



## NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission  
February 26, 2026 @ 5:30 PM

2603 Santa Clara Drive  
Santa Clara, Utah 84765

Phone: (435) 673-6712  
Email: [contact@sccity.org](mailto:contact@sccity.org)

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**Public Notice** is hereby given that the Planning Commission of the City of Santa Clara, Washington County, Utah, will hold a Planning Commission Meeting in the City Council Chambers, 2603 Santa Clara Drive, Santa Clara, Utah, on Thursday, February 26, 2026, commencing at 5:30 PM. The meeting will be broadcasted on our City website at <https://santaclarautah.gov>.

The agenda for the meeting is as follows:

**1. Call to Order**

**2. Opening Ceremony**

A. Pledge of Allegiance: Tyler Gubler

**3. Conflicts and Disclosures**

**4. Working Agenda**

A. Public Hearing

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

B. Public Meeting

1. None.

**5. General Business**

A. Recommendation to City Council

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

B. Planning Commission Approval

1. Approval of a Preliminary Subdivision Plat for the proposed Cottonwood Creek Phase 4B Subdivision located at the northwest corner of Riverwood Lane and Riverwood Circle. Lonnie Gubler, applicant.

**6. Discussion Items**

- A. None.

**7. Approval of Minutes**

- A. Approval of Meeting Minutes: February 12, 2026

**8. Adjournment**

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at least 24 hours in advance of the meeting by calling (435) 673-6712.

Posted this 19th day of February 2026.

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Jim McNulty, Planning Director



TO: Santa Clara City Planning Commission  
FROM: Jim McNulty, Planning Director  
DATE: February 26, 2026  
RE: Annexation Policy Plan (**Public Hearing**)

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

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

#### **State Code Requirements:**

**Utah State Code, Section 10-2-803(4)(c)(d)** requires the Planning Commission to hold a public meeting to allow affected entities to examine the proposed Annexation Policy Plan and provide input on it. It also requires the City to accept and consider any additional written comments from affected entities until 10 days after the public meeting. The Planning Commission **held a public meeting on January 22, 2026**, and received comments from Ivins City at the meeting. Additionally, St. George City provided comments to City staff on February 6, 2026. Two (2) emails addressing this item have been attached for review.

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

**Recommendation:**

City Staff recommend that the Planning Commission hold a public hearing and allow for the affected entities to provide input on the Annexation Policy Plan. City staff also recommend that the Planning Commission consider forwarding a recommendation for **Approval** of the Annexation Policy Plan to the City Council.

## SANTA CLARA CITY ANNEXATION POLICY PLAN

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

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

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

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

### A. GENERAL ANNEXATION CRITERIA

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

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

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

#### **B. PROCEDURE FOR SUBMISSION OF AN ANNEXATION REQUEST**

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

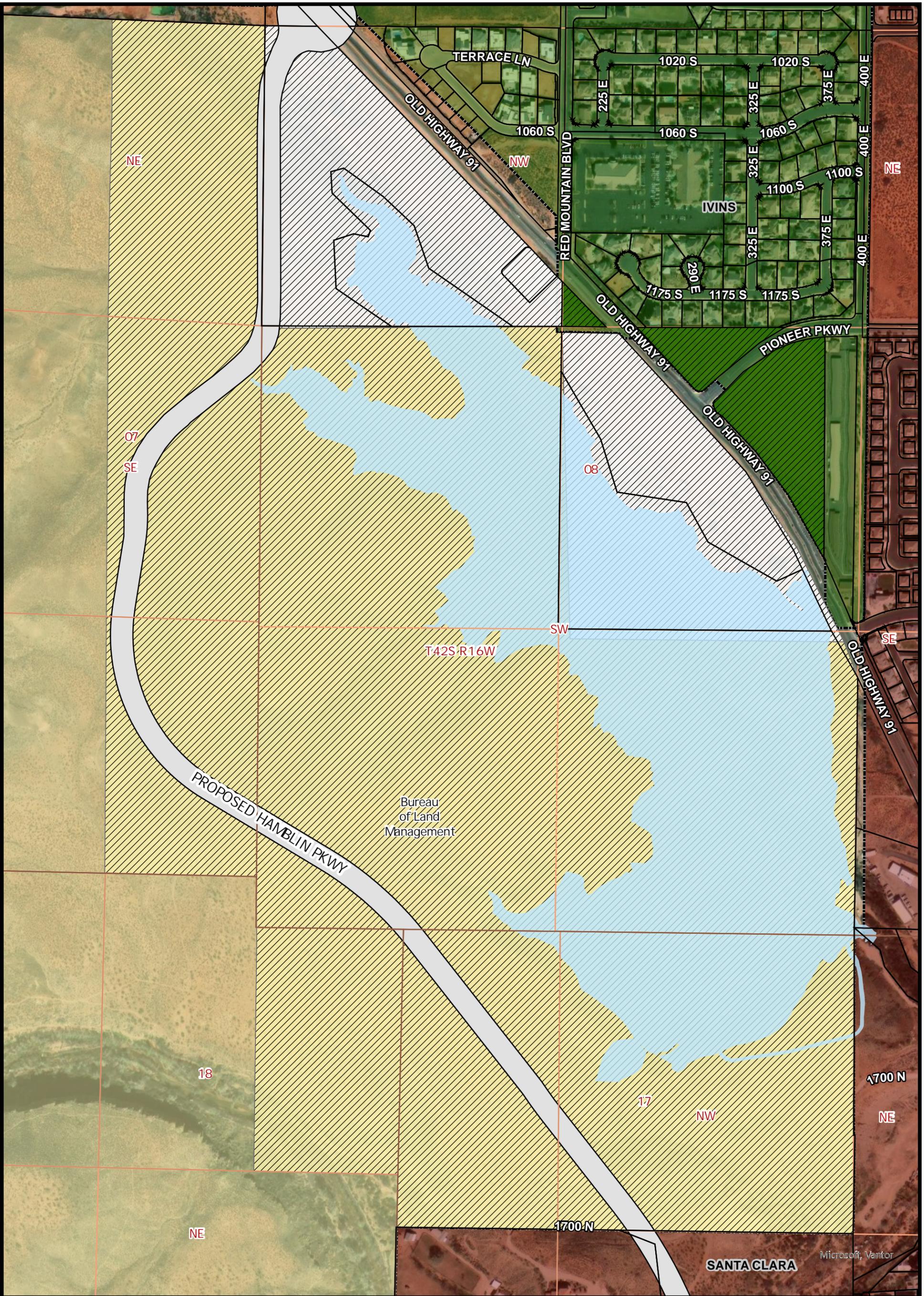


8. Upon receipt of the Washington County Boundary Commission's decision if a protest public hearing is held, and subject to their decision, the City Council may approve or deny the proposed annexation.
9. If the City Council approves the proposed annexation by ordinance, the City shall comply with the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

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

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

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





  
**CITY OF SANTA CLARA**  
 FOUNDED 1854

2603 Santa Clara Drive, Santa Clara, UT 84765  
 (435) 673-6712 | [gis@santaclarautah.gov](mailto:gis@santaclarautah.gov)  
[www.santaclarautah.gov](http://www.santaclarautah.gov)

**LEGEND**

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

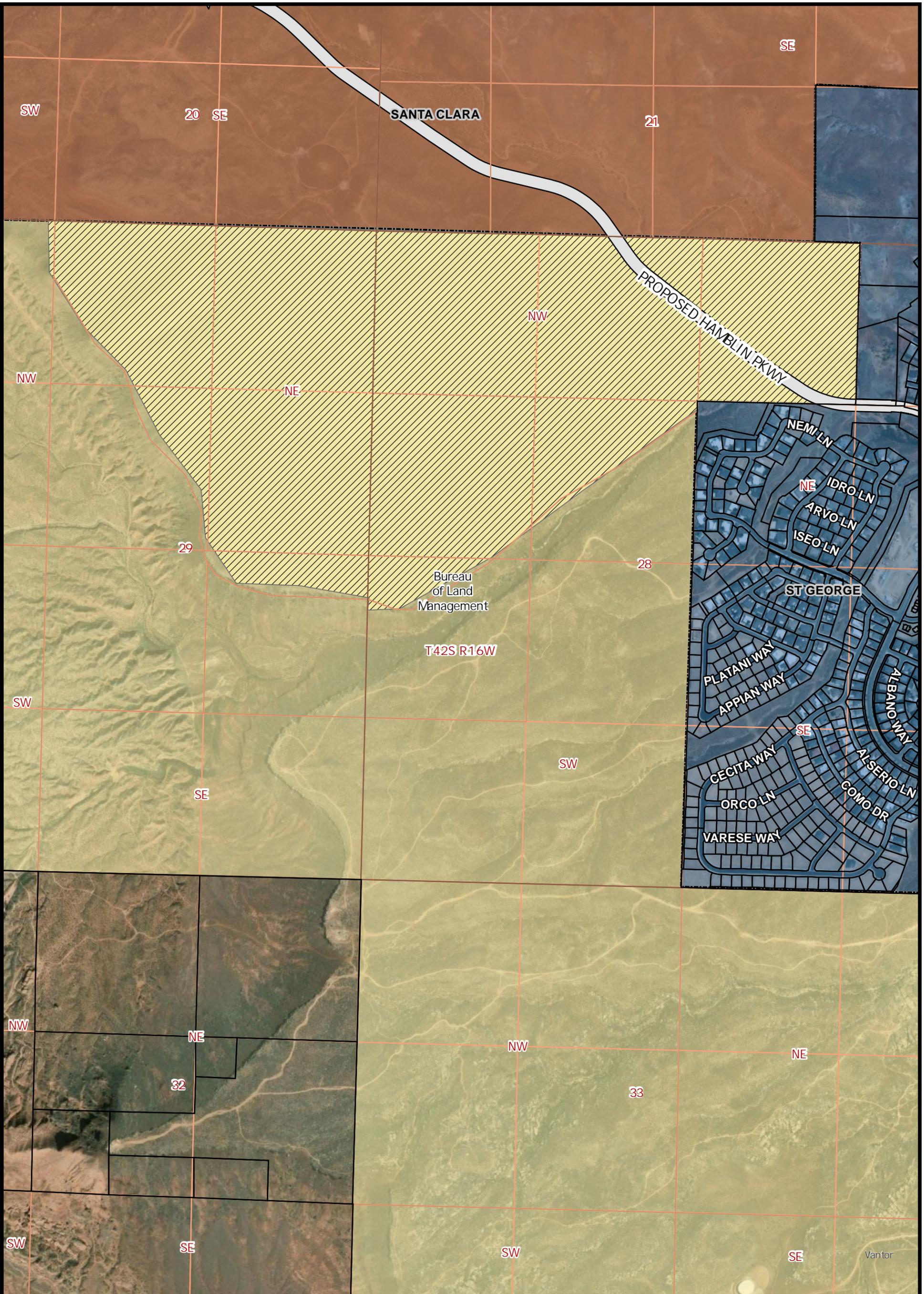
0 0.03 0.07 0.13 Miles

## Annexation Policy Plan Map

### City of Santa Clara

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Spatial Reference:	NAD 1983 State Plane Utah South FIPS 4303 (US Feet)
Scale:	1 inch equals 0.07 miles
Date:	January 12, 2026



**CITY OF SANTA CLARA**  
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**LEGEND**

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

0 0.05 0.1 0.2 Miles

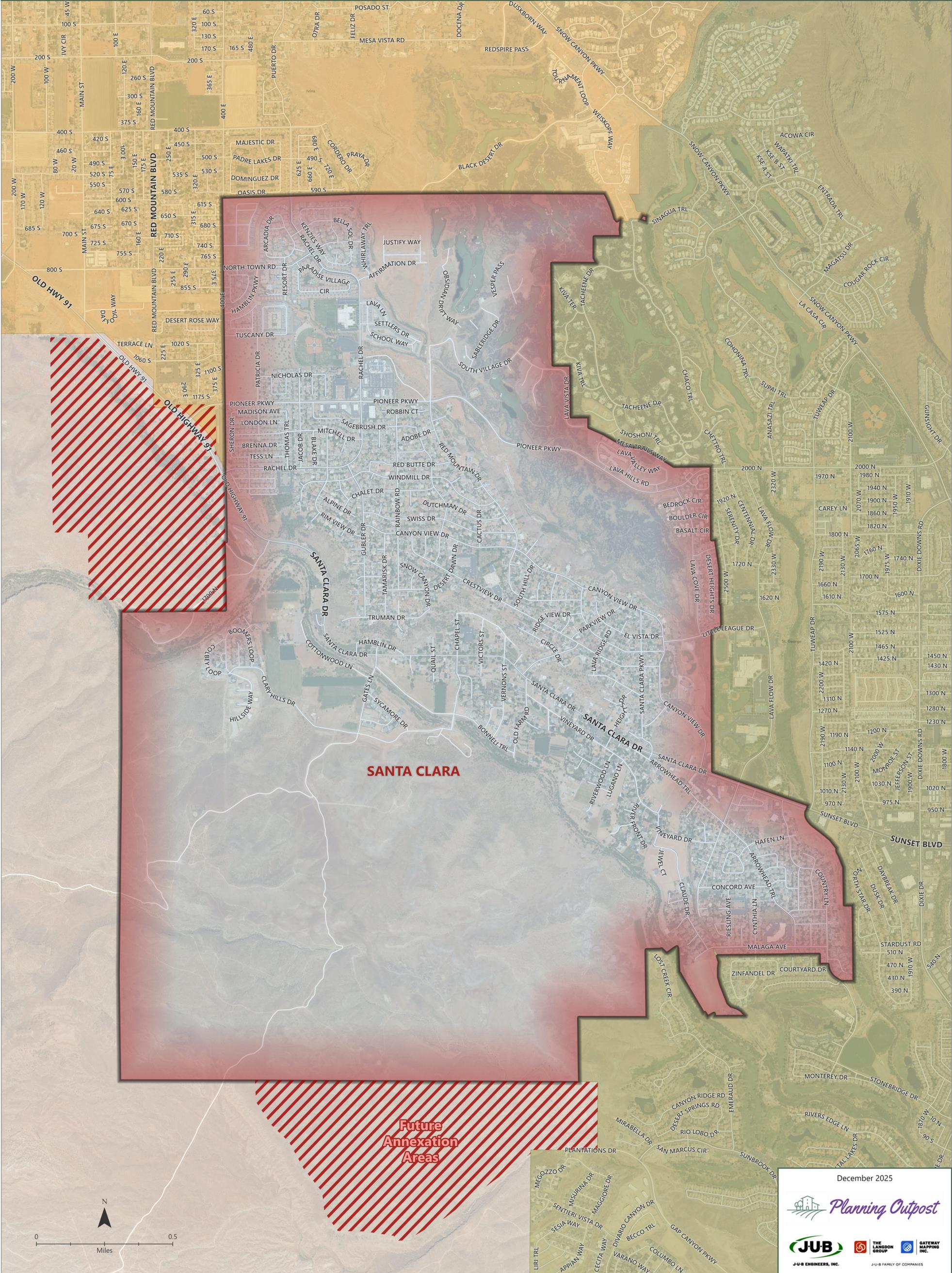
## Annexation Policy Plan Map

### City of Santa Clara

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

# ANNEXATION

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



December 2025



*Selena Nez, MMC*  
City Recorder  
Santa Clara City  
[snez@santaclarautah.gov](mailto:snez@santaclarautah.gov)  
435-673-6712 Ext. 203



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**From:** Sharon Allen <SAllen@ivinsutah.gov>  
**Sent:** Thursday, January 22, 2026 12:54 PM  
**To:** Selena Nez <snez@santaclarautah.gov>  
**Subject:** Tonight's Annexation Public Hearing Comments from Ivins City

Selena,

Just so I don't have to stand and testify in your public meeting, haha, can you please get this comment to your Planning Commission members?

Ivins City holds the position that if the Hafen property develops as a commercial property, that property should stay within Ivins' boundaries.

If it is the intent of Santa Clara to develop that area as a recreational area, Ivins has no argument against the property annexing into Santa Clara.

We also want to remind the Commission that Ivins believes in a dark night sky, so any development near or adjacent Ivins' boundaries should consider lighting when being zoned or developed.

Thank you!



*Sharon Allen, MMC*  
Ivins City Deputy Recorder/  
Subdivision Coordinator  
85 N. Main Street  
Ivins, UT 84738  
(435) 634 9753 ext 715  
Fax: (435) 656-2286

[sallen@ivinsutah.gov](mailto:sallen@ivinsutah.gov)

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Thank you Jim -Have a great weekend!

**Carol Winner, AICP, CFM, CPM**

Community Development Director

City of St. George

61 S. Main Street

St. George, UT 84770



On Fri, Feb 6, 2026 at 12:19 PM Jim McNulty <[jmcnulty@santaclarautah.gov](mailto:jmcnulty@santaclarautah.gov)> wrote:  
Carol:

Thanks for putting this in writing. Very much appreciated! Have a good day.

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**From:** Carol Winner <[carol.winner@sgcityutah.gov](mailto:carol.winner@sgcityutah.gov)>

**Sent:** Friday, February 6, 2026 10:30:08 AM

**To:** Jim McNulty <[jmcnulty@santaclarautah.gov](mailto:jmcnulty@santaclarautah.gov)>; Shawn Guzman <[shawn.guzman@sgcityutah.gov](mailto:shawn.guzman@sgcityutah.gov)>;  
John Willis <[john.willis@sgcityutah.gov](mailto:john.willis@sgcityutah.gov)>; Jimmie Hughes <[jimmie.hughes@sgcityutah.gov](mailto:jimmie.hughes@sgcityutah.gov)>

**Subject:** Annexation Policy Plan Map

Good morning Jim,

As an affected entity, the City of St. George acknowledges receipt of your public notice regarding the adoption of your Annexation Policy Plan.

We note that there is an overlap between the proposed Annexation Policy Plan Expansion Area Map for the City of Santa Clara and the existing Annexation Policy Plan Expansion Area Map for the City of St. George.

At this time, the City of St. George has no objections or concerns regarding the proposed plan. We are comfortable allowing the property owner to determine which municipality to pursue should they decide to annex in the future.

Thank you for the opportunity to review and comment.

Respectfully,

**Carol Winner, AICP, CFM, CPM**

Community Development Director

City of St. George

61 S. Main Street

St. George, UT 84770



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**SANTA CLARA CITY PLANNING COMMISSION  
MEETING MINUTES  
2603 Santa Clara Drive  
Thursday, January 22, 2026**

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

**Absent:** Joby Venuti

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

**1. Call to Order**

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on January 22, 2026, at 5:32 PM.

**2. Opening Ceremony**

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

**3. Conflicts and Disclosures**

No conflicts or disclosures were reported by any Commissioners.

**4. Working Agenda**

**A. Public Hearing**

**1. None.**

**B. Public Meeting**

**1. See General Business Items.**

**5. General Business**

**A. Public Meeting**

**1. Under the State Annexation Statute, UCA 10-2-803, which was amended by the Utah Legislature in 2025, Santa Clara City intends to adopt an**

**Annexation Policy Plan. The Annexation Policy Plan is intended to comply with the provisions of UCA 10-2-803 and incorporate all criteria required. This opportunity will allow affected entities to examine the proposed Annexation Policy Plan and provide input on it.**

Jim McNulty, Planning and Economic Development Director, presented the city's intention to adopt an updated Annexation Policy Plan. He explained that the city had previously adopted an annexation policy plan on March 24, 2024, through City Ordinance 2024-04, but during the recent City General Plan update process, it was determined that additional property to the south of the current city boundary should be included.

Mr. McNulty noted that according to Utah Code Section 10-2-803, the city must follow the same process used in 2024 rather than simply amending the existing plan. This includes holding a public meeting to allow affected entities to examine the proposed plan, accepting written comments up to 10 days after the meeting, and then returning to the Planning Commission for a public hearing.

The presentation included a review of the updated Annexation Policy Plan, which incorporated revisions to reference the 2025 statute updates. The primary change to the plan was the addition of a new area to the south of the current city boundary that was identified during the City General Plan update process. Mr. McNulty displayed maps showing both the previously approved annexation areas near Graveyard Wash in the northwest area of the city and the corner of Pioneer Parkway and Highway 91, as well as the newly proposed area adjacent to Gap Canyon.

Mr. McNulty mentioned that Mayor Rosenberg had previously discussed this with Saint George's mayor before they both left office, and Saint George was reportedly not concerned about this addition. He noted that all affected entities had been notified, though no representatives from Saint George were present at the meeting.

Commissioner Clark sought clarity on whether they were annexing the southern property that evening. Mr. McNulty explained that they were not annexing anything at the meeting; it was just an update to the Annexation Policy Plan. The city intends to be the future applicant for annexations, aiming for Plan approval by March so they can annex properties in the northwest, including Graveyard Wash. Mr. McNulty emphasized the importance of incorporating the southern property within their annexation boundary since being tasked by the Mayor and City Council to do so.

Commissioner Walton inquired about how long the plan would last. Mr. McNulty explained that the plan isn't limited to two years; their return was prompted solely by needing to add this southern property area. He mentioned overlapping interests with Ivins, which plans a park and city shop facility in some northern sections, which Santa Clara had agreed to a couple years ago, and Santa Clara City would do the Graveyard Wash Reservoir.

Mr. McNulty noted that decisions for some of the unincorporated county areas along Highway 91's frontage, such as joining Santa Clara or Ivins, will be determined by property owners. Matt Ence highlighted that a boundary line had been updated to show the reservoir's newly public property status, indicating future development options for remaining areas.

Sharon Allen, Assistant Zoning Administrator from Ivins City, provided input regarding the overlap areas in the Annexation Policy Plan. She specifically mentioned the Hafen property around Pioneer Parkway and Highway 91, noting that if it develops as a commercial parcel, Ivins had anticipated it would remain within their city. She indicated that Ivins would not dispute recreational uses in that area being annexed to Santa Clara. She also requested sensitivity to Ivins' dark sky ordinance for any development near the boundary line.

Commissioner Clark sought clarification about the property near Pioneer Parkway that was currently within Ivins. Mr. McNulty and City Attorney Matt Ence explained that while the city would not initiate a boundary change, the property owner could petition to move from Ivins to Santa Clara through a de-annexation and annexation process. Such changes would involve the boundary commission and typically they follow the property owner's preference.

No formal action was required at this meeting. Staff indicated they would bring the item back for a public hearing, likely in February.

## **6. Discussion Items**

### **A. Temporary Signs**

Mr. McNulty presented proposed changes to Chapter 17.44.130 regarding temporary signs. The amendments were prompted by the need to accommodate signage for the America's 250 celebration throughout the upcoming year, as the current code limits temporary signs to a maximum of 60 days.

The proposed language would add a new exception for city-sponsored events such as Swiss Days, America's 250 celebration, and similar events, allowing temporary banners on private or public property for up to one year in duration. These banners would not exceed 32 square feet in area or 4 feet in height and would require city staff approval prior to placement.

Mr. McNulty noted that the committee was already working with city staff on three temporary banners for the America's 250 celebration, to be placed at locations including Dutchman's (by the nail salon), Buck's Ace, and Swiss Park. Commissioner Walton clarified that these signs would be replaced every three months with new ones featuring upcoming events.

Commissioner Westbrook inquired about the existing regulations for Swiss Days wooden cows, noting that according to the code, these could only be displayed 30 days prior to and 15 days after the event. Mr. McNulty confirmed this was the current rule and that while most people comply, occasionally reminders are needed.

The Commission expressed general support for the proposed changes. Mr. McNulty indicated this item would return as a public hearing at the February 12, 2026, meeting, along with the previously discussed shared monument sign item.

## **7. Approval of Minutes**

### **A. Request for Approval of Meeting Minutes: January 8, 2026**

The Commission reviewed the minutes from January 8, 2026. Commissioner Harris noted several corrections needed: Mayor Waite's name was misspelled (should be Waite, not Wade), Councilwoman Christa's name needed a spelling correction to include "Ch" rather than just "K", and Commissioner Harris' own name had an extra "e" on page 4 where she was elected co-chair.

*Motion: Commissioner Harris moved to approve the minutes from January 8, 2026, with the corrections noted. Commissioner Walton seconded the motion. The motion passed unanimously.*

Mr. McNulty announced that the next meeting would be held on February 12, 2026, which is three weeks away rather than the usual two weeks due to the calendar schedule.

## **8. Adjournment**

Commissioner Blake adjourned the meeting at 6:05 PM.

*Jim McNulty*

**Jim McNulty**  
**Planning Director**

**Approved: February 12, 2026**



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

Staff Report

## Preliminary Subdivision Plat Review Summary and Recommendation

**Public Body:** Santa Clara Planning Commission

**Meeting Date:** February 26, 2026

**Current Zone:** Residential Agriculture RA Single-Family Zone

**General Plan Designation:** Low-Density Residential LDR

**Property Size:** 1.16 acres

**Property Location:** Northwest corner of Riverwood Lane and Riverwood Circle

**Request:** Preliminary Subdivision Plat Review

**Applicant Name:** Lonnie Gubler

**Staff Planner:** Jim McNulty

**City Staff Recommendation:** Approval with conditions

**Meeting Type:** Public Meeting

### PROJECT DESCRIPTION

The applicant, **Lonnie Gubler**, represented by Allen Hall with Rosenberg Engineering, is requesting a Preliminary Subdivision Plat Review for the proposed **Cottonwood Creek Phase 4B Subdivision**. The preliminary plat includes a total of two (2) lots on 1.16 acres. This equates to a project density of 1.72 units per acre. Lot 3 is 22,206 sq ft (0.51 acres), with Lot 4 being 22,214 sq ft (0.51 acres) which comply with the RA Zone requirement of a minimum ½ acre lot size.

**Both lots** within the proposed subdivision will be required to meet the area, width, and yard regulations as per Section 17.60.050 of city code. Additionally, building height for homes in this zoning district is limited to 35’.

**Ingress/Egress to the site** will be provided via Vineyard Drive which connects to Riverwood Lane which connects to Riverwood Circle. The Riverwood Circle improvements were put in place with the Phase 4 subdivision plat (attached).

### SITE & VICINITY DESCRIPTION

The subject property is in the southeastern part of the City, and south of Vineyard Drive. The property is partially developed with the public improvements associated with Riverwood Circle in place.

## PRELIMINARY SUBDIVISION PLAT REVIEW ITEMS

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City staff have identified the following items that need to be addressed with Preliminary Plat Approval:

1. **Public Street & Dedication:** Riverwood Circle was constructed with the Phase 4 Subdivision Plat. The existing road cross-section is included on the preliminary plat. The extension of Riverwood Lane will be required for this subdivision plat. This will include the extension of public street improvements along the entire street frontage of Riverwood Drive (Lot 4). The public road cross-section for Riverwood Drive is 45' and shown on the preliminary plat.
2. **Building Setbacks/Height:** The building setbacks are required to meet the requirements of Chapter 17.60.050 of city code. The building height for homes in this zoning district is limited to 35'.
3. **Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD, prior to obtaining a building permit.
4. **Dust Control:** The applicant will be required to **submit a Dust Control Plan** prior to final plat recordation. Precautionary measures are needed to protect the general health, safety, and welfare of residents living in the vicinity.
5. **Sidewalk Waiver Request:** The applicant is requesting a Sidewalk Waiver (attached) for the east side of Riverwood Lane as part of the Cottonwood Creek Phase 4B street improvements. This request will require review and approval/denial by the City Council before the project can proceed to final plat.

## NEIGHBORHOOD RESPONSE

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Public notices are not required for a subdivision. The Planning Commission agenda has been posted in multiple locations as per State code. No comments have been received by City staff as of the writing of this report.

## REVIEWING DEPARTMENTS

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**DEPARTMENT:** *Building*

Recommendations: A Geotechnical Report will be required for each residential building prior to building permit issuance.

Required Revisions: None at this time.

**DEPARTMENT:** *Parks & Trails*

Recommendations: N/A

Required Revisions: None at this time.

**DEPARTMENT:** *Police & Fire*

Recommendations: N/A

Required Revisions: None at this time.

**Request:** Preliminary Subdivision Plat Review

**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: Public Utility Easements (PUE's) are required to be shown on the Final Plat. All public streets must be included on the Final Plat. A mylar with signature blocks is required for the Final Plat.

Required Revisions: None at this time.

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## STATE CODE CONSIDERATIONS

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Utah Code, Section 10-20-803, includes requirements for subdivisions. A City must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall and Post Office) at least 24 hours before the meeting. The City is also required to post on the State Public Notice Website. City staff have determined that all State Code requirements have been met with this application.

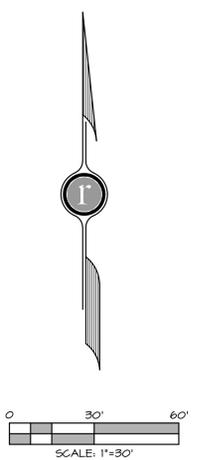
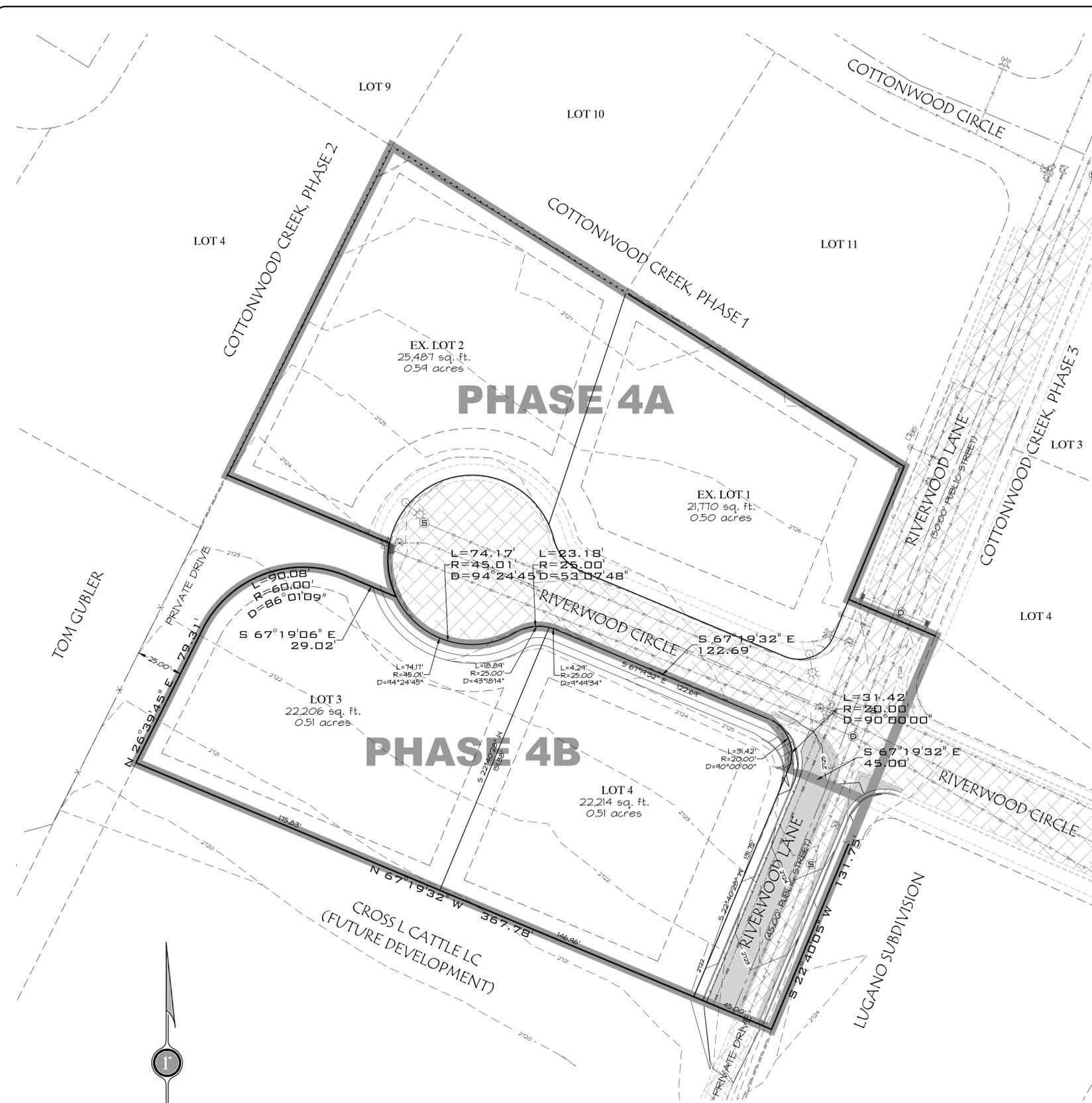
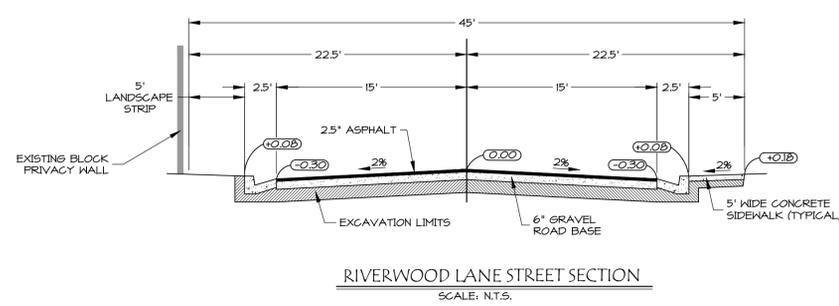
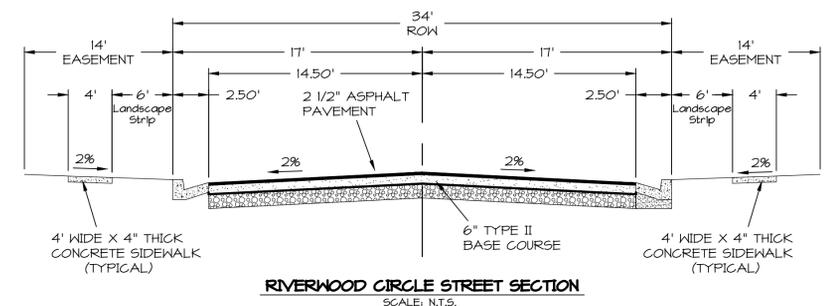
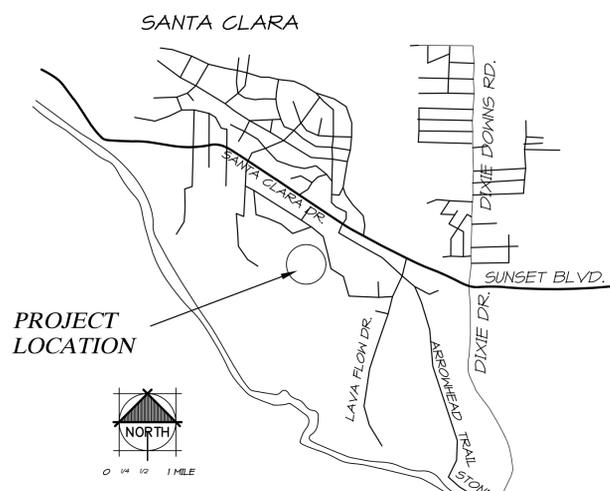
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## CITY STAFF RECOMMENDATION

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City staff recommends that the Planning Commission consider granting Preliminary Subdivision Plat Approval for the **Cottonwood Creek Phase 4B Subdivision**, subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the public road cross-section for Riverwood Drive is required to be 45' as indicated on the preliminary plat.
3. That the building setbacks are required to comply with Chapter 17.60.050 of city code. Building height is limited to 35'.
4. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
5. That the applicant is required to submit a Dust Control Plan prior to final plat recordation.
6. That the applicant proceeds with the City Council to determine whether a Sidewalk Waiver Request will be granted.



**DEVELOPMENT DATA:**  
 AREA: 116 acres  
 LOTS: 2  
 DENSITY: 1.72 LOTS/ACRE  
 CURRENT ZONING: RA

**NOTE:**  
 ALL LOTS IN THIS SUBDIVISION  
 MEET THE CRITERIA FOR RA ZONE.

**DEVELOPER:**  
 LONNIE GUBLER  
 2805 COTTONWOOD CIRCLE  
 SANTA CLARA, UT 84765  
 (435) 673-5011

**CIVIL ENGINEERS:**  
 ROSENBERG ASSOCIATES  
 352 E. RIVERSIDE DR., SUITE A-2  
 ST. GEORGE, UTAH 84790  
 (435) 673-8586

- LEGEND**
- S— SEWER MAIN
  - W— WATER MAIN 8" DIA. (UNLESS OTHERWISE NOTED)
  - PROPOSED STREETLIGHT
  - H— 6" HYDRANT W/VALVE
  - V— WATER VALVE
  - SEWER MANHOLE

**PRELIMINARY PLAT OF  
 COTTONWOOD CREEK  
 PHASE 4B**  
 LOCATED IN SECTION 16  
 TOWNSHIP 42 SOUTH, RANGE 16 WEST,  
 SALT LAKE BASE AND MERIDIAN

February 11, 2026

Jim McNulty  
City Planner  
Santa Clara City  
2603 Santa Clara Drive  
Santa Clara, UT 84765

Subject: Sidewalk Waiver Request, Cottonwood Creek Subdivision Phase 4B

Dear Jim,

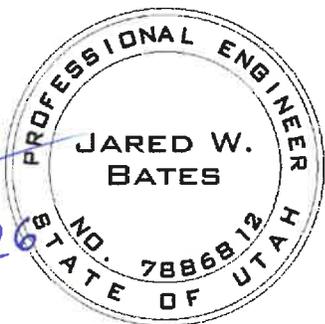
On behalf of Lonnie Gubler, Rosenberg Associates has prepared this letter to request a sidewalk waiver for the east side of Riverwood Lane as part of the Cottonwood Creek Subdivision Phase 4 street improvements. No lots front this side of the street. The street only accesses Lonnie's private drive to his personal residence and farm to the south. There is currently a 6 foot high privacy wall bordering the adjacent property to the east. Although there is adequate area to install the sidewalk, it would require removal of the existing tree lined landscaped strip which he maintains using the canal company water shares. There is sidewalk proposed on the west side of the street to provide pedestrian access along the new lots.

Mr. Gubler respectfully requests the City Council waive the sidewalk requirement on the east side of the street as required by the City Construction Standards, Section 3.2.4.6 and Section 16.24.060(W), regarding sidewalk improvements. In the event additional residential development occurs south of this street on the Gubler property in the future, the sidewalk can be constructed at that time as part of the future development and at the developer's expense.

Thank you for your consideration.

Respectfully,

JWB  
2/11/26



A circular professional engineer seal for Jared W. Bates, State of Utah. The seal contains the text: "PROFESSIONAL ENGINEER", "JARED W. BATES", "STATE OF UTAH", and "NO. 7886812".

Jared Bates, P.E.  
Principal Engineer  
Rosenberg Associates

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 ON THIS 25 DAY OF March, A.D. 2002, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, LONNE GUBLER, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF CROSS L HOLDINGS L.L.C. AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF CROSS L HOLDINGS L.L.C., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.



Linda Glasgow  
 NOTARY PUBLIC  
 RESIDING IN: Wash. Co.

### SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 334569, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

### COTTONWOOD CREEK PHASE 1

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S 89°12'30" E ALONG THE SECTION LINE 1167.68 FEET AND NORTH 1054.98 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 10°49'42" E 418.70 FEET TO A POINT ON THE CENTERLINE OF A 33.00 FOOT RIGHT OF WAY AS SHOWN ON THE OFFICIAL MAP OF THE SANTA CLARA TOWN & FIELD SURVEY; THENCE ALONG SAID CENTERLINE THE FOLLOWING 6 COURSES S 60°24'34" E 157.50 FEET; THENCE S 56°42'58" E 111.52 FEET; THENCE S 54°10'25" E 171.01 FEET; THENCE S 31°24'28" E 99.54 FEET; THENCE S 65°57'04" E 221.81 FEET; THENCE S 87°47'58" E 130.59 FEET TO A POINT ON A 92.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS S 69°28'03" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°31'51" A DISTANCE OF 47.41 FEET TO THE POINT OF 100.00 FOOT RADIUS REVERSE CURVE THE RADIUS POINT OF WHICH BEARS N39°56'32" W; THENCE ALONG THE ARC OF SAID CURVE 17.45 FEET AND THROUGH A CENTRAL ANGLE OF 9°59'49" TO THE POINT OF TANGENCY; THENCE N 39°31'29" E 32.18 FEET, TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 24.59 FEET AND THROUGH A CENTRAL ANGLE OF 93°54'57", TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SHADY LANE, ACCORDING TO THE ROAD DEDICATION PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, (VINEYARD DRIVE); THENCE S 54°23'28" E ALONG SAID RIGHT OF WAY 180.28 FEET; THENCE LEAVING SAID RIGHT OF WAY N 87°47'58" W 146.91 FEET; THENCE S 22°40'54" W 467.26 FEET; THENCE N 58°05'34" W 150.74 FEET; THENCE N 31°54'26" E 150.74 FEET; THENCE N 58°05'34" W 290.13 FEET TO THE POINT OF BEGINNING. CONTAINS 7.88 ACRES



J.A.R.  
 JAMES A. RAINES  
 REGISTERED LAND SURVEYOR  
 UTAH LICENSE NUMBER 334569

3-22-02  
 DATE:  
 BUSH AND GUDGELL INC.

### 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 PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

### COTTONWOOD CREEK PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS COMMON AREAS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF SANTA CLARA AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE Cottonwood Creek RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 8<sup>th</sup> DAY OF April, 2002, AT BOOK 1460, PAGE 35. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 25 DAY OF March, 2002.  
CROSS L HOLDINGS, L.L.C.  
 (a Utah Limited Liability Company)

Lonne Gubler  
 LONNE GUBLER, MANAGER/MEMBER

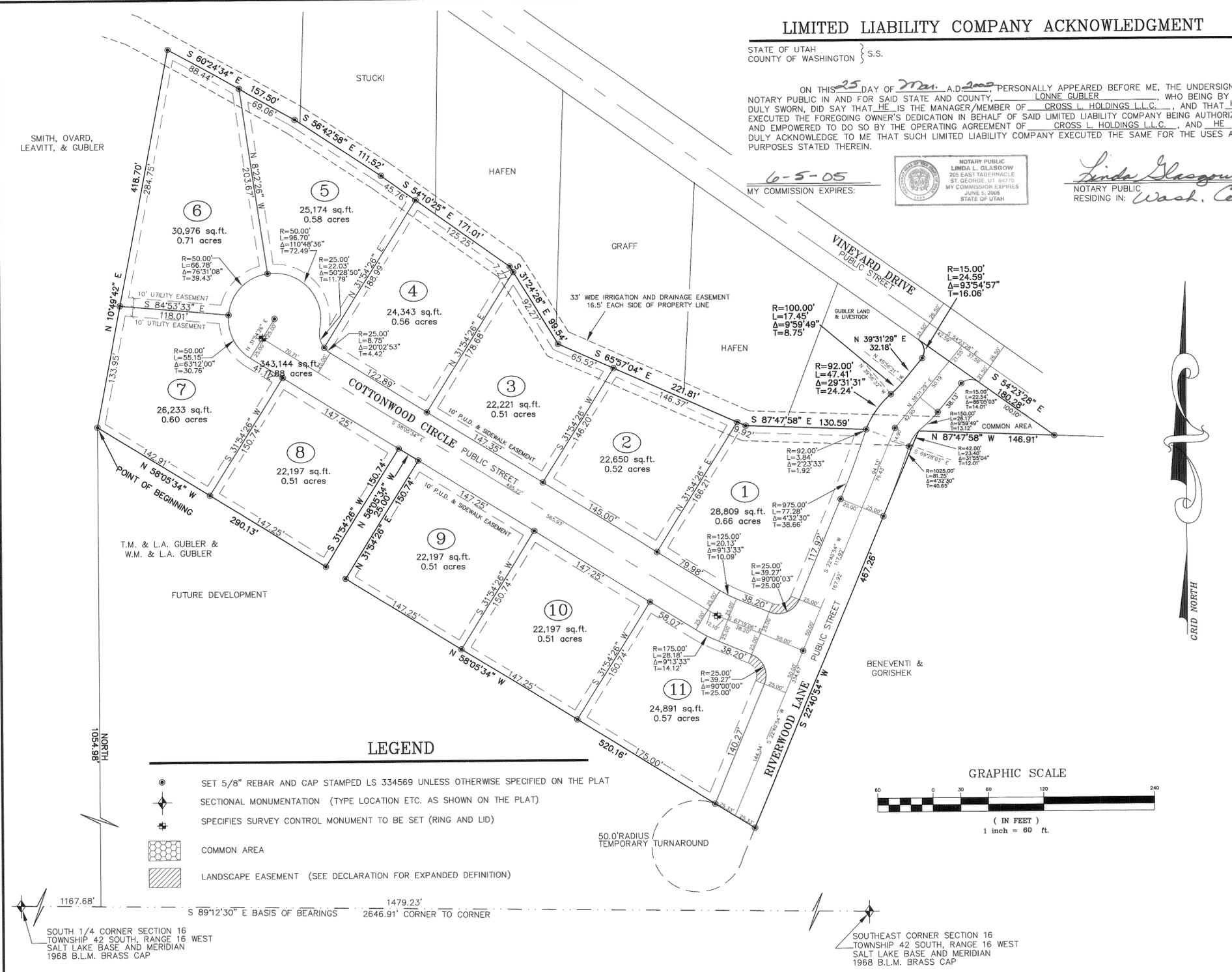
### GENERAL NOTES:

- A 10.0 FOOT WIDE PUBLIC UTILITY AND PUBLIC SIDEWALK EASEMENT EXISTS ALONG ALL STREETSIDE LOT LINES AND A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED ON THE PLAT. NOTWITHSTANDING THE POSTING OF A BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
- UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND OR SUBSURFACE), AND DRAINAGE CONTROL.
- THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM, SOUTH ZONE 4303 AS DETERMINED BY THE SOUTH SECTION LINE OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOTECHNICAL REPORT PREPARED BY APPLIED GEOTECHNICAL ENGINEERING DATED SEPT. 11, 2001. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN THE GEOTECHNICAL REPORT FILE OF THE CITY OF SANTA CLARA, AND IS AVAILABLE FOR INSPECTION. THE REPORT MAY BE INSPECTED OR COPIES MAY BE OBTAINED BY CONTACTING THE CITY OF SANTA CLARA, P.O. BOX 699, 2721 SANTA CLARA DRIVE, SANTA CLARA, UTAH 84765. PURCHASERS SHOULD REVIEW THIS REPORT AND CONTACT THE CITY FOR ADDITIONAL UPDATED INFORMATION REGARDING THIS REPORT. ALL PURCHASERS OF LOTS IN THIS SUBDIVISION ARE STRONGLY ENCOURAGED TO OBTAIN THEIR OWN GEOTECHNICAL REPORT AND FOLLOW ITS RECOMMENDATIONS.
- ALL COMMON AREAS, LANDSCAPE EASEMENT AREAS AND ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY OF COTTONWOOD CIRCLE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. ALL COST ASSOCIATED WITH THE MAINTENANCE OF SAID LANDSCAPING SHALL BE ASSESSED TO EACH MEMBER OF THE HOMEOWNERS ASSOCIATION. (SEE DECLARATION FOR EXPANDED DISCUSSION OF THE MAINTENANCE REQUIREMENTS.)
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 35.00 FOOT FRONT YARD SETBACK FROM THE RIGHT OF WAY LINE OF COTTONWOOD CIRCLE, A 25.00 FOOT FRONT YARD SETBACK OFF RIVERWOOD LANE AND A 10.00 FOOT SIDEYARD AND REAR YARD OF ALL LOTS LINES.

## COTTONWOOD CREEK PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN  
 SOUTHEAST QUARTER SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST  
 SALT LAKE BASE AND MERIDIAN

RECORDED # 760082  
 STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE  
 REQUEST OF: DIXIE TITLE CO.  
 DATE: 8 APR 2002 TIME: 11:35 BOOK: 1460 PAGE: 34  
C.B. Quinlan, DEPUTY  
 WASHINGTON COUNTY RECORDER  
 FEE \$ 41.00



### MORTGAGEE'S CONSENT TO RECORD

STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 THE UNDERSIGNED, THE VILLAGE BANK MORTGAGEE OF RECORD OF  
COTTONWOOD CREEK PHASE 1 DOES HEREBY CONSENT TO THE RECORDATION OF THE  
 HEREON ENTITLED PLAT, THE RECORDING OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND  
 JOIN IN DEDICATION OF ALL COMMON AREAS TO THE COMMON USE OF THE PROPERTY OWNERS AS SHOWN ON THIS PLAT.

BY: KIP BOWLER LOAN OFFICER FOR: THE VILLAGE BANK  
 (PLEASE PRINT NAME AND TITLE) BY: [Signature]

### MORTGAGEE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
 COUNTY OF WASHINGTON }  
 ON THE 25 DAY OF March, A.D. 2002 PERSONALLY APPEARED BEFORE ME, Kip Bowler WHO BEING  
 BY ME DULY SWORN DID SAY THAT HE IS THE Loan Officer OF THE VILLAGE BANK  
 AND THAT HE EXECUTED THE FOREGOING MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID CORPORATION  
 BY AUTHORITY OF A RESOLUTION OF IT'S BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE  
 CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Trudi J. Stilson  
 NOTARY PUBLIC - STATE OF UTAH  
 205 EAST TABERNACLE  
 ST. GEORGE, UTAH 84770  
 COMM. EXPIRES 7-16-2005  
 MY COMMISSION EXPIRES: 7-16-05  
Trudi J. Stilson  
 NOTARY PUBLIC  
 RESIDING IN: St. George

<b>ENGINEER'S APPROVAL</b> THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>26<sup>th</sup></u> DAY OF <u>March</u> , A.D. <u>2002</u> . <u>Burt E. Jordan</u> SANTA CLARA CITY ENGINEER	<b>APPROVAL OF PLANNING COMMISSION</b> ON THIS <u>26</u> DAY OF <u>March</u> , A.D. <u>2002</u> , THE PLANNING COMMISSION CHAIRMAN OF SANTA CLARA CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY. <u>James D. Crisp</u> SANTA CLARA CITY PLANNING COMMISSION CHAIRMAN	<b>CITY SURVEYOR'S APPROVAL</b> THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>26<sup>th</sup></u> DAY OF <u>March</u> , A.D. <u>2002</u> . <u>Scott H. Wilkerson</u> SANTA CLARA CITY SURVEYOR	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS <u>27</u> DAY OF <u>March</u> , A.D. <u>2002</u> . <u>[Signature]</u> SANTA CLARA CITY ATTORNEY	<b>APPROVAL AND ACCEPTANCE BY SANTA CLARA CITY</b> WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF SANTA CLARA, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE <u>20</u> DAY OF <u>December</u> , A.D. <u>2001</u> HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. <u>[Signature]</u> SANTA CLARA CITY MAYOR	<b>RECORDED # 760082</b> STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: <u>DIXIE TITLE CO.</u> DATE: <u>8 APR 2002</u> TIME: <u>11:35</u> BOOK: <u>1460</u> PAGE: <u>34</u> <u>C.B. Quinlan, DEPUTY</u> WASHINGTON COUNTY RECORDER FEE \$ <u>41.00</u>
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BUSH & GUDGELL, INC.  
 Engineers - Planners - Surveyors  
 205 EAST TABERNACLE STREET  
 ST. GEORGE, UTAH 84770  
 PHONE (435) 673-2337



Drawn: K.R.S. Date: 10/30/01  
 Designer: J.A.R.  
 Checked: J.A.R.  
 Approved: J.A.R.  
 Scale: 1" = 60'

COTTONWOOD CREEK PHASE 1  
 LOCATED IN:  
 SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST

SHEET 1  
 SHEETS 1  
 FILE: 7520F

**NOTICE OF FLOOD HAZARD:**

• BASED ON THE PROXIMITY OF THIS PROPERTY TO THE SANTA CLARA RIVER, BUILDINGS CONSTRUCTED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAY BE SUBJECT TO A FLOODING AND EROSION HAZARD. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF ITS PROXIMITY TO THE SANTA CLARA RIVER, AND DOES INDEMNIFY AND HOLD THE SANTA CLARA CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS OF INJURY, DAMAGE, EXPENSE OR LOSS OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD, OR RAINFALL.

• THE 100 YEAR FLOOD PLAIN IS AN AREA DEFINED BY FEMA THAT WILL BE INUNDATED DURING THE 100 YEAR FLOOD EVENT. A 100 YEAR FLOOD EVENT IS DEFINED AS THE FLOOD EVENT THAT HAS A 1% PROBABILITY OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. FLOODS MAY EXTEND BEYOND THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN. FLOODS EQUALING OR EXCEEDING THE 100 YEAR FLOOD EVENT CAN AND DO OCCUR.

• THE EROSION HAZARD ZONE CONSISTS OF THE CHANNEL MARGIN AREA AT RISK TO SUSTAIN EROSION DAMAGE DURING A 100 YEAR FLOOD. THE RISK FROM EROSION HAS BEEN REDUCED BY IMPLEMENTING ACCEPTED RIVER MANAGEMENT STRATEGIES AND EROSION CONTROL IMPROVEMENTS. PROPERTY OWNERS ARE ENCOURAGED TO INVESTIGATE AND EVALUATE THE RISKS. AN EROSION HAZARD ASSESSMENT WAS PREPARED FOR THIS SUBDIVISION BY ROSENBERG ASSOCIATES. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS FINDINGS AND RECOMMENDATIONS.

**LEGEND:**

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- NOTHING SET OR FOUND
- △ FRONT PROPERTY CORNERS ARE OFFSET 9.0' WITHIN THE LOT, ON LINE, IN THE SIDEWALK, WITH A NAIL
- ⊕ TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II
- ⊕ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED

**GEOTECHNICAL INVESTIGATION:**

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS (AGEC). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN THIS REPORT. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

**OWNER'S DEDICATION:**

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

**COTTONWOOD CREEK - PHASE 4**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF SANTA CLARA AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED CONCURRENTLY WITH THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 27 DAY OF MARCH, 2017.

CROSS L CATTLE LC,  
A UTAH LIMITED LIABILITY COMPANY

*[Signature]*  
MANAGER - LONNIE BUBLER

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:**

STATE OF UTAH ) S.S.  
COUNTY OF WASHINGTON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF MARCH, A.D. 2017 BY LONNIE BUBLER, MANAGER.

FULL NAME SIGNATURE: [Signature]

FULL NAME PRINT: James S. Smith

COMMISSION NO. 068177

EXPIRATION DATE: 08/11/2020

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1(6)(I) IF ABOVE INFORMATION IS FILLED IN.)

**MORTGAGEE CONSENT TO RECORD:**

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

*[Signature]*  
MANAGER - JASON C. LINDSEY

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:**

STATE OF UTAH ) S.S.  
COUNTY OF WASHINGTON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF May, A.D. 2017 BY JASON C. LINDSEY, MANAGER.

FULL NAME SIGNATURE: [Signature]

FULL NAME PRINT: Julia Dawn Kaula Payne

COMMISSION NO. 082301

EXPIRATION DATE: April 4, 2019

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-1(6)(I) IF ABOVE INFORMATION IS FILLED IN.)

**SURVEYOR'S CERTIFICATE:**

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

**COTTONWOOD CREEK - PHASE 4**

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



3/17/2017  
DATE:

*[Signature]*  
BRANDON E. ANDERSON

CERTIFICATE No. 4938716

**LEGAL DESCRIPTION:**

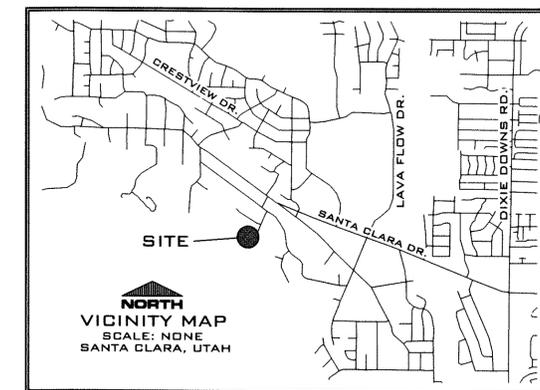
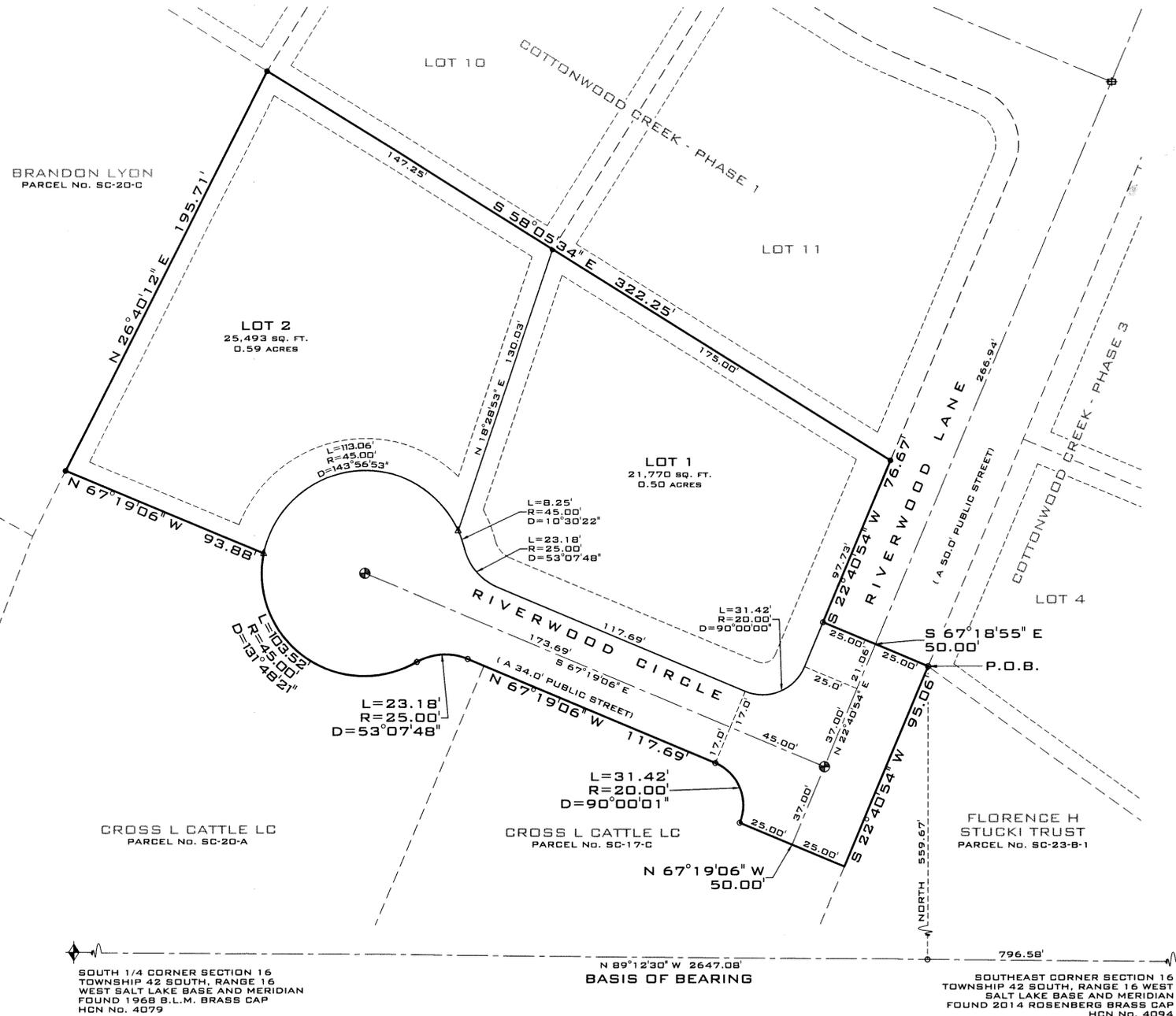
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, COTTONWOOD CREEK PHASE 3, SAID POINT NORTH 89°12'30" WEST 796.58 FEET ALONG THE SECTION LINE AND NORTH 559.67 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 22°40'54" WEST 95.06 FEET;  
THENCE NORTH 67°19'06" WEST 50.00 FEET;  
THENCE NORTHERLY 31.42 FEET ALONG AN ARC OF A 20.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 67°19'05" WEST, LONG CHORD BEARS NORTH 22°19'05" WEST 28.28 FEET WITH A CENTRAL ANGLE OF 90°00'01");  
THENCE NORTH 67°19'06" WEST 117.69 FEET;  
THENCE WESTERLY 23.18 FEET ALONG AN ARC OF A 25.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 22°40'54" WEST, LONG CHORD BEARS SOUTH 86°07'00" WEST 22.36 FEET WITH A CENTRAL ANGLE OF 53°07'48");  
THENCE NORTHWESTERLY 103.52 FEET ALONG AN ARC OF A 45.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 30°26'54" WEST, LONG CHORD BEARS NORTH 54°32'43" WEST 82.16 FEET WITH A CENTRAL ANGLE OF 131°48'21");  
THENCE NORTH 67°19'06" WEST 93.88 FEET;  
THENCE NORTH 26°40'12" EAST 195.71 FEET TO THE SOUTHERLY LINE OF COTTONWOOD CREEK PHASE 1;  
THENCE SOUTH 58°05'34" EAST 322.25 FEET ALONG SAID SOUTHERLY LINE OF COTTONWOOD CREEK PHASE 1 TO THE NORTHWEST CORNER OF SAID COTTONWOOD CREEK PHASE 3;  
THENCE SOUTHERLY THE FOLLOWING (2) COURSES ALONG THE BOUNDARY OF SAID COTTONWOOD CREEK PHASE 3;  
THENCE SOUTH 22°40'54" WEST 76.67 FEET;  
THENCE SOUTH 67°18'55" EAST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 63,701 SQUARE FEET OR 1.46 ACRES.

**GENERAL NOTES AND RESTRICTIONS:**

- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 14.00 FOOT WIDE PUBLIC UTILITY, SIDEWALK AND DRAINAGE EASEMENT ALONG ALL STREETS AND A 7.50 FOOT WIDE PUBLIC UTILITY, AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
- NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
- UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE UTILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- BUILDING SETBACKS ARE SUBJECT TO A 35 FOOT FRONT, 25 FOOT OFF RIVERWOOD LANE AND A 10 FOOT SIDE AND REAR FROM ALL LOT LINES.
- ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.



**THE FINAL PLAT FOR COTTONWOOD CREEK - PHASE 4 -**

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



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

SURVEY-PH4 FP.DWG 11/10/2016 B.E.A.  
FILE NUMBER: DATE: DRAWN:  
8961-15-001 1" = 30' B.E.A.  
JOB NUMBER: SCALE: CHECKED:

**ENGINEER'S APPROVAL:**

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS 10 DAY OF May, 2017.

*[Signature]*  
ENGINEER  
SANTA CLARA CITY, UTAH

**APPROVAL OF THE PLANNING COMMISSION:**

ON THIS THE 11 DAY OF May, A.D. 2017 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.

*[Signature]*  
CHAIRMAN OF THE PLANNING COMMISSION  
SANTA CLARA CITY, UTAH

**CITY SURVEYOR'S CERTIFICATE:**

I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

*[Signature]* 5/9/17  
CITY SURVEYOR  
SANTA CLARA CITY, UTAH

**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 OF THE 31 DAY OF May, A.D. 2017 HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

*[Signature]*  
CITY RECORDER  
SANTA CLARA CITY, UTAH

**APPROVAL AS TO FORM:**

APPROVED AS TO FORM, THIS 10 DAY OF June, A.D. 2017.

*[Signature]*  
CITY ATTORNEY  
SANTA CLARA CITY, UTAH

**TREASURER APPROVAL**

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 10 DAY OF JUNE, A.D. 2017, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE TO THE COUNTY ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

*[Signature]*  
WASHINGTON COUNTY TREASURER

**RECORDED No.**

DOC # 20170023384  
Map (Conveying Property)  
Page 1 of 2  
FEE: COUNTY RECORDER, WASHINGTON COUNTY, UTAH

**GENERAL NOTES AND RESTRICTIONS:**

1. A 7.50 foot wide public utility and drainage easement exists along all side and rear lot lines, and a 10.00 foot wide public utility and drainage easement exists along all front lot lines, unless noted otherwise.
2. Notwithstanding the posting of bond for installation of off-site improvements, no building permit will be issued for any lot in this subdivision until all utilities are fully installed in the entire subdivision.
3. Unstable soil conditions might exist on lots in this subdivision. Purchasers of lots herein have the sole responsibility for obtaining appropriate engineering services and advice relative to the usability of the lots. The City of Santa Clara disclaims any and all responsibility for such soil conditions, water control (surface and/or subsurface), and drainage control.
4. The Basis of Bearing for this plat is the South line of Section 16, from the Southeast Corner, a 1968 BLM brass cap to the South Quarter Corner, a 1968 Washington County brass cap, of Section 16, Township 42 South, Range 16 West Salt Lake Base and Meridian. The bearing is North 89°12'56" West and measures 2646.47 feet on the ground.
5. Property is subject to findings, summaries, and conclusions of the "Geotechnical Investigation, Cottonwood Creek, Phase 3, Santa Clara, Utah" prepared by Rosenberg Associates. A copy of which is available for inspection or copies made by contacting the City of Santa Clara, 2121 Santa Clara Drive, Santa Clara, Utah 84165.
6. There is a rotation from Cottonwood Creek Phase 1 and this plat of 00°00'26" counter clockwise.

**NOTE:**

LOT 1 IS NOT SUBJECT TO THE CC&RS OF COTTONWOOD CREEK SUBDIVISION

SCALE: 1" = 40'

**OWNER'S DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the above described tract of land having caused the same to be subdivided into lots and public streets to be hereafter known as:

**COTTONWOOD CREEK PHASE 3**

for good and valuable consideration received, does hereby dedicate and convey to the City of Santa Clara for perpetual use of the public all parcels of land shown on this plat as public streets and easements. All lots, streets and easements are noted or shown. The owners do hereby warrant to the City of Santa Clara and its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons. Lots shown on this plat are subject to the Declaration of Covenants, Conditions and Restrictions, of "Cottonwood Creek, Phase 1", recorded in the office of the Washington County Recorder on this 25th day of April 2002, at Book 1460, Page 35, said Declaration of Covenants, Conditions and Restriction is hereby incorporated and made part of this plat.

In witness whereof we have hereunto set our hands this 21st day of December, 2005.

KMD HOLDINGS, L.L.C.  
A Utah Limited Liability Company

By: Matt Musgrave/Managing Member

WILLIAM T. GORISHEK

By: William T. Gorishek

HEIDI GORISHEK

By: Heidi Gorishek

LONNE GUBLER

By: Lonne Gubler

CITY OF SANTA CLARA  
A Utah Municipal Body Politic

By: Dennis Drake, Mayor

By: Barbara Salmon, City Recorder

**SURVEYOR'S CERTIFICATE:**

I, Brandon E. Anderson, St. George, Utah do hereby certify that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4438716. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into streets, lots, and easements to be hereafter known as:

**COTTONWOOD CREEK PHASE 3**

That the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

DATE: 12-21-2005

By: Brandon E. Anderson

CERTIFICATE NO. 4438716



**LEGAL DESCRIPTION:**

Beginning at a point North 89°12'56" West 842.73 feet along the section line and North 578.32 feet from the Southeast Corner of Section 16, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running:

thence North 22°40'28" East 76.67 feet to the southerly line of Cottonwood Creek, phase 1;

thence South 58°06'00" East 50.66 feet along the southerly line of Cottonwood Creek, Phase 1 to the westerly line of Cottonwood Creek, Phase 1;

thence North 22°40'28" East 467.26 feet along the westerly line of Cottonwood Creek, Phase 1;

thence South 87°48'24" East 146.91 feet to the south line of Vineyard Drive;

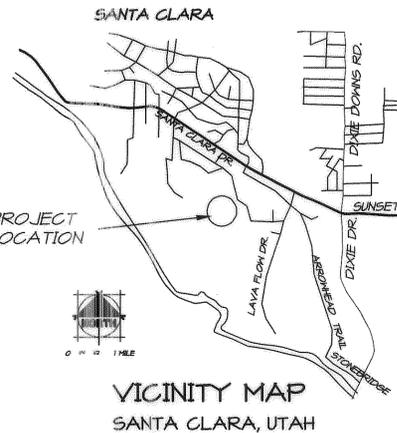
thence southeasterly 39.31 feet along an arc of a 600.00 foot radius curve to the right (center bears South 35°36'32" West long chord bears South 52°30'52" East 34.30 feet with a central angle of 03°45'13") along the southerly line of Vineyard Drive to a point on the east line of Lot 4, Santa Clara Town and Field Survey;

thence South 22°04'51" West 619.73 feet along the easterly line of Lot 4, Santa Clara Town and Field Survey;

thence North 54°06'40" West 186.07 feet;

thence North 67°19'32" West 50.00 feet to the Point of Beginning.

Containing 108,364 square feet or 2.488 acres



LOT 1  
COTTONWOOD CREEK PHASE I  
35,317 sq. ft.  
0.811 acres

LOT 2  
22,991 sq. ft.  
0.528 acres

LOT 3  
23,140 sq. ft.  
0.531 acres

LOT 4  
23,286 sq. ft.  
0.535 acres

FLORENCE STUCKI

LONNE GUBLER

FLORENCE STUCKI

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:**

State of Utah }  
County of Washington } s.s.  
On the 21st day of December, 2005, personally appeared before me Matt Musgrave, who being by me duly sworn did say that he is the Managing Member of KMD Holdings L.L.C. and that he executed the foregoing Final Plat of the Cottonwood Creek, Phase 3 on behalf of said limited liability company being authorized and empowered to do so by the operating agreement of KMD Holdings L.L.C. and he did duly acknowledge to me that such limited liability company executed the same for the uses and purposes stated therein.

My commission expires 12/11/08

Notary Public

**CORPORATE ACKNOWLEDGMENT:**

State of Utah }  
County of Washington } s.s.  
On the 21st day of FEBRUARY, 2006, personally appeared before me Dennis Drake, who being by me duly sworn, did say that he is the Mayor of Santa Clara City, and that he executed the foregoing Subdivision Final Plat on behalf of Santa Clara City by authority of a resolution of Santa Clara City Council for the uses and purposes stated therein.

My commission expires 5-11-08

Notary Public

**MORTGAGEE CONSENT TO RECORD:**

Washington Mutual Bank, Mortgagee of the herein described tract of land, do hereby give consent of said tract of land to be used for the uses and purposes described in the plat and joins in the dedication.

By: [Signature]

**CORPORATE ACKNOWLEDGMENT:**

State of Utah }  
County of Washington } s.s.  
On the 21st day of December, 2005, personally appeared before me Matthew Gibbons, who being by me duly sworn, did say that he is the Branch Manager of Washington Mutual Bank, and that he executed the foregoing Mortgagee Consent to Record on behalf of Washington Mutual bank by authority of a resolution of its board of directors for the uses and purposes stated therein.

My commission expires 11/10/06

Notary Public

**INDIVIDUALS ACKNOWLEDGMENT:**

State of Utah }  
County of Washington } s.s.  
On the 21st day of February, 2006, personally appeared before me William T. Gorishek and Heidi Gorishek who duly acknowledged to me that they signed the foregoing OWNER'S DEDICATION freely and voluntarily for the uses and purposes stated therein.

My commission expires 5-11-08

Notary Public

**INDIVIDUALS ACKNOWLEDGMENT:**

State of Utah }  
County of Washington } s.s.  
On the 21st day of January, 2006, personally appeared before me Lonne Gubler who duly acknowledged to me that he signed the foregoing OWNER'S DEDICATION freely and voluntarily for the uses and purposes stated therein.

My commission expires 5-11-08

Notary Public

**FINAL PLAT of COTTONWOOD CREEK PHASE 3**  
A 4 LOT - SINGLE FAMILY HOME SUBDIVISION, 2.488 ACRE SITE, LOCATED IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE AND MERIDIAN, SANTA CLARA CITY, WASHINGTON COUNTY, STATE OF UTAH

FINAL PLAT OF COTTONWOOD CREEK, PHASE 3 LOCATED IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN. A 4 LOT - SINGLE FAMILY HOME SUBDIVISION. 2.488 ACRE SITE

**ROSENBERG ASSOCIATES**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
352 East Riverside Drive, Suite 45 St. George, Utah 84790 - (435) 678-8586

FILE NUMBER: FPLAT	DATE: JAN. 11, 2005	DRAWN: A.M.H.
JOB NUMBER: 3511-04-006	SCALE: 1" = 40'	CHECKED: B.E.A.

**CITY ENGINEERS CERTIFICATE:**

The hereon subdivision has been reviewed and is approved in accordance with information on file in this office this 12th day of January, 2006.

By: Todd Edwards  
City Engineer  
City of Santa Clara, Utah

Date: 1/12/06

**CITY SURVEYOR'S CERTIFICATE:**

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

By: Kathy A. [Signature]  
Santa Clara City Surveyor

Date: 1/10/06

**APPROVAL as to FORM**

Approved as to form this 23rd day of APRIL, A.D. 2005.

By: [Signature]  
City Attorney  
City of Santa Clara, Utah

**APPROVAL of the PLANNING COMMISSION:**

On this the 18th day of JANUARY, A.D. 2005 the Planning Commission of the City of Santa Clara, having reviewed the above "Cottonwood Creek, Phase 3" Final Plat and having found that it complies with the requirements of the City of Santa Clara's planning ordinances, and by authorization of said commission hereby approve said Subdivision for acceptance by the City of Santa Clara, Utah.

By: [Signature]  
Chairman  
Planning Commission  
City of Santa Clara, Utah

**APPROVAL and ACCEPTANCE by the CITY OF SANTA CLARA, UTAH:**

We the Mayor and the City Council of the City of Santa Clara, Utah have reviewed the above subdivision "Cottonwood Creek Phase 3" and by authorization of said City Council in the minutes of its meeting of the 26th day of JANUARY, A.D. 2005, hereby accept said subdivision with all commitments and all obligations pertaining thereto.

Attest: City Recorder  
City of Santa Clara, Utah

Attest: Mayor  
City of Santa Clara, Utah

**RECORDED NO 20060017860**

STATE OF UTAH,  
COUNTY OF WASHINGTON

RECORDED AND FILED AT THE REQUEST OF:  
**SOUTHERN UTAH TITLE CO.**

DATE: 5/3/06  
TIME: 3:20 P.M.

FEE: 37.00

By: Russell Smith  
WASHINGTON COUNTY RECORDER

**SANTA CLARA CITY PLANNING COMMISSION  
MEETING MINUTES  
2603 Santa Clara Drive  
Thursday, February 12, 2026**

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

**Absent:** Joby Venuti  
Tyler Gubler

**Staff:** Jim McNulty, Planning and Economic Development Director  
Cody Mitchell, Building Official  
Debbie Andrews, Administrative Assistant

**1. Call to Order**

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on February 12, 2026, at 5:32 PM.

**2. Opening Ceremony**

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

**3. Conflicts and Disclosures**

No conflicts or disclosures were reported by any Commissioners.

**4. Working Agenda**

**A. Public Hearing**

- 1. Consider a proposed text amendment to Chapter 17.44.130, Temporary Signs. The proposed text amendment is proposed to update language associated with City Sponsored Events.**

Jim McNulty, Planning and Economic Development Director, presented the draft ordinance for temporary signs, which had previously been discussed with Planning Commission on January 22 and the City Council on January 28. Both bodies had expressed support for the proposed amendment.

The amendment adds new text for city-sponsored events and includes some chapter cleanup. The key addition is language in section 17.44.130, item h, which now includes provision for city-sponsored events such as Swiss Days, America's 250 celebration, and similar events. The amendment allows temporary banners on private or public property not exceeding 32 square

feet in area or 4 feet in height for up to one year in duration, with City staff review and approval required prior to placement.

The second part of the amendment relocated existing language for Swiss Days to become item 2 under this section, as recommended by city legal counsel.

During the public hearing, no public comments were received.

Commissioner Clark expressed that while he intended to support the amendment, he felt uncomfortable voting for something that gave the City privileges not available to others, though he understood the unusual circumstances necessitating the change. Mr. McNulty noted that other cities in Washington County were making similar amendments to accommodate America's 250 celebrations.

**2. Consider a proposed text amendment to Chapter 17.44.110, Monument Signs. The proposed text amendment would allow for Planned Center Monument Signs.**

Mr. McNulty presented the proposed amendment to allow for planned center monument signs, which had been previously discussed with the Planning Commission on December 11, 2025, and January 8, 2026, as well as with the City Council on January 14, 2026. Both bodies had expressed support for moving forward with the amendment.

The presentation included visual examples of similar signs in St. George for the River Crossing shopping center, though Santa Clara's proposed signs would be limited to 12 feet in height compared to St. George's 18 feet. Mr. McNulty reported that Cole West and their sign company, who are developing the 7-acre commercial site east of the Harmon shopping center, are enthusiastic about this concept.

The amendment adds a new section for planned center monument signs in the PDC zone on parcels of 5 acres or larger with a minimum of 4 businesses advertised, subject to Planning Commission approval. The signs would be limited to 12 feet in height (including base), with a maximum width of 12 feet, and not exceeding 120 square feet of actual advertisement area. The sign base must be a minimum of 2 feet in height with materials matching the buildings, and lighting requirements were specified with Commissioner Walton's input about directing light away from adjacent properties and traffic.

An additional change was made to the existing monument sign section, in the PDC Zone, reducing the maximum width from 12 feet to 10 feet to ensure a 70 square foot maximum area that aligns with the 7-foot height limit.

During the public hearing, no public comments were received.

Commissioners discussed whether to limit the number of signs per street frontage, with Mr. McNulty suggesting that while this could be added as one sign per street frontage, the discretionary language in the ordinance requiring Planning Commission approval provides sufficient control.

Commissioner Walton raised lighting concerns, highlighting potential light issues on homes across the street. Mr. McNulty detailed the buffer and suggested turning off signage at 10 PM

if complaints were received, confirming developers favored backlit lettering, not internal illumination.

Commissioner Clark inquired about regulating the number of businesses on signs and avoiding too many monument signs per property. Mr. McNulty stated developers manage this with tenants, and all signs undergo Planning Commission review in the PDC Zone. Commissioner Westbrook felt that specific limitations weren't needed due to case-by-case Planning Commission review, and Commissioner Blake concurred, citing existing discretionary ordinance language.

**B. Public Meeting**

1. **See General Business Items.**

**5. General Business**

**A. Recommendation to City Council**

1. **Recommendation to the City Council for a proposed text amendment to Chapter 17.44.130, Temporary Signs. The proposed text amendment is proposed to update language associated with City Sponsored Events.**

*Motion: Commissioner Westbrook moved that the Planning Commission recommend approval for the code amendment Chapter 17.44.130, Temporary Signs, to the City Council. Commissioner Walton seconded the motion. The motion passed unanimously (Commissioner Harris was absent for this vote).*

2. **Recommendation to City Council for a proposed text amendment to Chapter 17.44.110, Monument Signs. The proposed text amendment would allow for Planned Center Monument Signs.**

*Motion: Commissioner Walton moved to recommend a positive recommendation for approval for the code amendment Chapter 17.44.110, plan center monument signs to the City Council. Commissioner Harris seconded the motion. The motion passed unanimously.*

**B. Planning Commission Approval**

1. **Approval of a demolition permit and new single-family home located at 1496 Victors Street and within the Historic District. Dave and Debi Frei, applicants.**

Mr. McNulty presented the application from Dave and Debi Frei to remove an existing home at 1496 Victor Street to allow for construction of a new single-family home. The existing craftsman style bungalow, built in 1909, is approximately 1,737 square feet on a 0.5-acre property. The Frei's inherited the home in 2025 after Gwendolyn Frei passed away.

The Heritage Commission reviewed the application on January 15, 2026, and recommended approval. Frei's plan is to build a modern craftsman style bungalow that respects the home's history while providing a new residence.

Mr. McNulty outlined the city code requirements for demolition of historic buildings and confirmed that the applicants had met the necessary standards. The proposed new home design was presented, showing a front elevation that maintains craftsman style elements with wider wood pillars and beams as requested by the Heritage Commission.

The most significant point of discussion was regarding a sycamore tree on the property. Mr. McNulty explained that while the historic district design guidelines specifically protect sycamore trees along Santa Clara Drive, they don't address trees on side streets like Victors Street. The tree has been causing sidewalk damage, and the Parks Director and Heritage Commission agreed to its removal. The Heritage Commission recommended replacing it with a substantial tree of at least 2.5-inch caliper.

Mr. Frei explained that the tree would also interfere with their planned driveway location and noted that it regularly drops limbs during windy conditions. He indicated they were considering replacing it with either a non-bearing pear tree or another sycamore.

Commissioner Blake expressed concern about removing the large tree but acknowledged that the code didn't specifically protect it. Commissioner Walton supported the homeowners' property rights in this matter.

*Motion: Commissioner Walton moved to approve the demolition permit and construction of a new single-family home located at 1496 Victor Street subject to the 7 conditions outlined. Commissioner Westbrook seconded the motion. The motion passed 4-1, with Commissioner Blake voting against.*

**2. Conditional Use Permit Review for the Black Desert Community located east of Red Mountain Drive, and west of Entrada. Koko Head, Black Desert Resort, applicant.**

Koko Head, representing Black Desert Resort, requested renewal of a conditional use permit for the Black Desert Community. The subject properties in Santa Clara are approximately 300 acres that will be used for construction staging, landscaping, storage of materials, and rock moving/crushing in designated areas.

Mr. McNulty presented a map showing the updated areas covered by the permit:

- Area 1: Tree planting nursery and storage for equipment, rock, and aggregate materials for Silver Reef subdivision
- Area 2: Rock mountain crushing operations and storage of materials
- Area 3: Continued use for parking, staging, and deliveries for tournaments, including the upcoming PPA (Professional Pickleball Association) event
- Area 4: Future permanent maintenance facility location, currently used for equipment storage

Koko Head explained that two previously designated areas (5 and 6) are now part of the Silver Reef and South Village at Black Desert subdivisions. He noted that their goal is to

gradually reduce the areas requiring conditional use permits as development progresses, anticipating that next year they may be down to just two areas.

Mr. McNulty reviewed the conditions addressing noise, dust, aesthetics, safety, traffic, and hours of operation, with specific mitigations for each concern. Hours of operation would be 7 AM to 7 PM during summer months (April-October) and 8 AM to 5 PM during winter months (November-March).

Commissioner Walton asked if these areas would eventually be developed, and Koko Head confirmed they would, noting they are exploring options that would complement the city's desires for more commercial space and affordable housing.

*Motion: Commissioner Westbrook moved that the Planning Commission approve the conditional use permit subject to the 5 conditions together with the 3 findings disclosed on the following page. Commissioner Harris seconded the motion. The motion passed unanimously.*

## **6. Discussion Items**

**A. None.**

## **7. Approval of Minutes**

### **A. Request for Approval of Meeting Minutes: January 22, 2026**

The Planning Commission reviewed the minutes from January 22, 2026. Commissioner Harris noted corrections needed on the last page where she was incorrectly identified as Commissioner Walton regarding the co-chair position and corrections to the previous minutes.

*Motion: Commissioner Walton moved to approve the minutes with the additional corrections. Commissioner Harris seconded the motion. The motion passed unanimously.*

## **8. Adjournment**

Mr. McNulty noted that the Planning Commission would meet again on February 26, with the annexation policy plan public hearing scheduled. He also mentioned that several Commissioners would be out of town during spring break (week of March 9), which might affect quorum for that meeting.

The Commission briefly discussed the upcoming Utah Institute's spring conference scheduled for March 20, 2026.

Commissioner Blake adjourned the meeting at 6:44 PM.

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**Jim McNulty**

**Planning Director**

**Approved:** \_\_\_\_\_

DRAFT