NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, AUGUST 12, 2026
TIME: 4:00 PM

Public Notice is hereby given that the Santa Clara City Council will hold a Work Meeting in the Santa Clara City Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah on Wednesday, August 12, 2026, commencing at 4:00 PM. The meeting will be broadcasted on our city website at https://santaclarautah.gov.

1. **Call to Order:**

2. **Working Agenda:**

   A. General Business:

      1. Discussion regarding adding Low Pressure Sewer to our Construction Standards Manuel. Presented by Casey Stratton, Public Works Director.

      2. Discussion regarding Easement creation and abandonment on Neil Walters property (SC-6-2-16-345). Presented by Casey Stratton, Public Works Director.

      3. Discussion regarding Streets Impact Fee. Presented by Brock Jacobsen, City Manager.

      4. Continued discussion regarding Frei's Fruit Stand Parking. Presented by Brock Jacobsen, City Manager.

3. **Staff Reports:**

4. **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, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 6th day of August 2026 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.

Selena Nez

Selena Nez, CMC
City Recorder

CITY COUNCIL

Meeting Date: August 12, 2026 **Agenda Item:** 1

Applicant: Santa Clara City **Requested by:** Casey Stratton

Subject: Add low pressure sewer standards

Description:

Discussion to add low pressure sewer standards to our construction standards manual. New development is requiring low pressure sewer to be installed and we currently do not have standards to apply.

Recommendation: N/A

Attachments: N/A

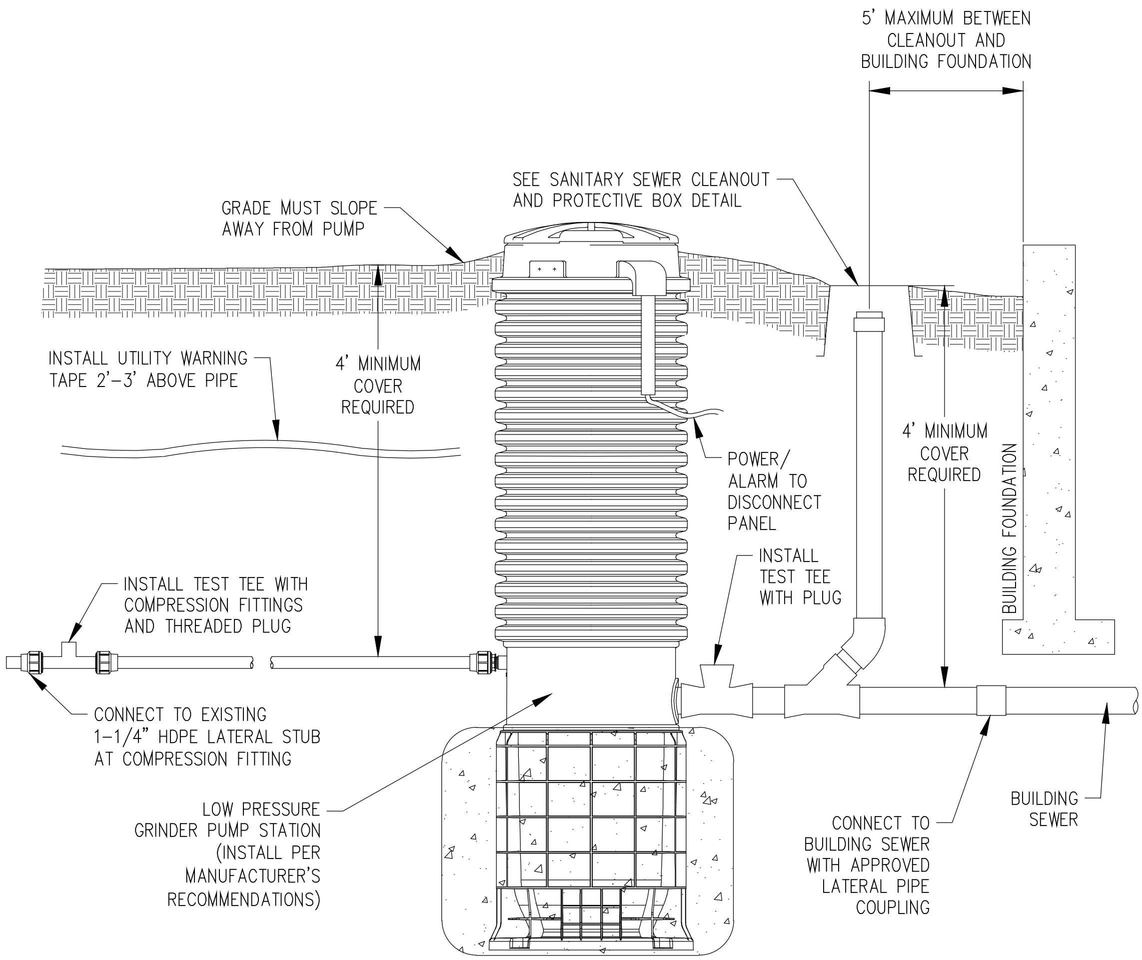
Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

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



NOTES:

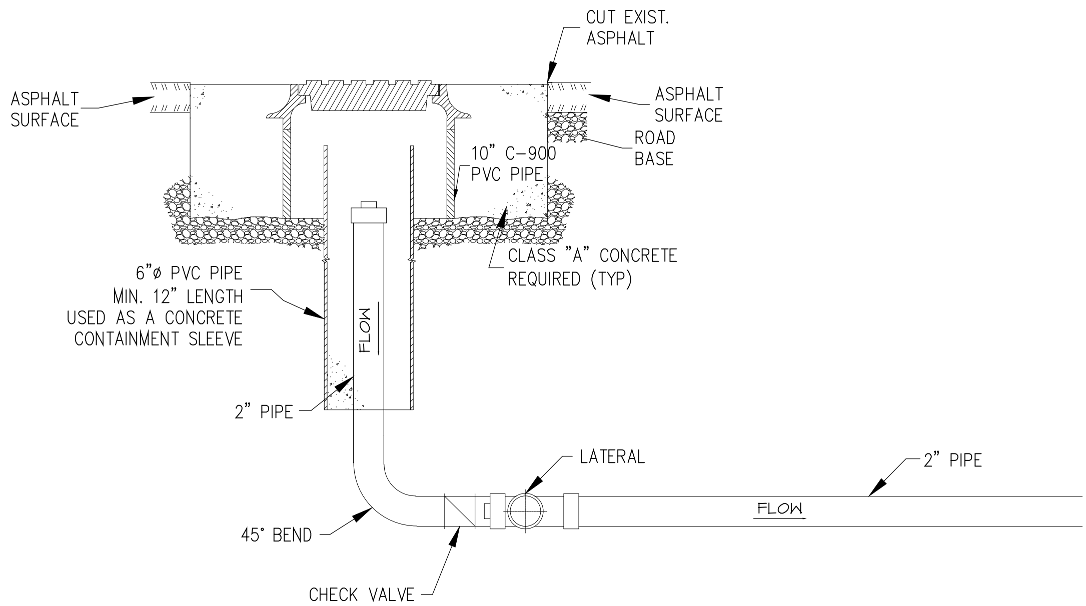
1. 4' MINIMUM COVER FOR LOW PRESSURE LATERALS.
2. SEPARATION FROM AN ADJACENT RETAINING WALL FACE SHALL MEET THE MINIMUM VERTICAL DEPTH REQUIREMENTS.

SANTA CLARA PUBLIC SERVICES DEPARTMENT

REVISIONS		
DATE	DESCRIPTION	BY

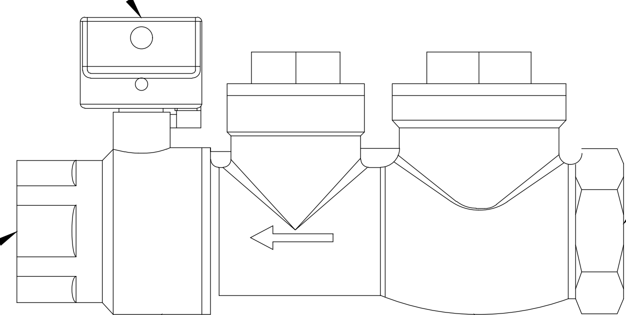
LOW-PRESSURE LATERAL STUB TO BUILDING CONNECTION

STANDARD DWG. NO.	
228	1 OF 1
APPROVED:	
DATE: FEB 2026	BY: AH



SANTA CLARA PUBLIC SERVICES DEPARTMENT

REVISIONS			PRESSURE SEWER CLEANOUT DETAIL	STANDARD DWG. NO.	
DATE	DESCRIPTION	BY		225	1 OF 1
				APPROVED:	
				DATE: FEB 2026	BY: AH



NOTES:

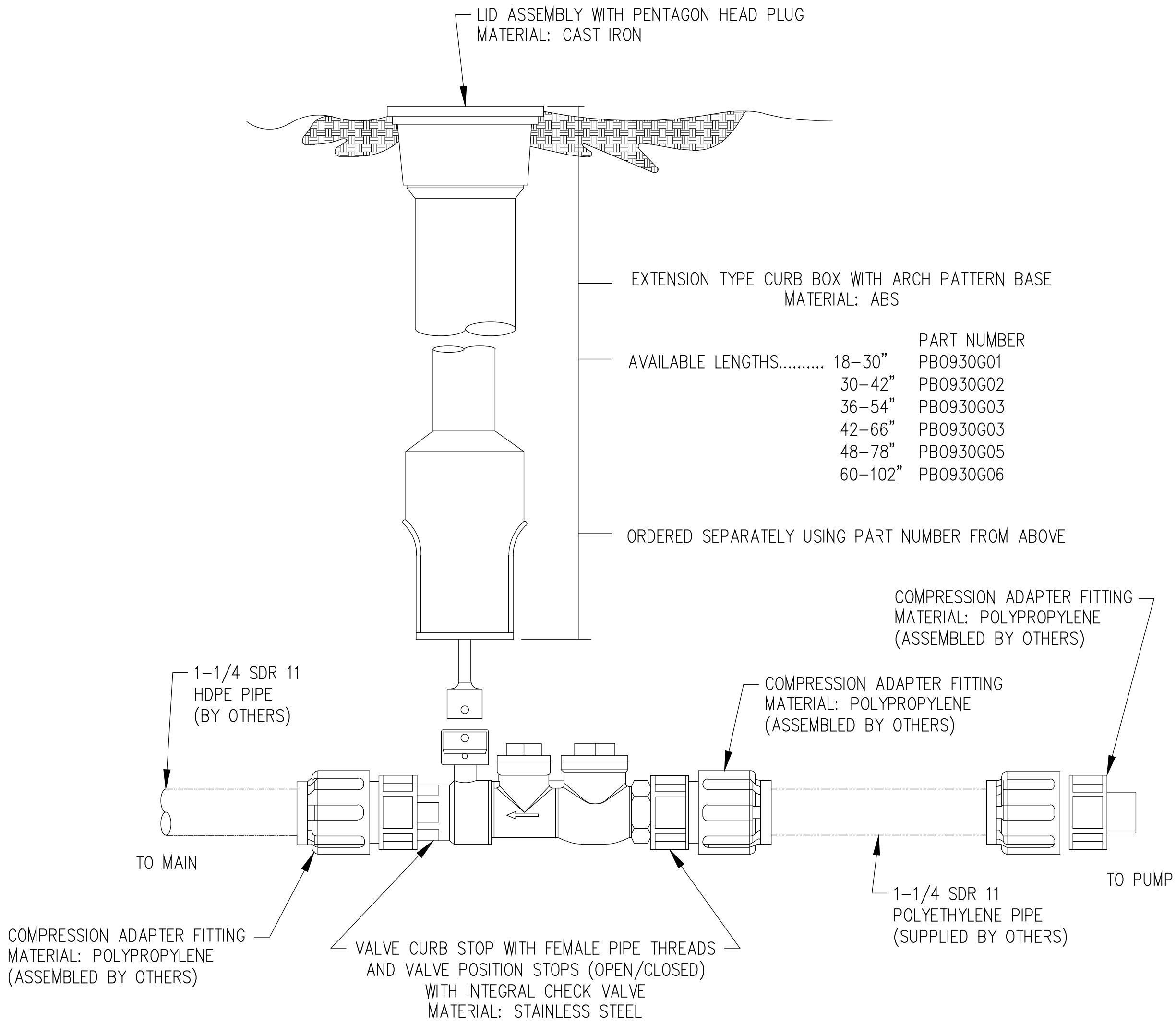
1. FOR SS FITTING INTO SS THREAD, USE PIPE DOPE OR TEFLON TAPE, NOT BOTH.
2. FOR PLASTIC FITTINGS INTO SS THREAD, USE PIPE DOPE AND 2 LAYERS OF TEFLON TAPE.
3. TO ORDER SS LATERAL, NO FITTINGS USE PART NUMBER NB0184901
4. PRESSURE RATING: 235 PSI
5. PART IS A BALL VALVE CURB STOP WITH FEMALE PIPE THREADS, VALVE POSITION STOPS (OPEN/CLOSED), AND INTEGRAL CHECK VALVE MATERIAL: STAINLESS STEEL

SANTA CLARA PUBLIC SERVICES DEPARTMENT

REVISIONS		
DATE	DESCRIPTION	BY

STAINLESS STEEL LATERAL ASSEMBLY
NO FITTINGS

STANDARD DWG. NO.	
226	1 OF 1
APPROVED:	
DATE: FEB 2026	BY: AH



NOTES:

1. SS CURB STOP/CHECK CALCE AND FITTINGS ARE PROVIDED SEPARATELY, TO BE ASSEMBLED BY OTHERS
2. TO ASSEMBLE, APPLY A DOUBLE LAYER OF TEFLON TAPE, AND A LAYER OF PIPE DOPE (SUPPLIED BY OTHERS) TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURE'S INSTRUCTIONS.

   *FOR SS FITTING INTO SS THREAD, USE PIPE DOPE OR TEFLON TAPE, NOT BOTH
3. ASSEMBLY IS TO BE PRESSURE TESTED (BY OTHERS)
4. ASSUMBLEY IS TO BE USED WITH SDR11 HDPE PIPE
5. TO ORDER SS LATERAL KIT, USE PART NUMBER NC0193G01
6. CURB BOX IS TO BE ORDERED SEPERATELY, SEE ABOVE

SANTA CLARA PUBLIC SERVICES DEPARTMENT

REVISIONS		
DATE	DESCRIPTION	BY

STAINLESS STEEL LATERAL KIT
1–1/4" SDR 11 HDPE PIPE

STANDARD DWG. NO.	
227	1 OF 1
APPROVED:	
DATE: FEB 2026	BY: AH

CITY COUNCIL

Meeting Date: August 12, 2026

Agenda Item: 2

Applicant: Santa Clara City

Requested by: Casey Stratton

Subject: Easement discussion

Description:

Discuss easement creation and abandonment on Neil Walter Property (SC-6-2-16-345)

Recommendation: Discussion

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

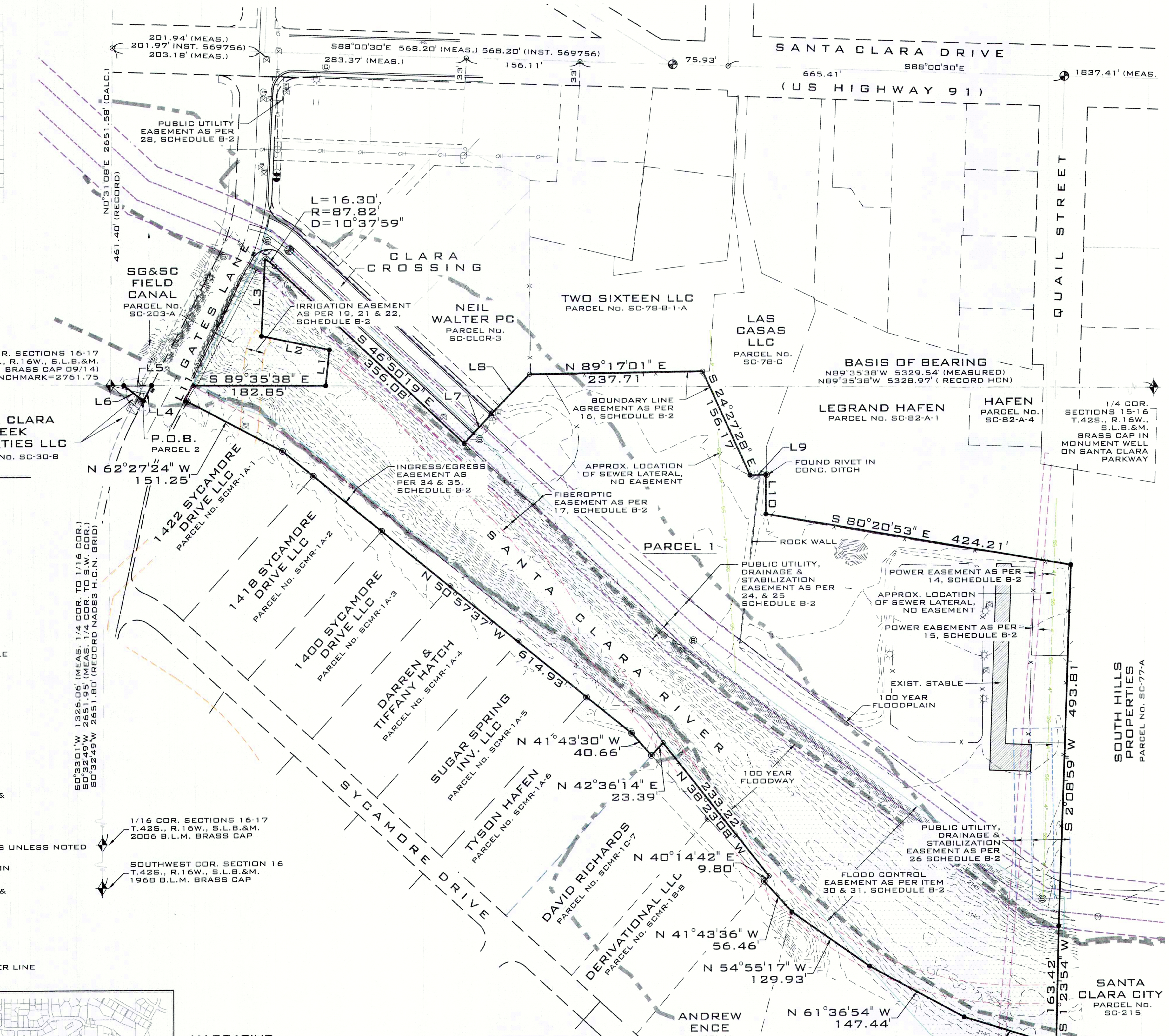
2603 Santa Clara Drive, Santa Clara, Utah 84765
Phone (435) 673-6712 Fax (435) 628-7338

Line Table		
Line	Length	Direction
L1	49.60'	N 6°00'00" E
L2	94.94'	N 78°17'30" W
L3	105.39'	N 2°42'30" E
L4	24.06'	N 27°32'36" E
L5	38.10'	N 89°35'38" W
L6	34.56'	S 51°17'59" E
L7	60.00'	N 43°09'41" E
L8	70.01'	N 44°16'08" E
L9	21.68'	N 88°44'25" E
L10	53.54'	S 0°01'40" E
L11	21.98'	N 27°32'36" E

N

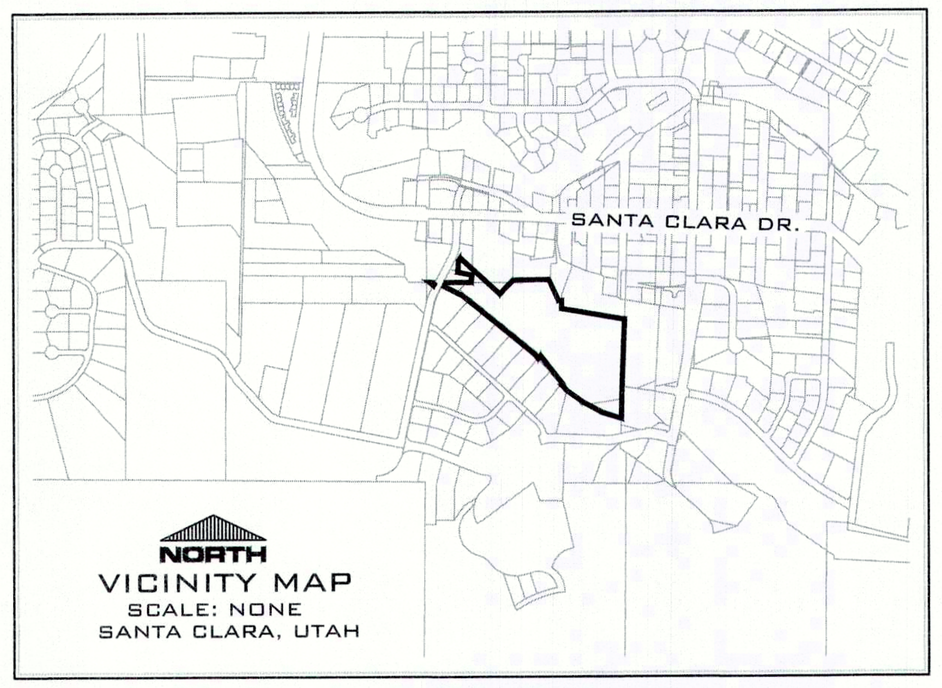
0 80 160

SCALE: 1"=80'



LEGEND:

- EXISTING WATER TAP
- EXISTING ELECTRICAL BOX
- EXISTING COMMUNICATION BOX
- COMMUNICATION MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT POLE
- EXISTING IRRIGATION MANHOLE
- EXISTING GAS VALVE
- EXISTING ELECTRICAL BOX
- EXISTING ELEC. TRANSFORMER
- EXISTING GUY WIRE
- EXISTING IRRIGATION VALVE
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES OR AS NOTED
- NOTHING SET OR FOUND
- FOUND ROSENBERG ASSOCIATES UNLESS NOTED
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- —X— EXISTING FENCE LINE
- —OH— EXISTING OVERHEAD POWER LINE



NORTH
VICINITY MAP
SCALE: NONE
SANTA CLARA, UTAH

LOCATED IN THE N.W. 1/4 & S.W. 1/4 OF SECTION 16 T.42S., R.16W., S.L.B.&M.

NARRATIVE:

This survey was conducted at the request of the client to provide an ALTA/NSPS Land Title Survey. The Basis of Bearing is as noted. Property corners were set with a 5/8" rebar and cap (Rosenberg Associates) or nail and washer where applicable.

SURVEYOR'S CERTIFICATE:

I hereby certify to Granite Peaks Investments, LLC, a Utah Limited Liability Company, Southern Utah Title & Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, including items 1, 3, 4 & 5 of Table A. The field work was completed on July 10, 2026.

Date: 7/16/26

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
4938716
BRANDON E. ANDERSON
STATE OF UTAH

Brandon E. Anderson

Certificate No. 4938716

COMMITMENT FOR TITLE INSURANCE:

Prepared pursuant to Southern Utah title, Commitment Date June 24, 2026 Commitment No.: 239017.

TABLE A STATEMENT OF INFORMATION:

Item 3: Flood Zone Classification - The surveyed parcel is located within Zone "X" "AE" & the Regulatory Floodway. "X" which is defined as "Areas determined to be outside the 0.2% annual chance floodplain", "AE" Base flood elevations determined - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. and such flood condition is shown on the Federal Flood Insurance Rate Maps, Community No. 49053C0768G, Dated April 2, 2009.

Note: Said zone determined by depicted scale map location and graphic plotting only

Item 4: The total gross area of the site is 11.40 acres.

Item 5: Vertical relief with the source of information (UAV survey), *contour interval = 1 foot, datum NAVD 88, Benchmark is the* quarter corner of sections 16-17 T.42S., R.16W., S.L.B.&M.

LEGAL DESCRIPTION:

Parcel 1:

Beginning at a point on the easterly line of Gates Lane, said point being the northerly corner of The Sycamores at Santa Clara Phase 1A, said point also being South 00°33'01" West 21.15 feet along the section line and East 102.29 feet from the West Quarter Corner of Section 16, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 27°32'36" East 22.95 feet along said easterly line of Gates Lane to the center section line; thence South 89°35'38" East 182.85 feet along said center section line; thence North 06°00'00" East 49.60 feet; thence North 78°17'30" West 94.94 feet; thence North 02°42'30" East 142.89 feet to said easterly line of Gates Lane; thence northerly the following (3) courses along said easterly line of Gates Lane; thence North 57.54 feet along an arc of a 275.00 foot radius curve to the left (center bears North 75°16'10" West, long chord bears North 08°44'13" East 57.43 feet with a central angle of 11°59'15"); thence North 02°44'35" East 125.05 feet; thence Northeast 46.73 feet along an arc of a 30.00 foot radius curve to the right (center bears South 87°15'25" East, long chord bears North 47°22'02" East 42.15 feet with a central angle of 89°14'55") tot eh southerly line of Santa Clara Drive; thence South 88°00'30" East 228.50 feet along said southerly line of Santa Clara Drive; thence South 03°11'55" West 90.70 feet; thence South 65°19'05" East 102.41 feet; thence South 00°13'13" West 1.18 feet; thence South 00°13'13" West 77.10 feet; thence South 00°19'26" West 187.83 feet; thence North 89°17'01" East 237.71 feet; thence South 24°27'28" East 156.17 feet; thence North 88°44'25" East 21.68 feet; thence South 00°01'40" East 53.54 feet; thence South 80°20'53" East 424.21 feet; thence South 02°08'59" West 493.81 feet; thence South 01°23'54" West 163.42 feet; thence North 72°39'18" West 132.14 feet; thence North 61°36'54" West 147.44 feet; thence North 54°55'17" West 129.93 feet; thence North 41°43'22" West 329.00 feet to, along and beyond the northeasterly line of The Sycamores at Santa Clara Phase 1C and to and along said The Sycamores at Santa Clara Phase 1A; thence northwesterly the following (2) courses along said northeasterly line of said The Sycamores at Santa Clara Phase 1A; thence North 50°57'37" West 614.93 feet; thence North 62°27'24" West 151.25 feet to the Point of Beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point being North 00°33'01" East 1,244.24 feet along the section line and East 486.09 feet from the Northwest of the Southwest of the Southwest Quarter Corner of Section 16, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 46°50'19" West 356.08 feet; thence Northwesterly 23.96 feet along an arc of a 88.50 foot radius curve to the left (center bears South 43°09'41" West, long chord bears North 54°35'42" West 23.89 feet with a central angle of 15°30'47"); thence Southwesterly 7.12 feet along an arc of a 20.00 foot radius curve to the left (center bears South 35°38'29" East, long chord bears South 44°09'40" West 7.08 feet with a central angle of 20°23'43") to the Easterly line of Gates Lane as found on file at the Washington County Recorder's Office as Entry No. 20080010771 ; thence Northerly along said Easterly line of Gates Lane the following (3) courses; thence Northerly 98.50 feet along an arc of a 275.00 foot radius curve to the left (center bears North 66°45'10" West, long chord bears North 12°59'43" East 97.89 feet with a central angle of 20°31'18"); thence North 02°44'35" East 125.06 feet; thence Northeasterly 46.73 feet along an arc of a 30.00 foot radius curve to the right (center bears South 87°15'25" East, long chord bears North 47°22'02" East 42.15 feet with a central angle of 89°14'55") to the Southerly line of Santa Clara Drive; thence South 88°00'30" East 228.50 feet along said Southerly line of Santa Clara Drive; thence South 03°11'55" West 90.70 feet; thence South 65°19'05" East 102.41 feet; thence South 00°13'13" West 78.28 feet; thence South 00°19'26" West 187.83 feet; thence South 44°16'08" West 70.01 feet; thence South 43°09'41" West 60.00 feet to the Point of Beginning.

ALSO LESS AND EXCEPTING THEREFROM the following described property:

Beginning at a point being on the Northwesterly corner of The Sycamores at Santa Clara Phase 1C, as found on file with the Washington County Recorder's Office, Entry No. 20210009507 , said point being South 89°35'38" East 740.89 feet along the section line and South 503.50 feet from the West Quarter Corner of Section 16, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 42°36'14" East 23.39 feet; thence South 38°23'11" East 233.23 feet; thence South 40°14'42" West 9.80 feet to the Northeasterly corner of The Sycamores at Santa Clara Phase 1B, as found on file with the Washington County Recorder's Office, Entry No. 20250006453 ; thence North 41°43'22" West 231.89 feet along the Northeasterly line said Phase 1B & Phase 1C to the Point of Beginning.

Parcel 2:
Beginning at a point on the westerly line of Gates Lane, said being South 00°33'01" West 21.74 feet along the section line and East 45.60 feet from the West Quarter Corner of Section 16, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 51°17'59" West 34.56 feet to the center section line; thence South 89°35'38" East 38.10 feet along said center section line to the westerly line of Gates Lane; thence South 27°32'36" West 24.06 feet along said westerly line of Gates Lane to the Point of Beginning.

EASEMENTS AND SERVITUDES PER SCHEDULE B - SECTION 2:

Item 13: Subject to A Joint-Use Right-of-Way in favor of Elved Williams and Marlene A. Williams, Husband and Wife, as Joint Tenants as Entry No. 152874 , in Book 130, at Page 310, Official Washington County Records. - *Its location cannot be determined from the record document*

Item 14: Subject to an Easement in favor of California-Pacific Utilities Company, for an easement, as Entry No. 153658 , in Book 132 at Page 396, Official Washington County Records. - *Plotted*

Item 15: Subject to a Right-of-Way Easement in favor of California-Pacific Utilities Company, Entry No. 153659 , in Book 132, at Page 397, Official Washington County Records. - *Plotted*

Item 16: Subject to the terms and conditions as set forth in that certain Boundary Agreement and Quit Claim Deed, Entry No. 659607 , in Book 1344 at Page(s) 1556 - 1563, Official Washington County Records. - *Plotted*

Item 17: Subject to a Perpetual Irrigation Line and Fiberoptic Conduit Easement in favor of the Washington County Water Conservancy District, Entry No. 856544 , in Book 1603 at Page(s) 1815 - 1817, Official Washington County Records. - *Plotted*

Item 18: Subject to a Perpetual Irrigation Line and Fiberoptic Conduit Easement in favor of the Washington County Water Conservancy District, Entry No. 856545 , in Book 1603 at Page(s) 1818 - 1820, Official Washington County Records. - *Does not affect*

Item 19: Subject to the Effect of a Perpetual Irrigation Line Easement in favor of New Santa Clara Field Canal Company, Entry No. 861080 , in Book 1610, at Pages 322-324, Official Washington County Records. - *Plotted*

Item 20: Subject to the Effect of a Perpetual Irrigation Line Easement in favor of New Santa Clara Field Canal Company, Entry No. 861097 , in Book 1610 at Page(s) 361 - 362, Official Washington County Records. - *Does not affect*

Item 21: Subject to the Effect of a Perpetual Irrigation Line Easement in favor of NEW SANTA CLARA FIELD CANAL COMPANY, Entry No. 865621 , in Book 1616 at Pages 767-769, Official Washington County Records. - *Plotted*

Item 22: Subject to the Effect of a Perpetual Irrigation Line Easement in favor of New Santa Clara Field Canal Company and the Washington County Water Conservancy District, Entry No. 869285 , in Book 1621 at Page(s) 2602 - 2603, Official Washington County Records. - *Plotted*

Item 24: Subject to a Perpetual Public Utility, Drainage and Streambank Stabilization Easement in favor of WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, a political subdivision, and the CITY OF SANTA CLARA, a Utah municipal corporation, Entry No. 999260 , in Book 1837 at Page(s) 1146-1147, Official Washington County Records. - *Plotted*

Item 25: Subject The Effect of a Perpetual Public Utility, Drainage and Streambank Stabilization Easement in favor of WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, a Utah political subdivision, and the CITY OF SANTA CLARA, a Utah municipal corporation, Entry No. 999262 , in Book 1837 at Page(s) 1150 - 1151, Official Washington County Records. - *Plotted*

Item 26: Subject to a Perpetual Public Utility, Drainage and Streambank Stabilization Easement in favor of WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, a Utah political subdivision, and the CITY OF SANTA CLARA, a Utah municipal corporation, Entry No. 999264 , in Book 1837 at Page(s) 1156 - 1157, Official Washington County Records. - *Plotted*

Item 28: Subject to a Public Utility Easement in favor of SANTA CLARA CITY, Doc No. 20060011497 , Official Washington County Records. - *Plotted*, does not affect

Item 29: The effect of RE: Right of Way for Road, executed by Presido Capital, LLC, Doc. No. 20060046955 , Official Washington County Records. - *Does Not Affect the Parcel*

Item 30: Subject to a Flood Control Easement in favor of the City of Santa Clara, a Utah municipal corporation, Doc No. 20130036096 , Official Washington County Records. - *Plotted*

Item 31: Subject to a Flood Control Easement in favor of the CITY OF SANTA CLARA, a Utah municipal corporation, Doc No. 20130036097 , Official Washington County Records. - *Plotted*

Item 34: Subject to the terms and conditions of that certain Easement for ingress and egress, and rights incidental thereto as set forth in Grant of Easement, recorded January 8, 2026, as Doc. No. 20260000887 , Official Washington County Records. (Affects Parcel 1) - *Plotted*

Item 35: Subject to the terms and conditions of that certain Easement for ingress and egress, and rights incidental thereto as set forth in Grant of Easement, recorded January 8, 2026, as Doc. No. 20260000888 , Official Washington County Records. (Affects Parcel 1) - *Plotted*

DATE:	7/16/26
JOB NO.:	8219-26-039
DRAWN BY:	B.E.A.
CHECKED BY:	B.E.A.
SCALE:	1"=80'
DWG:	SURVEY-ALTA

DATE

REVISIONS

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, UT 84790
Ph (435) 673-8586
www.racivil.com

ALTA/NSPS LAND TITLE SURVEY FOR NAI EXCEL

SHEET
1
OF 1 SHEETS

CITY OF SANTA CLARA
FOUNDED 1854

CITY COUNCIL

Meeting Date: August 12, 2026 **Agenda Item:** 3

Applicant: N/A **Requested by:** N/A

Subject: Streets Impact Fee Discussion

Description:

Our current transportation impact fee schedule is based on the April 2024 Transportation Impact Fee Analysis prepared by Horrocks Engineers. The analysis establishes a maximum single-family-equivalent fee of $3,610 and converts commercial uses into equivalent fees based primarily on adjusted PM peak-hour vehicle trips.

Although this methodology is technically supportable, several commercial categories produce substantial upfront costs. For example, the adopted analysis calculates fees of approximately:

Commercial use Fee unit Maximum analyzed fee Shopping center Per 1,000 sq. ft. $8,086 Strip retail plaza Per 1,000 sq. ft. $21,407 Supermarket Per 1,000 sq. ft. $20,685 Quality restaurant Per 1,000 sq. ft. $15,776 Fast food with drive-through Per 1,000 sq. ft. $59,637 Coffee/donut shop with drive-through Per 1,000 sq. ft. $70,395 General office Per 1,000 sq. ft. $5,198

These fees can create significant project feasibility challenges, particularly for smaller commercial spaces, restaurants, drive-through businesses, and tenant improvements. The analysis itself gives the example of a 3,890-square-foot general office paying approximately $20,220.

Commercial development provides benefits that are not directly reflected in an impact fee calculation, including employment, local services, property tax base, and sales tax revenue. When a commercial project does not proceed because its development costs are too high, the City may receive neither the impact fee nor the ongoing economic and sales tax benefits associated with the business.

The central policy question is not whether commercial development creates transportation impacts. It does. The issue is whether collecting the maximum analyzed fee from every commercial project, particularly at the tenant-improvement stage, produces the best overall result for the City.

High commercial fees may:

- Increase the capital required to open a business.
- Reduce the return available to developers, property owners, lenders, and tenants.
- Make vacant commercial space less competitive with space in neighboring communities.
- Discourage restaurants, retailers, and service businesses with high trip-generation classifications.
- Delay occupancy of completed commercial buildings.
- Cause the City to lose both the impact fee and future sales tax revenue

The current process may also place the largest fee burden on the tenant rather than the developer who constructed the underlying commercial building. A tenant may be required to pay a large transportation fee after already committing to a lease, construction plans, equipment, and financing.

Below are two options to look at as part of the discussion.

Collect the Full Fee When the Commercial Shell Is Constructed

Under this option, the impact fee would be collected from the developer at the time the shell building permit is issued, using an assumed commercial category.

This approach has the advantage of placing the initial infrastructure obligation on the party developing the commercial property rather than on a future tenant. It also allows the cost to be included in land acquisition, construction financing, and building pro forma calculations.

The principal difficulty is that the actual use may not yet be known. A retail shell might later contain a furniture store, general retail, restaurant, medical office, or drive-through business. The 2024 schedule varies significantly among those uses. Charging a high-intensity fee at shell construction could overcharge a future low-intensity use; charging a low-intensity fee without a later adjustment could undercharge a high-intensity use.

Baseline Fee at Shell Construction With a Tenant-Improvement True-Up

Under this option, the City would:

Collect a baseline commercial impact fee when the shell is constructed.
Credit that payment to the building or individual tenant spaces.
Determine the final fee when the tenant improvement or change of use occurs.
Collect only the difference if the actual use has a higher adopted fee.
Charge no additional fee when the actual use is at or below the baseline classification, subject to the City's refund and credit policy.

For a multi-tenant retail building, the baseline could be based on shopping center, general retail, or another supported average category. Individual tenant spaces would receive a proportional credit based on square footage.

This method would:

• Move part of the cost to the developer.
• Reduce the amount presented to the tenant at build-out.
• Avoid charging the full restaurant or drive-through fee before the use is known.

Because the existing Horrocks certification states that modifying the analysis or its recommendations may invalidate the consultant's certification, any significant should be reviewed and, where necessary, supported through an amended impact fee analysis and certification.

Recommendation: Discussion

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

Table 1: Proposed Land Use Impact Fees

ITE CODE	LAND USE	UNITS	DEMAND INDEX (single family equivalent)*	IMPACT FEE COST PER UNIT
030	Truck Terminal	Acres	1.87	$ 6,751
INDUSTRIAL (Land Uses 100-199)				
110	General Light Industrial	TSF Gross	0.65	$ 2,347
130	Industrial Park	TSF Gross	0.34	$ 1,227
140	Manufacturing	TSF Gross	0.74	$ 2,671
150	Warehousing	TSF Gross	0.18	$ 650
151	Mini Warehouse	TSF Gross	0.15	$ 542
160	Data Center	TSF Gross	0.09	$ 325
170	Utility	TSF Gross	2.16	$ 7,798
RESIDENTIAL (Land Uses 200-299)				
210	Single-Family Detached Homes	DU	0.94	$ 3,610
215	Single-Family Attached Homes	DU	0.57	$ 2,058
220	Multifamily Housing (Low-Rise)	DU	0.51	$ 1,841
221	Multifamily Housing (Mid-Rise)	DU	0.39	$ 1,408
225	Off-Campus Student Apartment	Bedrooms	0.24	$ 866
231	Mid-Rise Residential 1st-Floor Comm	DU	0.17	$ 614
240	Mobile Home Park	DU	0.58	$ 2,094
251	Senior Adult Housing-Detached	DU	0.3	$ 1,083
252	Senior Adult Housing-Attached	DU	0.25	$ 903
253	Congregate Care	DU	0.18	$ 650
254	Assisted Living	Beds	0.24	$ 866
260	Recreational Homes	DU	0.29	$ 1,047
265	Timeshare	DU	0.63	$ 2,274
270	Residential PUD	DU	0.69	$ 2,491
LODGING (Land Uses 300-399)				
310	Hotel	Rooms	0.59	$ 2,130
311	All Suites Hotel	Rooms	0.36	$ 1,300
312	Business Hotel	Rooms	0.31	$ 1,119
320	Motel	Rooms	0.36	$ 1,300
330	Resort Hotel	Rooms	0.41	$ 1,480
RECREATIONAL (Land Uses 400-499)				
416	Campground/RV Park	Camp Sites	0.27	$ 975
430	Golf Course	Holes	2.91	$ 10,505
437	Bowling Alley	Lanes	1.3	$ 4,693
445	Multiplex Movie Theater	TSF Gross	6.17	$ 22,274
490	Tennis Courts	Courts	4.21	$ 15,198
492	Health/Fitness Club	TSF Gross	3.45	$ 12,455
495	Recreational Community Center	TSF Gross	2.50	$ 9,025
INSTITUTIONAL (Land Uses 500-599)				
520	Elementary School	Students	0.16	$ 578
522	Middle/Juniour High School	Students	0.15	$ 542
530	High School	Students	0.26	$ 939
534	Private School (K-8)	Students	0.19	$ 686
536	Charter Elementary School	Students	0.16	$ 578
538	Charter School (K-12) (Peak hour of	Students	0.73	$ 2,635
560	Church	TSF Gross	0.49	$ 1,769
565	Daycare Center	TSF Gross	11.12	$ 40,143
MEDICAL (Land Uses 600-699)				
610	Hospital	TSF Gross	0.86	$ 3,105
620	Nursing Home	Beds	0.14	$ 505
630	Clinic	TSF Gross	3.69	$ 13,321

* TSF: Thousand Square Feet

* DU: Dwelling Unit

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Table 1: Proposed Land Use Impact Fees (continued)

ITE CODE	LAND USE	UNITS	DEMAND INDEX (single family equivalent)*	IMPACT FEE COST PER UNIT
OFFICE (Land Uses 700-799)				
710	General Office	TSF Gross	1.44	$ 5,198
712	Small Office Building	TSF Gross	2.16	$ 7,798
715	Single Tennant Office Building	TSF Gross	1.76	$ 6,354
720	Medical/Dental Office	TSF Gross	3.93	$ 14,187
730	Government Office Building	TSF Gross	1.71	$ 6,173
732	Post Office	TSF Gross	11.21	$ 40,468
750	Office Park	TSF Gross	1.30	$ 4,693
770	Business Park	TSF Gross	0.61	$ 2,202
RETAIL (LAND USES 800-899)				
812	Building Materials/Lumber	TSF Gross	1.91	$ 6,895
813	Free Standing Discount Superstore	TSF Gross	3.12	$ 11,263
814	Variety Store	TSF Gross	5.70	$ 20,577
816	Hardware/Paint Store	TSF Gross	2.21	$ 7,978
817	Nursery (Garden Center)	TSF Gross	5.9	$ 21,299
820	Shopping Center (Rate)	TSF Gross	2.24	$ 8,086
822	Strip Retail Plaza	TSF Gross	5.93	$ 21,407
840	New Car Sales	TSF Gross	2.42	$ 8,736
841	Used Car Sales	TSF Gross	3.75	$ 13,538
842	RV Sales	TSF Gross	0.77	$ 2,780
843	Auto Parts Sales	TSF Gross	2.79	$ 10,072
848	Tire Store	Service Bays	2.7	$ 9,747
850	Supermarket (stand alone stores)	TSF Gross	5.73	$ 20,685
851	Convenien. Mkt. (Open 24 hrs)	TSF Gross	19.15	$ 69,132
857	Discount Club	TSF Gross	3.77	$ 13,610
862	Home Improvement Superstore	TSF Gross	1.19	$ 4,296
863	Electronics Super Store	TSF Gross	2.55	$ 9,206
867	Office Supply Superstore	TSF Gross	2.49	$ 8,989
876	Apparel Store	TSF Gross	3.5	$ 12,635
881	Pharmacy/Drugstore w/ Drive-thru	TSF Gross	5.23	$ 18,880
882	Marijuana Dispensory	TSF Gross	18.92	$ 68,301
890	Furniture Store	TSF Gross	0.24	$ 866
899	Liquor Store	TSF Gross	14.96	$ 54,006
SERVICES (LAND USES 900-999)				
911	Walk-in Bank	TSF Gross	9.1	$ 32,851
912	Drive-in Bank	TSF Gross	11.14	$ 40,215
931	Quality Restaurant (not national chair	TSF Gross	4.37	$ 15,776
932	High Turnover/Sit Down Rest	TSF Gross	5.16	$ 18,628
933	Fast Food w/o Drive Thru	TSF Gross	19.93	$ 71,947
934	Fast Food with Drive Thru	TSF Gross	16.52	$ 59,637
935	Fast Food with Drive Thru and no se	Drive Lanes	35.70	$ 128,877
937	Coffee/Donut Shop with Drive Thru	TSF Gross	19.5	$ 70,395
941	Quick Lubrication Vehicle Shop	Service Bays	6.53	$ 23,573
942	Auto Care Center	Service Bays	2.17	$ 7,834
944	Service Station	Fuel Position	8.07	$ 29,133
945	Serv.Station w/ Conven.Mkt	Fuel Position	8.1	$ 29,241
947	Self Serve Car Wash	Wash Bays	4.43	$ 15,992
948	Automated Car Wash	Wash Tunnels	54.25	$ 195,843

* TSF: Thousand Square Feet

* DU: Dwelling Unit

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Table 4: 0 to 5 Year Roadway Projects Cost Estimate

Location	Current Cost	% City Responsibility	Eligible for Impact Fees
0-5 Year Improvements			
1. Center turn lane on Santa Clara Drive from Old Farm Road to Chapel Street	$137,000	100%	$137,000
2. Chapel Street widening and extension	$479,000	100%	$479,000
3. Red Mountain Drive from Pioneer Parkway to North City Boundary (developer funded)	$3,465,000	0%	$0
4. Traffic signal at Red Mountain Drive and Pioneer Parkway	$569,000	100%	$569,000
5. Traffic signal at Chapel Street OR Gates Lane and Santa Clara Drive	$569,000	100%	$569,000
6. Western Corridor/Hamblin Parkway, Phase I (local match)	$1,060,000	100%	$1,060,000
7. New shop space for maintenance vehicles	$350,000	100%	$350,000
8. Right-turn deceleration lanes on Santa Clara Drive from Tuweap Drive to Santa Clara Parkway	$63,000	100%	$63,000
9. Right-turn deceleration lanes on Pioneer Parkway west of Red Mountain Drive	$33,000	100%	$33,000
10. Bike lane and turnouts on south side of Pioneer Parkway	$347,000	100%	$347,000
11. Gap Canyon Parkway and Western Corridor, from St. George to Old Hwy 91 (local match)	$390,000	100%	$390,000
12. Chapel Street Bridge Bond	$1,017,600	100%	$1,017,600
0-5 Year Improvement Totals	**$8,479,600**	**59%**	**$5,014,600**

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CITY OF
SANTA CLARA
FOUNDED 1854

CITY COUNCIL

Meeting Date: August 12, 2026

Agenda Item: 4

Applicant: N/A

Requested by: N/A

Subject: Fruit Stand Parking

Description:

In a previous council meeting the council directed staff to research the costs of proposed changes to the angled parking located on Santa Clara Drive in front of the Frei's Fruit Stand. Staff was directed to research the cost to install bollards to eliminate parking in the 3 west stalls and re-stripe the remaining stalls with a handicap accessible stall.

The cost to install the bollards in approximately $400 each and we estimate 8 bollards are needed. The cost to stripe the new parking with an ADA compliant parking stall is $4,000.

Recommendation: Discussion

Attachments: N/A

Cost: 7200

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: No

Stoping Site Distance (SSD) is the distance a vehicle traveling west at 30 MPH needs to stop to avoid a northbound vehicle turning left from Vernons St.
Intersection Site Distance (ISD) is the required line-of-site distance published in the AASHTO design guideline for a 30 MPH street.
The current width of the existing parking area could accommodate up to 3 parallel parking stalls (one of them being handicap accessable.
Parallel parking still somewhat blocks the intersection site distance but it enables more site distance than diagonal parked vehicles.


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