



**NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, OCTOBER 22, 2025
TIME: 6:00 PM**

Public Notice is hereby given that the Santa Clara City Council will hold a Regular Meeting in the Santa Clara City Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah on Wednesday, October 22, 2025, commencing at 6:00 PM. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>.

1. Call to Order:

2. Opening Ceremony:

- Pledge of Allegiance: Councilwoman Hinton
- Opening Comments: Major Bob Schmig, Salvation Army

3. Conflicts and Disclosures:

4. Working Agenda:

A. Public Hearing(s) 6:00 pm:

1. Public Hearing to receive public comments regarding Joint Agency Regional Water Conservation Plan.
2. Public Hearing to receive public comments regarding the Wastewater System Impact Fee Facilities Plan and Impact Fee Analysis.

B. Consent Agenda:

1. Approval of Minutes and Claims:
 - October 8, 2025, City Council Work Meeting
 - October 8, 2025, City Council Regular Meeting
 - Claims through October 22, 2025
2. Calendar of Events:
 - November 11, 2025, Veterans Day (Offices Closed)
 - November 12, 2025, City Council Work Meeting
 - November 12, 2025, City Council Regular Meeting
 - November 26, 2025, City Council Work Meeting (Cancelled)
 - November 26, 2025, City Council Regular Meeting (Cancelled)
 - November 27, 2025, Thanksgiving Day (Offices Closed)
 - November 28, 2025, (Offices Closed)

C. General Business:

1. Discussion and action to consider approval of the Joint Agency Regional Water Conservation Plan and approve Resolution No. 2025-15R. Presented by Dustin Mouritsen, Public Works Director.
2. Discussion and action to consider approval of the Wastewater System Impact Fee Facilities Plan and Impact Fee Analysis and approve Resolution No. 2025-17R. Presented by Dustin Mouritsen, Public Works Director.

3. Action to approve a Proclamation declaring the 2025-2026 School Year an Alcohol-Free School Year for Youth. Presented by Coalition Members, local high school students.
4. Discussion and action to consider approval of Temporary Buildings and Uses of city code and approve Ordinance No. 2025-17. Presented by Jim McNulty. Planning Director.
5. Discussion and action to consider approval of a Partial Plat Amendment for Lots 1 and 2 of the Santa Clara Heights, Plat E Subdivision. Presented by Jim McNulty. Planning Director.

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.

The undersigned, duly appointed City Recorder hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 15th day of October 2025 at the Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at <http://santaclarautah.gov>. The 2025 meeting schedule was also provided to the Spectrum on January 1, 2025.


Selena Nez, CMC
City Recorder

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, OCTOBER 8, 2025
MEETING MIUNTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, October 8, 2025, at 4:00 p.m. in the Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>.

Present: Councilman Jarett Waite
Councilwoman Christa Hinton
Councilwoman Janene Burton
Councilman Ben Shakespeare (Mayor Pro Tem)

Excused: Mayor Rosenberg
Councilman Dave Pond

Staff Present: Brock Jacobsen, City Manager
Selena Nez, City Recorder
Matt Ence, City Attorney
Jim McNulty, Planning Director
Cody Mitchell, Building Official
Dan Cazier, Fire Chief
Dustin Mouritsen, Public Works Director
Ryan VonCannon, Parks Director
Lance Haynie, Government Affairs Director
Jaron Studly, Police Chief
Ryan Levsey, IT/DevOps Manager

1. Call to Order

Mayor Pro Tem Ben Shakespeare called the Santa Clara City work meeting to order. He welcomed those in attendance and explained that Mayor Rosenberg was excused as he was fishing in Alaska. Council members present included Jarett Waite, Christa Hinton, and Janene Burton. Councilman David Pond was excused.

2. Working Agenda

A. General Business:

1. Discussion regarding General Plan Update Work Session. Presented by Valerie Claussen, Project Manager for Planning Outpost and Jim McNulty, Planning Director.

Jim McNulty, Planning Director, introduced Valerie Claussen, Project Manager for Planning Outpost, who presented the General Plan update. He thanked Council members, Planning Commission members, and Heritage Commission members for their attendance and interest in the project. McNulty noted this was the first of two work sessions, with the second scheduled for October 22nd at 4 PM.

Valerie Claussen presented highlights of the draft General Plan, organized into chapters covering:

- Vision and Values
- Community Character (including land use)
- Community Sustainability (environmental stewardship, infrastructure, and services)
- Quality of Life

She explained that the plan meets state code requirements for land use, transportation/circulation, moderate income housing, and water use/preservation. Claussen shared the vision statement focused on Santa Clara remaining a welcoming, close-knit community that cherishes its historic charm and agricultural heritage while fostering sustainable growth.

Key elements highlighted included:

- Guiding principles: preserving heritage and small-town character; fostering community connection; planning for balanced growth; enhancing connectivity; and advancing economic vitality
- Land availability analysis showing limited developable land (239 acres of remaining greenfield plus 633 acres of potential annexation areas, with about 50% constrained)
- Annexation goals, including focus on recreation opportunities like Graveyard Wash
- Simplified land use classification system
- Special Planning Areas (SPAs) for larger parcels requiring comprehensive planning
- Redevelopment and infill emphasis due to limited remaining undeveloped land
- Housing and neighborhoods framework supporting diverse, affordable housing options while preserving neighborhood character
- Historic preservation as fundamental to the city's identity
- Transportation and connectivity addressing state requirements for identifying and resolving gaps
- Parks and trails system maintaining high levels of service per capita
- Economic development strategy focusing on collaboration, infrastructure, and targeted business recruitment
- Community events and local heritage, emphasizing Swiss Days and other cultural celebrations
- Community services and infrastructure planning

Jim McNulty initiated a discussion about land use designations on the map, particularly explaining the differences between Main Street Commercial, General Commercial, and Neighborhood Commercial. Council and staff discussed specific areas, including a property near Red Mountain Drive and Pioneer Parkway where Intermountain Health owns land currently designated as open space but potentially better suited for Main Street Commercial designation.

Valerie Claussen concluded by explaining the next steps in the process, including another work session on October 22nd, followed by a Planning Commission public hearing on October 23rd. The General Plan could potentially be adopted by the City Council in November or December. She encouraged council members to review the document and provide comments prior to the next meeting.

Mayor Pro Tem Shakespeare expressed that the plan appears to check every box from years of discussion. He suggested exploring overlays of South Hills infrastructure with trails to ensure preservation and alignment with the Western Corridor. City Manager Jacobsen emphasized the importance of getting redevelopment right in the historic district along Santa Clara Drive.

A public comment period for residents was also open through October 22nd via the project website (santaclara.planit-usa.com).

2. Discussion regarding Wastewater System Impact Fee Facilities Plan and Impact Fee Analysis. Presented by Dustin Mouritsen, Public Works Director.

Dustin Mouritsen, Public Works Director, presented an update on the Wastewater System Impact Fee. He explained that the city was updating the master plan because Ivin's City was also updating theirs, and Santa Clara's plan would expire in a year.

Mouritsen showed the four projects included in the plan update. He explained that there had been discrepancies between Ivin's and Santa Clara's flow measurements, which were resolved by installing a meter on North Town Road and 400 East to measure wastewater flow coming from Ivin's, while Santa Clara already had a meter by Snow Canyon Middle School.

The projects included:

- Valley Line Extension in Zone 11 (to serve new development and eventually connect the city yard to sewer)
- Lava Flow Phase 1, 2, and 3
- Tuacahn Wash Line in Zone 2 and 5 (which has already been parallel by Black Desert)

Mouritsen explained that due to flow measurements, Santa Clara is only responsible for 27.9% of project costs, while Ivin's will pay 72.1%. The total projects cost \$1.4 million, with the Valley Line being 65% impact fee eligible. Lava Flow Phases 1 and 2 are 100% impact fee eligible, but Phase 3 falls outside the 10-year planning period, so no impact fees will be collected for it yet.

The impact fee will increase by \$95, from \$679 to \$774.

Regarding implementation timing, Mouritsen indicated Valley Line is planned for 2030, and Lava Flow 1 and 2 for 2028. He emphasized that both cities' plans now match in terms of timing and cost-sharing, which hadn't been the case previously. Flow measurements showed Ivin's contributing 712,000 gallons per day and Santa Clara contributing 200,000 gallons.

Councilman Shakespeare asked about the coordination with Ivin's, and Mouritsen confirmed that both plans were now aligned. City Manager Brock Jacobsen clarified that for the Phase 1 project costing \$2.1 million, Santa Clara would be responsible for \$600,000 while Ivin's would pay \$1.5 million. Similarly, for Phase 2, Santa Clara would pay \$500,000 of roughly \$1.8 million total.

Mouritsen requested to bring this item back to the next City Council meeting for a public hearing and adoption.

3. Discussion regarding Draft Water Shortage Contingency Plan. Presented by Dustin Mouritsen, Public Works Director.

Dustin Mouritsen presented an update on the Draft Water Shortage Contingency Plan, explaining that the plan had been developed through the Technical Advisory Committee (TAC) with the Washington County Water Conservancy District over the past 1.5-2 years. The plan was scheduled for consideration by the Advisory Committee on October 27th and by the board on November 3rd.

Mouritsen reviewed current shortage mitigation measures already in place, including tiered water rates, conservation education, water loss reduction, and advanced metering. He explained the five stages of the plan:

- Stage 0: No reduction required
- Stage 1: 10% reduction
- Stage 2: 20% reduction
- Stage 3: 40% reduction
- Stage 4: 60% reduction

He described the water budget methodology that would determine water allocation based on total ERCs (Equivalent Residential Connections) in each municipality, the regional average annual use per ERC, and a shortage coefficient. If municipalities exceed their budget, they would face increased costs:

- 1-10% over budget: 300% of standard cost
- 11-20% over budget: 400% of standard cost
- 21%+ over budget: 500% of standard cost

Mouritsen explained that Santa Clara might not be significantly affected since only about 13-15% of the city's water comes from regional sources (used primarily June through September). The city produces approximately 85-87% of its own water through city wells and the Snow Canyon compact.

Councilwoman Hinton asked what stage the area was currently in, and Mouritsen indicated they were likely in Stage 1 and approaching Stage 2. He noted that Santa Clara has already made significant progress in water conservation, reducing usage from approximately 0.89 to 0.5 gallons per ERC, which is below the regional goal of 0.59.

Mouritsen requested that Council members review the plan and provide any comments by October 27th.

3. Staff Reports

City Manager Brock Jacobsen suggested skipping staff reports due to time constraints and picking them up at the end of the regular meeting. Council agreed without need for a motion.

4. Adjournment

Mayor Pro Tem Shakespeare adjourned the work meeting at 5:29 p.m., noting they would reconvene at 6:00 p.m. for the regular meeting.

Selena Nez
City Recorder

Approved: _____

**SANTA CLARA CITY COUNCIL
WEDNESDAY, OCTOBER 8, 2025
MEETING MIUNTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Regular Meeting on Wednesday, October 8, 2025, at 6:00 p.m. in the Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>.

Present: Councilman Jarett Waite
Councilwoman Christa Hinton
Councilwoman Janene Burton
Councilman Ben Shakespeare (Mayor Pro Tem)

Excused: Mayor Rosenberg
Councilman Dave Pond

Staff Present: Brock Jacobsen, City Manager
Selena Nez, City Recorder
Jim McNulty, Planning Director
Cody Mitchell, Building Official
Dan Cazier, Fire Chief
Dustin Mouritsen, Public Works Director
Ryan VonCannon, Parks Director
Lance Haynie, Government Affairs Director
Jaron Studly, Police Chief

1. Call to Order

Mayor Pro Tem Ben Shakespeare called to order the regular scheduled Santa Clara City Council meeting at 6:01 p.m. Present were Council members Jarett Waite, Christa Hinton, and Janene Burton. Mayor Rosenberg was excused as he was out of town and Councilman Pond was also excused.

2. Opening Ceremony

Pledge of Allegiance: Councilwoman Burton

Opening Comments: Reverend Joyce De Toni-Hill, Shepherd of the Hills United Methodist Church

3. Conflicts and Disclosures

No other conflicts were disclosed by council members.

4. Working Agenda

A. Public Hearing(s) 6:00 pm

1. Public Hearing to receive comments regarding code amendment to Chapter 5.08, Alcoholic Beverages of city code.

Jim McNulty, Director of Planning & Economic Development, presented the proposed code amendments which included adding the following license categories: Class G bar establishment license, Class H type 5 package agency license, and Class I manufacturing license. McNulty explained that these updates were necessary based on staff and legal counsel's determination.

McNulty reviewed the specific language changes, including clarification that the Class I manufacturing license allows the entity to produce, package, and distribute its products for customers to take home. He also noted that fees would be referenced in the consolidated fee schedule rather than in the ordinance body. McNulty provided information that the city currently has 6 permanent liquor licenses and 2 single event licenses, well within the parameters allowed based on population.

No members of the public spoke during the hearing, either in person or online.

Mayor Pro Tem Shakespeare closed the public hearing.

B. Consent Agenda

1. Approval of Minutes and Claims:
 - September 24, 2025, City Council Work Meeting
 - September 24, 2025, City Council Regular Meeting
 - Claims through October 8, 2025
2. Calendar of Events:
 - October 13, 2025, Columbus Day (Offices Closed)
 - October 22, 2025, City Council Work Meeting
 - October 22, 2025, City Council Regular Meeting
 - November 11, 2025, Veterans Day (Offices Closed)
 - November 12, 2025, City Council Work Meeting
 - November 12, 2025, City Council Regular Meeting

Motion: Councilman Waite moved to APPROVE the consent agenda as presented. Councilwoman Hinton seconded the motion. Roll call vote: Waite - Aye, Hinton - Aye, Burton - Aye and Shakespeare - Aye. Motion passed unanimously.

C. General Business

1. Discussion and action to approve code amendment to Chapter 5.08, Alcoholic Beverage of City Code and approve Ordinance No. 2025-16. Presented by Jim McNulty, Planning Director.

Following the public hearing, Councilwoman Hinton asked about whether three licenses for one entity would count as three licenses or one. McNulty clarified that each establishment would count as one license. Councilman Waite inquired about the population-based limitation, and McNulty explained that with Santa Clara's population of approximately 9,054, the city is allowed up to 9 licenses.

Motion: Councilwoman Hinton moved to APPROVE a code amendment to Chapter 5.08, Alcoholic Beverage of City Code and approve Ordinance No. 2025-16. Councilwoman Burton seconded the motion. Roll call vote: Waite - Aye, Hinton - Aye, Burton - Aye, Shakespeare - Aye. Motion passed unanimously.

2. Discussion and action to approve the Fremont Solar and Battery Power Purchase Agreement and approve Resolution No. 2025-16R. Presented by Brock Jacobsen, City Manager.

Brock Jacobsen presented the Fremont Solar and Battery Power Purchase Agreement, explaining that Gary had introduced this item at the previous meeting. The project includes 49 megawatts of solar and 198 megawatts of battery storage.

Jacobsen addressed questions regarding the pricing structure, explaining that the solar price is approximately 35 dollars per megawatt (about 3.5 cents per kilowatt), while the battery storage adds a fixed charge of \$13.50 per kilowatt month, capped at \$14.14. The combined rate of 69 to 74 dollars per megawatt (6.9-7.4 cents per kilowatt) is still relatively inexpensive.

Councilman Waite commented that the battery component essentially doubles the cost of power but is important because it allows the city to use the solar power when needed, particularly when the sun is setting and power demand increases.

Jacobsen noted that this is a 25-year commitment and that while the solar component is beneficial for green energy purposes, the city's energy portfolio is becoming heavily weighted toward solar. He expressed hope that other energy options would become available in the future to diversify the city's portfolio.

Councilwoman Burton noting concerns about what it takes to produce solar panels and batteries. Jacobsen mentioned that the Public Works Director, Gary, is researching how often the city would actually receive its full 3-megawatt capacity allocation, noting that it's relatively rare to receive the full capacity.

Councilman Waite added concerns about the lifespan of solar panels (about 25 years) and batteries, which might need to be replaced more frequently.

Motion: Councilman Waite moved to APPROVE the Fremont Solar and Battery Power Purchase Agreement and approve Resolution 2025-16R. Councilwoman Hinton seconded the motion. Roll call vote: Waite - Aye, Hinton - Aye, Burton – Aye and Shakespeare - Aye. Motion passed unanimously.

5. Reports

Staff Reports

Various department heads provided updates:

Police Chief, Jaron Studley reported they are gearing up for the PGA tournament and waiting for an updated threat assessment from the state. He announced the hiring of Brandon Goff, a 22-year-old Santa Clara resident who will be sent through the police academy. When asked by Councilman Waite about potential ICE assistance requests, Chief Studley stated that while they don't enforce federal laws, they would absolutely render aid to any law enforcement entity in need of assistance.

Government Affairs Director, Lance Haynie reported on the National League of Cities conference coming up and requested responses from council members about attendance. He provided updates on SB 1005 (formerly SB 64) regarding EMS tax that passed in the special session. He's working with the tax commission to gather data for presentation, likely in December. He also discussed ongoing work on the Armenta decision regarding government immunity, with Representative Gwen taking the lead on draft language.

Parks Director, Ryan VonCannon reported that the old playground at Black Rock Park has been removed and the new playground was delivered. Installation should be complete by the end of next week. He noted four classes from the university will be providing volunteer labor this month for various projects including cemetery sod replacement, tree stump removal on Rachel Drive, and tree replanting. Senior games are in full swing. The ribbon cutting for the tunnel mural is scheduled for October 29th between 5:30-6:00 PM, with discussion about potentially involving the Chamber of Commerce.

Public Works Director, Dustin Mouritsen reported that employee Mason Briggs resigned after a year working in his department and 5 years in the parks department to move to California. He already found a replacement, Stratton Goodman, who helped during Swiss Days and will start in two weeks. Well #6 pump was pulled and found to have holes chewed through it in 8 months, explaining production drops. The well should be back online Friday. He's having bimonthly meetings with Sunrise Engineering on the Western Corridor Alignment Study, with LiDAR already completed. He has a meeting with UDOT on October 27th to start the RFP for environmental and design. He's submitting for MPO funding in November for Hammond Parkway Phase 2 construction (joint application with Ivin's) and for a 10-foot walking path and emergency pullouts on Pioneer Parkway. The crew has been dealing with numerous water leaks for about two weeks due to pressure changes.

Fire Chief, Dan Cazier reported close coordination with police for PGA planning. The ambulance ordered over a year ago is about 30 days out, with final inspection scheduled for mid-November. Burn season started about a week ago with permits being issued every other day. The community risk assessment is finalized and will be presented to the public safety work group on October 14th. The department has two open positions with 23 applicants currently. When asked about response patterns to the retirement home, he explained the fire engine from Station 31 (1 mile away) often arrives before the ambulance from Station 32 (3 miles away), but both provide the same level of care.

Building Official, Cody Mitchell reported that the department is searching for a part-time employee. Building activity remains steady with 22 permits issued this fiscal year and 18 in the plan review process. Additionally, 16 accessory permits have been issued in the last couple weeks.

Code enforcement is dealing with numerous weed complaints, with six notices sent out this week. Mitchell noted that Swiss Days takes a toll on the building, requiring carpet cleaning and repairs.

In response to Mayor Pro Tem Shakespeare's question about tumbleweeds, Mitchell stated that he has been addressing large parcels individually but will look at the rim lots that are causing problems for neighboring properties.

Planning Director, Jim McNulty reported on the upcoming Planning Commission meeting scheduled for the following day at 5:30 PM. He noted that they discussed the general plan with their consultant that evening and will have a second combined work session on the 22nd, followed by a public hearing.

City Manager, Brock Jacobsen met with Dennis and Mrs. Bird about America's 250th anniversary preparations. They'll have meetings October 15th and 23rd at city offices, with monthly educational seminars planned for next year on the first Wednesday of each month. Discussion ensued about creating a city logo for the celebration, with uncertainty about whether the state will create it or if the city should design their own.

Jacobsen reported the city is still working through the audit, moving slower due to being down a finance director. The bison agreement with Utah Tech University will come back to council in November after meetings to ensure everyone is on the same page.

For Swiss Days recap, despite rain concerns, the event was successful with 450 served for dinner and over 1,000 for breakfast. The Biscuit Bus reported their Swiss Days business exceeded all their other local events combined. Staff had a recap meeting with many ideas for improvements next year.

A. Mayor / Council Reports

Councilwoman Burton expressed appreciation for Swiss Days and commented on the effectiveness of the Mayor's prayer for moisture. She found the Utah City and Town Convention valuable, particularly Don Ramsey's class on public-private partnerships. She also highlighted the conflict competence training she attended with Councilman Waite.

Burton reported on her work with the Youth Council, noting challenges in coordinating meetings around students' activities but expressing satisfaction with their participation in the Swiss Days parade.

Councilwoman Hinton attended the League convention, participating in the Rapid Growth City Caucus where Laura Hendrickson from the governor's office presented the state's new housing plan draft with 45-50 tactics. Discussion included identifying state properties that could be sold for affordable housing. She attended the mayor's meeting with the lieutenant governor at the One Utah Summit where mayors provided feedback. Mayor Hart discussed interest in statewide certification requirements for water-efficient outdoor sprinkler systems. Swiss Days generated inquiries from Washington City about Santa Clara's success, with officials asking for tips on creating similar events.

Councilman Jarett Waite reported on the new ADA rules for websites discussed at the Utah League of Cities and Towns, noting the extensive requirements for government entities that will impact how the city manages its website and council packets. He mentioned that these regulations would be challenging to implement but that the city would have approximately a year and a half to comply.

Waite shared insights from the established cities caucus discussion of the state housing plan, noting that deed restrictions on private land were considered but not included in the final report. He also highlighted the concept of "problemuity" from the conflict competence class, which reframes conflicts as problems with opportunities.

Mayor Pro Tem Shakespeare attended the mayors' meeting with Councilwoman Hinton, finding it fascinating. He noted Mayor Hart's advocacy for irrigation certificates and discussion of a referendum that would delay their ability to collect the new tax rate for a year.

Shakespeare reported that the Lieutenant Governor mentioned the state budget would be tight this year, potentially affecting funding sources for grants and other projects. He also attended the Flood Control meeting, reviewing the 2025 budget amendments and 2026 budget, which includes two Santa Clara projects: the Swiss Village grade control and the Tuacahn Wash Pioneer Parkway culvert replacement.

6. Closed Meeting Session

Mayor Rosenberg confirmed there was no need for a closed meeting session.

7. Adjournment

Motion: Councilwoman Hinton moved to adjourn. Councilman Waite seconded the motion. All in favor. Motion passed unanimously.

The City Council meeting was adjourned at 7:07 p.m.

Selena Nez
City Recorder

Approved: _____

**City of Santa Clara
Check Register
All Bank Accounts - 10/15/2025 to 10/15/2025**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
MARCI BUTTERFIELD	72317	2025 5K	10/15/2025	10/15/2025	30.06	REIMBURSEMENT FOR 5K - BALLOONS & FLOU	104610-201 - 5K RUN/WALK	
					\$30.06			
ALIVE & WELL	72318	2025 PARADE	10/15/2025	10/15/2025	200.00	2025 SWISS DAYS PARADE WINNER	104610-215 - PARADE	
					\$200.00			
ALTEC INC - DBA ALTEC INDUSTRI	72319	51811261	09/24/2025	10/15/2025	530.73	CONTROL SWITCH FOR BACKYARD MACHINE	535310-253 - VEH/EQUIP REPAIR	
					\$530.73			
ARROWHEAD ELEMENTARY SCH	72320	2025 PARADE	10/15/2025	10/15/2025	300.00	2025 SWISS DAYS PARADE WINNER	104610-215 - PARADE	
					\$300.00			
BOWLER, CLARISSA	72321	2025 PARADE	10/15/2025	10/15/2025	200.00	2025 SWISS DAYS PARADE	104610-215 - PARADE	
					\$200.00			
BRYCE CHRISTENSEN EXCAVATI	72322	3061725	09/22/2025	10/15/2025	3,914.70	DUMP TRUCK DELIVERY	104410-414 - ROAD MATERIAL & SUP	
					\$3,914.70			
DUTCHMAN'S BAKERY	72323	2025 SWISS DAY	09/25/2025	10/15/2025	591.36	2025 SWISS DAYS COOKIE ORDER	104610-211 - MISCELLANEOUS	
					\$591.36			
ENCE, CAMIELLE	72324	2025 PARADE	10/15/2025	10/15/2025	300.00	2025 SWISS DAYS PARADE WINNER	104610-215 - PARADE	
					\$300.00			
ENCE, ERIC	72325	2025 BINGO	10/15/2025	10/15/2025	524.84	2025 SWISS DAYS BINGO PRIZES	104610-212 - HANDS ON	
					\$524.84			
ERIN HAMLIN	72326	2025 BINGO	10/15/2025	10/15/2025	189.80	BINGO PRIZES	104610-213 - ENTERTAINMENT	
					\$189.80			
FRANCOTYP-POSTALIA, INC. DBA	ACH101525	40166868	10/15/2025	10/15/2025	129.00	POSTAGE METER LEASE	104130-825 - LEASE PAYMENTS	
					\$129.00			
FREI, LISA	72327	PARADE 2025	10/15/2025	10/15/2025	300.00	2025 SWISS DAYS PARADE WINNER	104610-215 - PARADE	
					\$300.00			
Hendrickson, Mark & Holly	72328	2025 BANNER	10/08/2025	10/15/2025	115.00	2025 SWISS DAYS THEME BANNER	104610-205 - BANNERS-SPONSORS	
					\$115.00			
JACKIE TOMLINSON	72329	SWISS MISS 20	10/08/2025	10/15/2025	56.88	LITTLE SWISS MISS-MISTER	104610-209 - LITTLE SWISS MISS &	
					\$56.88			
MEGAPRO	72330	93208	10/01/2025	10/15/2025	5,446.76	2025 SWISS DAYS 5K LONG SLEEVE	104610-201 - 5K RUN/WALK	
MEGAPRO	72330	93209	10/01/2025	10/15/2025	1,110.00	2025 SWISS DAYS VOLUNTEER	104610-207 - SUPPLIES & POSTAGE	
					\$6,556.76			
					\$6,556.76			
MOUNT OLYMPUS WATERS (1385	72331	10221385 092725	09/27/2025	10/15/2025	139.40	COOLER RENT & 5 GAL WATERS	104130-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	72331	10221385 092725	09/27/2025	10/15/2025	172.37	COOLER RENT & 5 GAL WATERS	104410-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	72331	10221385 092725	09/27/2025	10/15/2025	185.41	COOLER RENT & 5 GAL WATERS	104240-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	72331	10221385 092725	09/27/2025	10/15/2025	411.71	COOLER RENT & 5 GAL WATERS	104510-260 - BUILDING MAINTENAN	
					\$908.89			
					\$908.89			

**City of Santa Clara
Check Register
All Bank Accounts - 10/15/2025 to 10/15/2025**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>	<u>Activity Code</u>
NIELSEN, JACOB	72332	2025 PARADE	10/15/2025	10/15/2025	100.00	2025 SWISS DAYS PARADE WINNER	104610-215 - PARADE	
					\$100.00			
SEVY, JIM	72333	2025 SWISS DAY	09/27/2025	10/15/2025	120.00	OOMPAH BAND FOR SWISS DAYS	104610-213 - ENTERTAINMENT	
					\$120.00			
ST. GEORGE SHUTTLE LLC	72334	SWISS DAYS 20	09/30/2025	10/15/2025	2,720.00	TRANSPORTATION FOR SWISS DAYS 2025	104610-206 - TRANSPORTATION	
					\$2,720.00			
WASH. COUNTY WATER CONSER	72335	54510	10/01/2025	10/15/2025	4,505.28	REG PIPELINE BOND PAYMENT	515110-810 - PRINCIPAL ON BONDS	
WASH. COUNTY WATER CONSER	72335	54514	09/30/2025	10/15/2025	6,271.85	WATER DEVELOPMENT SURCHARGE	513714-000 - REGIONAL WATER SUR	
WASH. COUNTY WATER CONSER	72335	54516	09/30/2025	10/15/2025	8,623.00	EXCESS WATER SURCHARGE	513714-000 - REGIONAL WATER SUR	
					\$19,400.13			
					\$19,400.13			
WESTERN UNITED ELECTRIC SU	72336	6153626	09/24/2025	10/15/2025	20,458.67	300 KVA 120/208VTRANSFORMER FOR STOCK	535310-740 - CAPITAL EQUIPMENT	
WESTERN UNITED ELECTRIC SU	72336	6153787	09/25/2025	10/15/2025	220.68	#10 STREET LIGHT WIRE	535310-466 - POWER LINES/POLES/	
WESTERN UNITED ELECTRIC SU	72336	6153791	09/25/2025	10/15/2025	284.56	WIRE BRUSHES	535310-250 - OPERATING SUPPLIES	
WESTERN UNITED ELECTRIC SU	72336	6154503	10/06/2025	10/15/2025	236.16	PULLING LUBE FOR SYCAMORES PH2	535310-254 - NEW SUBDIVISION EXP	
WESTERN UNITED ELECTRIC SU	72336	6154521	10/06/2025	10/15/2025	839.96	WIRE PULLING EYES & SWIVEL	535310-250 - OPERATING SUPPLIES	
					\$22,040.03			
					\$22,040.03			
					\$59,228.18			

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: October 22, 2025

Agenda Item: 1

Applicant: N/A

Requested by: Dustin Mouritsen

Subject: Joint Agency Regional Water Conservation Plan

Description:

Discussion and action for approval of the Joint agency Regional Water Conservation Plan. The Washington County Water Conservancy District has received approval from the Division of Drinking Water to allow all municipalities in the Regional Water Supply Agreement to submit the Joint Agency Regional Water Conservation Plan to satisfy the requirements of the required Water Conservation Plan instead of each municipality having to create their own water conservation plan since all the municipalities have the same water conservation standards, ordinances and goals.

Recommendation: Approval

Attachments: N/A

Cost: 0

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A

2025

JOINT AGENCY REGIONAL WATER CONSERVATION PLAN

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

Submitted on behalf of Hurricane, Ivins, La Verkin, Santa Clara, St. George,
Toquerville, Virgin and Washington



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- 7 Water Resource Overview
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- 17 Education Programs
- 18 Program Evaluation



EXECUTIVE SUMMARY

Washington is Utah's most arid county. The region's population is expanding rapidly, and the capacity of the Virgin River watershed to support the growing population and economy is limited without aggressive conservation measures.

Through the Regional Water Supply Agreement (RWSA), the Washington County Water Conservancy District (district) supplies eight municipalities. The district also operates two retail water systems. This plan applies to all systems within the RWSA as well as to water systems owned and operated by the district.

To meet expanding water needs, the district is developing a regional water reuse system and has implemented robust conservation initiatives. To a lesser extent, the district will develop additional sustainable supplies through groundwater optimization, voluntary conversion of agricultural water resources and expanded infrastructure to capture and store water in periods of abundance.

The district is relying upon four major strategies to reduce per-capita water demand:

- » Regulatory requirements
- » Retrofit and incentive programs
- » Conservation water rate structures
- » Education programs

Regulatory Requirements

While each strategy contributes, the most impactful measures are those that ensure all new development is highly efficient. Through a collective effort, the district and its RWSA partners implemented the state's most stringent uniform water efficiency standards for new development. These standards ensure new homes and businesses are designed and equipped to meet the highest efficiency standards in the State of Utah. At the time this report was prepared, Washington is the only conservancy district to achieve full adoption of conservation policies by all municipalities served by the district. These standards have been designed to reduce demand per connection by approximately one-third.

Each community covered by this plan also has a suite of water use regulations. A summary of all regulatory measures can be found in Figure 8.



Retrofit and Incentive Programs

Prior to 2022, the dominant landscape style in the region was irrigated, cool-season lawns. This landscape treatment uses four times as much water as drip irrigated, water wise landscaping. To reduce existing demand, the district collaborates with the State of Utah to provide incentives to transform lawn areas into water efficient landscaping, saving an estimated 43 gallons per square foot per year.

Despite serving just 7 percent of Utah's population, the district's landscape conversion replacement program consistently produces about one-third of Utah's landscape conversions. More than two million square feet of landscaping was retrofitted during 2023 and 2024.

In 2025, the district implemented a program for Ultra-Water-Efficient (UWE) standards. A home built to UWE standards is estimated to use 30 percent less water than homes built to the current water efficiency codes. This is largely achieved by limiting the irrigated area per dwelling and only allowing swimming pools and lawn in common areas.

Conservation Rates

All municipal partners use increasing block tiered rate structures. In addition, all RWSA partners and district service areas implemented a Regional Excess Water Use Surcharge that strengthens pricing signals to customers using excessive amounts of water. These surcharges are in addition to municipal rates and create incentive to reduce demand through both behavioral and structural changes. Two separate surcharge structures are in use; one designed for the lower demands of new homes and businesses, and another for mature, existing homes.

Education

More than 90 percent of the water services subject to this plan are equipped with Automated Metering Infrastructure (AMI) to improve customers' access to water use data, improve their understanding of their demand and swiftly identify customer-side leaks. The remaining services are anticipated to be AMI-equipped during the term of this plan.

In 2023, the district and its municipal partners engaged in the largest unified effort to implement "billing transparency" programs in conjunction with the Utah Division of Water Resources. In conjunction with water billing data, the program provides new avenues for municipalities to efficiently communicate water use messages and data to their customers using modern methods, including text messaging, email and automated telephone calls.

The district and its partners use a variety of mediums to engage the public, including outreach events, classes, printed materials, websites and social media.

The Red Hills Desert Garden is a five-acre garden that provides inspiration and education on the benefits of water efficient landscapes. The garden is the highest-rated and most-visited garden in the State of Utah, hosting more than 150,000 visitors each year.

INTRODUCTION

The Washington County Water Conservancy District (district) is a not-for-profit public agency that manages Washington County's water needs. Through the Regional Water Supply Agreement, the district manages a regional collaborative with the following entities:

- | | | |
|------------------------------------|--------------------|--------------------|
| » Casa de Oro
Water System | » Ivins City | » Toquerville City |
| » Hurricane City | » La Verkin City | » Town of Virgin |
| » Hurricane Valley
Water System | » Santa Clara City | » Washington City |
| | » St. George City | |

The St. George metropolitan area is on the northern cusp of the Mojave Desert. With 8.25 inches of average annual precipitation, it is Utah's most arid metropolitan area. The region is wholly reliant upon the Virgin River Basin, which is highly susceptible to drought and climate change influences.

The St. George Metropolitan Statistical Area is one of the fastest-growing urban regions in the United States. According to the Kem C. Gardner (KCG) Policy Institute at the University of Utah, Washington County's population is projected to grow from 214,000 in 2025 to more than 246,000 in 2030. Furthermore, KCG projects that household sizes will trend downward, which could result in demand for more dwelling units per capita, underscoring the need to ensure new development is highly efficient.

Whereas alignment and collaboration are critical to water resource management in the region, the district and its municipal partners have jointly adopted and submitted this conservation plan.

Through collective adoption of a unified plan, the partners ensure consistent messaging and programming. With the consent of the Utah Division of Water Resources, this plan was submitted on behalf of the eight municipalities subscribed to the Regional Water Supply Agreement in lieu of having each municipality create and submit their own plan. A letter documenting the commitment of the district's municipal partners to implement this plan is provided in Appendix A.

"Washington County, Utah's driest and fastest growing region, is leading the state's water conservation initiatives. Securing a safe, reliable water supply to sustain our expanding economy and growing population is a state priority."

Joel Ferry, Executive Director, Utah
Department of Natural Resources



The district has a long history of water conservation programming. It is the first in Utah to implement a water conservation plan, meet the former governor's statewide water conservation goal, eliminate traditional "take or pay" municipal water contracts¹ and create a desert demonstration garden.

As the regional wholesale water provider in Washington County, the district manages water resources, builds and operates regional facilities, ensures water meets or exceeds state and federal standards, and coordinates the regional water conservation program.

Despite its breadth of responsibilities, the district does not have authority to regulate water use by end users; set retail water rates; establish and enforce policies, codes or ordinances or manage growth. These responsibilities lie with towns and cities. Where conservation programs overlap these municipal responsibilities, the district works closely among the coalition of agencies to design and adopt effective strategies.

State Requirements

Utah State statute 73-10-32 requires water providers, including water conservancy districts, to submit a water conservation plan to the Utah Division of Water Resources (DWR) every five years. Upon request to DWR, the district has been authorized to submit a unified plan on behalf of all municipalities that subscribe to the Regional Water Supply Agreement.

By code, this plan must meet these provisions:

- » a clearly stated overall water use reduction goal and an implementation plan for each of the water conservation measures it chooses to use, including a timeline for action and an evaluation process to measure progress;
- » a requirement that each water conservancy district and retail water provider devote part of at least one regular meeting every five years of its governing body to a discussion and formal adoption of the water conservation plan, and allow public comment on it;
- » a requirement that a notification procedure be implemented that includes the delivery of the water conservation plan to the media and to the governing body of each municipality and county served by the water conservancy district or retail water provider; and
- » a copy of the minutes of the meeting and the notification procedure shall be added as an appendix to the plan.

The district has complied with all statutory requirements in preparing, presenting and distributing this plan. See appendices B and C for documentation.



¹ Traditional "take or pay" contracts require municipalities to pay for contracted water even if there is no demand for it. Charging municipalities only for water delivered promotes conservation.

WATER RESOURCE OVERVIEW

Washington County's cities are wholly dependent upon water from the Virgin River Basin. Use of this resource is summarized in Appendix D. Current water supplies come from a combination of groundwater (springs and wells) and surface water (rivers). The reliable yield of these sources is available in Appendix E.

Because most of the available water in the county has been developed, the eight municipalities are dependent upon the district for future water supplies to support expanding economies and populations. Future water supplies will primarily be provided by regional water projects and conservation programs.

Development and management of the region's resources are described in the district's 20-Year Plan to Secure New Water Supplies for Washington County, Utah ("20-year plan"). This document guides development of water supply and infrastructure for the period of 2023 through 2042.

The most significant new resource in the plan is the development of a reuse system projected to recover almost 25,000 acre-feet of water for both potable and non-potable uses. Second only to reuse, the 20-year plan calls for water conservation to reduce demands by 11,400 acre-feet.

Figure 2 shows the quantity and sources of supply needed to meet new demands in accordance with the 20-year plan. Because development of reuse water requires substantial permitting and infrastructure development, reuse supplies are not expected to meaningfully bolster supply until 2030 and beyond. Thus, during the five-year period of this conservation plan, water conservation will be a primary strategy for meeting the needs of our rapidly growing community.

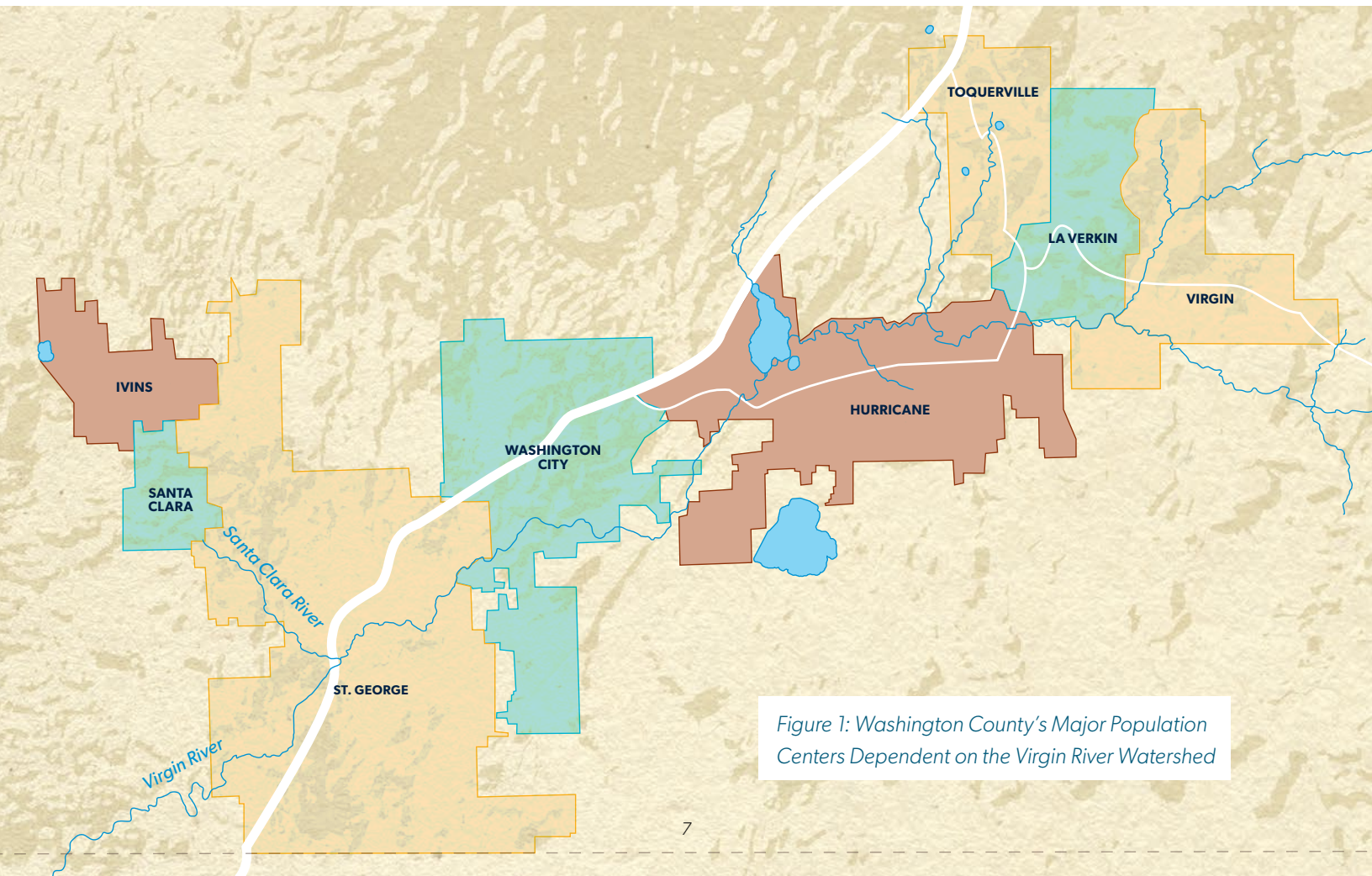


Figure 1: Washington County's Major Population Centers Dependent on the Virgin River Watershed

20-Year Water Supply Plan

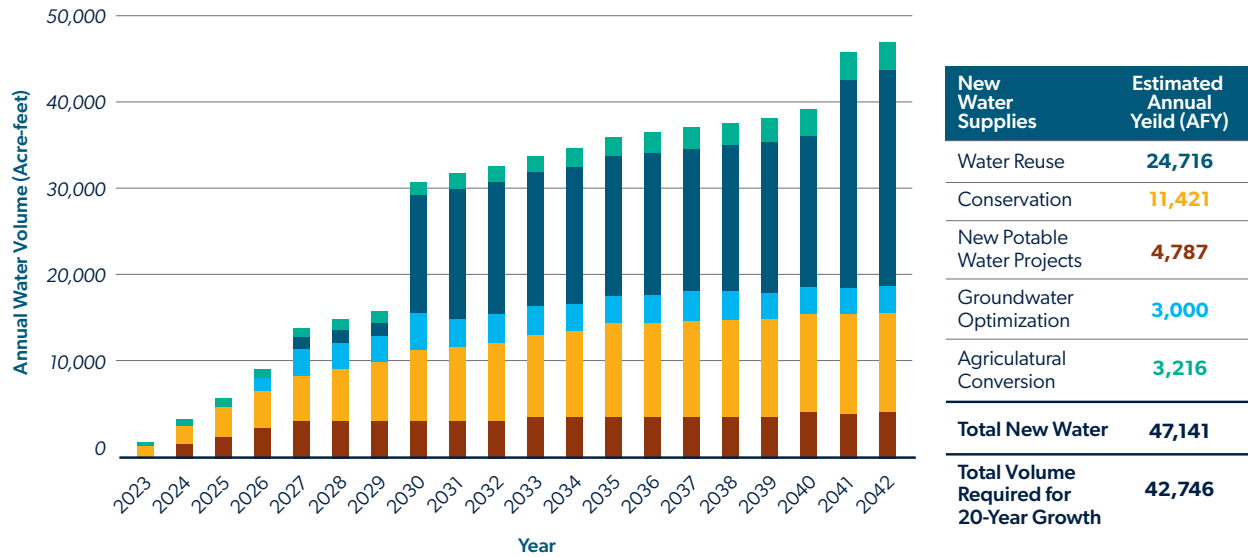


Figure 2

Demand Characteristics

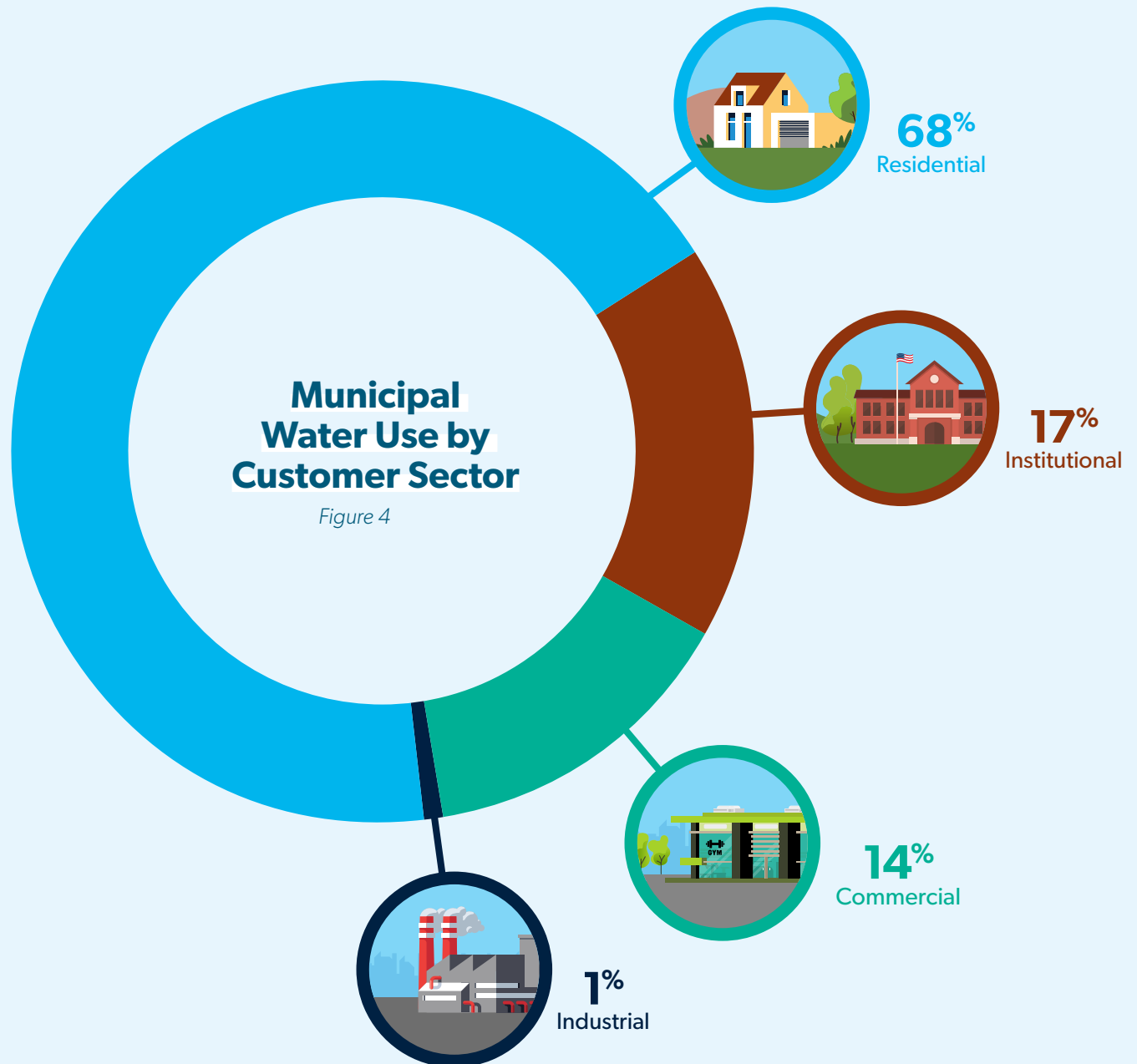
Washington County's climate and relatively limited watershed amplify the weather's influence on both supply and demand. For example, precipitation is most abundant when evapotranspiration is lowest, which allows irrigation to largely be suspended from December through February. However, weather patterns are characterized by dry spells that may span from April into July, when evapotranspiration rates are highest.

These climatic patterns mean the region is highly dependent upon snowpack within the Virgin River Basin, which allows the region to fill reservoirs with winter and spring runoff, then rely upon the stored water to meet urban and agricultural needs through peak season.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOT
Precip	1.07	1.02	0.93	0.53	0.39	0.19	0.67	0.76	0.6	0.68	0.64	0.77	8.25
ETo	1.6	2.2	3.92	5.23	7.06	8.47	8.69	7.72	5.83	3.82	2.13	1.37	58.04
Deficit	-0.53	-1.18	-2.99	-4.7	-6.67	-8.28	-8.02	-6.96	-5.23	-3.14	-1.49	-0.6	-49.8

Figure 3

Although demand may vary each year, about 70% of the total urban water supply is consumptively used. Among consumptive uses, landscape irrigation dominates. Lesser consumptive demands include system losses, evaporative cooling and evaporation from water bodies, such as fountains and pools.



WATER CONSERVATION GOAL AND PROGRAMS

Conservation Goal

The district's 20-year plan projects conservation will reduce water demand of properties connected to the system prior to 2023 by 11,400 acre-feet between 2022 and 2042. This represents a reduction of 18 percent from pre-2022 demand.

During the five-year period covered by this plan (2025-2029), the district aims to achieve approximately 5,200 acre-feet of water use reductions on pre-2023 properties; a reduction of 7.7 percent.

Figure 5 illustrates projected progress timeline for achieving the conservation goals.



Figure 5

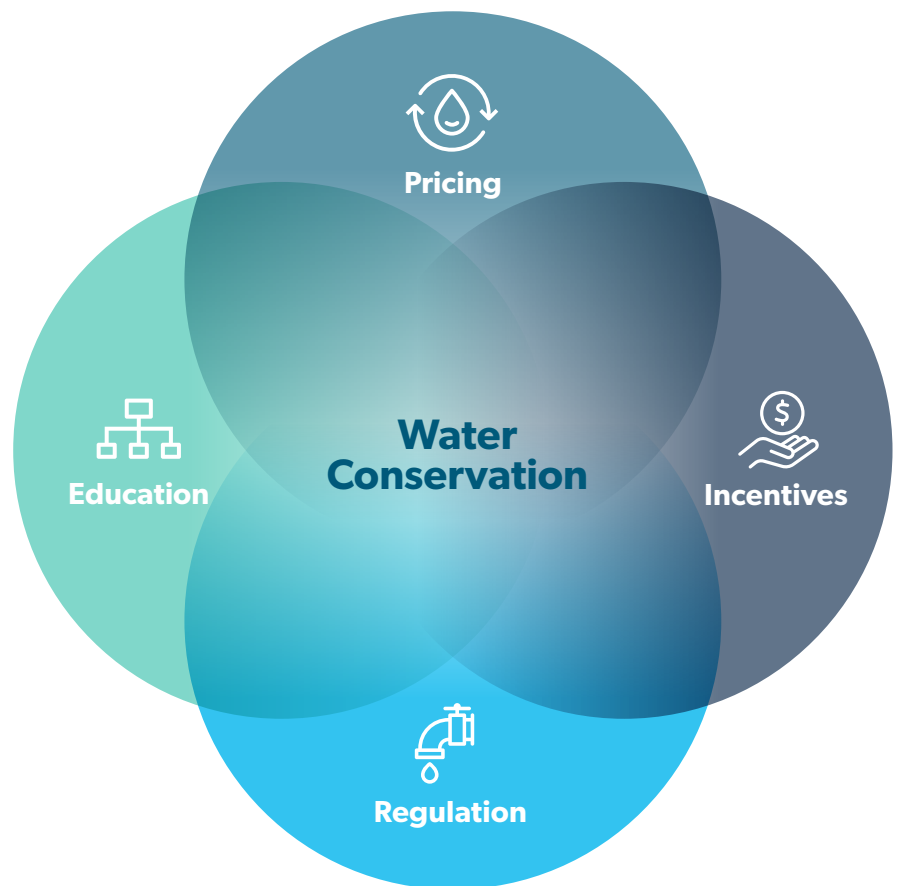
Program Strategies

The four pillars of successful conservation programs are **regulation, pricing, incentives,** and **education.**

Each of these arenas may produce synergy with the others. For example, a customer who incurs excess use surcharges may seek education or incentive programs to decrease their use.

The most powerful of these strategies are pricing and regulation, both of which are largely outside the authority of the district and can only be implemented through consent and action of municipalities. The district, in concert with the municipalities, implements education, outreach and incentive programs.

An additional measure, often outside the realm of traditional conservation programs, is management of non-revenue water. There are two classes of non-revenue water loss: apparent losses and real losses. Apparent losses involve water taken from the system for beneficial use but not metered and billed. Apparent loss can result from unauthorized connections or under-registering meters, for example. Real water losses are most commonly leaks where water is lost from treatment, storage and delivery infrastructure. While real losses are considered most relevant to managing water resources, both types of loss are relevant to water efficiency. For example, apparent losses are disconnected from rate signals, thus the end user is less likely to manage water effectively to reduce their costs.



REGULATION

Modifying community water demand requires social and behavioral change along with alterations to the built environment. While existing developed property may become subject to more stringent water use expectations through water use policy, it is also vital to ensure that newly developed properties are designed and equipped for long-term water efficiency.

Development Standards

The Washington County Water Conservancy District is the only Utah district to achieve unity among its participating municipalities in the adoption of uniform water efficiency standards. These standards, which were originally adopted in 2022 and strengthened in 2023, include the following measures:

- » WaterSense plumbing fixtures
- » Residential hot water recirculation
- » Prohibition on non-functional lawn in all non-residential development
- » Limitation on residential lawn area
- » Irrigation system design minimum requirements
- » WaterSense irrigation controller
- » Mulch on planting beds
- » Ornamental water feature limitations
- » Car wash efficiency standards
- » Golf course water efficiency plans
- » Prohibition on master metering separate parcels
- » Separate meter required on non-residential landscape over 5,000 square feet

In addition to the uniform regional standards, some communities have implemented additional conservation measures. These measures are included in Figure 8.

Water Use Regulations

A comprehensive table of regulatory measures is in Figure 8. All customer types are subject to the following policies in all RWSA municipalities:

- » Prohibition on the waste of water—All jurisdictions have ordinances or water service policies that prohibit the waste of water.
- » Requirement to connect to water and sewer systems—This measure provides greater opportunity to manage regional water demand and ensures greater production for the regional water reuse system.
- » Mist system regulations—Mist systems are only allowed to be operated in certain seasons and conditions.
- » Requirement to repair leaks—All jurisdictions have policies allowing penalties or termination of water service for failure to address significant, known leaks.

WATER PRICING

Because the district's municipal partners are not-for-profit public utilities, they collect revenue only to meet the expense of operations and infrastructure. The municipalities' costs vary based upon their infrastructure, labor costs, debt service expenses and other factors. Furthermore, each municipality is governed by its own board of elected officials, which has the responsibility for adopting rate structures that produce the necessary revenue, provide affordable water for low and moderate users, and send pricing signals to heavy water users to encourage conservation.

All municipal partners use an increasing block tiered rate structure to achieve these objectives, but the tiers and rates may vary by city. See Appendix F to view the 2025 water rate structure of the district's municipal partners.

Effective January 1, 2019, the district and its municipal partners implemented a uniform excess use surcharge for all accounts that established a surcharge threshold for each meter size. For the most common meter, $\frac{3}{4}$ inch, any water use in excess of 36,000 gallons is charged an additional \$1.00 per thousand gallons (Kgal). Revenue collected from this surcharge is used for regional conservation programs. Because the threshold applies in all months, surcharges are predominantly assessed during peak summer irrigation demand. An example of how the surcharge may affect a heavy water user is illustrated in Figure 6.



Excess Water Use Surcharge

$\frac{3}{4}$ " meter connected prior to Jan 1, 2023

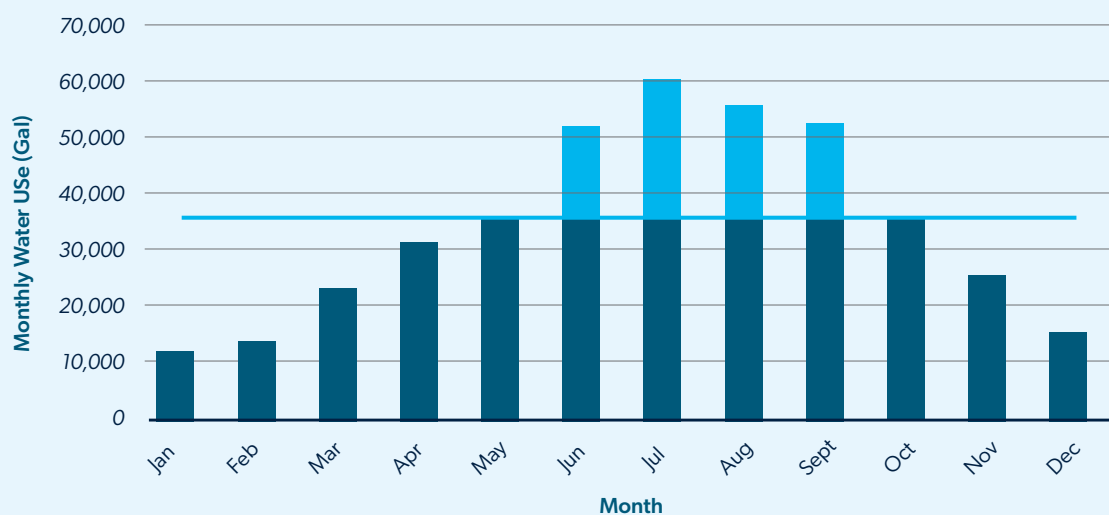


Figure 6

In 2022, RWSA members implemented stringent development standards for new construction. The new homes were projected to use an average of 33 percent less water than existing housing inventory. To ensure new homes meet that potential, the district imposed a unique surcharge structure for facilities connecting to the water system on or after January 1, 2023. These properties are subject to a seasonal surcharge threshold, wherein the threshold is raised and lowered in accordance with historic weather patterns. The surcharge for exceeding the threshold in any month is \$10 per 1,000 gallons (kgal), which is among the most impactful conservation pricing signals in the nation. The seasonal surcharge for new development is illustrated in Figure 7.

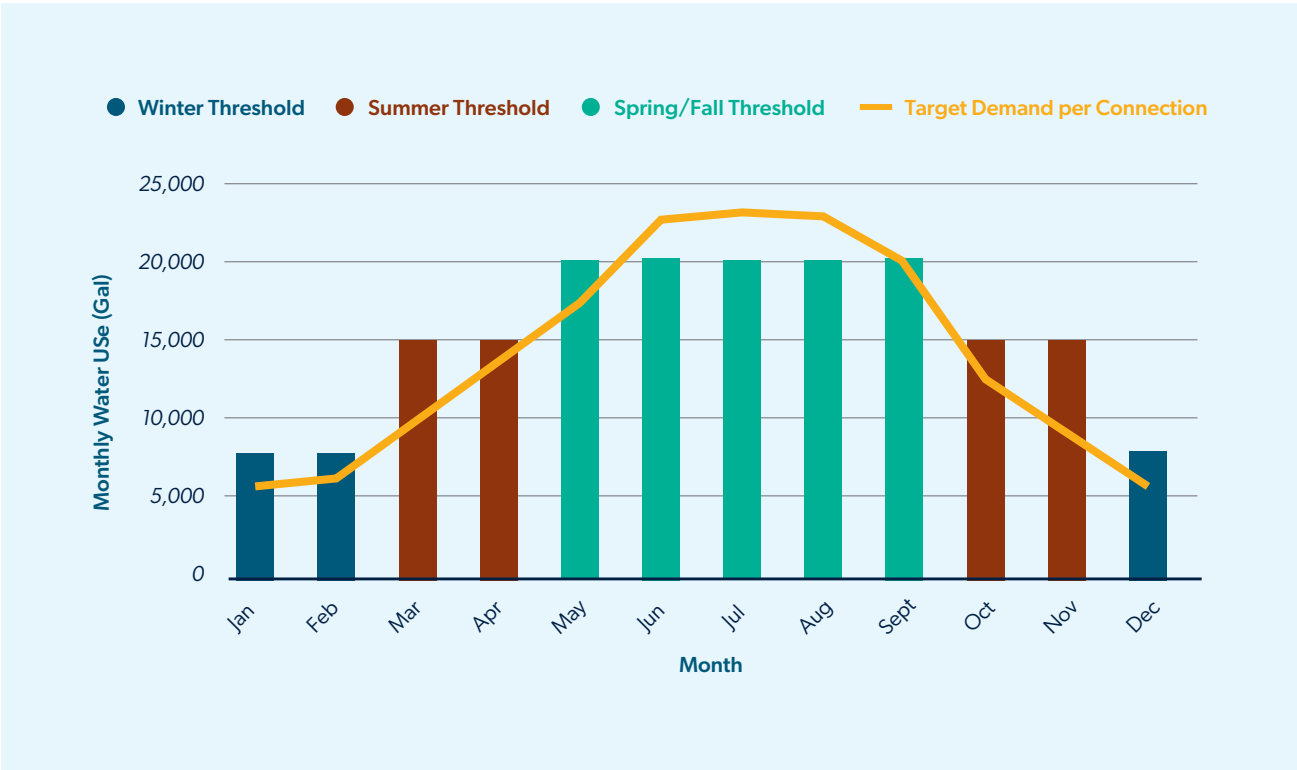


Figure 7

Additional rate increases are anticipated to occur during the five-year plan period, largely as a result of implementing expanded resource and infrastructure initiatives. While it is not possible to predict how future costs will be reflected in rates, municipalities will be encouraged to sustain and strengthen conservation rate structures.

INCENTIVE PROGRAMS

Through uniform, regional adoption of water efficiency standards for new development, the region has effectively limited the number of properties eligible for retrofit incentives. This ensures resources can be focused upon properties constructed prior to 2023.

The following programs are available to provide financial assistance to property owners throughout the region.

Water Efficient Landscapes Program

This program pays applicants \$2.00 per square foot for converting irrigated lawns to water efficient landscape. The Utah Department of Natural Resources estimates these conversions save 43 gallons per square foot per year.

Despite comprising just seven percent of Utah's population, Washington County is the state leader accounting for more than one-third of conversions statewide.

As of the close of 2024, the program has incentivized conversion of more than two million square feet of landscape. These conversions are estimated to save almost 100 million gallons annually.

Smart Irrigation Controller Rebates

Weather-based irrigation controllers, commonly called "smart controllers," are rebated through a program funded by the state. Information about the program can be found at SlowTheFlow.org. The district promotes the program and conducts administrative support to ensure applicants qualify for the program. Smart controllers have tremendous potential in the region because they are able to make automatic program changes based upon real-time weather and suspend irrigation during rainfall events.

More than 20 percent of Washington County's dwelling units are so-called "secondary residences," where the owners only occupy the home seasonally. Smart irrigation controllers have great potential to improve irrigation efficiency for properties with absentee owners.



High Efficiency Toilet Rebates

Homes with 1.6 gallon per flush (gpf) toilets are eligible for replacement rebates to install 1.28 gpf WaterSense certified fixtures through a program funded by the state. Information about the program can be found at SlowTheFlow.org. The district promotes the program and provides administrative support to ensure applicants are qualified. By replacing older toilets with modern, water efficient fixtures, a home may conserve more than 12,000 gallons annually.

Public Agency Water Efficiency Rebate

In 2024, the district created a program to reinvest excess use surcharge revenue into the communities that implemented surcharges. Any publicly funded agency may submit water conservation proposals to the district for consideration. The program pays \$50 per 1,000 gallons of reduction in annual water use (\$16,300 per acre-foot), not to exceed 50 percent of the project costs. Subsidized projects must have a lifespan of not less than 10 years.

Ultra-Water-Efficient (UWE) Development

In concert with the Southern Utah Homebuilders Association, the district developed a voluntary standard for ultra-water efficient development. Homes built to the UWE standards are anticipated to require just 0.39 acre-feet of water resources annually. Because the lower water demand will result in reduced impact fees, the district anticipates substantial program growth in 2026.



EDUCATION PROGRAMS

Education programs are primarily delivered at a regional level through the district's conservation department. Citizens from throughout the region receive messaging and are eligible for educational services.

Red Hills Desert Garden

Located adjacent to the district's offices, Red Hills Desert Garden uses passive and active educational programming to advance water efficient landscape and irrigation practices. The five-acre garden typically hosts more than 150,000 visitors annually, making it the most-visited educational garden in the State of Utah, and the highest-rated attraction in the St. George metropolitan area. The garden is open 365 days per year.

The garden also hosts interpretive tours for school classes and other organized groups. The garden hosts many special and seasonal events to increase engagement.

Trainings and Seminars

The district hosts more than 40 free classes annually on topics such as succulents, landscape conversion, tree selection and care, and other topics relevant to water efficient landscaping.

General Community Outreach

The district and the municipalities conduct ongoing community engagement through messaging. Initiatives include social media posts, e-newsletters, water bill inserts, and community events.

These programs incorporate all the best management practices suggested by the Utah Division of Water Resources.²

² <https://conservewater.utah.gov/wp-content/uploads/2021/04/Best-Management-Practices.pdf>



Program Evaluation Process

A systematic evaluation process is critical to assessing the effectiveness of the program's conservation strategies and progress toward the regional goal. The district and its municipal partners (the program partners) will use their existing contractual relationship under the Regional Water Supply Agreement to facilitate the evaluation process, which includes regular meetings of a technical advisory committee comprised of water officials from each partner municipality.

Some of the conservation measures lend themselves to quantitative analysis and some are more subjective. For conservation measures with well-defined independent variables, the program partners will conduct an evaluation at least once during the term of this plan. For example, after new homes have been afforded adequate time to have established landscape, the partners will evaluate the water use characteristics of new homes and compare them to older homes of similar scale. The partners will also conduct pre-post evaluation of landscape conversion programs, or the change in landscape water use at properties that have adopted smart controllers.

The program partners will conduct the following evaluations within the planning period:

- » Demand characteristics of pre-2023 connections
- » Demand characteristics of post-2023 connections
- » Demand reduction of Water Efficient Landscape Program participants
- » Demand characteristics of smart controller adopters

Not all conservation efforts can be evaluated with empirical evidence. For example, it is difficult to measure how many gallons of water are saved because someone visited a garden. Just the same, these engagements are known to influence community members to embrace conservation efforts.

Looking more holistically, the district and the program partners will review the overall impact of the collective conservation program on the community-wide changes in water use on an annual basis.



Conservation Measures

	HURRICANE	IVINS	LA VERKIN	SANTA CLARA	ST. GEORGE	TOQUERVILLE	VIRGIN	WASHINGTON
REGULATORY MEASURES - DEVELOPMENT								
WaterSense Plumbing Fixtures Required	✓	✓	✓	✓	✓	✓	✓	✓
Residential Hot Water Recirculation	✓	✓	✓	✓	✓	✓	✓	✓
Limitation on Residential Lawn Area	✓	✓	✓	✓	✓	✓	✓	✓
Prohibition on non-residential, non-functional lawn areas	✓	✓	✓	✓	✓	✓	✓	✓
Irrigation system design minimum requirements	✓	✓	✓	✓	✓	✓	✓	✓
WaterSense Irrigation Controller Required	✓	✓	✓	✓	✓	✓	✓	✓
Mulch required on planting beds	✓	✓	✓	✓	✓	✓	✓	✓
Ornamental Water Feature Limitations	✓	✓	✓	✓	✓	✓	✓	✓
Car Wash Efficiency Standards	✓	✓	✓	✓	✓	✓	✓	✓
Golf Course water efficiency plans	✓	✓	✓	✓	✓	✓	✓	✓
Municipal water prohibited for irrigation of new golf courses	✓				✓		✓	
Prohibition on master metering separate parcels	✓	✓	✓	✓	✓	✓	✓	✓
Separate meter required on large landscape	✓	✓	✓	✓	✓	✓	✓	✓
Swimming pool size limitations		✓						
REGULATORY MEASURES – WATER USE								
Water waste prohibition	✓	✓	✓	✓	✓	✓	✓	✓
Mist system regulations	✓	✓	✓	✓	✓	✓	✓	✓
Prohibition on HOA requiring lawn grass (2)	✓	✓	✓	✓	✓	✓	✓	✓
Requirement to connect to municipal water & Sewer	✓	✓	✓	✓	✓	✓	✓	✓
Requirement to repair leaks	✓	✓	✓	✓	✓	✓	✓	✓
PRICE SIGNALS								
Increasing block tiered water rates	✓	✓	✓	✓	✓	✓	✓	✓
Excess Use Surcharges	✓	✓	✓	✓	✓	✓	✓	✓
INCENTIVE PROGRAMS								
Lawn Replacement Payments	✓	✓	✓	✓	✓	✓	✓	✓
Toilet Retrofit Rebate	✓	✓	✓	✓	✓	✓	✓	✓
Smart Irrigation Controller	✓	✓	✓	✓	✓	✓	✓	✓
Public Agency Water Efficiency Rebate	✓	✓	✓	✓	✓	✓	✓	✓
EDUCATION PROGRAMS								
Transparent Water Billing Program	✓	✓	✓	✓	✓	✓		✓
AMI - Automated Metering Infrastructure	✓	PENDING	✓	✓	✓	✓		✓
Access to Community Demonstration Gardens	✓	✓	✓	✓	✓	✓	✓	✓
Seasonal Watering Schedules	✓	✓	✓	✓	✓	✓	✓	✓
RELATED EFFORTS								
Non-Revenue Water Management Programs	✓	✓	✓	✓	✓	✓	✓	✓

Figure 8

Appendix A:

Municipal Commitment to Implement the Joint Agency Water Conservation Plan

June 5, 2025

Utah Division of Water Resources
1594 W North Temple #310
Salt Lake City, UT 84116

Subject: Statement of support and commitment to implement the Washington County Water Conservancy District's Joint Agency Regional Water Conservation Plan

Director Hasenyager,

We formally express our collective commitment to the adoption and implementation of the Washington County Water Conservancy District's Joint Agency Regional Water Conservation Plan and acknowledge the updated five-year compliance date.

As elected officials representing rapidly growing communities in the most arid region of the state, we recognize the urgent need to safeguard and efficiently manage our water resources. Having a joint agency plan offers several key benefits, including:

1. Improved public understanding with clear and consistent messaging
2. Simplified report development, data collection, analysis, tracking and enforcement
3. Enhanced equity for all municipal customers of the district

We appreciate the Division of Water Resources and share your commitment to be wise stewards of Utah's water supply.

Sincerely,



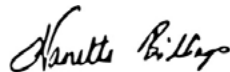
Michele Randall
St George City Mayor



Chris Hart
Ivins City Mayor



Kress Staheli
Washington City Mayor



Nanette Billings
Hurricane City Mayor



Rick Rosenberg
Santa Clara City Mayor



Kelly Wilson
La Verkin City Mayor



Justin Sip
Toquerville City Mayor



Jean Krause
Virgin City Mayor

Appendix B:

Notification Procedure

- » Letter transmitting Conservation Plan to media representatives
- » Letter transmitting Conservation Plan to governing bodies of each municipality and county served
- » Copies of notices of public meetings

Washington County Water Conservancy District

Hurricane City

Ivins City

La Verkin City

Santa Clara City

St. George City

Toquerville City

Washington City

Virgin Town

Appendix C:

Minutes of the Washington County Water Conservancy District Board of Trustees Meeting in which the 2025 Water Conservation Plan Was Adopted

Washington County Water Conservancy District

- » Resolution Adopting Regional Conservation Plan Minutes

Hurricane City

- » Resolution Adopting Regional Conservation Plan Minutes

Ivins City

- » Resolution Adopting Regional Conservation Plan Minutes

La Verkin City

- » Resolution Adopting Regional Conservation Plan Minutes

Santa Clara City

- » Resolution Adopting Regional Conservation Plan Minutes

St. George City

- » Resolution Adopting Regional Conservation Plan Minutes

Toquerville City

- » Resolution Adopting Regional Conservation Plan Minutes

Washington City

- » Resolution Adopting Regional Conservation Plan Minutes

Virgin Town

- » Resolution Adopting Regional Conservation Plan Minutes

Sample Resolution Adopting Joint Agency Regional Conservation Plan

Whereas Utah’s Water Conservation Act (Utah Code 73-10-32) requires [Municipality] to adopt and file a water conservation plan with the Utah Division of Water Resources (Division); and

Whereas [Municipality] is a participant in the Regional Water Supply Agreement and collaborates with the Washington County Water Conservancy District and other partner municipalities (the program partners) to ensure that adequate supplies of water are available for future needs; and

Whereas [Municipality] and the program partners have developed a Joint Agency Water Conservation Plan (the Regional Conservation Plan) to meet the requirements of the Water Conservation Act; and

Whereas, the Regional Conservation Plan contains a regional conservation goal, a timeline for action, and an evaluation process for assessing progress toward the conservation goal;

NOW THEREFORE, be it resolved that:

[Municipality] hereby adopts the Joint Agency Regional Water Conservation Plan.

Dated this _____ day of _____, 2025.

By:

Mayor

Appendix D:

Potable and Secondary Water Uses by Agency

2024	Potable Water										
	Population served	Total ERC	City Production	Wholesale Purchases	Total All Sources	Total Retail Sales	Wholesale Sales	Net Potable Sources	Non-Revenue Water	Source Water AF per ERC	Peak Day Demand
Hurricane City	26,105	12466.52	5,515.78	1987.16	7,503	5799.16	245.62	7257.38	19.43%	0.58	22.64
Ivins City	9,910	5467.00	0	2370.00	2370	2037.00	7.84	2362.16	13.71%	0.43	12.43
La Verkin	4,805	2199.00	611	177.88	788.88	659.90	0.00	788.88	16.35%	0.36	3.62
Saint George City	112,800	42904.54	13,748.42	19937.51	33685.94	26666.92	3332.89	30353.05	10.94%	0.71	148.6
Santa Clara City	9,265	4034.08	1,732.64	637.86	2,370.50	1755.39	51.49	2319.01	23.78%	0.57	10.84
Toquerville City	2,633	910.53	277.27	15.18	292.45	253.17	9.15	283.30	10.30%	0.31	1.5
Virgin Town	734	537.44	0	276.46	276.46	239.05	0.00	276.46	13.53%	0.51	1.15
Washington City	45865	19998.51	3,792.59	5,725.26	9,517.85	8835.62	0.00	9517.85	7.17%	0.48	44.65
Total	212,117	88,518	25,678	31,127	56,805	46,246	3,647	53,158	N/A	0.495	NA

2024	Secondary Water					
	Secondary Water City	Secondary Water Purchases	Secondary Wholesale Sales	Net Secondary Water	Percent non-Agricultural	M&I Secondary
Hurricane City	-	2,590.63	-	2,590.63	0.86	2227.94
Ivins City	-	-	-	-	-	0.00
La Verkin	1,935.00	-	-	1,935.00	0.79	1528.65
Saint George City	646.77	5,922.93	1,977.04	4,592.66	0.99	4536.63
Santa Clara City	-	293.25	-	293.25	1.00	293.25
Toquerville City	-	1,922.52	-	1,922.52	0.40	769.01
Virgin Town	-	-	-	-	-	0.00
Washington City	2,124.34	465.63	-	2,589.97	1.00	2589.97
Total	4,706	11,195	1,977	13,924	NA	11,945.45

Secondary water from TSWS system owned by WCWCD

Values as reported to the State of Utah for 2024. https://waterrights.utah.gov/asp_apps/generalWaterUse/WaterUseList.asp

Appendix E:

Reliable Yield of Potable and Secondary Water Sources by Agency

Reliable Annual Yields from District Potable Water Supplies

District Potable Supply	Source Yield Scenario		
	Baseline Reliable Yield (AF)	50th Percentile Yield (AF)	10th Percentile Yield (AF)
Quail Creek/Sand Hollow	27,400	24,920	7,000
Crystal Creek	2,000	1,819	510.9
Sand Hollow Natural Recharge/Recharge and Recovery	7,800	7,256	3,235
Toquerville Springs	1,640	1,590.8	1,180.8
Cottam Well Field	85	82.5	61.2
Total	38,925	35,668.1	11,987.8

Reliable Annual Yields from RWSA Partners' Potable Water Supplies

St. George City Potable Water Supply	Source Yield Scenario		
	Baseline Reliable Annual Yield (AF)	50th Percentile Annual Yield (AF)	10th Percentile Annual Yield (AF)
Mountain Springs	1,230.0	1,230.0	885.6
City Creek Wells, Millcreek Wells, Ledges Wells, Tolman Wells	3,716.0	3,716.0	3,344.5
Gunlock Wells	9,811.0	9,811.0	8,830.0
Snow Canyon Wells	1,152.0	1,152.0	1,036.8
West City Springs	564.0	547.1	406.1
Subtotal	16,473.0	16,456.1	14,503.0
Washington City Potable Water Supplies			
Well #2, Well #3, Well #4, Well #5, Well #6, Grapevine Well #1, Grapevine Well #2	2,666.0	2,585.6	1,919.2
Subtotal	2,666.0	2,585.6	1,919.2
Hurricane City Potable Water Supplies			
Stratton Well #1, Stratton Well #2, West Well	2,100.0	2,100.0 ³	1,512.0
Toquerville Springs & Ash Creek Springs	1,420.4	1,378.0	1,023.0
Subtotal	3,520.4	3,478.0	2,535.0
Ivins City Potable Water Supplies			
Snow Canyon Wells (Snow Canyon Compact)	392.6	380.8	282.6
Gunlock Well Agreement with St. George	614	614	552.6
Subtotal	1,006.6	994.8	835.2
Santa Clara City Potable Water Supplies			
Snow Canyon Wells (Snow Canyon Compact)	1,071.5	1,039.3	771.5
Snow Canyon Wells (Well #6 and #7)	1,479.1	1,434.7	1,065.0
Sheep Spring, Miller Spring, Beecham Spring, Gray Springs	95.2	92.3	68.5
Subtotal	2,645.8	2,566.3	1,905.0
La Verkin City Potable Water Source			
Ash Creek Springs & Upper Ash Creek Springs	473.4	459.1	340.8
Toquerville Springs	241.1	233.8	173.6
Subtotal	714.5	692.9	514.4
Toquerville City Potable Water Supplies			
Toquerville Springs	538.8	522.6	387.9
Ash Creek	18.6	18	13.4
Subtotal	557.4	540.6	401.3
TOTAL	27,583.7	27,314.3	22,613.1

Data in appendix E were derived from the district's January 2023 master plan. For details on methodology, please visit: <https://www.wcwc.gov/wp-content/uploads/2025/07/2023masterplanpublic.pdf>

Reliable Annual Yield of District Secondary Irrigation Supplies

District Secondary Irrigation Supply	Source Yield Scenario		
	Baseline Reliable Yield (AF)	50th Percentile Yield (AF)	10th Percentile Yield (AF)
Ence Wells	370.0	359.0	266.0
Toquerville Springs ¹	678.0	632.0	487.0
Total	1,048.0	991.0	753.0

¹Represents the value available for M&I secondary demand, excluding water used for agriculture or potable use.

Reliable Annual Yield of RWSA Partner Secondary Irrigation Supplies

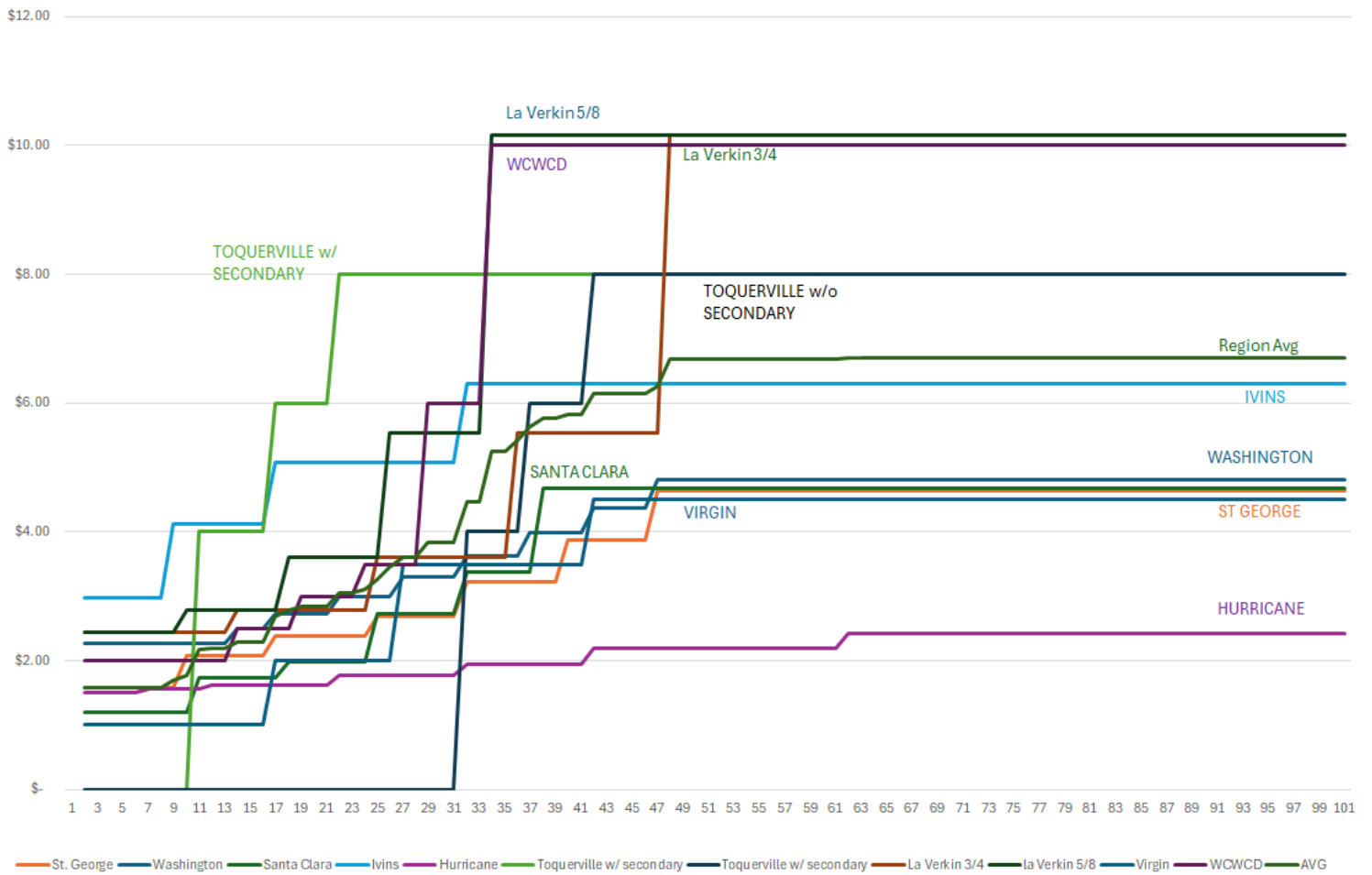
St. George City Secondary Irrigation Supplies	Source Yield Scenario		
	Reliable Annual Yield (ac-ft)	50th Percentile Yield (ac-ft)	10th Percentile Yield (ac-ft)
Sunbrook Wells, Mathis Well, Moores Well, Sunset Well	2,873.3	2,873.3	2,586.0
West City Springs	550.0	512.7	394.8
East City Springs	480.0	447.5	344.5
SGWRF Reuse Facility ¹	4,400.0	4,400.0	4,400.0
St. George Clara Fields Canal Company	712.0	663.7	511.1
New Santa Clara Water Company	5.0	4.7	3.6
St. George Valley Irrigation Company	1,768.0	1,648.2	1,269.0
Bloomington Water Company	1,247.0	1,162.5	895.1
St. George Washington Fields Canal Company	1,932.0	1,801.1	1,386.7
Millcreek Water Company	670.0	624.6	480.9
Subtotal	14,637.3	14,138.2	12,271.7
Washington City Secondary Irrigation Supplies			
Mill Creek (Tanner Ditch)	306.5	285.8	220.0
Price/Pierce Springs	11.3	10.5	8.1
Prisbrey/Westover/Sprout Spring	206.2	192.2	148.0
Adair Spring, Warm Spring, Unnamed Spring	384.6	358.6	276.1
Green Spring, Calvin Hall Spring	126.5	118.0	90.8
Mascrow, Iron Bush, Cottonwood Spring	4.1	3.9	3.0
Green Stream	2.5	2.3	1.8
Sullivan Well	119.0	115.4	85.7
Well #1 ²	0.0	0.0	0.0
Subtotal	1,160.8	1,086.6	833.5
Hurricane City Secondary Irrigation Supplies			
Virgin River	193.4	180.3	138.8
Hurricane Canal Company	1,561.5	1,455.6	1,120.8
Subtotal	1,754.8	1,635.9	1,259.6
Ivins City Secondary Irrigation Supplies			
St. George Clara Irrigation Company	96.9	90.3	69.6
Ivins Irrigation Company	51.8	48.3	37.2
Santa Clara Irrigation Company	24.8	23.1	17.8
Subtotal	173.5	161.7	124.5
Santa Clara City Secondary Irrigation Supplies			
Rex Jackson Sunbrook Well	95.0	92.2	68.4
Crystal Lakes Sunbrook Well	120.0	116.4	86.4
Ralph Hafen Well	7.6	7.3	5.4
McDermitt Well	150.0	145.5	108.0
J. Ross Hurst Entrada Well	26.2	25.4	18.9
Irrigation Company Shares	53.1	49.5	38.1
Subtotal	451.9	436.3	325.2
La Verkin Secondary Irrigation Supplies			
Virgin River (via Quail Creek Pipeline Diversion)	2,630.2	2,451.9	1,887.9
Subtotal	2,630.2	2,451.9	1,887.9
TOTAL	20,808.6	19,910.8	16,702.5

¹ Availability of wastewater reuse water assumed to be unaffected by climate change scenarios.

Appendix F:

Potable Water Rate Structure

Potable Rate Tiers 2025
Not including base fees or WCWCD charges



Monthly Service Fee

Ivins	\$19.67
St. George	\$22.75
Washington	\$23.34
Hurricane	\$36.43
Santa Clara	\$37.25
La Verkin 5/8	\$46.07
Toquerville w/ secondary	\$55.00
Toquerville w/o secondary	\$55.00
Virgin	\$60.00
La Verkin 3/4	\$66.34

**CITY OF SANTA CLARA
RESOLUTION NO. 2020-15R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARA
ADOPTING JOINT AGENCY REGIONAL CONSERVATION PLAN**

WHEREAS, Utah’s Water Conservation Act (Utah Code 73-10-32) requires Santa Clara City to adopt and file a water conservation plan with the Utah Division of Water Resources (Division); and

WHEREAS, Santa Clara City is a participant in the Regional Water Supply Agreement and collaborates with the Washington County Water Conservancy District and other partner municipalities (the program partners) to ensure that adequate supplies of water are available for future needs; and

WHEREAS, Santa Clara City and the program partners have developed a Joint Agency Water Conservation Plan (the regional Conservation Plan) to meet the requirements of the Water Conservation Act; and

WHEREAS, the Regional Conservation Plan contains a regional conservation goal, a timeline for action, and an evaluation process for assessing progress toward the conservation goal;

NOW, THEREFORE, be it resolved that:

Santa Clara City hereby adopts the Joint Regional Water Conservation Plan. Dated this 22nd day of October 2025.

IN WITNESS THERETO:

Rick Rosenberg, Mayor

ATTEST:

Selena Nez, City Recorder

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: October 22, 2025

Agenda Item: 2

Applicant: N/A

Requested by: Dustin Mouritsen

Subject: Wastewater System Impact Fee Facilities Plan and Impact Fee Analysis

Description:

Discussion and action for approval of the 2025 Wastewater Impact Fee Facilities Plan and Impact Fee Analysis with an Impact Fee increase of \$95.00 from \$679.00 to \$774.13 to cover Capitol Improvement Projects: Valley Line and the Lava Flow Wash line Phase 1 & 2.

Recommendation: Approval

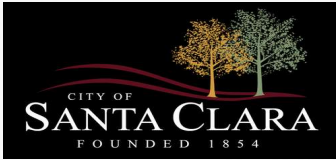
Attachments: N/A

Cost: 0

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A



Wastewater System Impact Fee Facilities Plan & Impact Fee Analysis

Santa Clara City, Utah | September 2025



Creating solutions that work and relationships that last.

WASTEWATER SYSTEM IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS

Santa Clara City, Utah

September 2025

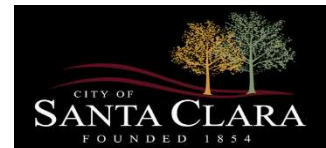
Rick Rosenberg Mayor
Jarett Waite..... Council Member
Christa Hinton..... Council Member
Ben Shakespeare..... Council Member
Janene Burton..... Council Member
Dave Pond..... Council Member
Brock Jacobsen..... City Manager

Nathan Wallentine
Project Engineer
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APPENDICES

APPENDIX A – MAPS & EXHIBITS

APPENDIX B – WASTEWATER FLOW CALCULATIONS

APPENDIX C – IMPACT FEE CERTIFICATION

1 EXECUTIVE SUMMARY

1.1 Introduction

This Wastewater Impact Fee Facilities Plan and Impact Fee Analysis has been prepared for Santa Clara City, located west of St. George, Utah in Washington County along Old Highway 91. The purpose of the impact facilities plan is to assess the existing facilities and make recommendations for future improvements. The purpose of the impact fee analysis is to calculate the allowable impact fee that may be assessed to new development. A fair impact fee is calculated by determining how much of an improvement is necessary due to new growth. The percentage of the project that is deemed impact fee eligible is then divided among the future users.

1.2 User Analysis

An important element in any community plan is the projection of the city's population growth rate. This projection gives the planner an idea of the future demands the city should plan for throughout the planning period. Projecting the future population can be a subjective process. This plan used a combination of historic growth rate, input from the city, and zoning density maps to project future growth. User analysis was summarized in three planning horizons: Existing, 10-year, and build-out. Table 1.1 below shows a summary of the projected population and equivalent residential units (ERUs) for each period.

Table 1.1: Projected Population & ERUs

Planning Horizon	Year	Population	ERUs
Present	2025	9,636	3,479
10-Year	2035	14,267	5,293
Build-out	~2045	21,173	7,105

1.3 Wastewater System Demand Projections

The plan identifies demands which will be placed on existing city infrastructure due to growth and outlines how the city will meet those demands. The plan focuses on three main interceptor lines including the "Valley Line", "Lava Flow Wash Line", "Tuacahn Wash Line", "Lava Cove Line", and "Canyon View Drive Line". Each of these lines ultimately connect to St. George City sewer mains, which deliver the raw sewage to the regional treatment plant owned and operated by St. George City. The plan assumes that smaller collector lines servicing the city are all installed per standard slopes and diameter (minimum of 8-inch) and as such are adequately sized to meet the demands of the areas for which they were designed.

The city was broken down into wastewater basins defined by identifying areas believed to discharge sewage to a common interceptor pipe. A projected number of existing, 10-year, and build-out ERUs for each basin was estimated based on the user analysis. Using existing winter culinary usage and available wastewater meter data, estimated average demands per ERU were identified. These demands were determined for both Santa Clara City and Ivins City because some interceptor lines are shared between the two communities. The demands identified for the existing system are shown in Table 1.2.

Table 1.2: Wastewater Demand Projections

City	Sewer ERUs	Average Daily Winter Water Use per ERU (gpd)	Average Wastewater gpd/ERU	Peak Wastewater gpd/ERU	Estimated Total Wastewater Flow (gpd)
Ivins	4,479	176	159	294	712,161
Santa Clara	1,125	197	178	329	200,250
Total	5,604				912,411

A peaking factor of 1.85 was applied to the average demand per ERU and was input into a spreadsheet-based modeling system. This peaking factor was used to be consistent with demands in the Ivins Master Plan. This spreadsheet identified when a basin connected to each of the three interceptor lines and whether the line was sized appropriately for the estimated demand in each planning horizon based on the projected number of ERUs.

1.4 Recommended Improvements

The future demands for each basin were analyzed in the model for each planning horizon. Any portion of line projected to be over 75% capacity was recommended to be upsized. A summary of recommendations is provided in Table 1.3.

Table 1.3: Recommended Improvements

Project	Description	Project Completion Year	Est. 2025 Total Cost
Valley Line Extension	1,000 linear feet of 8" line to extend the Valley Line north	2030	\$ 464,000.00
Lava Flow Upsize PH 1	4,680 linear feet of 21" on the southern end of the line	2028	\$ 2,152,800.00
Lava Flow Upsize PH 2	4,450 linear feet of 18" in the center portion of the line	2028	\$ 1,791,125.00
Lava Flow Upsize PH 3	5,000 linear feet 15" on the northern end of the line	2035+	\$ 1,840,000.00

1.5 Impact Fee Analysis

To determine the proposed impact fee, one must first determine how much the proposed project is impact fee eligible, or how much of the project is required due to new development. The Valley line extension is planned to allow an existing service yard to join the system. While this facility is already existing, adding the line will create more opportunities for new development in the area to join the system. Excluding the existing service yard and all other developed land in this area suggests there is approximately 33.3 acres of the existing 50.8 acres that remain undeveloped, making this project 65.5% impact fee eligible.

The Lava Flow Wash upsizing projects phases 1 and 2 are 100% impact fee eligible because it would not be necessary without new growth. Phase 3 is excluded due to the timing of improvements. Because the Lava Flow Wash line is shared between Ivins and Santa Clara, it is also important to determine how much of the project cost each city should cover. Based on the flow analysis performed and agreed upon by both cities, Santa Clara City will cover 27.9% of the project cost. Table 1.4 shows a breakdown of costs based on this analysis.

Table 1.4: Impact Fee Breakdown

Project	Project Completion Year	Est. 2025 Total Cost	% Paid by Santa Clara City	% Impact Fee Eligible	Total Impact Fee Eligible Cost
Valley Line Extension	2030	\$ 464,000.00	100%	65.5%	\$ 303,920.00
Lava Flow Upsize PH 1	2028	\$ 2,152,800.00	27.9%	100.0%	\$ 600,630.00
Lava Flow Upsize PH 2	2028	\$ 1,791,125.00	27.9%	100.0%	\$ 499,720.00
Lava Flow Upsize PH 3	2035+	\$ 1,840,000.00	17.9%	*100%	\$ -
Total					\$ 1,404,270.00

*Lava Flow Upsize PH 3 is 100% IFE, but the total cost is not included in the IFA because it is outside the 10-year planning horizon.

The total impact fee eligible cost was divided by the number of projected ERUs in the 10-year planning horizon, resulting in a maximum Impact Fee of \$774.13 per ERU.

2 INTRODUCTION

2.1 Preface

In 2022 Sunrise Engineering, LLC. (Sunrise) Completed a Wastewater Impact Fee Facilities Plan and Impact Fee Analysis for Santa Clara City's wastewater system. This plan identified improvements to be undertaken by Santa Clara City (the city) to prepare for future demands on the system due to growth and development. In 2024, the city requested an amendment be prepared to the 2022 plan to alter recommendations to major trunk lines in the system. At the time the amendment was being prepared, Ivin's City was updating their Sewer Master Plan and Impact Fee Facilities Plan. Because some infrastructure is shared between both cities, it was decided to complete a full plan update rather than an amendment to have consistency in adopted reports for both Santa Clara and Ivins cities. Sunrise has again been contracted to update the plan based on current market conditions and other related occurrences since 2022.

2.2 Introduction

This Wastewater Impact Fee Facilities Plan and Impact Fee Analysis has been prepared for Santa Clara City, located west of St. George, Utah in Washington County along Old Highway 91. An Area and location map showing the location of the city has been provided as Figure 1.

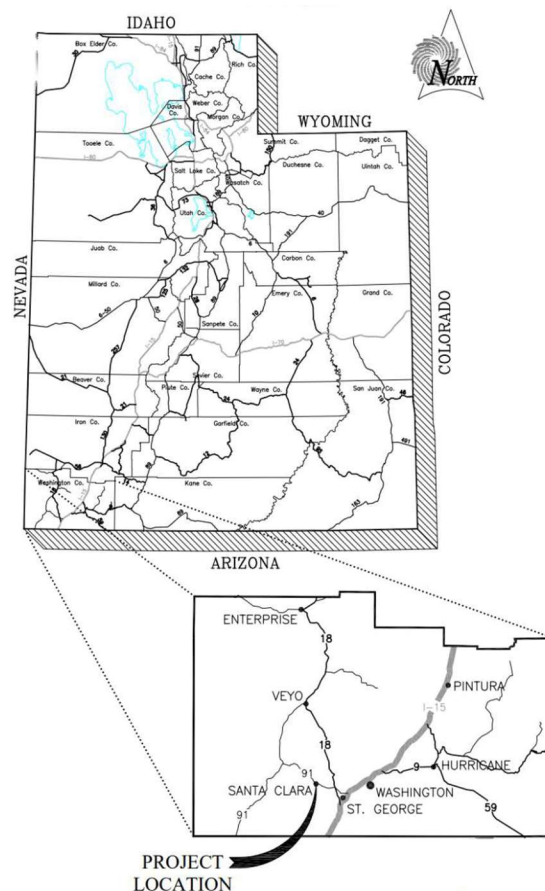


Figure 1: Area Map

The city has experienced significant growth over the past 30 years. At times, this growth has been somewhat rapid and has required improvements and upgrades to much of the city's public infrastructure to meet the increased demands. It is projected that growth will continue to increase over the next several years.

To help ensure the city is prepared to meet the needs of anticipated growth and to ensure up-to-date information is considered in planning efforts, the City has contracted with Sunrise to update their existing Impact Fee Facilities Plan and to perform an updated Impact Fee Analysis. These updates will serve as the cities updated Wastewater Master Plan.

3 USER ANALYSIS

3.1 Introduction

An important element in any community plan is the projection of the city's population growth rate. This projection gives the planner an idea of the future demands the city should plan for throughout the planning period. Projecting the future population can be a subjective process. Table 1 below shows the city's historic growth rates based on official Census Data from 1970 to 2020, and the latest population data the city has on record.

Table 1: Historic Growth

Year	Source	Population	Growth Rate	
1970	Census	271	-	
1980	Census	1,091	1970-1980	14.9%
1990	Census	2,311	1980-1990	7.8%
2000	Census	4,630	1990-2000	7.2%
2010	Census	6,003	2000-2010	2.6%
2020	Census	7,553	2010-2020	2.3%
2021	City Estimate	7,912	2020-2021	4.8%
2022	City Estimate	8,018	2021-2022	1.3%
2023	City Estimate	8,845	2022-2023	10.3%
2024	City Estimate	9,265	2023-2024	4.7%

3.2 Projected Growth Rate

The city has experienced growth ranging from approximately 1%-15% over the past 50+ years. In the past few years, the city has also grown its vacation rental development due to the large outdoor recreation opportunities near the city, such as Snow Canyon State Park. Because the city is bound by lava flows, flood plains, environmentally sensitive areas, and other municipalities, growth is projected to taper in the coming years. A growth rate of 4.0% is projected through the end of the planning period.

Because the city will eventually develop all its available land, build-out projections have been considered in this study. To determine build-out projections, several samples of existing densities were taken from established areas of the city. The samples were then utilized to estimate densities for other zoning types which are not as prevalent in the community, or which have not yet been utilized. Table 2 indicates the densities assumed for each zoning type.

Table 2: Zoning Densities

Zone	Description	Density (ERU/Acre)
OS	Open Space	0.0
C	Commercial	1.2
PDR (MF)	Planned Development Residential (Multi Family)	8.0
HDMU	Historic District Mix Use	1.3
PDC	Planned Development Commercial	1.2
PDR	Planned Revopment Residential	5.0
PDR (STR)	Planned Development Residential (short Term Rentals)	8.0
RA	Residntial Agriculture	1.0
R-1-6	Single Family Residential	5.0
R-1-10	Single Family Residential	2.8
R-1-10/ML	Mixed Lot Size	1.0
PDO	Planned Office and Institutional	1.2
PDI	Planned Industrial	1.3

These densities were used in conjunction with the current city zoning map (See Appendix A). Total areas of each zoning type were calculated and multiplied by the densities to calculate a projected number of Equivalent Residential units (ERUs) at build-out. This process resulted in 7,105 total ERUs. Multiplying this number by 2.98 people per unit according to the 2020 Census figure, provides a total build-out population projection of 21,173 residents.

It is important to understand that projected growth rates are not the cornerstone of this plan. If the projected population is reached earlier or later than anticipated, then future improvements to support growth may either come earlier or later. Impact Fees should not be significantly affected if the actual rate of growth varies from the rate used in the plan.

3.3 Length of Planning Period

It is typical for a Master Plan to use a 10-year and 20-year planning period to identify recommended improvements to the system over time. This helps project long-term improvements the city can anticipate, while also determining short-term improvements in the 10-year planning period to include in the plan for Impact fee eligibility. Based on the forecasted growth rate the number of people the city will need to plan for in each planning period can be calculated based on the following compound interest formula:

$$F = P(1 + i)^N$$

F= Future Population

P=Present Population

i=Projected Growth Rate

N=Years

Table 3 shows the calculated populations from 2025 through build-out using the projected growth rate of 4.0%.

Table 3: Projected Growth

Year	Growth Rate	Population
2024	4%	9,265
2025	4%	9,636
2026	4%	10,022
2027	4%	10,423
2028	4%	10,840
2029	4%	11,274
2030	4%	11,725
2031	4%	12,194
2032	4%	12,682
2033	4%	13,190
2034	4%	13,718
2035	4%	14,267
2036	4%	14,838
2037	4%	15,432
2038	4%	16,050
2039	4%	16,692
2040	4%	17,360
2041	4%	18,055
2042	4%	18,778
2043	4%	19,530
2044	4%	20,312
2045	4%	21,125
2046	4%	21,970

Based on these projections, build-out is anticipated to be before the end of 2045, the same year as the 20-year planning horizon. For this reason, build-out will be referenced rather than 20-year planning.

3.3.1 Equivalent Residential Units

There are currently 3,194 sewer connections in the wastewater system, based on the city's provided usage data. It is common for average usage to vary between connection types (residential versus commercial versus industrial, etc.) and for this reason an Equivalent Residential Unit, or ERU, is a standard unit used for Master Planning. An ERU associates all connection types to the average residential usage. For example, if a commercial connection uses 600 gallons per day and a residential connection uses 400, a commercial connection would be considered 1.5 ERUs because it uses 1.5 times the usage of a residential connection. Using this methodology and the existing usage data, there are 3,479 ERUs in the system. More information on demands resulting in this value will be provided in the following section of this Plan. Table 4 provides the projected number of ERUs in each planning horizon based on the projected growth rate in conjunction with developer provider growth.

Table 4: Projected ERUs

Planning Horizon	Year	Population	ERUs
Present	2025	9,636	3,479
10-Year	2035	14,267	5,293
Build-out	~2045	21,173	7,105

4 WASTEWATER SYSTEM DEMAND PROJECTIONS

4.1 Introduction

A key aspect of the master planning process is identifying the current sewer system demands and the projected future demands. The purpose of this section is to evaluate current wastewater flow trends, estimate future growth, and project future wastewater production within the city service area.

4.2 Collection System

The plan identifies demands which will be placed on existing city infrastructure due to growth and outlines how the city will meet those demands. The plan focuses on three main interceptor lines including the "Valley Line", "Lava Flow Wash Line", "Tuacahn Wash Line", "Lava Cove Line", and "Canyon View Drive Line". Each of these lines ultimately connect to the St. George City sewer mains, which deliver the raw sewage to the regional treatment plant owned and operated by St. George City. The plan assumes that smaller collector lines servicing the city are all installed per standard slopes and diameter (minimum of 8-inch) and as such are adequately sized to meet the demands of the areas for which they were designed. A description of each of the three main interceptor lines has been included below:

4.2.1 Valley Line

The Valley Line runs along the Santa Clara River in the south of the city. This line collects wastewater for much of the existing developed areas in the city including the Historic Valley district and a portion of the Heights area. The line comprised of approximately 3,000 linear feet of 8" pipe, 1,300 linear feet of 12" pipe, 8,000 linear feet of 15" pipe, and 4,000 linear feet of 21" pipe.

4.2.2 Lava Flow Wash Line

The Lava Flow Wash Line is a shared line with Ivins City and extends southeast through Santa Clara from 800 South in Ivins to the intersection of Pioneer Parkways and N. Red Mountain Drive. From this point the line generally follows the Tuacahn Wash until it leaves the Santa Clara City boundary near Snow Canyon High School. The line is comprised of approximately 9,000 linear feet of 12" pipe and 4,600 linear feet of 15" pipe.

4.2.3 Tuacahn Wash Line

The Tuacahn Wash Line is also a shared line with Ivins City and Santa Clara City. The line extends into Santa Clara near the south end of Cordero Drive in Ivins. From there, the line generally follows Tuacahn Wash until it connects with the Lava Flow Wash Line at the intersection of Pioneer Parkway and N. Red Mountain Drive. The line is comprised of approximately 3,000 linear feet of 10" pipe and 1,300 linear feet of 12" pipe with 1,300 linear feet of 15" pipe that is currently serving as a parallel line.

4.3 Methodology & System Modeling

There are several methods that can be used to estimate wastewater demands in a wastewater system. For the analysis in this plan, Sunrise obtained shapefile data and record drawings from the city for the existing Santa Clara wastewater system. This included pipe location, sizing, length and slope. Using this data, the city was broken down into wastewater basins defined by identifying areas believed to discharge sewage to a common pipe. See Appendix A. A field investigation of some locations and manholes to verify shapefile data was also preformed and utilized. A projected number of existing, 10-year, and build-out ERUs for each basin was estimated based on the existing zoning map and density sampling mentioned previously. These

ERU projections, coupled with the projected demand per ERU, were input into a spreadsheet-based modeling system. This spreadsheet identified when a basin connected to each of the three interceptor lines and whether the line was sized appropriately for the estimated demand in each planning horizon. The results of this modeling can be found in Appendix B.

4.4 Existing Demand Calculations

To determine existing demands in the system, meter data for both wastewater and culinary use was analyzed. This was done because there are fewer wastewater meters throughout the system and winter culinary use is generally comparable to wastewater usage because outdoor watering decreases. Because the Lava Flow Wash and Tuacahn Wash Lines are shared between Ivins and Santa Clara, existing demands for both cities were analyzed. Table 5 shows the winter culinary use for Santa Clara and Table 6 shows the winter culinary use for Ivins.

Table 5: Santa Clara Winter Culinary Use

Month	Jan-24	Feb-24	Dec-24	Average
ERUs Sampled	3,332	3,416	3,435	3,394
Total Metered Demand (gal)	19,353,000	17,321,000	24,500,000	20,391,333
Total Metered Demand (gal/day)	624,290	597,276	790,323	670,630
Average gal/conn./mo	5,808	5,071	7,132	6,004
Average gal/conn./day	187	175	230	197

Table 6: Ivins Winter Culinary Use

Month	Jan-24	Feb-24	Dec-24	Average
ERUs Sampled	3,475	3,523	3,625	3,541
Total Metered Demand (gal)	17,823,000	17,859,000	20,437,000	18,706,333
Total Metered Demand (gal/day)	574,935	637,821	659,258	624,005
Average gal/conn./mo	5,129	5,069	5,638	5,279
Average gal/conn./day	165	181	182	176

There is a wastewater meter on the Lava Flow Wash Line prior to entering the St. George City near Snow Canyon High School. Table 7 provides the readings from this meter from March 2024 through February 2025.

Table 7: Snow Canyon H.S. WW Meter Data

Month	Average Flow (gal/min)	Average Flow (gal/day)
Mar-24	568	817,928
Apr-24	588	847,361
May-24	556	800,400
Jun-24	554	797,731
Jul-24	545	784,094
Aug-24	530	762,928
Sep-24	513	738,868
Oct-24	547	787,148
Nov-24	534	768,338
Dec-24	532	766,014
Jan-25	531	764,794
Feb-25	560	806,536
Annual Average	546	786,845

Because this connection point measures flows from both Ivins and Santa Clara, coordination was done with Ivins to identify relative flow. Relative flow was determined based on the wastewater meter data for Ivins' existing North Town Road meter and Santa Clara's Sunbrook wastewater meter located on the Valley Line. Table 8 shows the estimated ERUs that currently contribute to the metered data from each city and the estimated wastewater flow per ERU based on the relative flow analysis.

Table 8: Estimated Snow Canyon H.S. Meter ERUs

User	Flow (gpd)	ERUs	Average gpd/ERU
Ivins	712,161	4,479	159
Santa Clara	200,250	1,125	178
Total	912,411	5,604	163

4.5 Future Demand Calculations

To determine future demands, the flow per ERU given in Table 8 was used with the projected number of ERUs in each basin for each planning horizon. Ivins' projected growth was also included for the Tuacahn Wash and Lava Flow Wash Lines based on information provided by Ivins. It is best practice to size recommendations based on peak demands, which was assumed to be 1.85 times the average usage to remain consistent with the Ivins Master Plan. As such, all capacity calculations input in the spreadsheet modeling used **294 gpd/ERU for Ivins** and **329 gpd/ERU for Santa Clara**. Table 9 shows the projected number of ERUs and total peak demand in each of the analyzed interceptor lines for each planning horizon. It should be noted, Ivins has a different projected year of build-out, so this has also been included in the table.

Table 9: Interceptor Line Demand Summary

Interceptor Line		Valley		Lava Flow Wash		Tuacahn Wash	
City	Planning Horizon	Total Peak Demand (gpm)	ERUs	Total Peak Demand (gpm)	ERUs	Total Peak Demand (gpm)	ERUs
Ivins	Existing (2025)	-	-	915	4,479	358	1,752
	10-Year (2035)	-	-	1,291	6,318	403	1,974
	SC Build-out (~2045)	-	-	1,821	8,912	454	2,224
	Ivins Build-out (~2050)	-	-	2,111	10,333	455	2,229
Santa Clara	Existing (2025)	533	2,332	257	1,125	79	347
	10-Year (2035)	666	2,914	542	2,368	273	1,192
	SC Build-out (~2045)	799	3,495	826	3,610	466	2,037
	Ivins Build-out (~2050)	799	3,495	826	3,610	466	2,037

5 RECOMMENDED IMPROVEMENTS

5.1 Recommended Improvements

The future demands for each basin were analyzed in the model for each planning horizon. Any portion of line projected to be over 75% capacity was recommended to be upsized. Appendix B gives the results of the modeling for each planning horizon. A summary of recommendations is provided in this section of the report followed by Exhibit showing the recommendations.

5.1.1 Valley Line Extension

The Valley Line has adequate existing capacity to support build-out conditions. However, the city has requested additional improvements to increase service. It is recommended that the northern end of the line be extended to reach an existing service yard that is currently using a septic system. This improvement would add approximately 1,000 additional 8-inch line. While this facility is already existing, adding this line will create more opportunities for new development in the area to join the system.

5.1.2 Lava Flow Line Upsize

The Lava Flow line does not have adequate capacity to support Ivins and Santa Clara in both the 10-year and build-out planning horizons. This upsize would consist of approximately 5,000 linear feet of 15" pipe, 4,500 linear feet of 18" pipe, and 4,700 linear feet of 21" pipe. This assumes the city will follow the same alignment and slopes.

5.2 Timing of Improvements

Table 10 below gives the recommended year of completion for each recommended improvement. The 15" upsize along the Lava Flow Wash line is not necessary to be completed in the next 10 years.

Table 10: Recommended Improvements

Project	Description	Project Completion Year	Est. 2025 Total Cost
Valley Line Extension	1,000 linear feet of 8" line to extend the Valley Line north	2030	\$ 464,000.00
Lava Flow Upsize PH 1	4,680 linear feet of 21" on the southern end of the line	2028	\$ 2,152,800.00
Lava Flow Upsize PH 2	4,450 linear feet of 18" in the center portion of the line	2028	\$ 1,791,125.00
Lava Flow Upsize PH 3	5,000 linear feet 15" on the northern end of the line	2035+	\$ 1,840,000.00

6 IMPACT FEE ANALYSIS

6.1 Introduction

The purpose of the impact fee analysis is to calculate the allowable impact fee that may be assessed to new development. A fair impact fee is calculated by determining how much of an improvement is necessary

due to new growth. The percentage of the project that is deemed impact fee eligible is then divided among the future users projected over the next 10- years.

6.1.1 Encumbered Impact Fees

Impact Current provisions of the Impact Fee Act found in Section 11-36a-602 of the Utah Code require that a municipality shall expend or encumber impact fees for permissible use within six years of their receipt. This provision also allows a municipality to hold fees longer than six years if it identified in writing an extraordinary and compelling reason why the fees should be held longer than six years with absolute date by which the fees will be expended. It is imperative that the city plans to expend or encumber collected impact fees within six years of the date they are collected.

Based on the list of recommended improvements, the city should be able to meet this requirement. However, Lava Flow Upsize Phase 3 has been excluded from the impact fee analysis because it is not anticipated that any impact fees encumbered in the next 6 years could be used for this project due to the later project completion.

6.2 Existing Impact Fee

Existing Wastewater system Impact Fees for the city are set at \$679.89 per ERU. This value was set by the city based on projections used in the 2022 Wastewater Impact Fee Analysis. In addition to the amount charged by Santa Clara City, there is also an impact fee charged by St. George City to cover impacts to the regional collection and treatment facilities.

6.3 Proposed Impact Fee

To determine the proposed impact fee, one must first determine how much the proposed project is impact fee eligible, or how much of the project is required due to new development. The Valley line extension is planned to allow an existing service yard to join the system. While this facility is already existing, adding the line will create more opportunities for new development in the area to join the system. Excluding the existing service yard and all other developed land in this area suggests there is approximately 33.3 acres of the existing 50.8 acres that remain undeveloped, making this project 65.5% impact fee eligible.

The Lava Flow Wash upsizing projects phases 1 and 2 are 100% impact fee eligible because it would not be necessary without new growth. Phase 3 is excluded due to the timing of improvements. Because the Lava Flow Wash line is shared between Ivins and Santa Clara, it is also important to determine how much of the project cost each city should cover. Based on the flow analysis performed and agreed upon by both cities, Santa Clara City will cover 27.9% of the project cost. Table 11 shows a breakdown of costs based on this analysis.

Table 11: Impact Fee Eligibility

Project	Project Completion Year	Est. 2025 Total Cost	% Paid by Santa Clara City	% Impact Fee Eligible	Total Impact Fee Eligible Cost
Valley Line Extension	2030	\$ 464,000.00	100%	65.5%	\$ 303,920.00
Lava Flow Upsize PH 1	2028	\$ 2,152,800.00	27.9%	100.0%	\$ 600,630.00
Lava Flow Upsize PH 2	2028	\$ 1,791,125.00	27.9%	100.0%	\$ 499,720.00
Lava Flow Upsize PH 3	2035+	\$ 1,840,000.00	17.9%	*100%	\$ -
Total					\$ 1,404,270.00

*Lava Flow Upsize PH 3 is 100% IFE, but the total cost is not included in the IFA because it is outside the 10-year planning horizon.

A total of \$1,404,270.00 is impact fee eligible. Table 12 divides this among the projected new ERUs over the 10-year planning horizon.

Table 12: Proposed Impact Fee

CITY OF SANTA CLARA IMPACT FEE ANALYSIS WASTEWATER SYSTEM FACILITY PLAN																																			
			Aug-25																																
IMPACT FEE CALCULATIONS																																			
Total Estimated Project Cost			\$ 1,404,270																																
% of New Project Cost Due to New Growth	100.0%	\$	1,404,270																																
Previously Collected Impact Fees			\$ -																																
Impact Fee Eligible Cost			\$ 1,404,270																																
No. of ERUs (2025)			3,479																																
10-Year Planning Horizon ERU's (2035)			5,293																																
No. of New ERU's Due to Growth			1,814																																
Maximum Impact Fee = Total Eligible Cost / New ERU's		\$	774.13 /ERU																																
Proposed Impact Fee for Santa Clara City (FY2025) =		\$	774 /ERU																																
<table border="1"> <thead> <tr> <th>Meter Size</th><th>Cross-Sectional Area (in²)</th><th>% Area Increase</th><th>Impact Fee</th></tr> </thead> <tbody> <tr> <td>3/4"</td><td>0.44</td><td>0%</td><td>\$ 774</td></tr> <tr> <td>1"</td><td>0.79</td><td>80%</td><td>\$ 1,390</td></tr> <tr> <td>1 1/2"</td><td>1.77</td><td>302%</td><td>\$ 3,114</td></tr> <tr> <td>2"</td><td>3.14</td><td>614%</td><td>\$ 5,524</td></tr> <tr> <td>3"</td><td>7.07</td><td>1507%</td><td>\$ 12,437</td></tr> <tr> <td>4"</td><td>12.57</td><td>2757%</td><td>\$ 22,112</td></tr> <tr> <td>6"</td><td>28.27</td><td>6325%</td><td>\$ 49,730</td></tr> </tbody> </table>				Meter Size	Cross-Sectional Area (in ²)	% Area Increase	Impact Fee	3/4"	0.44	0%	\$ 774	1"	0.79	80%	\$ 1,390	1 1/2"	1.77	302%	\$ 3,114	2"	3.14	614%	\$ 5,524	3"	7.07	1507%	\$ 12,437	4"	12.57	2757%	\$ 22,112	6"	28.27	6325%	\$ 49,730
Meter Size	Cross-Sectional Area (in ²)	% Area Increase	Impact Fee																																
3/4"	0.44	0%	\$ 774																																
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4"	12.57	2757%	\$ 22,112																																
6"	28.27	6325%	\$ 49,730																																
P:\Santa Clara City\Misc - On Call services\WWMP Update\Reports\[Santa Clara WW Impact Fee Facilities Plan- BD.xlsx]I.F.																																			

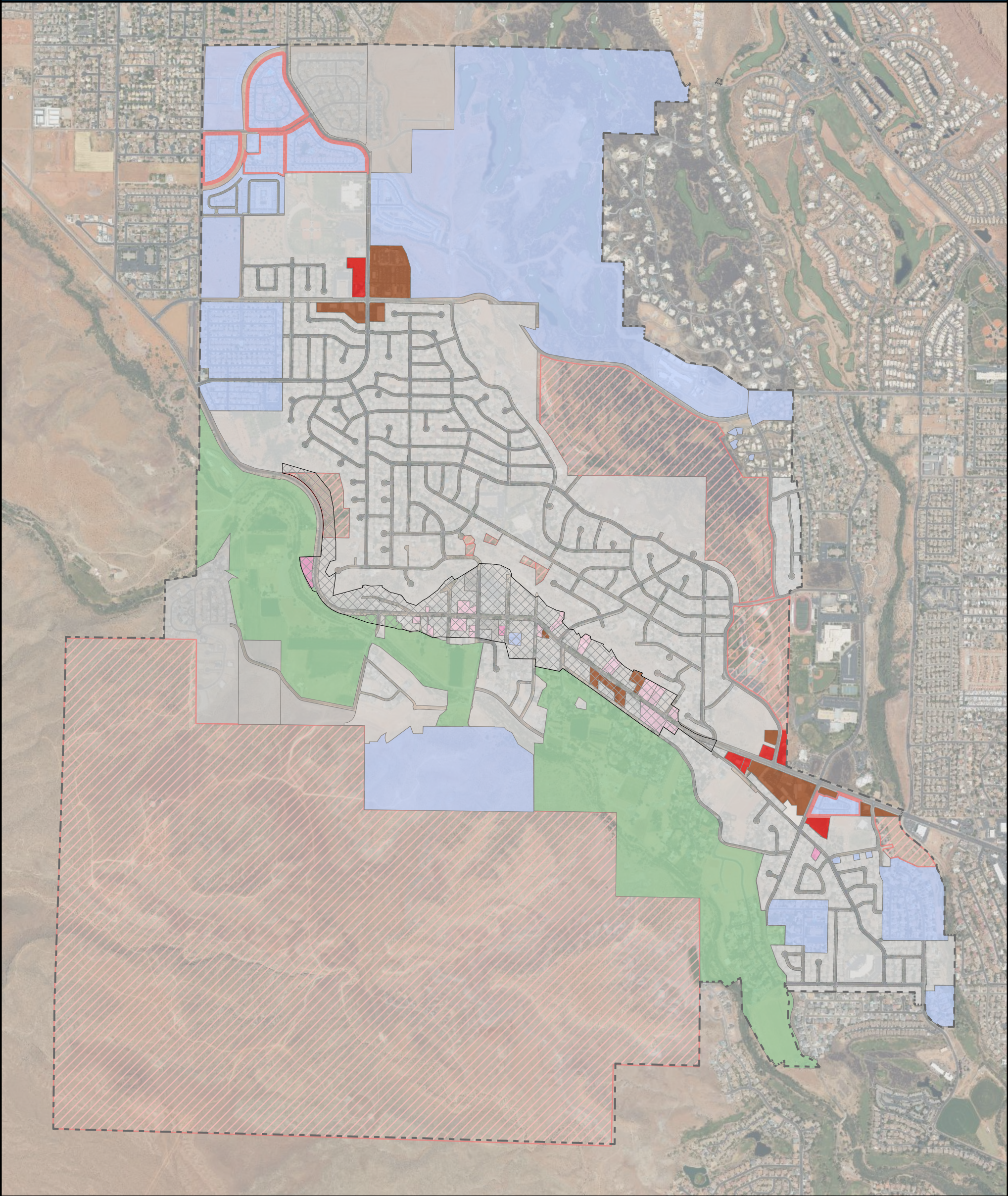
The number above represents the maximum amount that can be charged per ERU. This value of \$774.13 is \$94.24 more than the current Impact Fee. It is up to the city council to determine the actual rate that will be charged.

REFERENCES

Ivins City Sewer Master Plan: July 2025

APPENDIX A

Maps & Exhibits



Legend

Overlay Zones

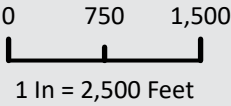
- HD - HISTORIC DISTRICT OVERLAY ZONE
- HP - HILLSIDE PROTECTION OVERLAY ZONE

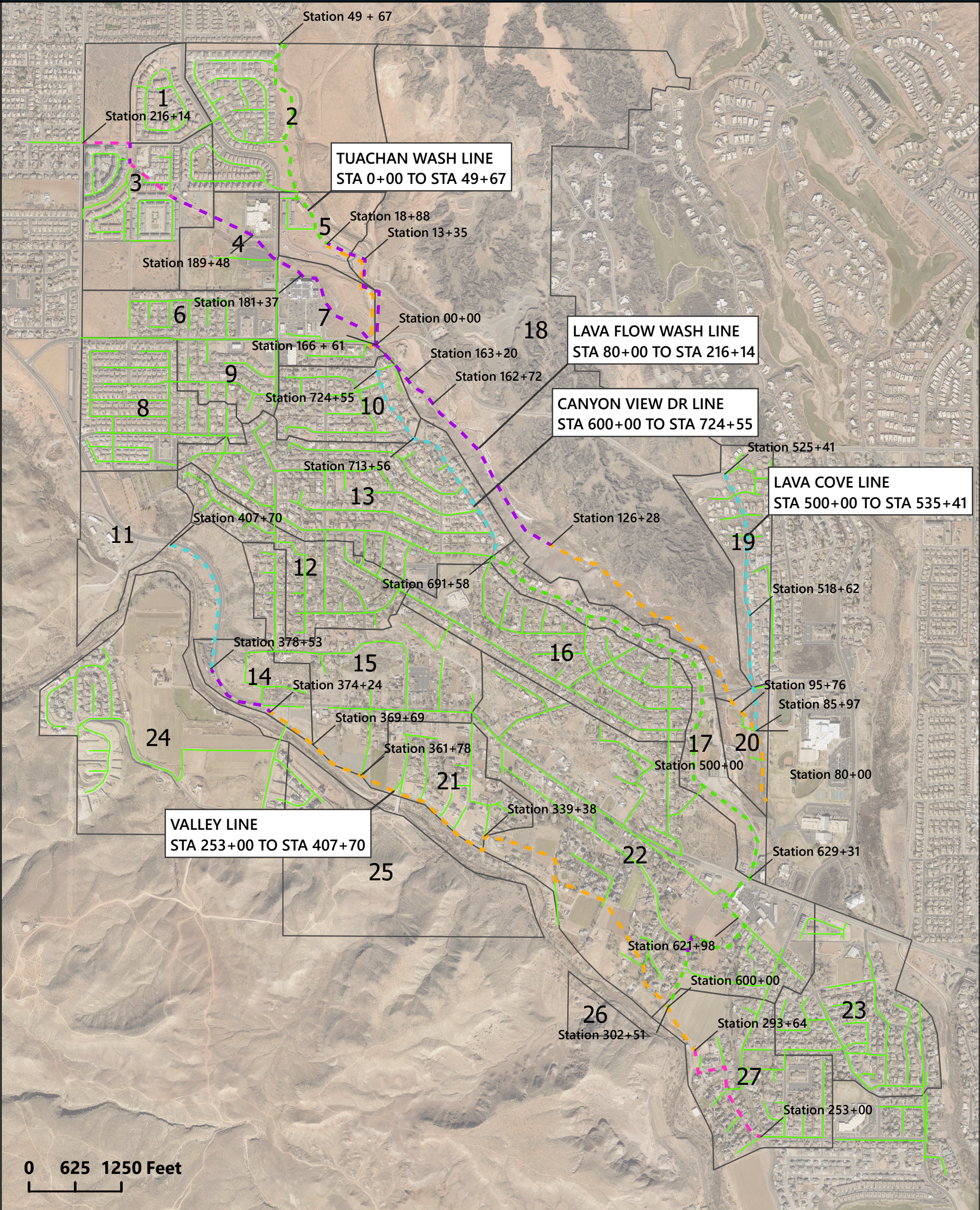
Zoning District

- OS - OPEN SPACE ZONE
- C - COMMERCIAL ZONE
- PDR - PLANNED DEVELOPMENT RESIDENTIAL ZONE (Multi Family)
- HDMU - HISTORIC DISTRICT/MIXED USE
- PDC - PLANNED DEVELOPMENT COMMERCIAL ZONE
- PDR - PLANNED DEVELOPMENT RESIDENTIAL ZONE

- PDR - PLANNED DEVELOPMENT RESIDENTIAL ZONE (Short Term Rental)
- RA - RESIDENTIAL AGRICULTURE ZONE
- R-1-6 - SINGLE-FAMILY RESIDENTIAL ZONE
- R-1-10 - SINGLE-FAMILY RESIDENTIAL ZONE
- R-1-10/ML - MIXED LOT SIZE ZONE
- PDO - PLANNED OFFICE AND INSTITUTIONAL DEVELOPMENT ZONE
- PDI - PLANNED INDUSTRIAL DEVELOPMENT ZONE

- City Boundary
- Santa Clara



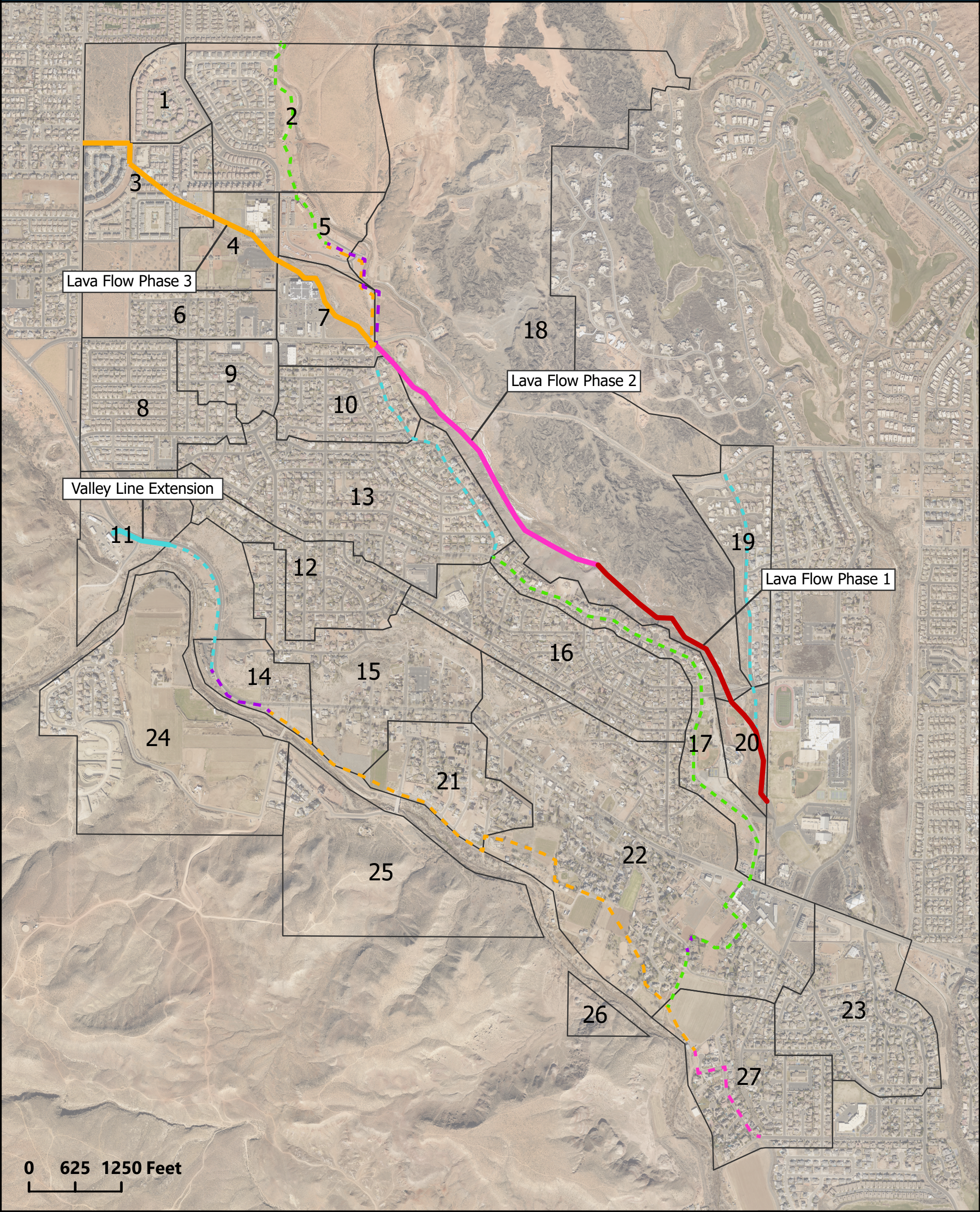


LEGEND

- Existing Sewer Mains
- Sewer not Analyzed
- Sewer Basin
- 8"
- 10"
- 12"
- 15"
- 18"



SANTA CLARA SEWER BASINS & PIPELINES IMPROVEMENTS



LEGEND

Recommended Improvements	Existing Sewer Mains	Sewer Basin
8"	8"	
10"	10"	
12"	12"	
15"	15"	
18"	18"	
21"		



DATE: 09.17.2025

APPENDIX B

Wastewater Flow Calculations

Santa Clara Sewer Basin Build-Out & Flow Calculations

Basin	ERUs/Acre Basin Area (sf)	0	1.2	8	1.3	1.2	5	8	1	5	2.80	1	1.2	1.3	Σ A*ERU/Acre	Weighted Basin ERU	Basin Area (Acre)	Build-Out ERUs	10- Year ERUs	Curent ERUs	Basin	Build-Out WW Flow (gpm)	10-Year WW Flow (gpm)	Current WW Flow
		OS	C	PDR (MF)	HDMU	PDC	PDR	PDR (STR)	RA	R-1-6	R-1-10	R-1-10/ML	PDO	PDI										
		Area (Square Feet)																						
1	1031399							1031399							8251192	8.00	23.7	189.4	142.1	94.7	1	43	32	22
2	5237122						556979	833786			3846357				20224983	3.86	120.2	464.3	348.2	232.2	2	106	80	53
3	3550692						2239027	854228			457437				19309783	5.44	81.5	443.3	365.7	288.1	3	101	84	66
4	1789633										1789633				5010972	2.80	41.1	115.0	105.1	95.2	4	26	24	22
5	1171787						1171787								5858936	5.00	26.9	134.5	77.3	20.2	5	31	18	5
6	1716677		214585				429169				1072923				5407533	3.15	39.4	124.1	103.0	81.8	6	28	24	19
7	1756802					585601	585601				585601				5270407	3.00	40.3	121.0	87.7	54.4	7	28	20	12
8	2841774						1894516				947258				12124902	4.27	65.2	278.3	273.3	268.2	8	64	62	61
9	1244709					248942					995767				3086878	2.48	28.6	70.9	67.3	63.8	9	16	15	15
10	1854967										1854967				5193908	2.80	42.6	119.2	116.6	113.9	10	27	27	26
11	3574165								2382776			1191388			5718664	1.60	82.1	131.3	95.4	59.6	11	30	22	14
12	2372603										2372603				6643289	2.80	54.5	152.5	148.7	144.9	12	35	34	33
13	5701607										5701607				15964499	2.80	130.9	366.5	364.0	361.5	13	84	83	83
14	1312325				187475						1124850				3393297	2.59	30.1	77.9	53.3	28.7	14	18	12	7
15	4220224	380000		30000	385500		100000				3324724				10550377	2.50	96.9	242.2	209.4	176.6	15	55	48	40
16	4055777										4055777				11356176	2.80	93.1	260.7	254.8	248.8	16	60	58	57
17	2410442		363453			100000					1946989				6007714	2.49	55.3	137.9	131.3	124.6	17	32	30	28
18	22651275	5662819					11325637.5				5662819				72484080	3.20	520.0	1664.0	832.0	0.0	18	381	190	0
19	3165990						1582995				1582995				12347361	3.90	72.7	283.5	239.1	194.7	19	65	55	45
20	860627	860627													0	0.00	19.8	0.0	0.0	0.0	20	0	0	0
21	2199813				286635		30000		733271		1099906	50000			4385635	1.99	50.5	100.7	77.4	54.1	21	23	18	12
22	11522684	125000	125000		230112	1440335			5761342		3840895				18693395	1.62	264.5	429.1	337.7	246.3	22	98	77	56
23	3538202	442275	110569			110569	884551	221138			1769101				11410701	3.23	81.2	262.0	247.7	233.4	23	60	57	53
24	7163303								3581652		3581652				13610276	1.90	164.4	312.4	177.7	43.0	24	71	41	10
25	5117491						2558746		1279373		1279373				17655344	3.45	117.5	405.3	224.4	43.5	25	93	51	10
26	487465								487465						487465	1.00	11.2	11.2	5.6	0.0	26	3	1	0
27	3688451						922113		1844226		922113				9036705	2.45	84.7	207.5	196.2	184.9	27	47	45	42

Existing Sewer Capacity - Valley Outfall Line									Contributing Basins	Current Flow (gpm)	Current % Capacity	10-YR Flow (gpm)	10-YR % Capacity	Buildout Flow (gpm)	% of Capacity	Pipe Size
Station	Pipe Size (in)	Slope (%)	Mannings "n"	Hyd Radius (ft)	Velocity (ft/s)	Area (sf)	Capacity (cfs)	Capacity (gpm)								
407+70	8	0.60%	0.013	0.167	2.68	0.35	0.9	420	11	14	3%	22	5%	30	7%	OK
387+53	12	0.60%	0.013	0.250	3.51	0.79	2.8	1239	11, 14	20	2%	34	3%	48	4%	OK
383+36	12	0.90%	0.013	0.250	4.30	0.79	3.4	1517		46	3%	69	5%	92	6%	OK
381+54	12	0.80%	0.013	0.250	4.06	0.79	3.2	1430		58	4%	85	6%	112	8%	OK
378+28	12	0.66%	0.013	0.250	3.69	0.79	2.9	1299		78	6%	112	9%	147	11%	OK
376+98	12	0.66%	0.013	0.250	3.69	0.79	2.9	1299		86	7%	123	9%	160	12%	OK
374+24	15	0.25%	0.013	0.313	2.63	1.23	3.2	1450		103	7%	147	10%	190	13%	OK
369+69	15	0.26%	0.013	0.313	2.68	1.23	3.3	1478	11,14,8,15,24	132	9%	185	13%	238	16%	OK
365+85	15	0.68%	0.013	0.313	4.34	1.23	5.3	2391		143	6%	219	9%	295	12%	OK
361+78	15	0.75%	0.013	0.313	4.56	1.23	5.6	2511	11,14,8,15,24,21,25	154	6%	254	10%	354	14%	OK
356+90	15	0.82%	0.013	0.313	4.77	1.23	5.8	2625		166	6%	271	10%	375	14%	OK
351+45	15	0.68%	0.013	0.313	4.34	1.23	5.3	2391		180	8%	290	12%	399	17%	OK
349+82	15	1.21%	0.013	0.313	5.79	1.23	7.1	3189		184	6%	295	9%	406	13%	OK
346+03	15	0.84%	0.013	0.313	4.82	1.23	5.9	2657		194	7%	308	12%	423	16%	OK
343+48	15	0.48%	0.013	0.313	3.65	1.23	4.5	2009		200	10%	317	16%	434	22%	OK
339+38	15	1.45%	0.013	0.313	6.34	1.23	7.8	3491	11,14,8,15,24,21,25,22	210	6%	331	9%	452	13%	OK
335+53	15	1.45%	0.013	0.313	6.34	1.23	7.8	3491		234	7%	356	10%	477	14%	OK
320+57	15	1.45%	0.013	0.313	6.34	1.23	7.8	3491		326	9%	450	13%	574	16%	OK
314+19	15	1.16%	0.013	0.313	5.67	1.23	7.0	3122		366	12%	491	16%	616	20%	OK
310+64	15	1.16%	0.013	0.313	5.67	1.23	7.0	3122		388	12%	513	16%	639	20%	OK
308+27	15	1.16%	0.013	0.313	5.67	1.23	7.0	3122		402	13%	528	17%	654	21%	OK
306+06	15	0.50%	0.013	0.313	3.72	1.23	4.6	2050		416	20%	542	26%	669	33%	OK
303+29	15	0.50%	0.013	0.313	3.72	1.23	4.6	2050		433	21%	560	27%	687	34%	OK
302+51	15	0.50%	0.013	0.313	3.72	1.23	4.6	2050	11,14,8,15,24,21,25,22,10,12,13,16,17,26	438	21%	565	28%	692	34%	OK
296+22	15	1.00%	0.013	0.313	5.26	1.23	6.5	2899		505	17%	3700	128%	768	26%	OK
293+64	21	0.25%	0.013	0.438	3.29	2.41	7.9	3556	11,14,8,15,24,21,25,22,10,12,13,16,17,26,23,27	533	15%	666	19%	799	22%	OK
290+91	21	0.25%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
287+38	21	0.25%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
283+83	21	0.25%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
277+13	21	0.37%	0.013	0.438	4.01	2.41	9.6	4326		533	12%	666	15%	799	18%	OK
276+00	21	0.37%	0.013	0.438	4.01	2.41	9.6	4326		533	12%	666	15%	799	18%	OK
266+18	21	0.435%	0.013	0.438	4.34	2.41	10.5	4690		533	11%	666	14%	799	17%	OK
263+65	21	0.250%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
259+00	21	0.250%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
256+00	21	0.250%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
253+00	21	0.250%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK

Improved Sewer Capacity - Valley Outfall Line									Contributing Basins	Current Flow (gpm)	Current % Capacity	10-YR Flow (gpm)	10-YR % Capacity	Buildout Flow (gpm)	% of Capacity	Pipe Size
Station	Pipe Size (in)	Slope (%)	Mannings "n"	Hyd Radius (ft)	Velocity (ft/s)	Area (sf)	Capacity (cfs)	Capacity (gpm)								
417+64	8	0.60%	0.013	0.167	2.68	0.35	0.9	420	11	14	3%	22	5%	30	7%	OK
407+70	8	0.60%	0.013	0.167	2.68	0.35	0.9	420		16	4%	26	6%	36	9%	OK
387+53	12	0.60%	0.013	0.250	3.51	0.79	2.8	1239	11, 14	20	2%	34	3%	48	4%	OK
383+36	12	0.90%	0.013	0.250	4.30	0.79	3.4	1517		46	3%	69	5%	92	6%	OK
381+54	12	0.80%	0.013	0.250	4.06	0.79	3.2	1430		58	4%	85	6%	112	8%	OK
378+28	12	0.66%	0.013	0.250	3.69	0.79	2.9	1299		78	6%	112	9%	147	11%	OK
376+98	12	0.66%	0.013	0.250	3.69	0.79	2.9	1299		86	7%	123	9%	160	12%	OK
374+24	15	0.25%	0.013	0.313	2.63	1.23	3.2	1450		103	7%	147	10%	190	13%	OK
369+69	15	0.26%	0.013	0.313	2.68	1.23	3.3	1478	11,14,8,15,24	132	9%	185	13%	238	16%	OK
365+85	15	0.68%	0.013	0.313	4.34	1.23	5.3	2391		143	6%	219	9%	295	12%	OK
361+78	15	0.75%	0.013	0.313	4.56	1.23	5.6	2511	11,14,8,15,24,21,25	154	6%	254	10%	354	14%	OK
356+90	15	0.82%	0.013	0.313	4.77	1.23	5.8	2625		166	6%	271	10%	375	14%	OK
351+45	15	0.68%	0.013	0.313	4.34	1.23	5.3	2391		180	8%	290	12%	399	17%	OK
349+82	15	1.21%	0.013	0.313	5.79	1.23	7.1	3189		184	6%	295	9%	406	13%	OK
346+03	15	0.84%	0.013	0.313	4.82	1.23	5.9	2657		194	7%	308	12%	423	16%	OK
343+48	15	0.48%	0.013	0.313	3.65	1.23	4.5	2009		200	10%	317	16%	434	22%	OK
339+38	15	1.45%	0.013	0.313	6.34	1.23	7.8	3491	11,14,8,15,24,21,25,22	210	6%	331	9%	452	13%	OK
335+53	15	1.45%	0.013	0.313	6.34	1.23	7.8	3491		234	7%	356	10%	477	14%	OK
320+57	15	1.45%	0.013	0.313	6.34	1.23	7.8	3491		326	9%	450	13%	574	16%	OK
314+19	15	1.16%	0.013	0.313	5.67	1.23	7.0	3122		366	12%	491	16%	616	20%	OK
310+64	15	1.16%	0.013	0.313	5.67	1.23	7.0	3122		388	12%	513	16%	639	20%	OK
308+27	15	1.16%	0.013	0.313	5.67	1.23	7.0	3122		402	13%	528	17%	654	21%	OK
306+06	15	0.50%	0.013	0.313	3.72	1.23	4.6	2050		416	20%	542	26%	669	33%	OK
303+29	15	0.50%	0.013	0.313	3.72	1.23	4.6	2050		433	21%	560	27%	687	34%	OK
302+51	15	0.50%	0.013	0.313	3.72	1.23	4.6	2050	11,14,8,15,24,21,25,22,10,12,13,16,17,26	438	21%	565	28%	692	34%	OK
296+22	15	1.00%	0.013	0.313	5.26	1.23	6.5	2899		505	17%	3700	128%	768	26%	OK
293+64	21	0.25%	0.013	0.438	3.29	2.41	7.9	3556	11,14,8,15,24,21,25,22,10,12,13,16,17,26,23,27	533	15%	666	19%	799	22%	OK
290+91	21	0.25%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
287+38	21	0.25%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
283+83	21	0.25%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
277+13	21	0.37%	0.013	0.438	4.01	2.41	9.6	4326		533	12%	666	15%	799	18%	OK
276+00	21	0.37%	0.013	0.438	4.01	2.41	9.6	4326		533	12%	666	15%	799	18%	OK
266+18	21	0.435%	0.013	0.438	4.34	2.41	10.5	4690		533	11%	666	14%	799	17%	OK
263+65	21	0.250%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
259+00	21	0.250%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
256+00	21	0.250%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK
253+00	21	0.250%	0.013	0.438	3.29	2.41	7.9	3556		533	15%	666	19%	799	22%	OK

Existing Sewer Capacity - Lava Flow Wash Sewer Outfall Line									Contributing Basins	Current Flow (gpm)	Current % Capacity	10-YR Flow (gpm)	10-YR % Capacity	Buildout Flow (gpm)	% of Capacity	Pipe Size
Station	Pipe Size (in)	Slope (%)	Mannings "n"	Hyd Radius (ft)	Velocity (ft/s)	Area (sf)	Capacity (cfs)	Capacity (gpm)								
216+14	12	1.25%	0.012	0.25	5.51	0.79	4.3	1942	3, Ivins from N. Town Rd	623	32%	971	50%	1757	90%	Too Small
213+23	12	1.25%	0.012	0.25	5.51	0.79	4.3	1942		625	32%	974	50%	1760	91%	Too Small
201+36	12	1.31%	0.012	0.25	5.64	0.79	4.4	1988		635	32%	984	50%	1771	89%	Too Small
189+48	12	1.21%	0.012	0.25	5.42	0.79	4.3	1911	3,Ivins from N. Town Rd, 4	645	34%	995	52%	1783	93%	Too Small
185+41	12	1.81%	0.012	0.25	6.63	0.79	5.2	2337		668	29%	1025	44%	1819	78%	Too Small
181+37	12	2.11%	0.012	0.25	7.15	0.79	5.6	2520	3,Ivins from N. Town Rd,4,6,7,9	690	27%	1054	42%	1855	74%	OK
177+66	12	1.23%	0.012	0.25	5.46	0.79	4.3	1926		800	42%	1236	64%	2111	110%	Too Small
173+60	12	1.20%	0.012	0.25	5.40	0.79	4.2	1903		921	48%	1435	75%	2390	126%	Too Small
170+27	12	1.32%	0.012	0.25	5.66	0.79	4.4	1996		1019	51%	1598	80%	2619	131%	Too Small
167+78	12	1.80%	0.012	0.25	6.61	0.79	5.2	2330		1093	47%	1720	74%	2791	120%	Too Small
167+19	12	1.20%	0.012	0.25	5.40	0.79	4.2	1903		1111	58%	1749	92%	2832	149%	Too Small
166+61	12	1.38%	0.012	0.25	5.79	0.79	4.5	2040	3,100% of Ivins Flow,4,6,7,9,1,2,5,18	1128	55%	1777	87%	2871	141%	Too Small
163+20	12	2.16%	0.012	0.25	7.24	0.79	5.7	2553		1130	44%	1780	70%	2875	113%	Too Small
160+88	12	2.06%	0.012	0.25	7.07	0.79	5.6	2493		1131	45%	1782	71%	2877	115%	Too Small
158+71	12	2.16%	0.012	0.25	7.24	0.79	5.7	2553		1133	44%	1783	70%	2879	113%	Too Small
157+19	12	1.66%	0.012	0.25	6.35	0.79	5.0	2238		1134	51%	1785	80%	2880	129%	Too Small
153+93	12	1.71%	0.012	0.25	6.44	0.79	5.1	2271		1136	50%	1787	79%	2883	127%	Too Small
149+91	12	1.50%	0.012	0.25	6.04	0.79	4.7	2127		1138	54%	1790	84%	2887	136%	Too Small
145+92	12	1.31%	0.012	0.25	5.64	0.79	4.4	1988		1141	57%	1793	90%	2890	145%	Too Small
141+92	12	1.18%	0.012	0.25	5.35	0.79	4.2	1887		1143	61%	1796	95%	2894	153%	Too Small
137+92	12	1.24%	0.012	0.25	5.49	0.79	4.3	1934		1146	59%	1799	93%	2898	150%	Too Small
136+13	12	1.26%	0.012	0.25	5.53	0.79	4.3	1950		1147	59%	1801	92%	2899	149%	Too Small
133+94	12	1.31%	0.012	0.25	5.64	0.79	4.4	1988		1148	58%	1803	91%	2901	146%	Too Small
129+94	12	1.38%	0.012	0.25	5.79	0.79	4.5	2040		1151	56%	1806	88%	2905	142%	Too Small
126+28	15	1.50%	0.012	0.3125	7.00	1.23	8.6	3857		1153	30%	1808	47%	2908	75%	Too Small
122+50	15	0.58%	0.012	0.3125	4.35	1.23	5.3	2398		1155	48%	1811	76%	2912	121%	Too Small
121+36	15	1.50%	0.012	0.3125	7.00	1.23	8.6	3857		1156	30%	1812	47%	2913	76%	Too Small
118+83	15	1.17%	0.012	0.3125	6.18	1.23	7.6	3406		1158	34%	1814	53%	2915	86%	Too Small
115+96	15	0.56%	0.012	0.3125	4.28	1.23	5.3	2357		1160	49%	1816	77%	2918	124%	Too Small
112+30	15	0.46%	0.012	0.3125	3.88	1.23	4.8	2136		1162	54%	1819	85%	2921	137%	Too Small
110+41	15	0.75%	0.012	0.3125	4.95	1.23	6.1	2727		1163	43%	1821	67%	2923	107%	Too Small
107+16	15	0.94%	0.012	0.3125	5.54	1.23	6.8	3053		1165	38%	1823	60%	2926	96%	Too Small
104+26	15	1.01%	0.012	0.3125	5.75	1.23	7.1	3165		1167	37%	1825	58%	2928	93%	Too Small
102+55	15	1.15%	0.012	0.3125	6.13	1.23	7.5	3377		1168	35%	1827	54%	2930	87%	Too Small
101+11	15	1.11%	0.012	0.3125	6.02	1.23	7.4	3318		1169	35%	1828	55%	2931	88%	Too Small
99+54	15	0.61%	0.012	0.3125	4.47	1.23	5.5	2460		1170	48%	1829	74%	2933	119%	Too Small
95+76	15	0.56%	0.012	0.3125	4.28	1.23	5.3	2357	3,100% of Ivins Flow,4,6,7,9,1,2,5,18,19,20	1172	50%	1832	78%	2936	125%	Too Small
93+36	15	0.80%	0.012	0.3125	5.11	1.23	6.3	2817		1172	42%	1832	65%	2936	104%	Too Small
91+03	15	0.54%	0.012	0.3125	4.202	1.23	5.2	2314		1172	51%	1832	79%	2936	127%	Too Small
85+97	15	0.46%	0.012	0.3125	3.878	1.23	4.8	2136		1172	55%	1832	86%	2936	137%	Too Small
81+35	15	0.50%	0.012	0.3125	4.043	1.23	5.0	2227		1172	53%	1832	82%	2936	132%	Too Small
80+00	15	0.75%	0.012	0.3125	4.952	1.23	6.1	2727		1172	43%	1832	67%	2936	108%	Too Small

Improved Sewer Capacity - Lava Flow Wash Sewer Outfall Line									Contributing Basins	Current Flow (gpm)	Current % Capacity	10-YR Flow (gpm)	10-YR % Capacity	Buildout Flow (gpm)	% of Capacity	Pipe Size
Station	Pipe Size (in)	Slope (%)	Mannings "n"	Hyd Radius (ft)	Velocity (ft/s)	Area (sf)	Capacity (cfs)	Capacity (gpm)								
216+14	15	1.25%	0.012	0.3125	6.39	1.23	7.8	3521	3, Ivins from N. Town Rd	623	18%	971	28%	1757	50%	OK
213+23	15	1.25%	0.012	0.3125	6.39	1.23	7.8	3521		625	18%	974	28%	1760	50%	OK
201+36	15	1.31%	0.012	0.3125	6.54	1.23	8.0	3604		635	18%	984	27%	1771	49%	OK
189+48	15	1.21%	0.012	0.3125	6.29	1.23	7.7	3464	3,Ivins from N. Town Rd, 4	645	19%	995	29%	1783	51%	OK
185+41	15	1.81%	0.012	0.3125	7.69	1.23	9.4	4237		668	16%	1025	24%	1819	43%	OK
181+37	15	2.11%	0.012	0.3125	8.30	1.23	10.2	4569	3,Ivins from N. Town Rd,4,6,7,9	690	15%	1054	23%	1855	41%	OK
177+66	15	1.23%	0.012	0.3125	6.34	1.23	7.8	3493		800	23%	1236	35%	2111	60%	OK
173+60	15	1.20%	0.012	0.3125	6.26	1.23	7.7	3450		921	27%	1435	42%	2390	69%	OK
170+27	15	1.32%	0.012	0.3125	6.57	1.23	8.1	3618		1019	28%	1598	44%	2619	72%	OK
167+78	15	1.80%	0.012	0.3125	7.67	1.23	9.4	4225		1093	26%	1720	41%	2791	66%	OK
167+19	18	1.20%	0.012	0.375	7.07	1.77	12.5	5610		1111	20%	1749	31%	2832	50%	OK
166+61	18	1.38%	0.012	0.375	7.59	1.77	13.4	6016	3,100% of Ivins Flow,4,6,7,9,1,2,5,18	1128	19%	1777	30%	2871	48%	OK
163+20	18	2.16%	0.012	0.375	9.49	1.77	16.8	7526		1130	15%	1780	24%	2875	38%	OK
160+88	18	2.06%	0.012	0.375	9.27	1.77	16.4	7350		1131	15%	1782	24%	2877	39%	OK
158+71	18	2.16%	0.012	0.375	9.49	1.77	16.8	7526		1133	15%	1783	24%	2879	38%	OK
157+19	18	1.66%	0.012	0.375	8.32	1.77	14.7	6598		1134	17%	1785	27%	2880	44%	OK
153+93	18	1.71%	0.012	0.375	8.44	1.77	14.9	6697		1136	17%	1787	27%	2883	43%	OK
149+91	18	1.50%	0.012	0.375	7.91	1.77	14.0	6272		1138	18%	1790	29%	2887	46%	OK
145+92	18	1.31%	0.012	0.375	7.39	1.77	13.1	5861		1141	19%	1793	31%	2890	49%	OK
141+92	18	1.18%	0.012	0.375	7.01	1.77	12.4	5563		1143	21%	1796	32%	2894	52%	OK
137+92	18	1.24%	0.012	0.375	7.19	1.77	12.7	5702		1146	20%	1799	32%	2898	51%	OK
136+13	18	1.26%	0.012	0.375	7.25	1.77	12.8	5748		1147	20%	1801	31%	2899	50%	OK
133+94	18	1.31%	0.012	0.375	7.39	1.77	13.1	5861		1148	20%	1803	31%	2901	50%	OK
129+94	18	1.38%	0.012	0.375	7.59	1.77	13.4	6016		1151	19%	1806	30%	2905	48%	OK
126+28	18	1.50%	0.012	0.375	7.91	1.77	14.0	6272		1153	18%	1808	29%	2908	46%	OK
122+50	21	0.58%	0.012	0.4375	5.45	2.41	13.1	5883		1155	20%	1811	31%	2912	49%	OK
121+36	21	1.50%	0.012	0.4375	8.76	2.41	21.1	9461		1156	12%	1812	19%	2913	31%	OK
118+83	21	1.17%	0.012	0.4375	7.74	2.41	18.6	8355		1158	14%	1814	22%	2915	35%	OK
115+96	21	0.56%	0.012	0.4375	5.35	2.41	12.9	5781		1160	20%	1816	31%	2918	50%	OK
112+30	21	0.46%	0.012	0.4375	4.85	2.41	11.7	5239		1162	22%	1819	35%	2921	56%	OK
110+41	21	0.75%	0.012	0.4375	6.20	2.41	14.9	6690		1163	17%	1821	27%	2923	44%	OK
107+16	21	0.94%	0.012	0.4375	6.94	2.41	16.7	7489		1165	16%	1823	24%	2926	39%	OK
104+26	21	1.01%	0.012	0.4375	7.19	2.41	17.3	7763		1167	15%	1825	24%	2928	38%	OK
102+55	21	1.15%	0.012	0.4375	7.67	2.41	18.5	8284		1168	14%	1827	22%	2930	35%	OK
101+11	21	1.11%	0.012	0.4375	7.54	2.41	18.1	8138		1169	14%	1828	22%	2931	36%	OK
99+54	21	0.61%	0.012	0.4375	5.59	2.41	13.4	6033		1170	19%	1829	30%	2933	49%	OK
95+76	21	0.56%	0.012	0.4375	5.35	2.41	12.9	5781	3,100% of Ivins Flow,4,6,7,9,1,2,5,18,19,20	1172	20%	1832	32%	2936	51%	OK
93+36	21	0.80%	0.012	0.4375	6.40	2.41	15.4	6909		1172	17%	1832	27%	2936	42%	OK
91+03	21	0.54%	0.012	0.4375	5.258	2.41	12.6	5676		1172	21%	1832	32%	2936	52%	OK
85+97	21	0.46%	0.012	0.4375	4.853	2.41	11.7	5239		1172	22%	1832	35%	2936	56%	OK
81+35	21	0.50%	0.012	0.4375	5.060	2.41	12.2	5462		1172	21%	1832	34%	2936	54%	OK
80+00	21	0.75%	0.012	0.4375	6.197	2.41	14.9	6690		1172	18%	1832	27%	2936	44%	OK

Existing Sewer Capacity - Tuacahn Wash Outfall Line									Contributing Basins	Current Flow (gpm)	Current % Capacity	10-YR Flow (gpm)	10-YR % Capacity	Buildout Flow (gpm)	% of Capacity	Pipe Size
Station	Pipe Size (in)	Slope (%)	Mannings "n"	Hyd Radius (ft)	Velocity (ft/s)	Area (sf)	Capacity (cfs)	Capacity (gpm)								
49+67	10	1.39%	0.012	0.208	5.14	0.55	2.8	1259	2, Ivins from Cordero Dr.	411	33%	483	38%	561	45%	OK
44+84	10	1.19%	0.012	0.208	4.76	0.55	2.6	1165		419	36%	494	42%	577	50%	OK
41+87	10	1.77%	0.012	0.208	5.81	0.55	3.2	1421		423	30%	502	35%	586	41%	OK
36+15	10	1.28%	0.012	0.208	4.94	0.55	2.7	1208	2, Ivins from Cordero Dr., 1	433	36%	515	43%	605	50%	OK
31+97	10	1.93%	0.012	0.208	6.06	0.55	3.3	1484		433	29%	545	37%	663	45%	OK
30+14	10	1.95%	0.012	0.208	6.09	0.55	3.3	1492		434	29%	558	37%	688	46%	OK
27+11	10	1.46%	0.012	0.208	5.27	0.55	2.9	1291		434	34%	579	45%	730	57%	OK
23+57	10	1.89%	0.012	0.208	6.00	0.55	3.3	1468		435	30%	604	41%	779	53%	OK
19+45	10	1.25%	0.012	0.208	4.88	0.55	2.7	1194		436	37%	633	53%	836	70%	OK
18+88	12	0.70%	0.012	0.250	4.12	0.79	3.2	1453		436	30%	637	44%	844	58%	OK
13+35	12	0.70%	0.012	0.250	4.12	0.79	3.2	1453	2,Ivins from Cordero Dr., 1, 5,75% of 18	437	30%	676	46%	921	63%	OK
9+58	12	0.89%	0.012	0.250	4.65	0.79	3.7	1639		437	27%	676	41%	921	56%	OK
7+34	12	1.00%	0.012	0.250	4.93	0.79	3.9	1737		437	25%	676	39%	921	53%	OK
0+00	12	0.70%	0.012	0.250	4.12	0.79	3.2	1453		437	30%	676	46%	921	63%	OK

APPENDIX C

Impact Fee Certification

CERTIFICATION OF IMPACT FEE ANALYSIS BY CONSULTANT

In accordance with Utah Code Annotated § 11-36a-306, Nathan Wallentine, P.E., on behalf of Sunrise Engineering, Inc., make the following certification:

I certify that the attached impact fee facilities plan and impact fee analysis:

1. Includes only the costs of public facilities that are:
 - a. Allowed under the Impact Fees Act; and
 - b. Actually incurred; or
 - c. Projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; or
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and that methodological standards set forth by the Federal Office of Management and Budget for federal grant reimbursement;
3. Offsets costs with grants or other alternate sources of payment; and
4. Complies in each and every relevant respect with the Impact Fees Act.

Joseph Phillips, P.E., makes this certification with the following qualifications:

1. All of the recommendations for implementation of the Impact Fee Facilities Plan ("IFFP") made in the IFFP documents or in the Impact Fee Analysis documents are followed in their entirety by the Santa Clara City, Utah, staff, and elected officials.
2. If all or a portion of the IFFP or Impact Fee Analyses are modified or amended, this certification is no longer valid.
3. All information provided to Sunrise Engineering, Inc., its contractors or suppliers, is assumed to be correct, complete and accurate. This includes information provided by Santa Clara City, Utah, and outside sources.

4. The undersigned is trained and licensed as a professional engineer and has not been trained or licensed as a lawyer. Nothing in the foregoing certification shall be deemed an opinion of law or an opinion of compliance with law which under applicable professional licensing laws or regulations or other laws or regulations must be rendered by a lawyer licensed in the State of Utah.
5. The foregoing Certification is an expression of professional opinion based on the undersigned's best knowledge, information and belief and shall not be construed as a warranty or guaranty of any fact or circumstance.
6. The foregoing certification is made only to Santa Clara City, Utah, and may not be used or relied upon by any other person or entity without the expressed written authorization of the undersigned.

Sunrise Engineering, Inc.

By: _____

Dated: _____

**CITY OF SANTA CLARA
RESOLUTION NO. 2025-17R**

**A RESOLUTION ADOPTING THE WASTEWATER IMPACT FEE FACILITIES PLAN
AND IMPACT FEE ANALYSIS AND AMENDING THE WASTEWATER IMPACT FEES
FOR THE CITY OF SANTA CLARA, UTAH.**

WHEREAS, the City has completed the 2025 Wastewater Impact Fee Facilities Plan and Impact Fee Analysis to identify capital improvements necessary to serve new development; and

WHEREAS, the analysis identifies the Valley Line and Lava Flow Wash Line Phase 1 & 2 as key capital improvement projects; and

WHEREAS, staff has reviewed the fees and finds it in the best interest of the City to amend the Wastewater Impact Fees to ensure sufficient funding for the identified capital improvement projects; and

WHEREAS, the governing body of the City of Santa Clara finds it appropriate to increase the Wastewater Impact Fee by \$95.00 from \$679.00 to \$774.13 per ERC (Equivalent Residential Connection); and

WHEREAS, the City has provided notice and opportunities for public input, including public hearings, work meetings, and regular City Council meetings;

NOW, THEREFORE, BE IT RESOLVED that the following Wastewater Impact Fee Facilities Plan and Impact Fee Analysis is hereby adopted by the City Council of the City of Santa Clara, Utah.

See Exhibit “A”

Effective Date: This Resolution shall become effective January 22, 2026.

ADOPTED by a duly constituted quorum of the Santa Clara City Council this 22nd day of October 2025.

IN WITNESS THERETO:

Rick Rosenberg, Mayor

ATTEST:

Exhibit "A"

CITY OF SANTA CLARA																																			
IMPACT FEE ANALYSIS																																			
WASTEWATER SYSTEM FACILITY PLAN																																			
IMPACT FEE CALCULATIONS																																			
Total Estimated Project Cost		\$	1,404,270																																
% of New Project Cost Due to New Growth	100.0%	\$	1,404,270																																
Previously Collected Impact Fees		\$	-																																
Impact Fee Eligible Cost		\$	1,404,270																																
No. of ERUs (2025)			3,479																																
10-Year Planning Horizon ERU's (2035)			<u>5,293</u>																																
No. of New ERU's Due to Growth			1,814																																
Maximum Impact Fee = Total Eligible Cost / New ERU's		\$	<u>774.13</u> /ERU																																
Proposed Impact Fee for Santa Clara City (FY2025) =		\$	<u>774</u> /ERU																																
<table><tr><th>Meter Size</th><th>Cross-Sectional Area (in²)</th><th>% Area Increase</th><th>Impact Fee</th></tr><tr><td>3/4"</td><td>0.44</td><td>0%</td><td>\$ 774</td></tr><tr><td>1"</td><td>0.79</td><td>80%</td><td>\$ 1,390</td></tr><tr><td>1 1/2"</td><td>1.77</td><td>302%</td><td>\$ 3,114</td></tr><tr><td>2"</td><td>3.14</td><td>614%</td><td>\$ 5,524</td></tr><tr><td>3"</td><td>7.07</td><td>1507%</td><td>\$ 12,437</td></tr><tr><td>4"</td><td>12.57</td><td>2757%</td><td>\$ 22,112</td></tr><tr><td>6"</td><td>28.27</td><td>6325%</td><td>\$ 49,730</td></tr></table>				Meter Size	Cross-Sectional Area (in ²)	% Area Increase	Impact Fee	3/4"	0.44	0%	\$ 774	1"	0.79	80%	\$ 1,390	1 1/2"	1.77	302%	\$ 3,114	2"	3.14	614%	\$ 5,524	3"	7.07	1507%	\$ 12,437	4"	12.57	2757%	\$ 22,112	6"	28.27	6325%	\$ 49,730
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3"	7.07	1507%	\$ 12,437																																
4"	12.57	2757%	\$ 22,112																																
6"	28.27	6325%	\$ 49,730																																

Whereas, the Washington County Prevention Coalition and the Washington County Youth Coalition have designated the upcoming school year as an Alcohol-Free Year for Youth sponsored by REACH4HOPE and Southwest Prevention, a school year to set clear rules and expectations about NO underage drinking;

Whereas, alcohol used by those under the age of 21 negatively affects their health and safety, and thus the safety and well-being of all those living and working in the Communities of Washington County; and

Whereas, teens who use alcohol often progress to addictive behavior later in life, are at a much higher risk for developing mental illnesses as adults; and

Whereas, addictive behaviors and mental illnesses also greatly increase the risk of suicide; and

Whereas, underage drinking is a major public health problem that negatively impacts the brain development of our young people, causing a higher probability of early alcohol addiction, alcohol-related traffic accidents, and brain impairment; and

Whereas, under the Law, it is illegal for a minor to purchase, possess, or consume any alcoholic beverage, and it is illegal and punishable for anyone to sell, offer to sell, or furnish alcohol to a minor; and

Whereas, the Mayors of St. George City, Washington City, Hurricane City, Hildale City, Ivins City and Santa Clara City, in addition to the Commissioners of Washington County and the State of Utah are committed to the development of a major statewide public information campaign with the overall objectives of changing social norms regarding depression, suicide ideation, underage drinking, and risky behaviors; and

Whereas, we commend the overwhelming majority of our young people who are drug and alcohol-free, and we desire all of our youth to be drug and alcohol-free so as to develop in a healthy society; and

Now, therefore, We, as Mayors and Commissioners hereby proclaim our support and offer an invitation to the entire community to help encourage family bonding and reduce underage drinking in order to improve the health and safety of all youth and adults in Washington County. We invite all members of our community, including individuals, families, governments, schools, religious and civic organizations, to participate in and sponsor activities that will heighten awareness regarding the dangers of underage drinking to young people's health and safety, and will strengthen their ability and desire to refuse to drink alcohol; and

Whereas, we declare the 2025-2026 school year as an Alcohol-Free School Year for Youth to bring awareness to risky behaviors and underage drinking, and promote the bringing of families together.

Proclaimed this 1st Day of October 2025

Michele Randall – St. George City Mayor

Kress Staheli – Washington City Mayor

Rick Rosenberg – Santa Clara City Mayor

Chris Hart – Ivins City Mayor

Nanette Billings – Hurricane City Mayor

Donia Jessop – Hildale City Mayor

Victor Iverson – County Commissioner

Gil Almquist – County Commissioner

Adam Snow – County Commissioner

Nicolle Felshaw – County Administrator

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: October 22, 2025

Agenda Item: 4

Applicant: Santa Clara City

Requested by: Jim McNulty

Subject: Code Amendment

Description:

City staff and legal counsel have been working on updates to Chapter 17.24.100, Temporary Buildings and Uses of city code. This item was previously discussed on August 27, 2025, and September 10, 2025, with the City Council during work meetings.

Recommendation: Approval

Attachments: N/A

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A



TO: Santa Clara City Council
FROM: Jim McNulty, Planning Director
DATE: October 22, 2025
RE: Chapter 17.24.100, Temporary Buildings and Uses **(Public Meeting)**

City staff and legal counsel have been working on updates to Chapter 17.24.100, Temporary Buildings and Uses of city code. This item was discussed with the Planning Commission on September 11, 2025. This item was also discussed with the City Council on August 27, 2025, and September 10, 2025. Both the Planning Commission and City Council were in favor of moving forward with this code amendment.

City staff and legal counsel feel that this section of city code should be modified to be more specific about the Temporary Use Permit duration and requirements if a permanent facility has not been completed. An **updated draft copy** of the proposed language is included for your review.

State Code Requirements:

Utah State Code, Section 10-9a-205 includes requirements for land use ordinance amendments. To amend an ordinance, a City Planning Commission must hold at least one public hearing. Additionally, a public hearing to consider an ordinance amendment requires a 10-day notice which requires the date, time, and place of the public hearing. City staff have determined that all State Code requirements have been met with this application.

Recommendation:

On October 9, 2025, the Planning Commission held a public hearing and forwarded a recommendation of approval to the City Council. City staff recommends that the City Council hold a public meeting and consider granting approval for this code amendment (Chapter 17.24.100, Temporary Buildings and Uses) to the City Council.

17.24.100: TEMPORARY BUILDINGS AND USES:

A building nonconforming as to type or location may be approved by the planning commission for use as a temporary residence, sales office, or commercial or industrial building, during the construction of permanent facilities. Such temporary approval shall not be made for a period exceeding one (1) year. ~~Extensionseptions~~ may be granted for cause, by the planning commission for additional six (6) month periods, up to a maximum of ~~twelveeighteen~~ (128) months, or ~~twothree~~ (23) such extensions. If the temporary use approval expires without permanent facilities being complete, the applicant must go to City Council for consideration of an extension for a maximum period of 1 year. The applicant must provide a schedule for project completion for City Council review and consideration. Temporary buildings shall be connected to all public utilities and shall meet all setback requirements unless otherwise approved by the planning commission. (Ord. 2004-24 § 1: Ord. 97-06 § 5-10)

**CITY OF SANTA CLARA, UTAH
ORDINANCE NO. 2025-17**

AN ORDINANCE AMENDING CHAPTER 17.24.100 OF THE MUNICIPAL CODE OF THE CITY OF SANTA CLARA, UTAH, “TEMPORARY BUILDINGS AND USES,” TO CLARIFY THE DURATION AND EXTENSION REQUIREMENTS FOR TEMPORARY USE PERMITS AND ESTABLISH AN EFFECTIVE DATE.

WHEREAS, the City of Santa Clara’s current Municipal Code, Chapter 17.24.100, “Temporary Buildings and Uses,” provides general standards for the approval and operation of temporary structures during the construction of permanent facilities; and

WHEREAS, City staff and legal counsel have reviewed this section and determined that additional clarification is needed regarding the duration of temporary use permits and the process for requesting extensions when permanent facilities have not been completed; and

WHEREAS, the Planning Commission discussed proposed revisions to this section at its meeting on September 11, 2025, and recommended approval following a duly noticed public hearing held on October 9, 2025; and

WHEREAS, the City Council reviewed and discussed the proposed amendments during its meetings on August 27, 2025, and September 10, 2025, and determined that the proposed language provides greater clarity, consistency, and administrative efficiency in regulating temporary buildings and uses; and

WHEREAS, the City Council finds that the amendment is consistent with Utah State Code §10-9a-205, which sets forth requirements for land use ordinance amendments, and that all public hearing and notice requirements have been met; and

WHEREAS, the City Council finds that it is in the best interest of the City and its residents to amend Chapter 17.24.100 to establish clearer standards and procedures for temporary buildings and uses.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Santa Clara, Utah, as follows:

SECTION 1. Amendment:

Chapter 17.24.100 “Temporary Buildings and Uses” of the Santa Clara City Municipal Code is hereby amended to read as set forth in Exhibit “A” attached hereto and incorporated herein by reference.

SECTION 2. Effective Date:

This Ordinance shall become effective immediately upon adoption, recording, and posting in the manner prescribed by law.

ADOPTED AND APPROVED by a duly constituted quorum of the City Council of the City of Santa Clara, Utah, this 22nd day of October 2025.

IN WITNESS THERETO:

Rick Rosenberg, Mayor

ATTEST:

Selena Nez, City Recorder

EXHIBIT “A”

17.24.100: TEMPORARY BUILDINGS AND USES:

A building nonconforming as to type or location may be approved by the planning commission for use as a temporary residence, sales office, or commercial or industrial building, during the construction of permanent facilities. Such temporary approval shall not be made for a period exceeding one (1) year. Extensions may be granted for cause, by the planning commission for additional six (6)-month periods, up to a maximum of twelve (12) months, or two (2) such extensions. If the temporary use approval expires without permanent facilities being complete, the applicant must go to City Council for consideration of an extension for a maximum period of 1 year. The applicant must provide a schedule for project completion for City Council review and consideration. Temporary buildings shall be connected to all public utilities and shall meet all setback requirements unless otherwise approved by the planning commission. (Ord. 2004-24 § 1; Ord. 97-06 § 5-10; Ord. 2025-17)

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: October 22, 2025

Agenda Item: 5

Applicant: Matthew Szymanski

Requested by: Jim McNulty

Subject: Partial Plat Amendment

Description:

Matthew Szymanski is requesting to amend the Santa Clara Heights, Plat E Subdivision. The applicant is proposing to amend Lot 1 and Lot 2. A copy of the staff report and associated documents have been included for your review.

Recommendation: Approval

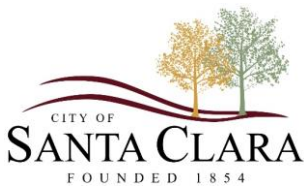
Attachments: N/A

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A



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: October 22, 2025

Current Zone: R-1-10

Property Address: 1338 Santa Clara Parkway (Lot 1), and 1366 Santa Clara Parkway (Lot 2)

Request: Partial Plat Amendment for Lots 1 and 2 of the Santa Clara Heights, Plat E Subdivision

Applicant Name: Matthew Szymanski

Staff Planner: Jim McNulty

City Staff Recommendation: Approve with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Matthew Szymanski, is requesting to amend the Santa Clara Heights, Plat E Subdivision. The applicant is proposing to amend Lot 1 and Lot 2. Lot 1 is 13,978 sq. ft. (0.32 acres) in size and will decrease in size to 13,701 sq. ft. (0.31 acres). Lot 2 is 14,533 sq. ft. (0.33 acres) in size and will increase in size to 14,810 sq. ft. (0.34 acres). The subject properties share a large 50' public utility easement. The original subdivision plat includes an angled shared lot line. The partial plat amendment is intended to clean up the shared lot line between the properties with a straight 90-degree property line. Both lots have existing single-family homes and accessory structures on them.

Both amended lots will meet the area, width, and yard regulations as per Chapter 17.64.050 (R-1-10 Zone) of city ordinance. The proposed partial plat amendment will allow the proposed changes to be included in a recorded subdivision plat.

SITE & VICINITY DESCRIPTION

The subject properties are in the southeastern part of the city on Santa Clara Parkway. Major cross streets in the vicinity include Santa Clara Drive and Canyon View Drive.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application. Both the Power and Public Works Departments agree with the proposed partial plat amendment application.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within the Santa Clara Heights, Plat E Subdivision prior to the October 9, 2025, public meeting. No responses have been received by City staff as of the writing of this report. The property has also been posted for a public meeting as per State Code requirements.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: N/A

Required Revisions: N/A

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. 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.

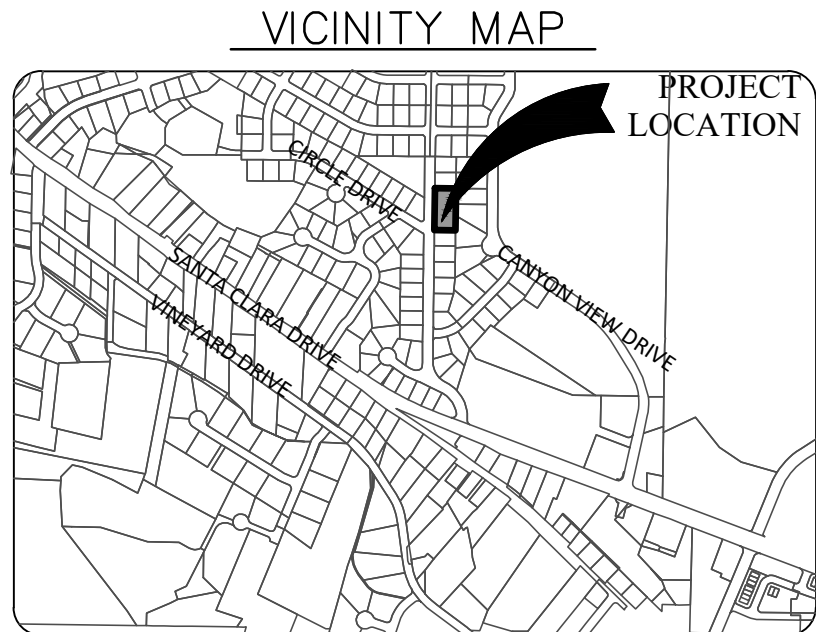
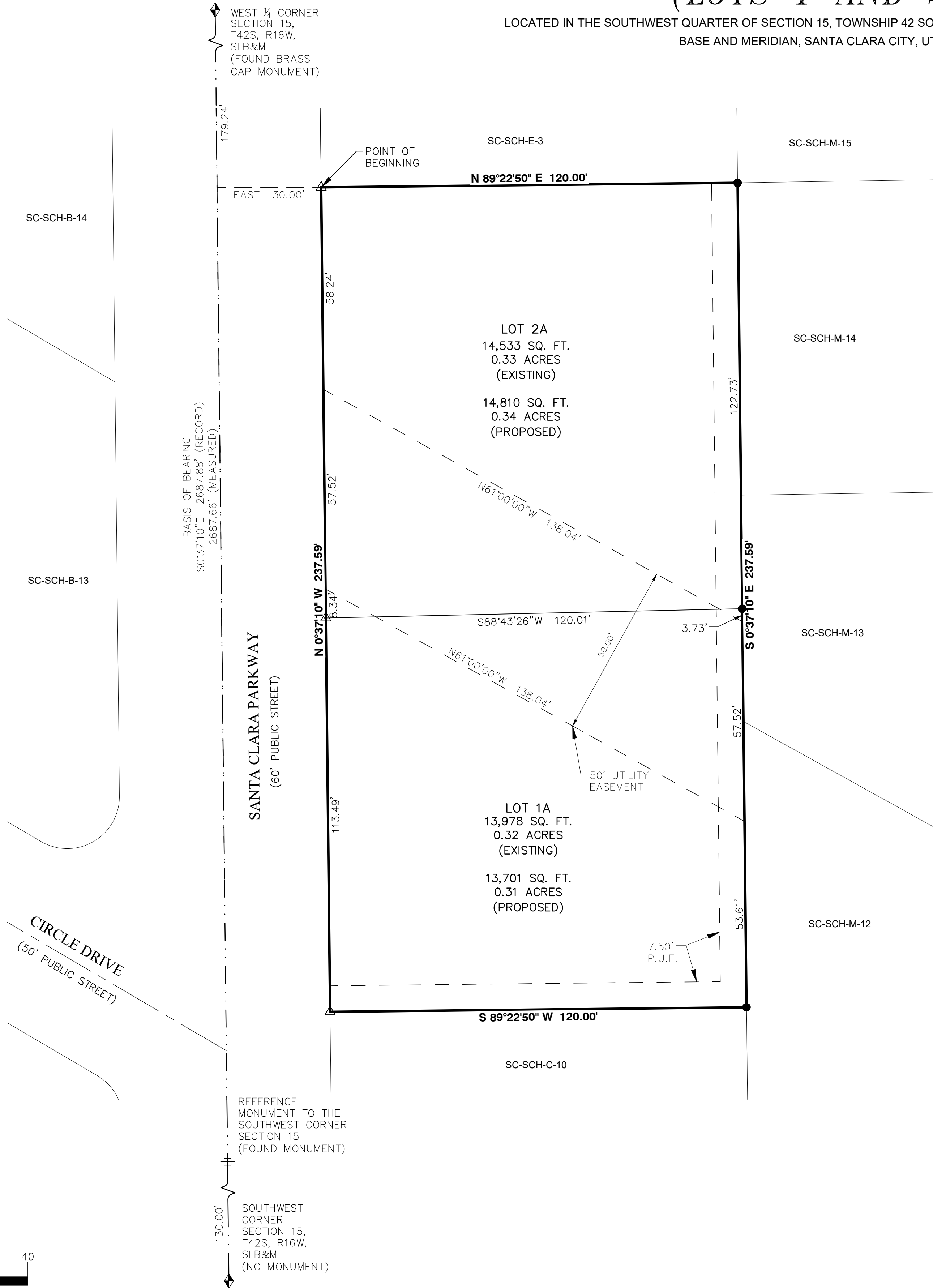
CITY STAFF RECOMMENDATION

On October 9, 2025, the Planning Commission held a public meeting and forwarded a recommendation for approval to the City Council. City staff recommends that the City Council consider granting approval of the Partial Plat Amendment for Lot 1 and Lot 2 of the Santa Clara Heights Subdivision, Plat E subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the Owner's Dedication & Acknowledgement be signed prior to final plat recordation.
3. That the applicant be required to record the amended subdivision plat and provide an electronic copy to city staff.
4. That if there is a mortgage, mortgagee consent must be signed.

SANTA CLARA HEIGHTS PLAT "E" PARTIAL AMENDMENT "A"
(LOTS 1 AND 2)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE
BASE AND MERIDIAN, SANTA CLARA CITY, UTAH



NOTES

1. THERE EXISTS A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG REAR PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG SOUTH SIDE LOT LINE OF LOT 1 UNLESS OTHERWISE NOTED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°37'10" EAST, BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS MODIFY THE LOT LINE BETWEEN LOTS 1 AND 2. NO OTHER CHANGES ARE INTENDED TO THE ORIGINAL PLAT OF SANTA CLARA HEIGHTS PLAT "E", RECORDED AS DOCUMENT 156225 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES PROPERTY CORNER
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN CURB SET AT EXTENSION OF PROPERTY LINE).
- CENTERLINE
- EASEMENT LINE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ A.D. 2025, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED MARYELLEN CALL-BIEBER, TRUSTEE OF MARYELLEN CALL TRUST DATED JUNE 21, 2006, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC (SIGNATURE) _____

NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

SURVEYOR'S CERTIFICATE

I, CHAD E. WHITING, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 334550, 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 HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

SANTA CLARA HEIGHTS PLAT "E"
PARTIAL AMENDMENT "A"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, SANTA CLARA HEIGHTS PLAT "E", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 156225, SAID POINT BEING SOUTH 00°37'10" EAST 179.24 FEET ALONG THE SECTION LINE AND EAST 30.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°22'50" EAST 120.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°37'10" EAST 237.59 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAID PLAT "E"; THENCE SOUTH 89°22'50" WEST 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°37'10" WEST 237.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 28,511 SQ. FT. OR 0.65 ACRES, MORE OR LESS

DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

SANTA CLARA HEIGHTS PLAT "E"
PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY, DRAINAGE EASEMENTS, ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO THE SANTA CLARA CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____, 2025

BY: _____
MATTHEW SZYMANSKI

BY: _____
MELANIE SZYMANSKI

MARYELLEN CALL TRUST DATED JUNE 21, 2006

BY: _____
MARYELLEN CALL-BIEBER, TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ A.D. 2025, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW SZYMANSKI AND MELANIE SZYMANSKI, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC (SIGNATURE) _____

NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SANTA CLARA CITY, UTAH
FINAL PLAT OF

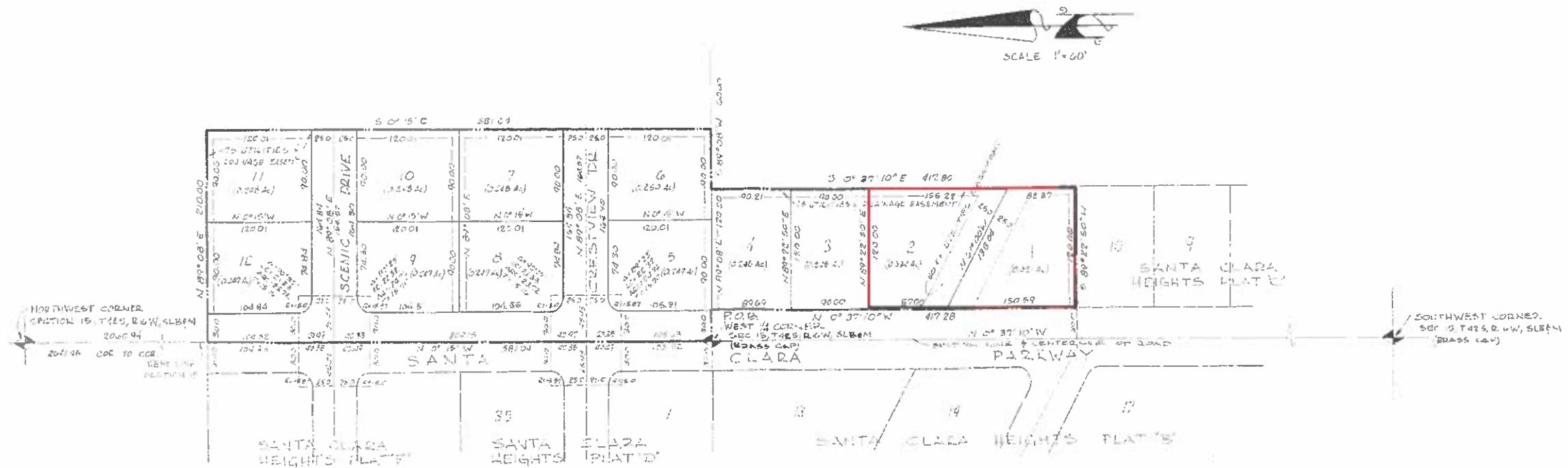
SANTA CLARA HEIGHTS PLAT "E"
PARTIAL AMENDMENT "A"
(LOTS 1 AND 2)

2123-01



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

City Engineer Approval	Approval of the Planning Commission	City Surveyor's Certificate	Approval and Acceptance by the City of Santa Clara, Utah	Approval as to Form	Treasurer Approval
I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this _____ day of _____, 2022.	On this the _____ day of _____, 2022, the planning commission of Santa Clara City, having reviewed the above subdivision final plat and having found that it complies with the requirements of Santa Clara City's Planning Ordinances, and by authorization of said commission hereby approve said subdivision for acceptance by Santa Clara City, Utah.	I, the Santa Clara City Surveyor, do hereby verify that this office has examined this final subdivision plat and have determined that it is in accordance with information on file in this office.	We, the Mayor and City Council of Santa Clara City, Utah have reviewed the above subdivision final plat and by authorization of said City Council recorded in the minutes of its meeting on the _____ day of _____, 2022, hereby accept the said subdivision with all commitments and all obligations pertaining thereto.	Approved as to Form, this the _____ day of _____, A.D. 2022.	I, Washington County Treasurer, certify on this _____ day of _____, A.D. 2022 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.
City Engineer Santa Clara City	Chairman of the Planning Commission Santa Clara City	City Surveyor Santa Clara City	City Recorder Santa Clara City Mayor Santa Clara City	City Attorney Santa Clara City	Washington County Treasurer
					Washington County Recorder



SANTA CLARA HEIGHTS - PLAT "E"

A SUBDIVISION LOCATED IN THE WEST ONE-HALF OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

NOTE: 7.50 FOOT UTILITIES AND DRAINAGE EASEMENTS ARE LOCATED ALONG ALL BACK LOT LINES AND ALONG SIDE LOT LINES WHERE INDICATED ON PLAT.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE TOWN OF SANTA CLARA, OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, HAVING CHOSEN SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN HEREFTER AS SANTA CLARA HEIGHTS - PLAT "E" DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, ALL LOTS, STREETS, AND UTILITIES EASEMENTS ARE AS SHOWN.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AS NOTED IN THIS ACKNOWLEDGEMENT.

"THE TOWN OF SANTA CLARA"
(A MUNICIPAL CORPORATION)

ATTEST: Ralph W. Hagen BY Victor L. Rainey
TOWN CLERK MAYOR

ACKNOWLEDGEMENT

STATE OF UTAH } ss
COUNTY OF WASHINGTON }

ON THIS 23RD DAY OF May AD 1973, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WASHINGTON, IN SAID STATE OF UTAH, VICTOR L. RAINNEY, MAYOR, AND RALPH W. HAGEN, TOWN CLERK OF THE TOWN OF SANTA CLARA, A MUNICIPAL CORPORATION, WHO BEING BY ME DULY SWORN TO, SAY THAT THEY ARE THE MAYOR AND TOWN CLERK OF SAID MUNICIPAL CORPORATION, AND THAT THE ACCOMPANYING INSTRUMENT WAS SIGNED BY THEM FOR AND IN BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF A DULY PASSED RESOLUTION BY ITS TOWN COUNCIL, AND SAID VICTOR L. RAINNEY AND RALPH W. HAGEN DULY ACKNOWLEDGED TO ME THAT SAID MUNICIPAL CORPORATION EXECUTED THE SAME. RESIDING IN WASHINGTON COUNTY, UTAH.

MY COMMISSION EXPIRES Jan. 13, 1975

Ralph W. Hagen
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, GALE E. DAY, ST. GEORGE UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 2432 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW INTO LOTS, STREETS AND EASEMENTS HEREFTER TO BE KNOWN AS SANTA CLARA HEIGHTS - PLAT "E" AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 0° 15' 00" W 581.04 FEET ALONG THE SECTION LINE, THENCE N 89° 08' 00" E 210.00 FEET, THENCE S 6° 15' 00" E 581.04 FEET, THENCE S 89° 08' 00" E 210.00 FEET, THENCE S 6° 15' 00" E 417.80 FEET TO THE NORTHEAST CORNER OF LOT 10, SANTA CLARA HEIGHTS - PLAT "E", BEGINNING, THENCE S 89° 08' 00" E 121.00 FEET, THENCE N 0° 37' 10" W 417.80 FEET, THENCE S 89° 08' 00" E 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.755 ACRES.

6-13-73
DATE

Gale E. Day
GALE E. DAY
REGISTERED LAND SURVEYOR
UTAH CERTIFICATE (LICENSE)
NO. 2432

PREPARED BY BUSH & GUDGELL, INC. ENGINEERS & SURVEYORS 165 NORTH 100 EAST ST. GEORGE, UTAH 84790 (801) 678-9387	APPROVAL AND FORM APPROVED AND FORMED THIS 23 RD DAY OF May AD 1973 BY <u>[Signature]</u> TOWN CLERK	TOWN COUNCIL APPROVAL PRESENTED TO THE SANTA CLARA TOWN COUNCIL, THIS 23 RD DAY OF May AD 1973, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCORDED. <u>Ralph W. Hagen</u> TOWN CLERK <u>Victor L. Rainey</u> MAYOR
--	---	--

844-1115 A 310 MAY 1973

RECORDED NO. 56225
STATE OF UTAH - COUNTY OF WASHINGTON
RECORDED & FILED AT THE REQUEST OF
<u>Victor L. Rainey, Mayor</u>
DATE 06/13/1973 BY <u>[Signature]</u>
FILED
COUNTY RECORDER



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 18 WEST, SALT LAKE
BASE AND MERIDIAN, SANTA CLARA CITY, UTAH

BC-5CH-8-14

DC-9CH-B-13

BASIS OF BEARING

SANTA CLARA PARKWAY
1507 SHERIFF STREET

CIRCLE DRIVE
(50' PUBLIC STREET)

130.00' SOUTHWEST CORNER SECTION 15, T42S, R16W, SLD&M (NO MONUMENT)

City Engineer Approval _____

I hereby verify that this office contained the final substitution plan
and hereby recommends approval on this ____ day of _____

City Engineer
North Clark City

Approval of the Planning Commission

On this the _____ day of _____, 2022, the planning commission of Santa Clara City, having reviewed the above subdivision final plat and having found that to comply with the requirements of Santa Clara City's Planning Ordinance, and by authorization of said commission hereby approve said subdivision for submission by Santa Clara City, Utah.

**Chairman of the Planning Commission
Santa Clara City**

City Surveyor's Certificate

I, the Santa Clara City Surveyor, do hereby verify that this office has examined this final subdivision plat and have determined that it is in accordance with information on file in this office.

City Surveyor
Bea's Clean City

Approval and Acceptance by the City of Santa Clara, Utah

WE, the Mayor and City Council of Santa Clara City, Utah have reviewed the above subdivision final plat and by authorization of said City Council recorded in the minutes of its meeting on the _____ day of _____, 2022, hereby accept the said subdivision with all covenants and all obligations pertaining thereto.

City Recorder
Santa Clara CityMayer
Buckley Chas. Co.

Approval as to Form

Approved as to Form, this the _____ day of _____, A.D. 2022

City Attorney
Stacy Olsen

Treasures Approved

I, Washington County Treasurer, certify on this _____ day of _____, A.D. 2022 that all taxes, special assessments, and fees due and owing on this subdivision Plat have been paid in full.

Washington County Treasure

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 10:00 10 May 2015

I, CHAD E. WHITING, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 30486, 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 HAVE BEEN SET AS REPRESENTED ON THIS PLAN.

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, SANTA CLARA HEIGHTS PLAT "E", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT 152229, SAID POINT BEING SOUTH 00°37'10" EAST 179.34 FEET ALONG THE SECTION LINE AND EAST 30.90 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 61 WEST, 841 1/2 ACES BARB AND HERMAN, AND THENCE SOUTHWEST 128.60 FEET TO THE POINT OF BEGINNING; OR EAST 138.60 FEET TO THE POINT OF BEGINNING; OR SOUTH 00°37'10" EAST 237.50 FEET TO THE SOUTHEAST CORNER OF LOT 1, THENCE PLAT "E", THENCE SOUTH 00°22'50" WEST 138.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°37'10" WEST 237.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 20.811 SQ. FT. OR 0.43 ACRES. MORE OR LESS

GATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HERESY DEDICATE AND CONVEY TO SANTA CLARA CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY DRAINAGE EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HERESY CONVEY AND WARRANT TO THE SANTA CLARA CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HERETO SET OUR HAND THIS _____ DAY OF _____, 2021.

BY: MATTHEW S. EDWARDSBY: MELBAE STEWART

MARVELLEN CALL TRUST DATED JUNE 21, 2006

BY: MARVELLEN CALL-BENDER, TRUSTEE

STATE OF UTAH)
COUNTY OF WASHINGTON)
ON THIS _____ DAY OF _____, A.D. 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW STYMANO and MICHAEL STYMANO, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____

COMPARISON TABLE:

THE CONNECTION FINDER:

A. HIGASHIMURA

METARY PUBLIC SIGNATURE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT
LAKE BASIN AND MERRIDIAN, SANTA CLARA CITY, UTAH

2123-01



43 South 100 East, Suite 100 • 21 Ogden, Utah 84770
T: 435.828.8700 • F: 435.828.8553 • info@alohaenergy.com

SZYMANSKI MATTHEW & MELANIE
1338 SANTA CLARA PKWY
SANTA CLARA, UT 84765

CALL-BIEBER MARY ELLEN TR
1366 SANTA CLARA PKWY
SANTA CLARA, UT 84765

BYBEE MADELYN MCKEON, ET AL
1384 SANTA CLARA PARKWAY
SANTA CLARA, UT 84765

BYBEE GARY C TR, ET AL
1398 SANTA CLARA PKWY
SANTA CLARA, UT 84765

SORENSEN JEAN
PO BOX 402
SANTA CLARA, UT 84765-0402

DEMARCO ANGELO T TR
2608 MIDLAND DR
NAPERVILLE, IL 60564

ARGUETA CARLOS E, ET AL
2456 CRESTVIEW DR
SANTA CLARA, UT 84765

CURTIS GERALD R & MICKY J TRS
1438 SANTA CLARA PKWY
SANTA CLARA, UT 84765

HARRIS J CLINTON TR, ET AL
1458 SANTA CLARA PKWY
SANTA CLARA, UT 84765

QUINN WILLIAM B & MAURY
2457 SCENIC DR
SANTA CLARA, UT 84765

JACOBSEN TODD E & BRITTANY A
2458 SCENIC DR
SANTA CLARA, UT 84765

GOMEZ GUADALUPE BERNABE, ET AL
1492 SANTA CLARA PKWY
SANTA CLARA, UT 84765