUTHEAST 1/16TH CORNER OF SAID SECTION. THE BEARING IS SOUTH 89°21'04" EAST AND MEASURES 2665.46 FEET ON THE GROUND.
- ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.
- ALL RETAINING WALLS CONSTRUCTED BY INDIVIDUAL PROPERTY OWNERS WILL BE REQUIRED TO MATCH IN COLOR AND TEXTURE WITH WALLS CONSTRUCTED BY DEVELOPER.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENVIRONMENTAL CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED JUNE 17, 2020 (THE "AGED REPORT"). HOWEVER, AS A CONDITION OF BUILDING PERMIT ISSUANCE THE SANTA CLARA HILLSIDE COMMITTEE HAS REQUIRED A SUPPLEMENTAL REPORT BE COMPLETED TO PROVIDE UPDATED RECOMMENDATIONS AS MAY BE JUSTIFIED BY ADDITIONAL REQUIRED TESTING. THE AGED REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY. ISSUANCE OF BUILDING PERMITS ON THE PROPERTY WILL BE CONDITIONED UPON RECEIPT OF THE SUPPLEMENTAL REPORT BY SANTA CLARA CITY, AND THE SAME WILL BE AVAILABLE FROM DEVELOPER AND SANTA CLARA CITY UPON ITS COMPLETION. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH BOTH REPORTS AND COMPLY WITH ALL RECOMMENDATIONS.



SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND PUBLIC EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE HILLS AT SANTA CLARA PHASE 3 AMENDED
- PARTIAL AMENDMENT "A" -

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREDON LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

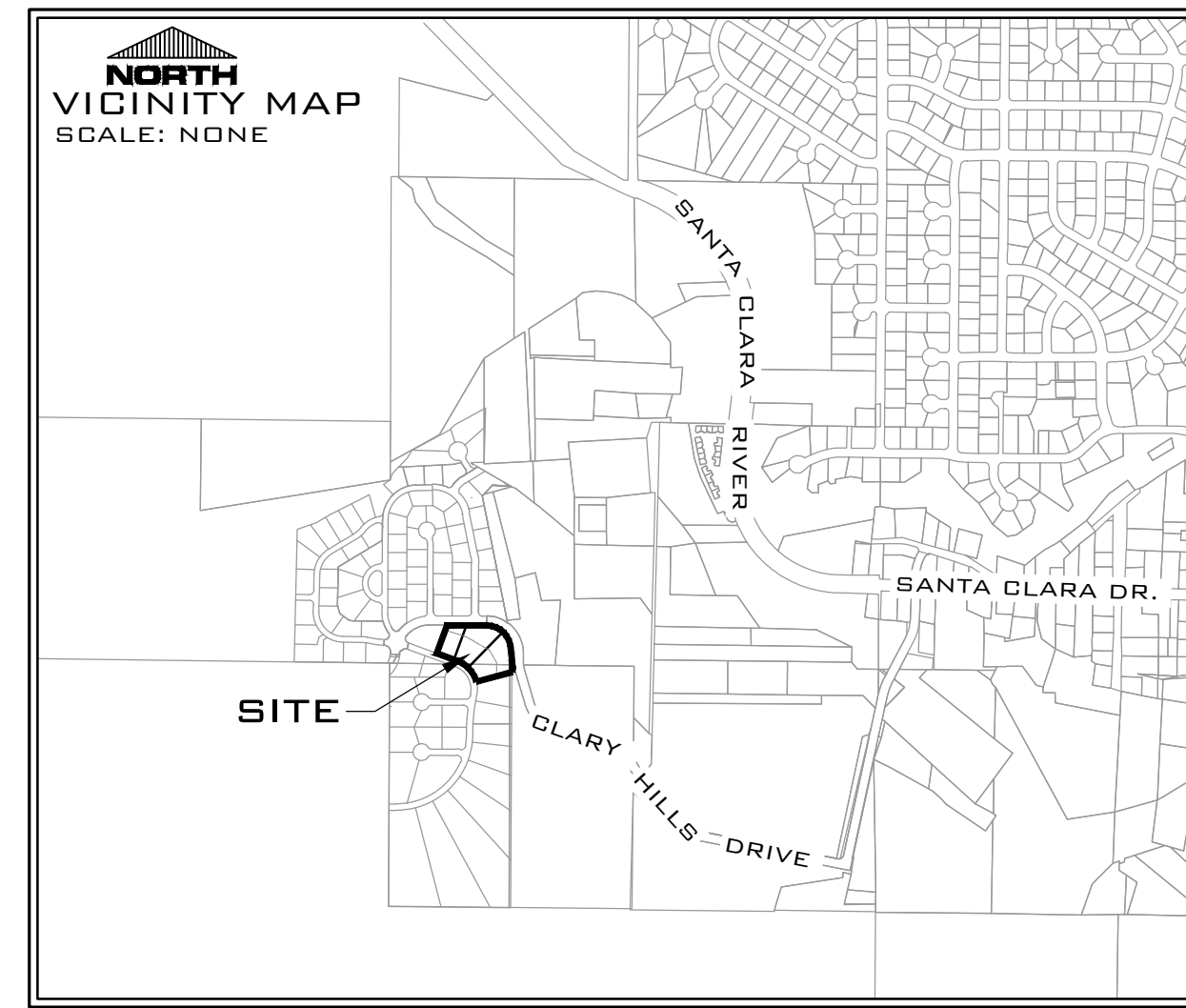
CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT NORTHEASTERLY CORNER OF LOT 306 OF THE HILLS AT SANTA CLARA PHASE 3 AMENDED, ENTRY NO. 2021007385, SAID POINT BEING SOUTH 89°21'04" EAST 666.36 FEET ALONG THE 1/16TH SECTION LINE AND NORTH 00°17'35" EAST 1,289.38 FEET FROM THE SOUTH CENTER 1/16TH CORNER SECTION 17, TOWNSHIP 42 SOUTH RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:

THENCE SOUTH 74°57'45" WEST 202.27 FEET ALONG THE NORTHERLY LINE OF SAID LOT 306 TO THE EASTERLY LINE OF HILLSIDE WAY;
THENCE ALONG SAID EASTERLY LINE OF HILLSIDE WAY THE FOLLOWING (2) COURSES:
THENCE NORTHWESTERLY 160.00 FEET ALONG AN ARC OF A 167.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 74°57'45" WEST, LONG CHORD BEARS NORTH 42°29'04" WEST 153.95 FEET WITH A CENTRAL ANGLE OF 54°53'39");
THENCE NORTH 69°55'54" WEST 120.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 302 SAID THE HILLS AT SANTA CLARA PHASE 3 AMENDED;
THENCE NORTH 20°03'41" EAST 162.96 FEET ALONG THE EASTERLY LINE AND TO THE NORTHEASTERLY CORNER SAID LOT 302, SAID POINT BEING ON THE SOUTHERLY LINE OF CLARY HILLS DRIVE;
THENCE ALONG SAID SOUTHERLY LINE OF CLARY HILLS DRIVE THE FOLLOWING (2) COURSES:
THENCE SOUTH 89°48'17" EAST 217.93 FEET;
THENCE SOUTHEASTERLY 178.20 FEET ALONG AN ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°11'43" WEST, LONG CHORD BEARS SOUTH 50°32'02" EAST 164.57 FEET WITH A CENTRAL ANGLE OF 78°32'30");
THENCE SOUTH 06°11'06" EAST 111.26 FEET TO AN ANGLE POINT OF THE EASTERLY LINE OF LOT 305 SAID THE HILLS AT SANTA CLARA PHASE 3 AMENDED;
THENCE ALONG SAID EASTERLY LINE OF LOT 305 THE FOLLOWING (2) COURSES:
THENCE NORTH 89°15'11" WEST 0.63 FEET;
THENCE SOUTH 00°17'36" WEST 39.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,182 SQUARE FEET OR 2.05 ACRES.



THE FINAL PLAT FOR
THE HILLS AT SANTA CLARA
PHASE 3 AMENDED
- PARTIAL AMENDMENT "A" -

LOCATED IN SECTION 17 TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY | WASHINGTON COUNTY | UTAH



352 East Riverside Drive, Suite A-2,
St. George, Utah 84790 | 435.673.8586 | RACIVIL.COM

SURVEY-FPLAT FILE NUMBER:	10/14/2024 DATE:	C.G.A. DRAWN:
14399-24 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

CITY SURVEYOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS DAY OF , 20 .

CITY SURVEYOR
CITY OF ST. GEORGE

COMMUNITY DEVELOPMENT
DIRECTOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS DAY OF , 20 .

COMMUNITY DEVELOPMENT DIRECTOR
CITY OF ST. GEORGE

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS DAY OF , 20 .

CITY ENGINEER
CITY OF ST. GEORGE

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE DAY OF , 20 .

CITY ATTORNEY
CITY OF ST. GEORGE

LAND USE AUTHORITY
APPROVAL

I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE DAY OF 20 WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

LAND USE AUTHORITY
CITY OF ST. GEORGE

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS DAY OF A.D. 20 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

Staff Report

Subdivision Plat Amendment Summary and Recommendation

Public Body: Santa Clara City Council

Meeting Date: February 12, 2025

Current Zone: R-1-10/Mixed Lot Size

Property Address: 3940 Hillside Way (Lot 303), and 1372 Hillside Way (Lot 305)

Request: Partial Plat Amendment for Lots 303 and 305 of the Hills @ Santa Clara Subdivision, Phase 3

Applicant Name: Jeff Lerner

Staff Planner: Jim McNulty

City Staff Recommendation: Approve with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Jeff Lerner**, is requesting a **partial plat amendment** for the Hills @ Santa Clara Subdivision, Phase 3 Amended. The applicant is proposing to amend Lots 303 (Parcel #SC-HSA-3-303) and 305 (Parcel #SC-HSA-3-305) to the subdivision (current plat attached). This request includes putting the subject property back into the lot configuration approved as per the original subdivision plat (original plat attached) recorded on August 27, 2020. This would allow for three (3) single-family lots.

Lot 303 is proposed at 18,107 sq. ft. (0.42 acres), Lot 304 is proposed at 33,728 sq. ft. (0.77 acres), and Lot 305 is proposed at 37,347 sq. ft. (0.86 acres). The **proposed partial plat amendment** drawing is attached for your review. Each lot is undeveloped except for required public improvements (e.g., curb, gutter, sidewalk, and utilities).

Each amended lot (Lots 303, 304, and 305) will meet the area, width, and yard regulations as per Section 17.65.050 of city ordinance. Jeff Lerner is the owner of the subject property. He intends to sell the lots to individual owners who intend to build single-family homes on the property. The proposed partial plat amendment will allow for the changes to be shown on a recorded subdivision plat.

SITE & VICINITY DESCRIPTION

The subject properties are in the southwestern part of the city on Hillside Way. Major cross streets in the vicinity include Clary Hills Drive and Gates Lane providing access to Santa Clara Drive.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within the Hills @ Santa Clara Subdivision, Phase 3. No responses have been received by city staff as of the writing of this report. The property was also posted for a public meeting prior to Planning Commission as per State Code requirements.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: A geotechnical report will be required for each lot (Lots 303, 304, and 305) prior to residential structures being built on the properties.

Required Revisions: None at this time.

DEPARTMENT: *Parks & Recreation*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Police & Fire*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Power*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat.

Required Revisions: None at this time.

DEPARTMENT: *Public Works*

Recommendations: Any public utility easement that's affected by this amendment needs to be relocated. No additional public improvements are required. A final mylar with signature blocks is required.

Required Revisions: None at this time.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-207 includes requirements for subdivision amendments. To amend a subdivision, a city must hold at least one public meeting (not public hearing). Additionally, a public meeting to consider an amendment to a subdivision requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to property owners in the subdivision, with a notice in a visible location, with a sign of sufficient size and durability. City staff have determined that all State Code requirements have been met with this application.

CITY STAFF RECOMMENDATION

On January 23, 2024, the Planning Commission held a public meeting and forwarded a recommendation of **Approval** to the City Council. City staff recommends that the City Council consider approving the Partial Plat Amendment for Lots 303 and 305 of the Hills @ Santa Clara Subdivision, Phase 3 Amended, subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That each lot (Lots 303, 304, and 305) meet the area, width, and yard regulations as per Section 17.65.050 of city ordinance.
3. That the Owner's Dedication & Acknowledgement be signed prior to final plat recordation.
4. That the applicant be required to record the amended subdivision plat and provide an electronic copy to City staff.

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton David

Pond Janene Burton

CITY COUNCIL

Meeting Date: 12/Feb/25

Agenda Item: 3

Applicant: N/A

Requested by: N/A

Subject: Budget Preparation Calendar

Description:

Budget Preparation Calendar for FY 2025-2026

Recommendation: N/A

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara,
Utah 84765 Phone (435) 673-6712 Fax
(435) 628-7338

CITY OF SANTA CLARA
FISCAL YEAR 2025-2026 - BUDGET PREPARATION CALENDAR

DATE	EVENT DESCRIPTION
Feb. 12th	Approval of budget preparation schedule by Mayor & City Council
March 4th	City Manager Conducts Budget Workshop with Council & Staff Mayor & Council Budget and Fiscal Year Goals Due
Feb & March	City Manager/Finance Director to Conduct Budget Reviews with Directors
March 19th	Capital Project Budgets, Operating Budgets and Salaries & Benefits requests due
March 1 through March 31	City Manager completes preparation of the Tentative Budget and computes the Tentative Millage Rate necessary to support the proposed Tentative Budget
April 9th	Work Meeting to Review and Discuss the Proposed Tentative Budget
April 23rd	Work Meeting to Review Budget
May 14th	Public Hearing on Tentative Budget for FY 2025-2026 Tentative Budget and Tentative Millage Rate submitted to City Council (10-6-111(1)) Tentative Budget tentatively adopted by City Council (10-6-111(3)) and Public Hearing date set for adoption of Tentative Budget (10-6-113) Issue notice to Newspaper of Public Hearing (Published 7 days prior to Public Hearing) to consider adoption of Tentative Budget for FY 2025-2026 (10-6-113) Tentative budget made available for public inspection a minimum of 10 days prior to adoption of final budget (10-6-112)
June 11th	Public Hearing on the Final Budget for FY 2025-2026 (10-6-114) If no increase in tax levy, legislative body may adopt Final Budget by Ordinance for FY 2025-2026 (10-6-113-118) Adopt proposed <u>or</u> final tax rate by resolution or ordinance (59-2-912) (10-6-133)
June 25th	If necessary, due to input received at public hearing, City Council adopts Budget and Tax Rate
June 11th	Forward proposed or certified Tax Rate to County Auditor (10-6-134)
Prior to July 11th	Final certified copy of budget filed with State Auditor within 30 days after adoption (10-6-118)

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: 12/Feb/25

Agenda Item: 4

Applicant: N/A

Requested by: Dan Cazier

Subject: Award for Community Risk Assessment

Description:

The city was accepting proposals for a Community Risk Assessment (CRA) and Standards of Cover (SOC) for the fire department. The assessment will help to determine benchmarks for our short term and long term department plans. In addition, we will get an independent response to determine the best financial responsibility assigned to Santa Clara and Ivins.

Recommendation: N/A

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara,

Utah 84765 Phone (435) 673-6712 Fax

(435) 628-7338



AP Triton

- Wide variety of experience in Fire and EMS studies
- Large staff will work with us on the project. Mostly retired chief officers from California, Washington, North Carolina and Oregon
- We were provided with a large list of their project experience, only two studies in Utah (North View & Brigham City)
- \$64,913.00
- Additional needs (if applicable) \$190 per hour

HOTM

- Smaller company that has experience with Fire and EMS studies. They list more than 10 that have been done in Utah, one in California and one in PNW.
- Small staff will work on the project
- Company is highly recommended by other Fire Chiefs in the area who have worked with them in the past
- South Jordan has hired this company on two occasions multiple years apart
- \$9,600.00
- Additional needs (if applicable) \$120 per hour