



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
September 17, 2026 @ 5:30 PM

2603 Santa Clara Drive
Santa Clara, Utah 84765

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

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, September 17, 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: Joby Venuti

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. Consideration and possible action on a proposed PDC Amendment and Site Plan application for Lot 1 of the Silverado Santa Clara Amended Commercial Subdivision. Utah First Credit Union is proposing a 3,300 square foot office building on the subject property. Darin Moody, applicant. Rob Merrick, architect.

B. Public Meeting

1. None.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council for consideration and possible action on a proposed PDC Amendment and Site Plan application for Lot 1 of the Silverado Santa Clara Amended Commercial Subdivision. Darin Moody, applicant. Rob Merrick, architect.

6. Discussion Items

A. Historic District/Mixed Use Zone parking requirements.

7. Approval of Minutes

A. Approval of Meeting Minutes: August 13, 2026

8. Directors Report

9. 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 10th day of September 2026.

Jim McNulty, Planning Director



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

Staff Report

PDC Amendment & Site Plan Review Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: September 17, 2026

Current Zone: Planned Development Commercial, PDC

General Plan Designation: Main Street Commercial, MSC

Property Address: East of Harmon's and west of Pioneer Parkway/Red Mountain Drive intersection

Property Size: 0.76 acres

Request: PDC Amendment & Site Plan Review

Applicant Name: Utah First Credit Union UFCU, Darin Moody

Staff Planner: Jim McNulty

Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicant, Rob Merrick, representing Utah First Credit Union UFCU, is requesting a PDC Amendment & Site Plan Review for a commercial project. The proposed Site Plan includes a 3,300 square-foot office building on Lot 1 of the Silverado Santa Clara Amended Commercial Subdivision (*attached*). The subject property is 0.76 acres in size.

A Property Rezoning & Project Plan was reviewed by the Planning Commission on June 26, 2025. The Planning Commission forwarded a recommendation for approval to the City Council. On July 9, 2025, the City Council approved the Property Rezoning & Project Plan with the adoption of City Ordinance #2025-12 (*attached*).

Chapter 17.68, Planned Development Zones, requires a review of the Site Plan layout, building design colors and materials, parking, landscaping, outdoor lighting, dumpster enclosure, signage, as well as other necessary items for a commercial project. City staff will further discuss the proposed project and requirements in the report.

SITE & VICINITY DESCRIPTION

The subject property is directly west of the intersection of Pioneer Parkway and Red Mountain Drive. The Harmon's Shopping Center is directly west of the subject property.

SITE PLAN REVIEW ITEMS

City staff have worked with the applicant on several items associated with the proposed Site Plan. The following includes information on each item as required by Chapter 17.68, Planned Development Zone:

1. **Site Plan Layout:** Two (2) points of primary ingress/egress will be provided to the site from Sego Lily Way via Pioneer Parkway (east) and from the Harmon's Center to the west. The internal access road (Sego Lily Way) is private and designed to be 30' in width. An internal cross access easement providing a connection with the Harmon's Shopping Center is required for the project. A deceleration lane was installed by Cole West allowing for right hand turning movements into the project off Pioneer Parkway. The Site Plan includes a drive-thru aisle with queuing for several vehicles. The drive-thru aisle has been designed to allow for appropriate vehicle turning movements and is 16' in width. Three (3) drive-thru lanes are proposed for the credit union. A copy of **the Site Plan is attached.**
2. **Building Design & Materials:** The proposed building materials include limestone panels, ACM panels that are charcoal, natural aluminum, and custom orange, insulated glazing with metal window frames, and a roofing membrane system. All roof top mechanical equipment shall be appropriately screened and located behind a parapet wall. Building height is limited to 35' within the PDC zone. The proposed building height is approximately 23 feet. The **signature elements are back-lit orange translucent panels** on the south, and west facades. These will be on a timed dimmer, to dim from 10 PM to 7 AM in the spring/summer months, and from 5 PM to 8 AM during the winter months. A copy of the **Building Elevations is attached.**
3. **Required Parking:** This building will include one office tenant. City staff want to make sure enough parking is available for each business; however, we don't want the property to be over parked. The Site Plan includes **22 parking spaces (2 ADA spaces) for the site.** Chapter 17.32 of city code requires 1 space per 250 square feet of office and/or retail space. This equates to 13 parking spaces required. The Development Agreement for the overall project allows for shared parking between all commercial lots if needed. The applicant is aware of this requirement and recognizes that the parking spaces adjacent to Sego Lily Way are likely to be used by others. Each individual Site Plan Review will allow the opportunity to review the needed parking for each building and tenants.
4. **Project Landscaping:** The final landscape and irrigation plans will be required to comply with **Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards).** It appears that the proposed site landscaping will provide a nice buffer along Pioneer Parkway. The applicant has hired a landscape architect to do this work. It appears that the submitted landscape and irrigation plan meets city code. The total open space area for the site is 9,924 sq ft (30%), with the landscaped area taking 8,868 sq ft (27%) of the open space.
5. **Outdoor Lighting:** Chapter 17.68.040 indicates that all outdoor lighting shall not adversely impact surrounding residential uses. All lighting shall be shielded and directed downward to avoid light spill. The applicant has provided a Photometric Plan for review. **Parking lot lighting is limited to 16' in height** which includes the base of the light pole. The applicant will be required to work with City staff to determine compliance.
6. **Dumpster Enclosure:** Chapter 17.36 of city code requires **a dumpster enclosure** for garbage collection. A dumpster enclosure is required to be screened from street views. A dumpster enclosure requires a CMU wall with solid metal gates for durability. The dumpster enclosure is appropriately located and screened from street views.

7. **Project Signage:** A sign review will be required for the project. Recently, the City adopted Ordinance #2026-05 allowing Planned Center Monument Signs. The applicant will be required to come to Planning Commission later for a PDC sign review.
8. **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.
9. **Dust Control:** The applicant will be required to submit a dust control plan for the site prior to obtaining a building permit. Precautionary measures are needed to protect the general health, safety, and welfare of residents, business owners, and visitors in the vicinity.
10. **Development Agreement:** A Development Agreement between Cole West LLC and Santa Clara City was recorded for the overall project on October 23, 2025.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. The subject property was also posted as per State Code. No responses have been received by City staff as of the writing of this report.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-20-503, includes requirements for a PDC Amendment. To amend the PDC Zone, a city must hold at least one public hearing. Additionally, a public hearing to consider a PDC Amendment of property requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners within 300' of the subject property, with a notice in a visible location, with a sign of sufficient size and durability. The city is also required to post on the City website and the State Public Notice website. City Staff has determined that all State Code requirements have been met with this application.

CITY STAFF RECOMMENDATION

City staff recommend that the Planning Commission review the PDC Amendment and Site Plan for Lot 1 (UFCU) of the Silverado Santa Clara Amended Commercial Subdivision to determine if the application is complete. If the application is determined to be complete, City staff would recommend that the Planning Commission forward a recommendation for approval to the City Council subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to install site improvements which meet city standards.
3. That the project be built according to the approved Site Plan. That this includes but is not limited to all items listed in the staff report.
4. That the building design/materials/height/setbacks comply with the Site Plan as presented by the applicant. That substantial changes to these items will require an amendment to the Site Plan.
5. That a timed dimmer, to dim the back-lit orange translucent panels from 10 PM to 7 AM in the spring/summer months, and from 5 PM to 7 AM during the winter months is required.

Request: PDC Amendment & Site Plan Review

6. That roof top mechanical equipment must be appropriately screened and located behind a parapet wall.
7. That 22 parking spaces (including 2 ADA spaces) be provided for the project.
8. That the final landscape and irrigation plans be required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards.
9. That all outdoor lighting be shielded and directed downward to avoid light spill. Parking lot lighting is limited to 16' in height which includes the base of the light pole.
10. That a dumpster enclosure with a CMU wall and solid metal gates for durability be provided as located on the Site Plan.
11. That project signage be reviewed by the Planning Commission at a later date.
12. 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.
13. That the applicant submits a dust control plan for the site prior to obtaining a building permit.

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH

GENERAL NOTES

- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
- ACCESS TO HARMON'S SANTA CLARA SUBDIVISION THROUGH A 30.0' RIGHT-OF-WAY EASEMENT.
- SURVEYED PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO FEMA
- NOT WITHSTANDING THE POSTING OF ANY PERFORMANCE SECURITY, NO BUILDING PERMIT WILL BE ISSUED UNTIL ALL UTILITIES ARE COMPLETED IN THE SUBDIVISION.
- ALL STREET LANDSCAPING MUST CONFORM TO THE CITY'S LANDSCAPING ORDINANCES AND CONSTRUCTION STANDARDS

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGECE (APPLIED GEOTECHNICAL ENGINEERING AND CONSULTANTS). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED OCTOBER 09, 2025. 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.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF Utah }
COUNTY OF Davis } S.S.

ON THE 3rd DAY OF March, 2026, PERSONALLY APPEARED BEFORE ME Colin Wright WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE Manager OF Enclave Red Mountain Row LLC A Utah LIMITED LIABILITY COMPANY, THAT THE WITHIN AND FORGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY WITH PROPER AUTHORITY, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

FULL NAME SIGNATURE: Stephanie Heiner

FULL NAME PRINT: Stephanie Heiner

COMMISSION NO.: #720943

EXPIRATION DATE: 01-23-2027

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD

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

SIGNATURE: Luke Gadsby

PRINT NAME: Luke Gadsby

TITLE: AMP Commercial Lending

MORTGAGEE ACKNOWLEDGEMENT

STATE OF Utah }
COUNTY OF Salt Lake } S.S.

ON THE 4 DAY OF March, 2026 PERSONALLY APPEARED BEFORE ME Luke Gadsby WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE AMP Comm Lead OF SAID AMP COMM LENDING A Utah BANKING CORPORATION, AND THAT HE/SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID BANKING CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE BANKING CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC L.J. Backe MY COMMISSION EXPIRES: May 6, 2027

NOTARY PUBLIC FULL NAME: L.J. Backe A NOTARY PUBLIC COMMISSIONED IN UTAH

COMMISSION NUMBER: 730995 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO SUBDIVIDE LOT 2 OF SILVERADO SANTA CLARA PARTIAL AMENDMENT "A" DOCUMENT NO. 20250038684 INTO 7 LOTS WHILE CREATING AN ACCESS EASEMENT BETWEEN THIS PARCEL OF PROPERTY AND HARMON'S SANTA CLARA SUBDIVISION DOCUMENT NO. 20160002079 AND TO VACATE/REMOVE THE 30' PERPETUAL EASEMENT SHOWN ON THE ORIGINAL PLAT LOT 2

SURVEYOR'S CERTIFICATE

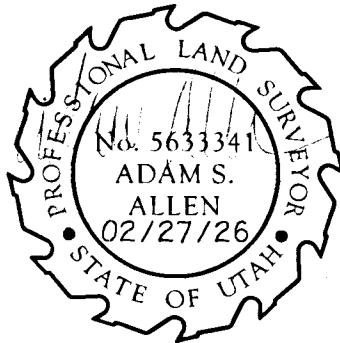
I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5633341, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO STREETS, LOTS, ACCESS EASEMENTS, AND PUBLIC UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS:

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

02/27/2026

DATE:



ADAM ALLEN, PLS #5633341

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SANTA CLARA CITY, WASHINGTON COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SUBDIVISION LINE OF SILVERADO SANTA CLARA RECORDED AS ENTRY #20230017569 ON JUNE 15, 2023 BY THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING LOCATED N0°37'40"E 33.28 FEET ALONG THE SECTION LINE AND S89°22'20"E 677.00 FEET FROM THE WEST CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: (1) N00°37'37"E 469.19 FEET; THENCE (2) N16°36'53"W 4.16 FEET; THENCE EAST 628.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF RED MOUNTAIN DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) 500°28'02"W 461.16 FEET; THENCE (2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 24.99 FEET (RADIUS BEARS: N89°32'25"W) A DISTANCE OF 38.81 FEET THROUGH A CENTRAL ANGLE OF 88°58'45" CHORD: S44°56'58"W 35.03 FEET TO THE NORTHERLY RIGHT-OF-WAY OF PIONEER PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY N88°47'15"W, A DISTANCE OF 604.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.91 ACRES.

CONTAINS 7 LOTS.

OWNER'S DEDICATION

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

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED 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 UTILITY EASEMENTS AND RIGHT-OF-WAY FOR PIONEER PARKWAY. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 3rd DAY OF MARCH, 2026.

ENCLAVE RED MOUNTAIN ROW LLC

(A DELAWARE LIMITED LIABILITY COMPANY)

SIGNATURE: Colin Wright

PRINT NAME: COLIN WRIGHT

TITLE: MANAGER, THROUGH AFFILIATES

FINAL PLAT OF:

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST 5LB&M
SANTA CLARA CITY, WASHINGTON COUNTY UTAH

SHEET 1 OF 2

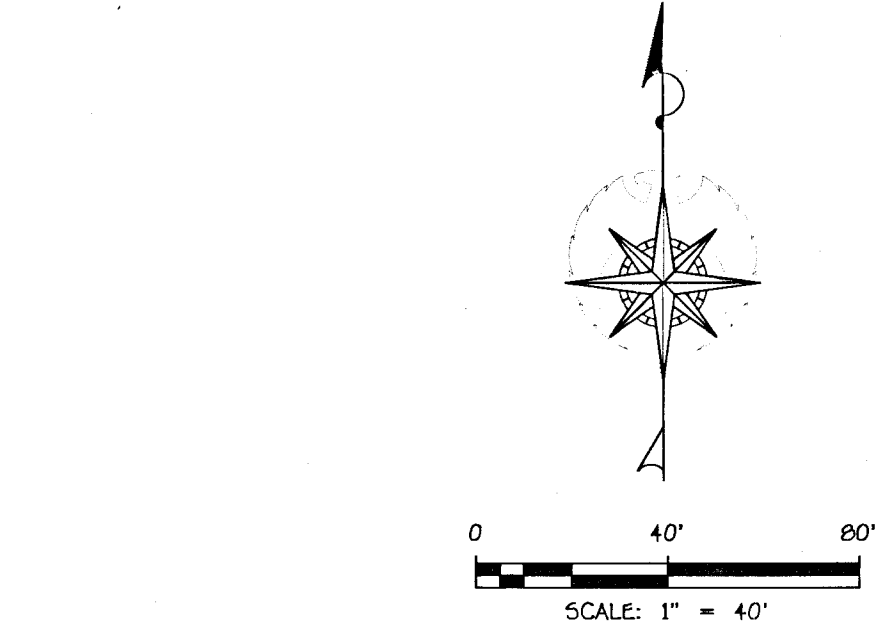
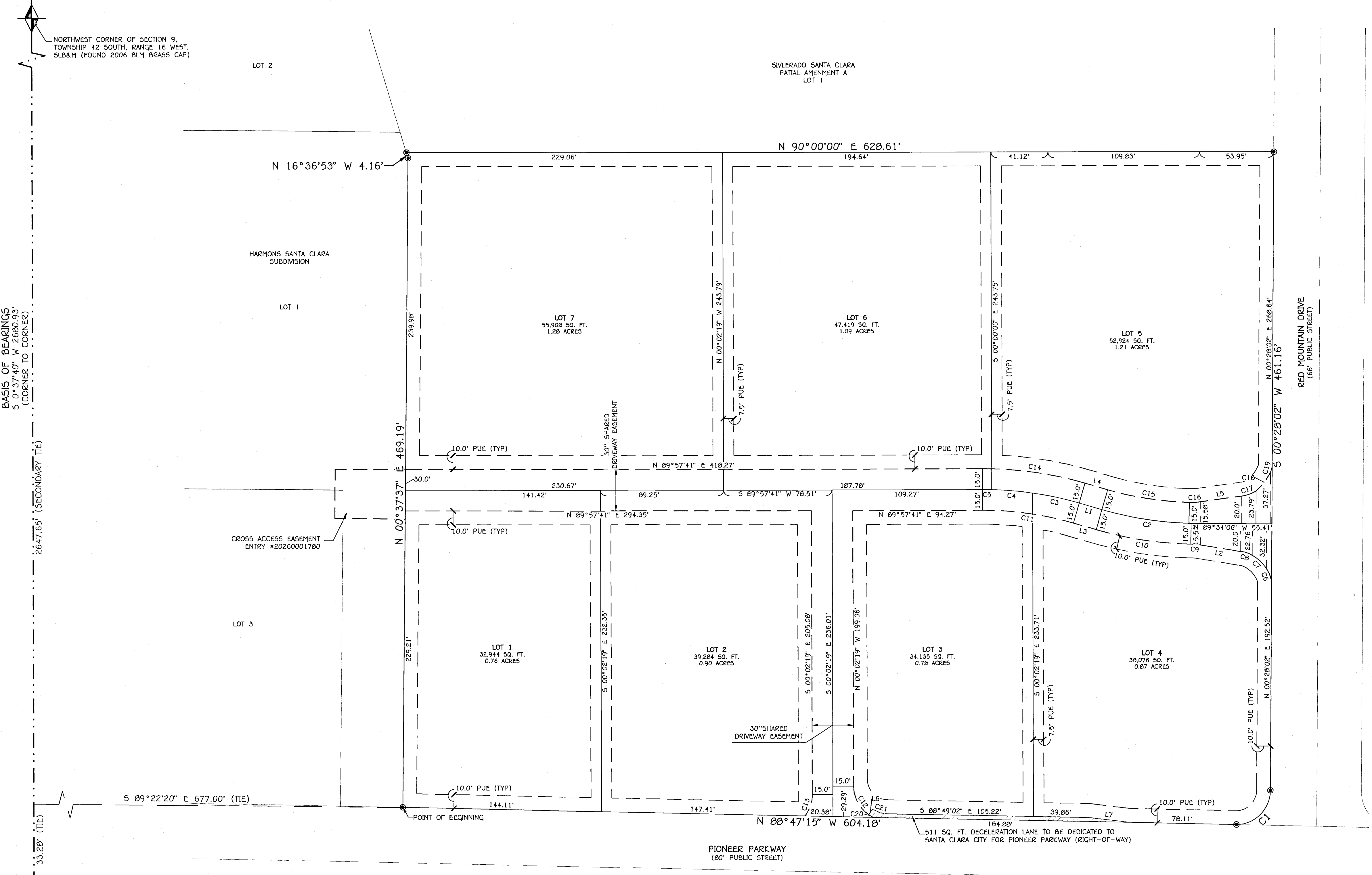
AMERICAN CONSULTING & ENGINEERING 1173 S. 250 W. #504 ST. GEORGE, UT 84770		ENGINEER'S APPROVAL:	CITY PLANNING DIRECTOR	CITY SURVEYOR'S CERTIFICATE:	APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH	APPROVAL AS TO FORM:	WASHINGTON COUNTY TREASURER:	RECORDED NO.
JOB # 25-044 CW VERA FILE: FP-COMMERCIAL.DWG		DATE: 02/27/2026 SCALE: N/A	ON THIS THE <u>12th</u> DAY OF <u>MARCH</u> , A.D. 20 <u>26</u> THE CITY PLANNING DIRECTOR OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.	I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE <u>16</u> DAY OF <u>MARCH</u> A.D. 20 <u>26</u> , HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	APPROVED AS TO FORM, THIS <u>23rd</u> DAY OF <u>March</u> A.D. 20 <u>26</u> .	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS <u>23rd</u> DAY OF <u>March</u> A.D. 20 <u>26</u> THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	DOC # 20260011954 Rep (Conveying Property) Page 1 of 3 City of Salt Lake Washington County Recorder 03/30/2026 02:11:47 PM Fee \$ 114.00 By: COLE WEST
ENGINEER SANTA CLARA CITY, UTAH		CITY PLANNING DIRECTOR SANTA CLARA CITY, UTAH	CITY SURVEYOR SANTA CLARA CITY, UTAH	CITY RECORDER, DEPUTY SANTA CLARA CITY, UTAH	MAYOR SANTA CLARA CITY, UTAH	CITY ATTORNEY SANTA CLARA CITY, UTAH	TREASURER WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°49'55" E	17.17'
L2	S 80°49'37" E	29.24'
L3	S 73°49'55" E	17.17'
L4	S 73°49'55" E	17.17'
L5	N 81°58'24" E	30.05'
L6	N 35°09'06" E	5.00'
L7	S 83°06'27" E	29.20'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.81'	24.99'	088°58'45"
C2	68.66'	250.00'	015°44'10"
C3	34.59'	250.00'	007°55'35"
C4	29.43'	250.00'	006°44'39"
C5	6.70'	250.00'	001°32'10"
C6	10.51'	22.00'	027°21'48"
C7	14.22'	30.00'	027°09'34"
C8	9.30'	18.50'	028°49'00"
C9	7.00'	50.00'	008°00'59"
C10	69.43'	265.00'	015°00'41"
C11	66.47'	235.00'	016°12'24"
C12	28.19'	25.00'	064°36'39"
C13	16.70'	25.00'	038°16'56"
C14	74.96'	265.00'	016°12'24"
C15	60.12'	235.00'	014°39'33"
C16	8.32'	50.00'	009°32'08"
C17	11.03'	25.00'	025°16'46"
C18	17.10'	40.00'	024°29'18"
C19	4.97'	12.50'	022°46'59"
C20	3.86'	25.00'	008°51'01"
C21	11.94'	20.07'	034°05'38"



- ### LEGEND
- SECTION MONUMENT FOUND
 - SECTION MONUMENT NOT FOUND
 - SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID)
 - SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR AND ALUM. CAP)
 - SET REBAR AND CAP AMERICAN LAND CONSULTING (UNLESS OTHERWISE SPECIFIED ON THE PLAT)
 - EXISTING SURVEY CONTROL MONUMENT AS NOTED (CLASS I, RING & LID)
 - BOUNDARY LINE
 - STREET CENTER LINE
 - PUBLIC UTILITY EASEMENT
 - RIGHT-OF-WAY EASEMENT
 - SECTION LINE
 - TIE LINE
 - LOT LINE
 - 511 SQ. FT. DECELERATION LANE TO BE DEDICATED TO SANTA CLARA CITY FOR PIONEER PARKWAY (RIGHT-OF-WAY)

AMENDMENT NOTE
THE PURPOSE OF THIS AMENDMENT IS TO SUBDIVIDE LOT 2 OF SILVERADO SANTA CLARA PARTIAL AMENDMENT "A" DOCUMENT NO. 2025003684 INTO 7 LOTS WHILE CREATING AN ACCESS EASEMENT BETWEEN THIS PARCEL OF PROPERTY AND HARMONIS SANTA CLARA SUBDIVISION DOCUMENT NO. 20160002079 AND TO VACATE/REMOVE THE 30' PERPETUAL EASEMENT SHOWN ON THE ORIGINAL PLAT LOT 2

FINAL PLAT OF:
SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)

NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M
SANTA CLARA CITY, WASHINGTON COUNTY UTAH

AMERICAN
CONSULTING & ENGINEERING

1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 25-044 CW VERA DATE: 02/27/2026
FILE: FP-COMMERCIAL.DWG SCALE: 1"=40'

**CITY OF SANTA CLARA
ORDINANCE NO. 2025-12**

AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, APPROVING A ZONING AMENDMENT FROM PLANNED DEVELOPMENT RESIDENTIAL (PDR) TO PLANNED DEVELOPMENT COMMERCIAL (PDC) ON APPROXIMATELY 6.91 ACRES, INCLUDING A PROJECT PLAN, IN SILVERADO SANTA CLARA SUBDIVISION, LOCATED AT PIONEER PARKWAY AND RED MOUNTAIN DRIVE, AFFECTING ALL OF PARCEL NOS. SC-SILS-3 & A PORTION OF SC-SILS-2.

WHEREAS, the applicant, Cole West, LLC, owns certain parcels designated in the General Plan and Land Use Map as Mixed Use Residential (MUR) and Main Street Commercial (MSC), located at Pioneer Parkway and Red Mountain Drive, upon approximately 14.27 acres including Parcel Nos. SC-SILS-1, SC-SILS-2, AND SC-SILS-3; and

WHEREAS, the applicant seeks to obtain a zone change to the Planned Development Commercial (PDC) zone on 6.91 acres on Lot 3 and a portion of Lot 2, due to applicant's desire to develop a commercial project with seven (7) commercial buildings containing approximately 51,500 square feet; and

WHEREAS, pursuant to the requirements of the Santa Clara City Code, the Planning Commission properly advertised and conducted a public hearing on the proposed zone change and the associated Project Plan on June 26, 2025, recommending approval to the City Council; and

WHEREAS, the City Council, during its regular meeting held on July 9, 2025, considered the application for the proposed zone change, the proposed Project Plan, the public comments received, and the minutes of the Planning Commission's deliberations, and voted to (1) approve the requested zone change from PDR to PDC; and (2) approve the proposed Project Plan, on Lot 3 and a portion of Lot 2 for seven commercial buildings, as depicted therein.

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

Section 1. Classification

This ordinance amends the Zoning Map of the City of Santa Clara, Utah.

Section 2. Amendment

The Zoning Map of the City of Santa Clara, Utah, is hereby amended for Lot 3 and a portion of Lot 2, from the Planned Development Residential (PDR) Zone to the Planned Development Commercial (PDC) Zone, incorporating the Project Plan materials provided by the applicant and considered by the City Council at the time this ordinance was approved.

DESCRIPTION:

Property located at the intersection of Pioneer Parkway and Red Mountain Drive, approximately 6.91 acres including all of Parcel Nos. SC-SILS-3 and a portion of SC-SILS-2, and more particularly described as follows:

All of Lot 3 and a portion of Lot 2, Silverado Santa Clara Subdivision, pursuant to the Official Plat thereof on file in the office of the recorder for Washington County, Utah.

Note: After pending amendment of the subdivision plat, this property will be known as Lot 2, CW Santa Clara Mixed Use Subdivision.

Section 3. Findings, Conditions

The amendment approved herein is subject to the following findings:

1. That the Rezoning is compliant with the Santa Clara City General Plan, Section 3.4.2, Mixed-Use Land Uses (Main Street Commercial, MSC).
2. The MSC Land Use Designation allows for commercial uses on the ground floor, including stores, restaurants, and offices.
3. That the Harmon's Shopping Center directly west of the subject property is located within the Planned Development Commercial, PDC Zone.
4. That the proposed use under the amended zoning and Project Plan complies with Chapter 17.18.090 items:
 - a. The proposed use is suitable in view of the zoning and development of adjacent and nearby property;
 - b. The proposed use will not adversely affect the existing use or suitability of adjacent or nearby property;
 - c. There are not substantial reasons why the property cannot or should not be used as currently zoned;
 - d. The proposed use will not cause an excessive or burdensome use of public facilities or services, including, but not limited to streets, schools, water or sewer utilities, and police or fire protection.
 - e. The proposed use is compatible with the purpose and intent of the General Plan;

- f. The proposed use is consistent with the purpose and intent of the proposed zoning district.
- g. The proposed use is not supported by new or changing conditions anticipated by the General Plan;
- h. The proposed use does reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to the unrestricted use of property.

The zoning amendment and Project Plan approved herein is subject to the following conditions:

- 1. That the applicant is required to go through the Site Plan Review process for each project phase/building.
- 2. That the building design/materials/height/setbacks comply with the Project Plan as presented by the applicant. That substantial changes to these items require an amendment to the Project Plan.
- 3. That roof top mechanical equipment be appropriately screened and located behind a parapet wall.
- 4. That the final landscape and irrigation plans be required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards.
- 5. That all outdoor lighting be shielded and directed downward to avoid light spill.
- 6. Parking lot lighting is limited to 16' in height which includes the base of the light pole. That lighting details be provided with each individual Site Plan review.
- 7. That the required parking be reviewed with each individual Site Plan review for the project.
- 8. That project fencing information be provided with individual Site Plan review if needed.
- 9. That project signage be reviewed with each individual Site Plan review.
- 10. 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.
- 11. That an updated Geotech Report for each project phase/building be required prior to site construction.

12. That the Traffic Impact Study (TIS) for the project be implemented.
13. That a Development Agreement for the overall project be required and approved by the City Council prior to any site development.
14. That the applicant works with City staff on a final Development Agreement for the project to be signed by both parties (Cole West LLC & Santa Clara City).

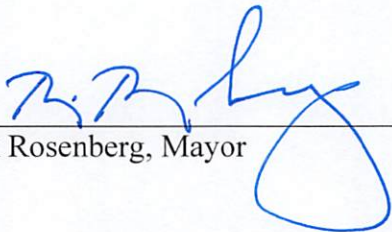
Section 4. Effective Date

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

ADOPTED by a duly constituted quorum of the Santa Clara City Council this 9th day of July, 2025.

IN WITNESS THERETO:

Attest:


Rick Rosenberg, Mayor


Selena Nez, City Recorder



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Santa Clara, this 1st day of January, 1901.

Mayor

City Clerk





Planned Development Zone Change Application

9/9/2026

Santa Clara City
Planning Department
C/O Jim McNulty
Planning & Economic Development Director

Attn: Jim McNulty

Re: **Planned Development Zone Change Application Memo:**

Dear Mr. McNulty,

Below is the detailed narrative for our proposed Planned Development Zone Change Application.

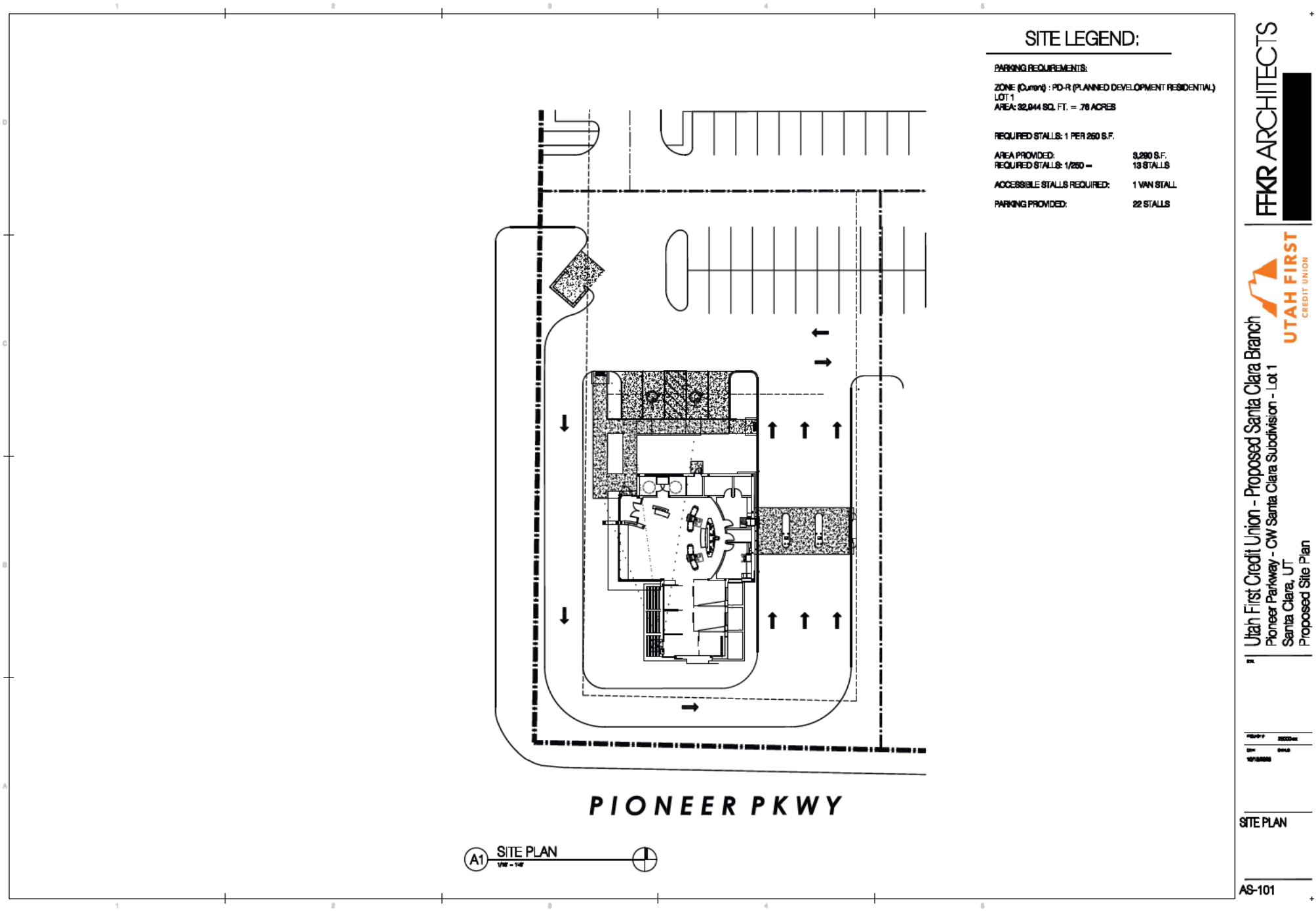
- We wish to develop Lot 1 of the Silverado Santa Clara Subdivision, with a lot size of .76 Acres
- The proposed use is a financial institution. Utah First Federal Credit Union proposes to build a 3,300 sq. ft. building on this site.
- Parking calculations are given on sheet AS-101. 13 stalls are required per zoning. 22 are provided.
- The Building materials are shown on the colored elevations, the digital color board, and the physical color board.
 - The main body of the building are to be limestone panels.
 - The larger customer entry area is a Charcoal ACM. Panel.
 - There are natural aluminum ACM Panel accents.
 - There is a custom orange ACM panel in the drive-up area.
 - The signature elements are back-lit orange translucent panels on the south, and west facades. These will be on a timed dimmer, to dim from 10pm-7am in the spring/summer months, and from 5pm-7am during the winter months.
 - The roofing is a single play membrane, and is not visible from the street level.
 - Large glass curtain walls let an ample amount of daylight into the building.
 - Landscape is shown on the plan, and the colored site plan. The percentage of lot coverage is shown on sheet LA500, and is as follows:

▪ Building area: 3,403 sq. ft.	10%
▪ Road/Hardscape: 19,617 sq. ft.	60%
▪ Open Space (Landscape area) 9,924 sq. ft. (8,868 sq. ft.)	30%
▪ Total area: 32,944 sq. ft. / .76 Acres	100%

We appreciate your consideration on this application.

Rob Merrick
AIA, NCARB

Associate Principal / Architect



SITE LEGEND:

PARKING REQUIREMENTS:

ZONE (Current) : PD-R (PLANNED DEVELOPMENT RESIDENTIAL)
 LOT 1
 AREA: 32,044 SQ. FT. = .78 ACRES

REQUIRED STALLS: 1 PER 260 S.F.

AREA PROVIDED: 3,280 S.F.
 REQUIRED STALLS: 1/250 = 13 STALLS

ACCESSIBLE STALLS REQUIRED: 1 VAN STALL

PARKING PROVIDED: 22 STALLS

A1 SITE PLAN
 1/8" = 1'-0"

PIONEER PKWY

FFKR ARCHITECTS

UTAH FIRST
 CREDIT UNION

Utah First Credit Union - Proposed Santa Clara Branch
 Pioneer Parkway - CW Santa Clara Subdivision - Lot 1
 Santa Clara, UT
 Proposed Site Plan

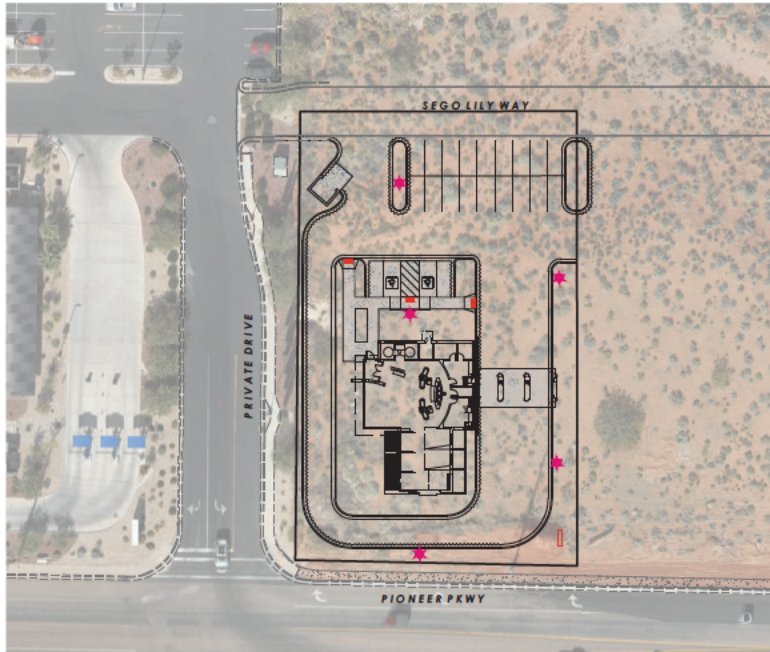
1/8" = 1'-0"
 1/8" = 1'-0"
 1/8" = 1'-0"

SITE PLAN

AS-101



VICINITY MAP



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C3.0	SITE PLAN
C3.1	HARDSCAPE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING PLAN
C6.0	EROSION CONTROL PLAN
D1.0	DETAILS
D2.0	DETAILS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO SANTA CLARA CITY AND APWA STANDARD PLANS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

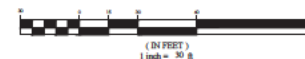


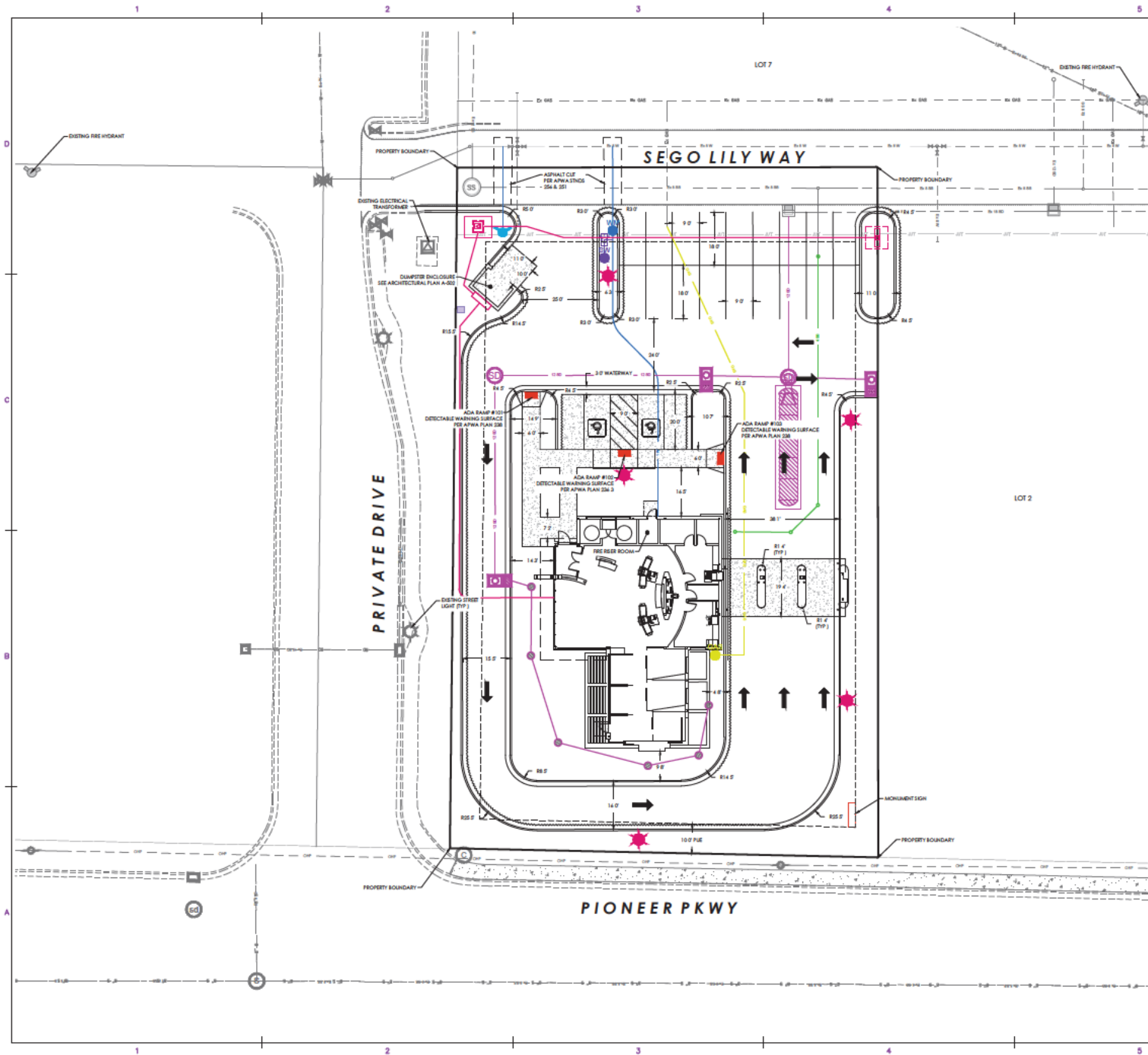
BENCHMARK

NORTH QUARTER CORNER OF SECTION 9
TOWNSHIP 43 SOUTH RANGE 16 WEST
SALT LAKE BASIN AND MERIDIAN
ELEV. 2945.5
DATUM: NAVD 83



GRAPHIC SCALE





LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
BLASMENT
30" STORM DRAIN
30" SANITARY SEWER
30" CULINARY WATER
30" PRESSURE DRAINAGE
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SIGN
STREET LIGHT
SD MFL, DLET, AND COMBO
SEWER MANHOLE
SECONDARY WATER, WATER METER
CULINARY VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MOVEMENT (TO BE SET)
EXIST. STREET MOVEMENT
EXIST. SD DLET & MH
EXIST. SEWER MFL
EXIST. VALVE, TEE & BEND
EXIST. FIRE HYDRANT
SPOT ELEVATION

SITE TABULATIONS

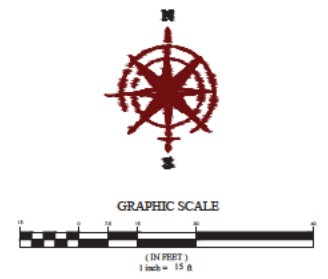
ZONE (CURRENT): PD-R (PLANNED DEVELOPMENT RESIDENTIAL)
 LOT 1 AREA: 32,944 S.Q. FT. (0.76 ACRES)

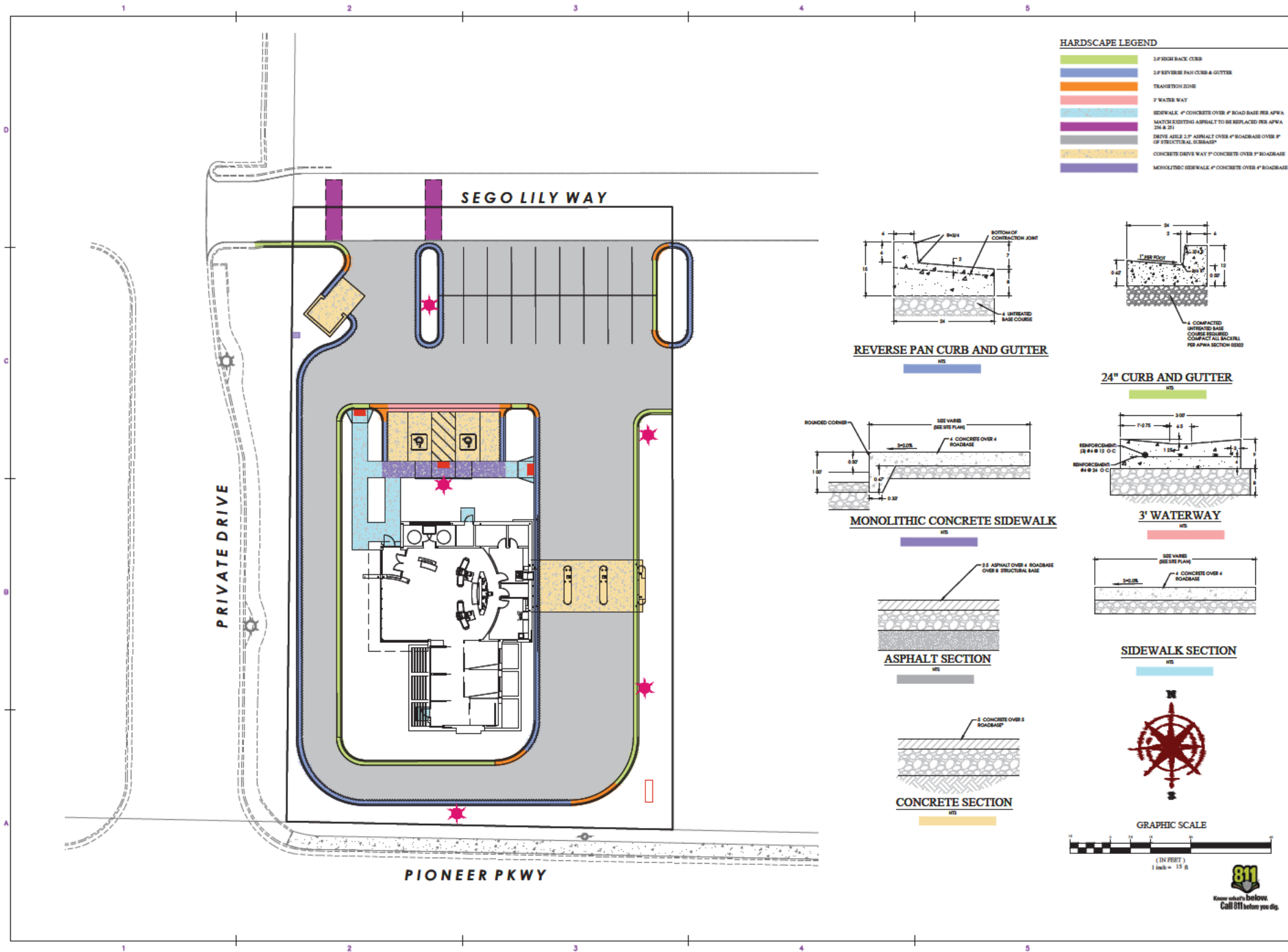
PARKING REQUIREMENTS

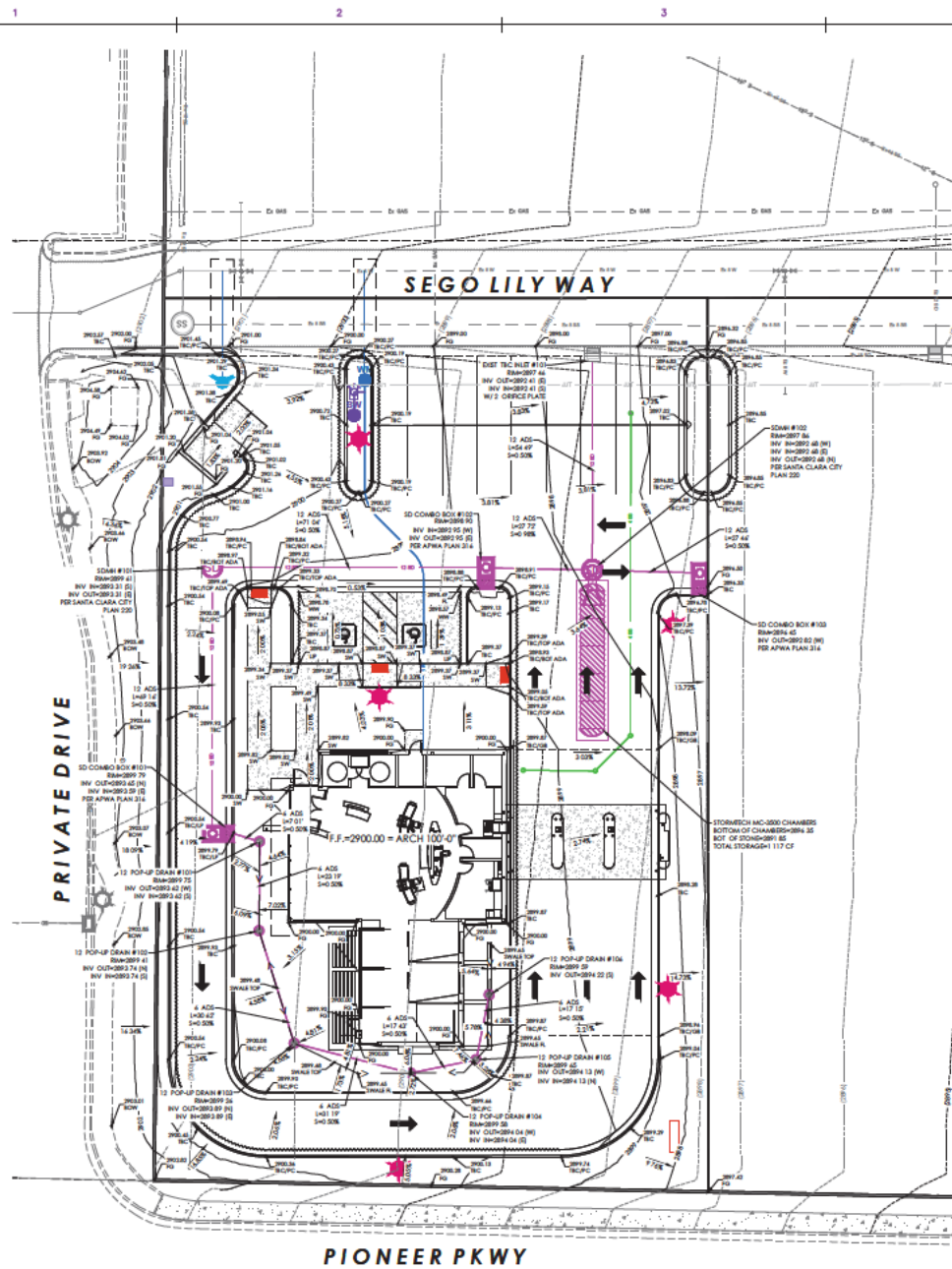
REQUIRED STALLS: 1 PER 250 S.F.
 BUILDING AREA: 3,290 S.F.
 REQUIRED STALLS: 13 STALLS (1/250 S.F.)

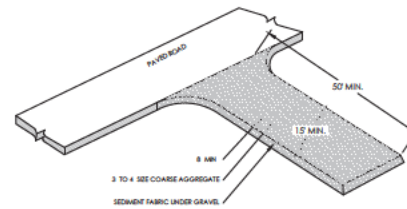
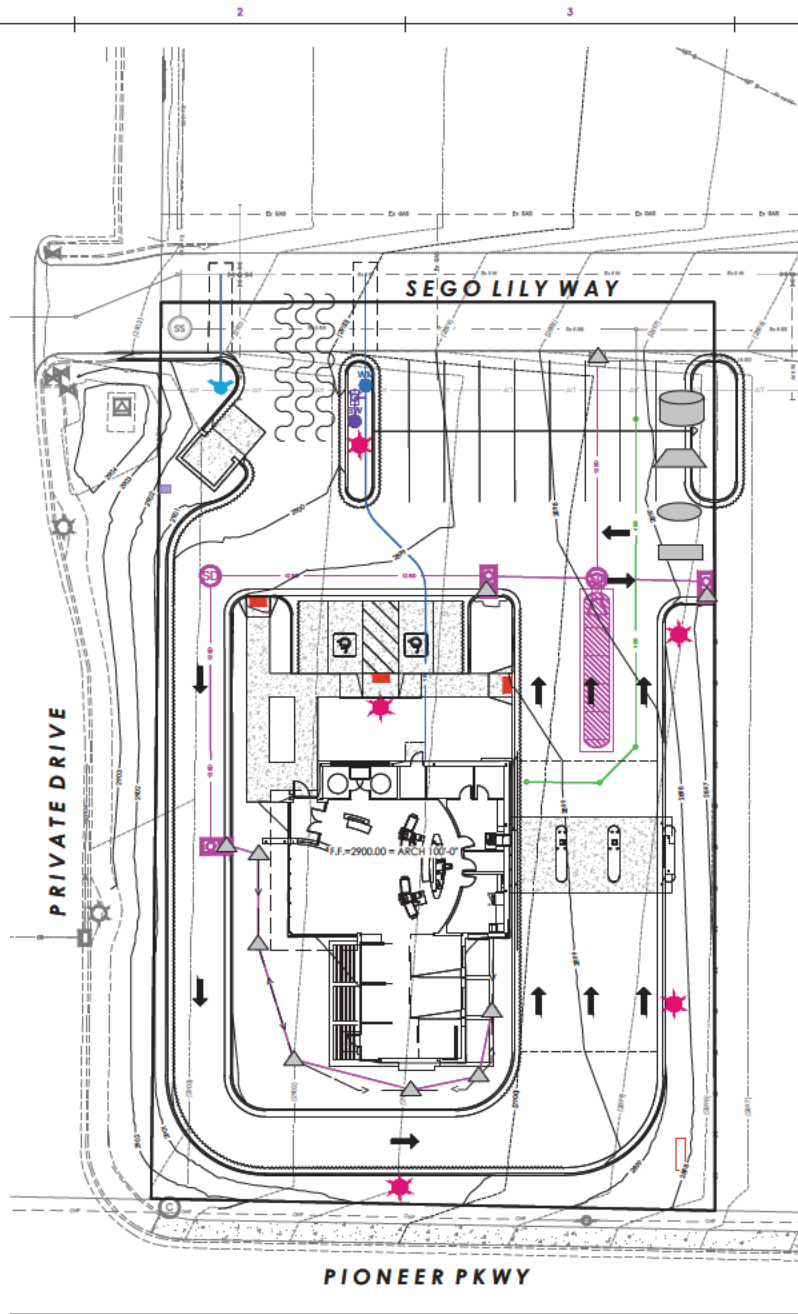
ACCESSIBLE STALLS REQUIRED: 1 VAN STALL
 ACCESSIBLE STALLS PROVIDED: 2 STALLS

PARKING PROVIDED: 22 STALLS





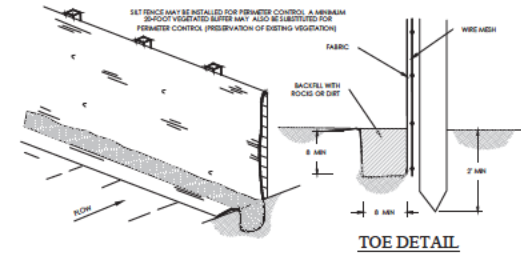




STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CLEAR
- FIBER ROLL

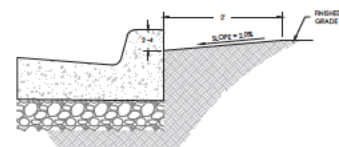


TOE DETAIL

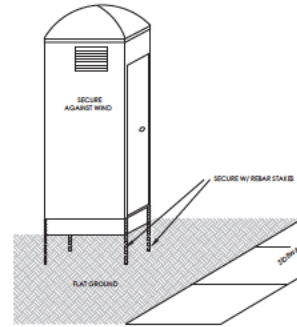
SILT FENCE



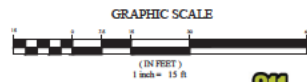
INLET PROTECTION - GRAVEL BAGS

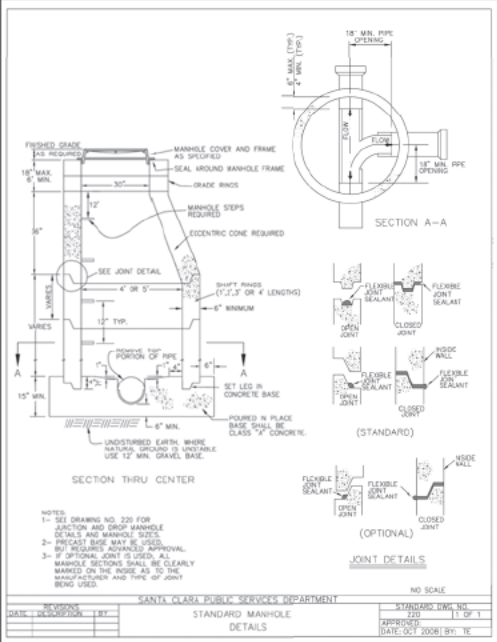
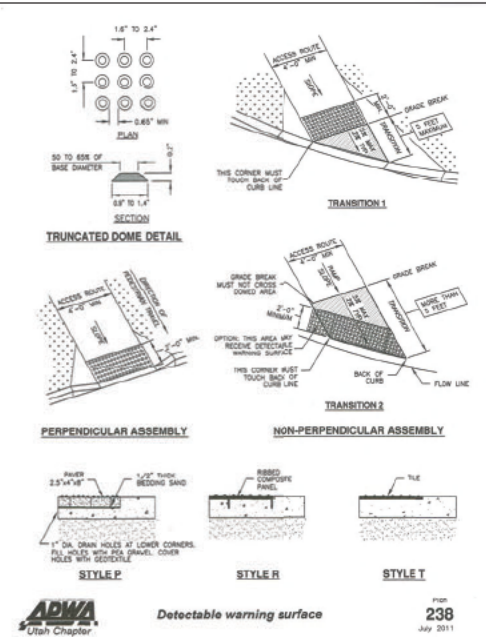
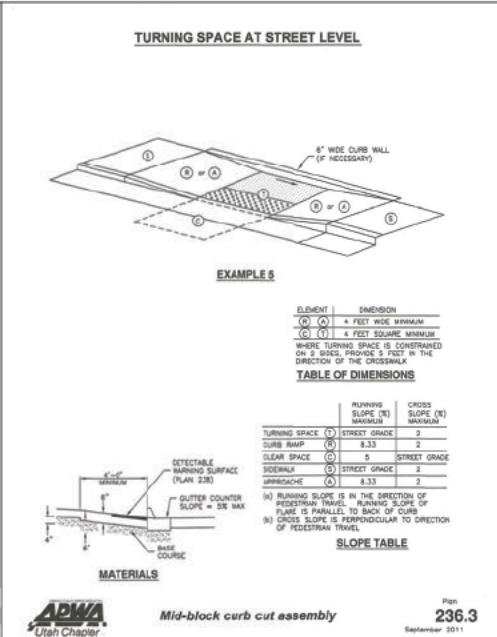
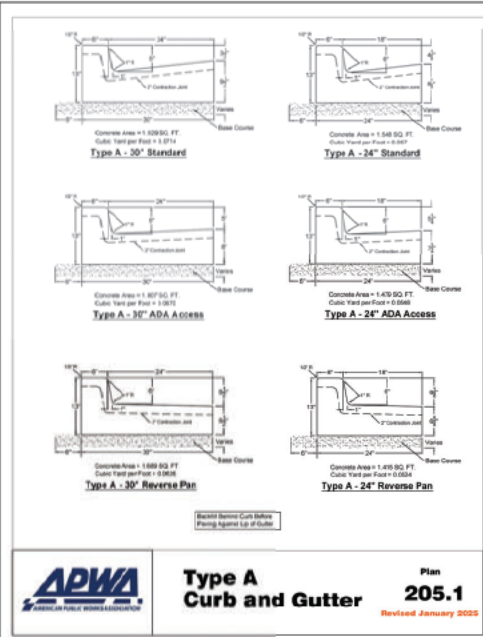


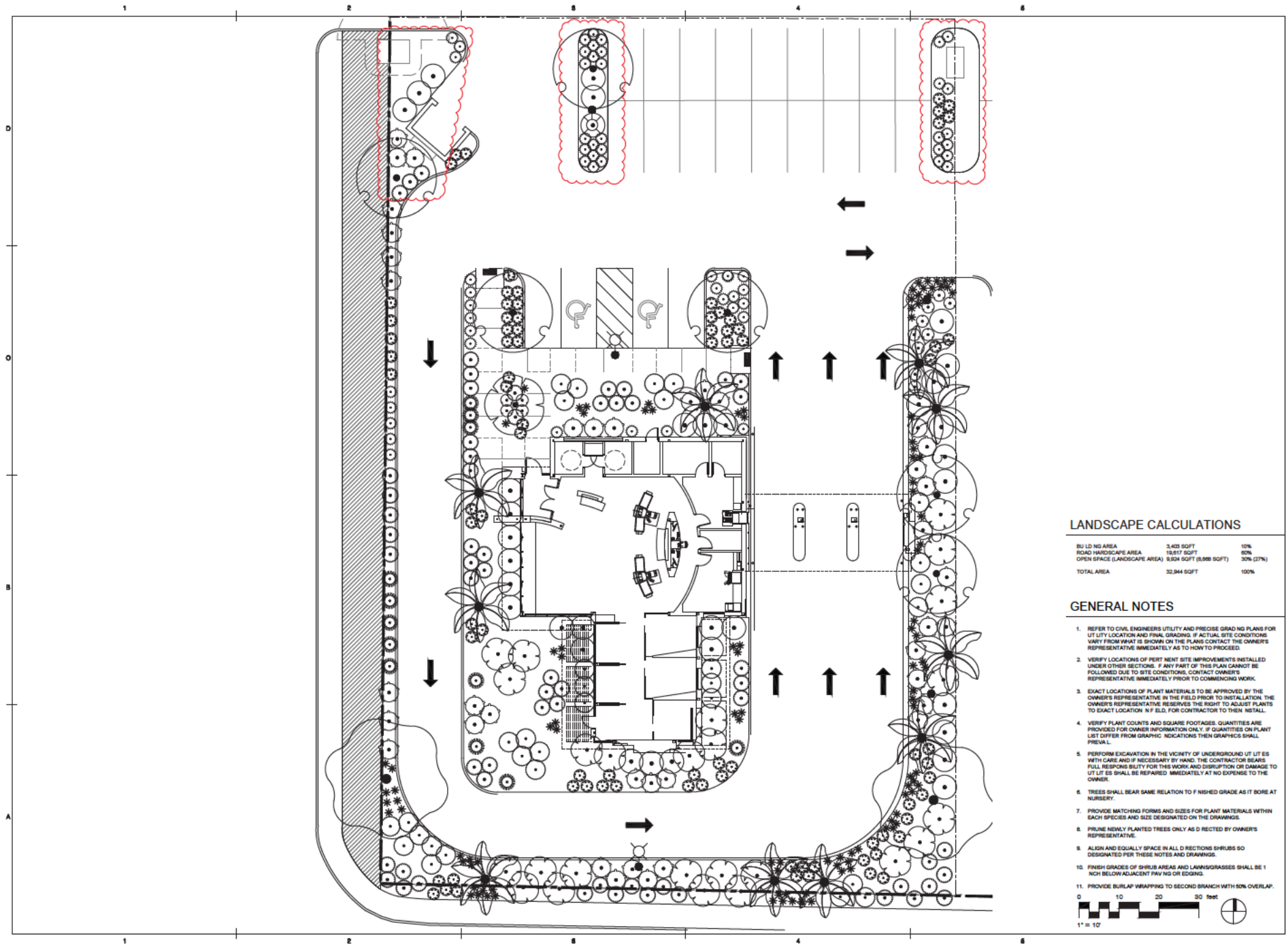
CURB SEDIMENTATION TRAP



PORTABLE TOILET





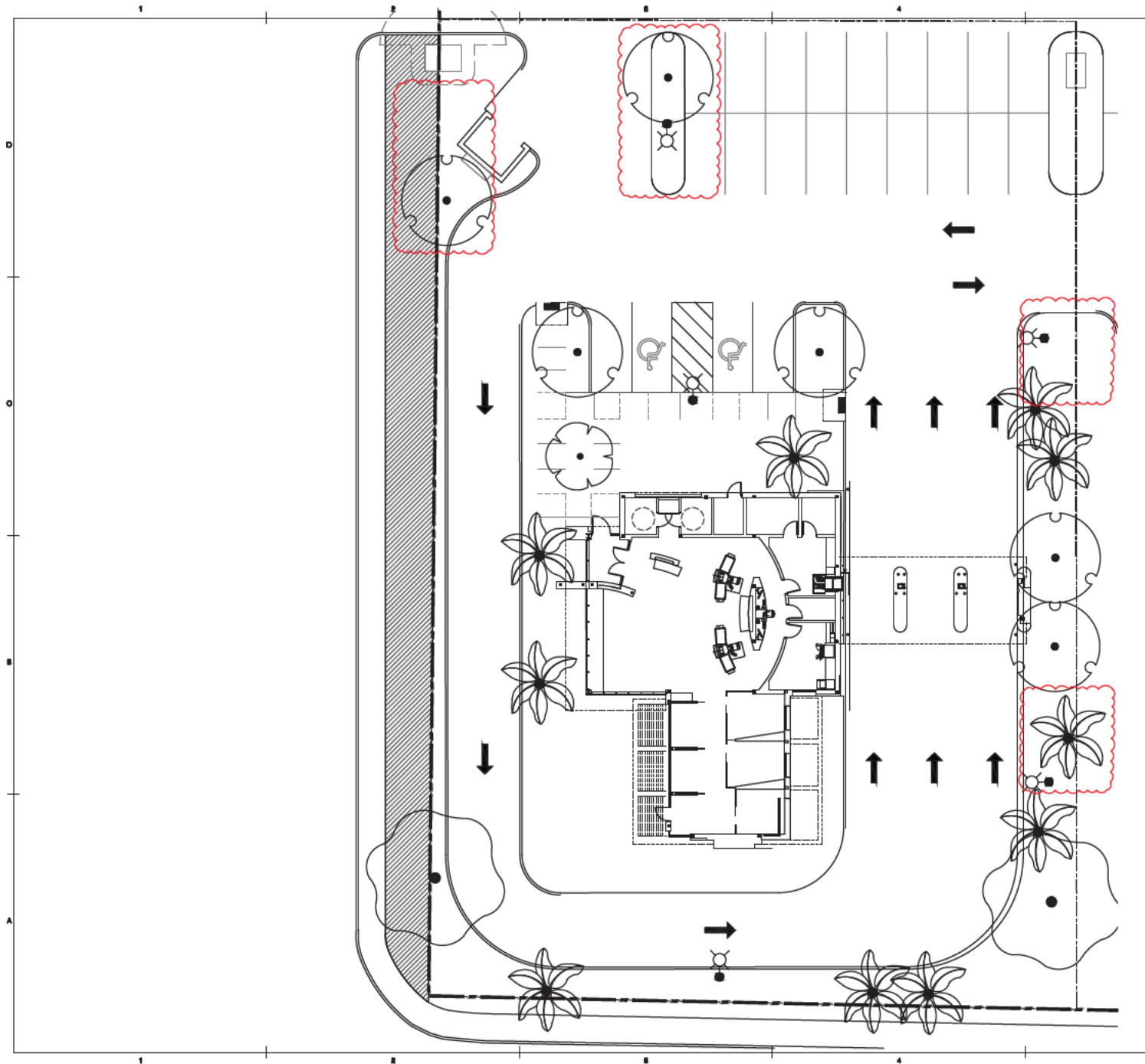


LANDSCAPE CALCULATIONS

BUILDING AREA	3,403 SQFT	10%
ROAD HARDSCAPE AREA	19,817 SQFT	50%
OPEN SPACE (LANDSCAPE AREA)	8,504 SQFT (8,504 SQFT)	20% (27%)
TOTAL AREA	32,944 SQFT	100%

GENERAL NOTES

1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRAD NO PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
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6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE AT NURSERY.
7. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
8. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
9. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED FOR THESE NOTES AND DRAWINGS.
10. FINISH GRADES OF SHRUB AREAS AND LAWNS/GRASSES SHALL BE 1 INCH BELOW ADJACENT PAVEMENT OR EDGING.
11. PROVIDE BURLAP WRAPPING TO SECOND BRANCH WITH 50% OVERLAP.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Cd	Cercidium x 'Desert Museum' Desert Museum Palo Verde	1.75"	8
	Pv	Prunus cerasifera Krader Vesuvius Krader Vesuvius Purple-leaf Plum	1.75"	1
	Up	Ulmus parvifolia 8d Evergreen Elm Tree	1.75"	2
	Wf	Washingtonia filifera California Fan Palm	8" Clear Trunk	10

GENERAL NOTES

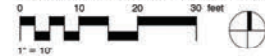
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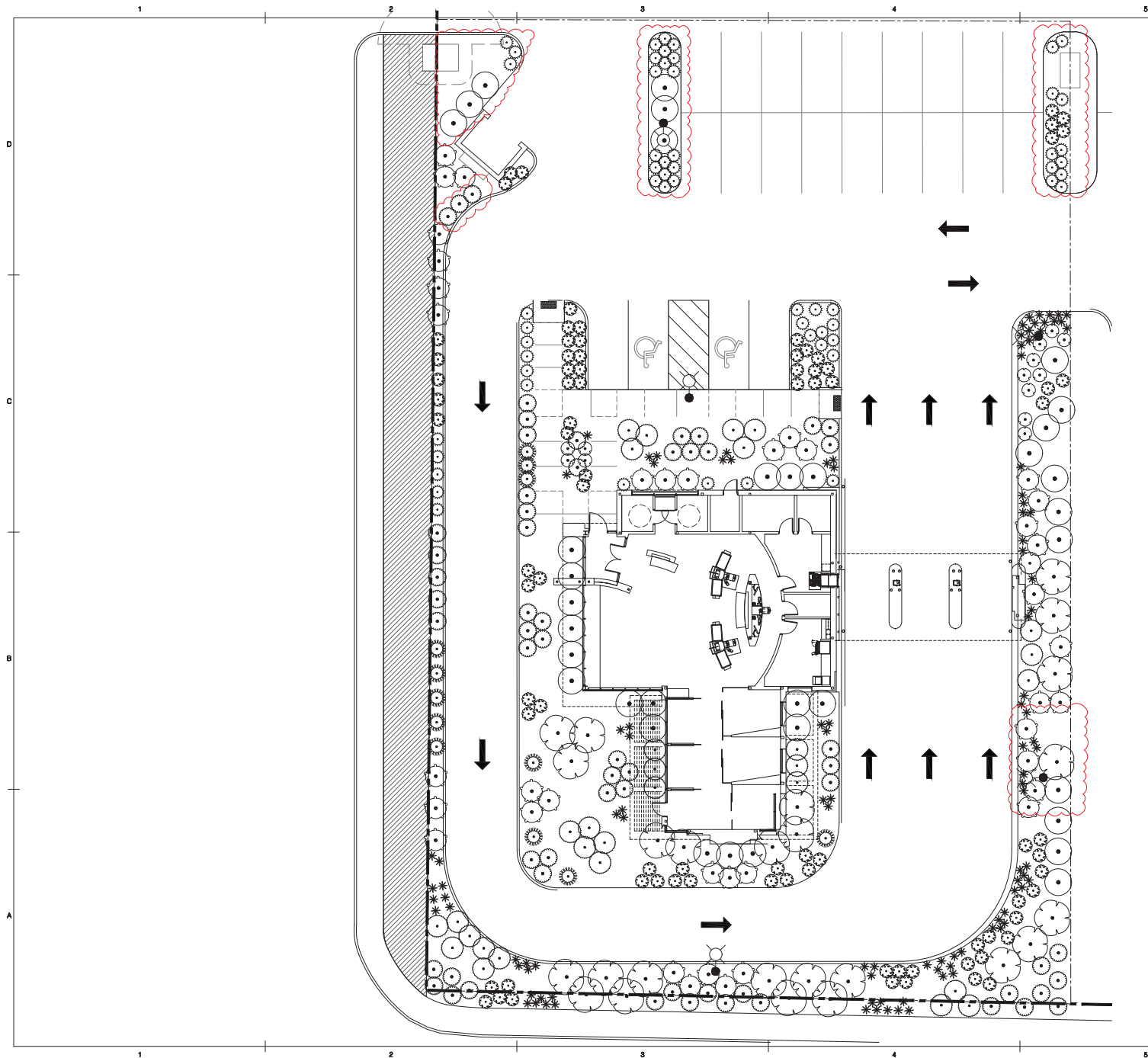




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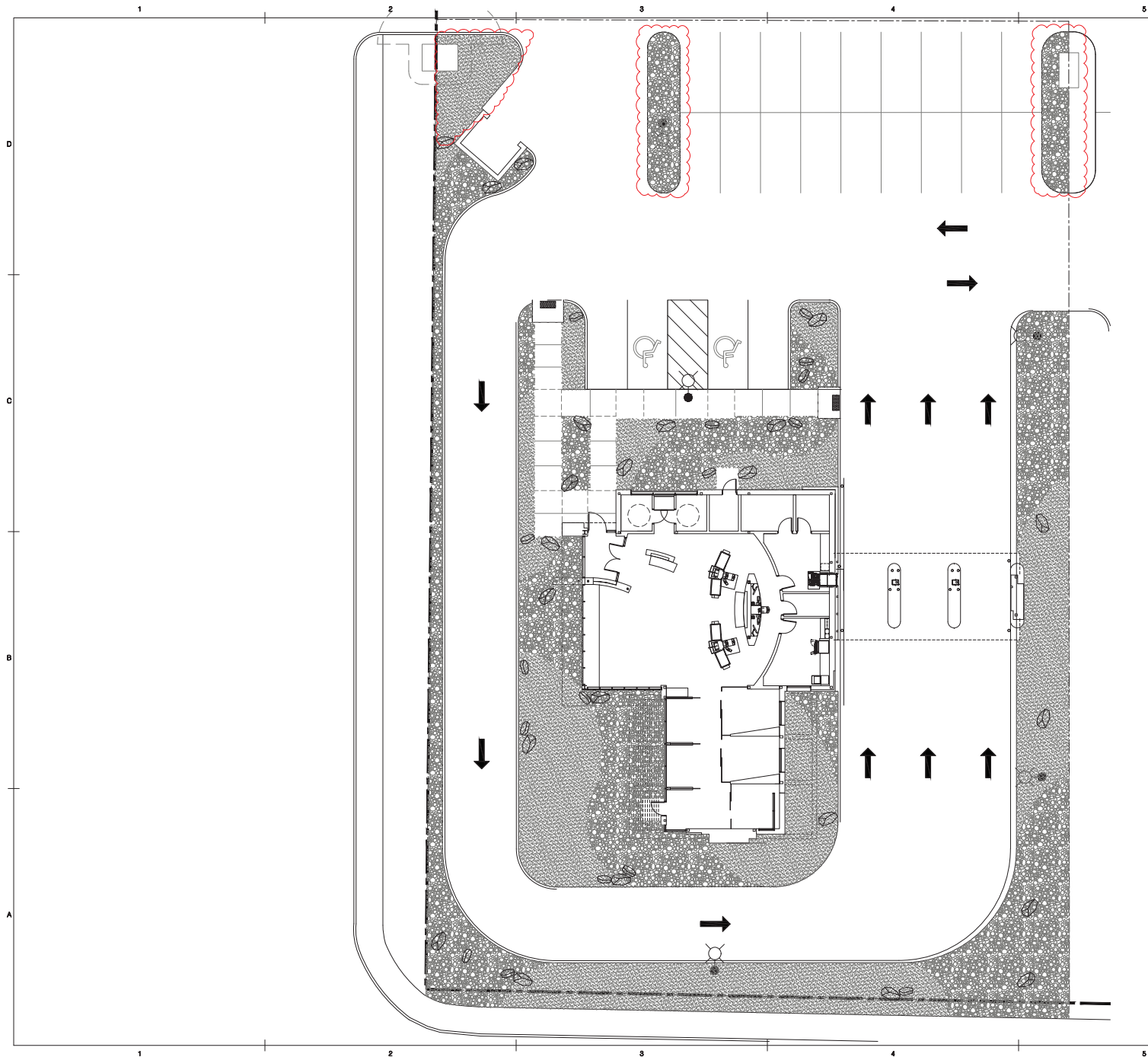
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
Bm		Buxus microphylla 'Japonica' Japanese Boxwood	5 gal	36
Cb		Caryopteris x clandonensis Blue Mist	5 gal	83
Oe		Olea europaea 'Little Olive' Jojoba	5 gal	25
Pi		Raphiolepis indica 'Pinkie' Pinkie Indian Hawthorn	5 gal	39
GROUNDCOVERS				
Lp		Lantana montevidensis Purple Trailing Lantana	1 gal	13
PERENNIALS				
Ag		Agave geminiflora Twin Flowered Agave	1 gal	111
Hp		Hesperaloe parviflora Yucca	1 gal	12
Nt		Nassella tenuissima Mexican Feather Grass	1 gal	57
Pa		Perovskia atriplicifolia Russian Sage	1 gal	31
Rb		Ruellia brittaniana Mexican Petunia	1 gal	60
SHRUB AREAS				
Ep		Existing planting to remain		2,249 sf

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6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE AT NURSERY.
7. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
8. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
9. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED FOR THESE NOTES AND DRAWINGS.
10. FINISH GRADES OF SHRUB AREAS AND LAWNS/GRASSES SHALL BE 1 INCH BELOW ADJACENT PAVING OR EDGING.
11. PROVIDE BURLAP WRAPPING TO SECOND BRANCH WITH 50% OVERLAP.





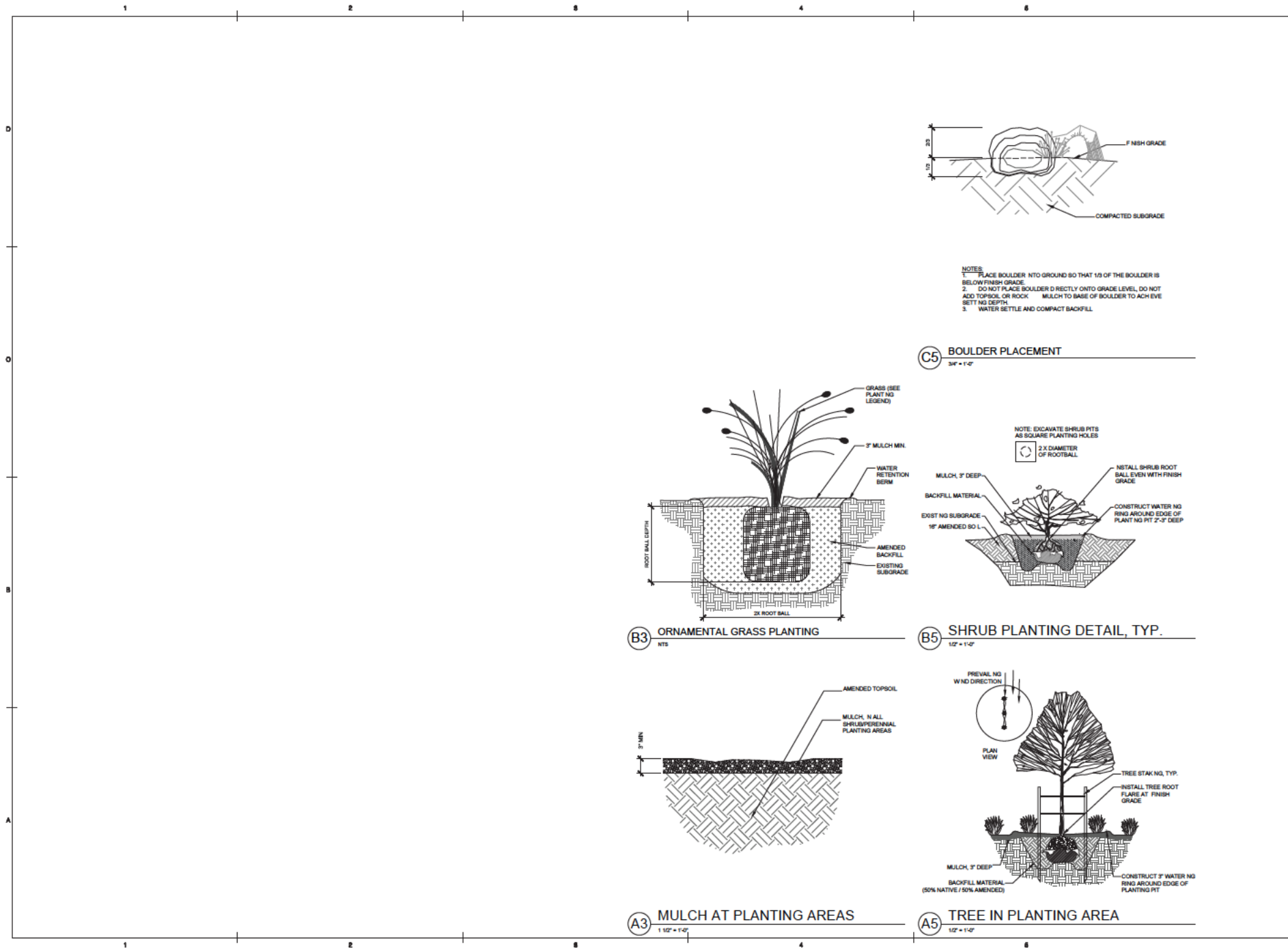
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
MULCH				
	Ms	Mineral Mulch	1-2"	4,778 sf
	Mb	Mineral Mulch	2-4"	4,172 sf
	Lb	Landscape Boulders	3-4"	39

GENERAL NOTES

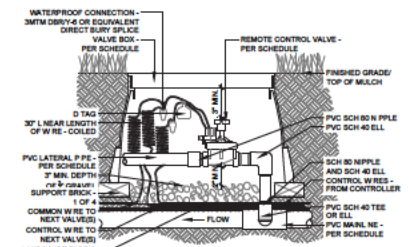
1. REFER TO CIVIL ENGINEERS UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF PERMANENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION. IF FIELD FOR CONTRACTOR TO THEN INSTALL.
4. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED FOR OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE AT NURSERY.
7. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
8. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY OWNER'S REPRESENTATIVE.
9. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
10. FINISH GRADES OF SHRUB AREAS AND LAWNS/GRASSES SHALL BE 1 INCH BELOW ADJACENT PAVING OR EDGING.
11. PROVIDE BURLAP WRAPPING TO SECOND BRANCH WITH 50% OVERLAP.





GENERAL IRRIGATION NOTES

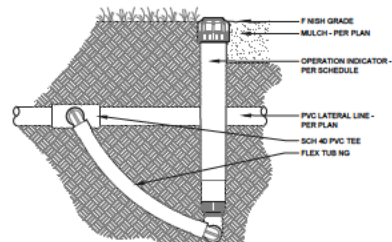
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNERS REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
- THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN. WITHOUT NOTIFYING OWNERS REPRESENTATIVE.
- ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNERS REPRESENTATIVE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, ARCHITECTURAL PLANS, ELECTRICAL PLANS, GRADING AND DRAINAGE AND ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS TO INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER THE MANUFACTURERS SPECIFICATIONS AS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY AND ALL LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK, THE CONTRACTOR SHALL PAY FOR ANY AND ALL REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNERS REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
- PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- IF IRRIGATION SLEEVING IS REQUIRED A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN BANKS OF SLEEVES USED FOR OTHER ON-SITE UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED) CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
- ALL VALVE BOXES 18" LIDS SHALL BE PLASTIC, COLOR GREEN OR TAN, WITH LOCKING COVERS. PER THE CONSTRUCTION DETAILS, ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 14" FROM THE EDGE OF PAVED SURFACES AND 24" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH WITH FINISH GRADE AS PER THE CONSTRUCTION DETAIL.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF PLANT MATERIAL WITH THE OWNERS REPRESENTATIVE.
- LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" PVC DRIP LATERALS AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
- SHRUBS SHALL BE IRRIGATED BY POINT SOURCE EMITTERS. SEE IRRIGATION LEGEND AND PLANS FOR DETAILS.
- TREES SHALL BE IRRIGATED BY TWO (2) POP-UP SPRAY HEADS. SEE IRRIGATION LEGEND AND PLANS FOR DETAILS.
- THE CONTRACTOR SHALL FINE TUNE / ADJUST THE IRRIGATION SYSTEM TO AVOID / REDUCE OVER-SPRAY ONTO HAVING SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- THE CONTRACTOR SHALL EXTEND THREE (3) SPARE CONTROL WIRES (ONE (1) COMMON AND TWO (2) CONTROL WIRES) FROM THE CONTROLLER TO THE END OF EACH MAINLINE RUN OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN A 1" ROUND VALVE BOX WITH A QUICK COUPLER VALVE. USE ONLY #14 OR #12 (WHEN NECESSARY) DIRECT BURY COUPLER WIRE FOR ALL UNDERGROUND WIRING.
- GROUNDING FOR THE IRRIGATION CONTROLLER TO BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING. ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asi.org/Design_Guides.aspx. CONTACT THE MANUFACTURER FOR ADDITIONAL TECHNICAL ASSISTANCE.



(C2) TURF VALVE ASSEMBLY

NOT TO SCALE

P-CO-UFCS-01

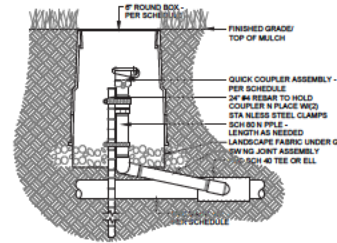


(B2) DRIPLINE OPERATION INDICATOR (HUNTER)

NOT TO SCALE

P-CO-UFCS-08

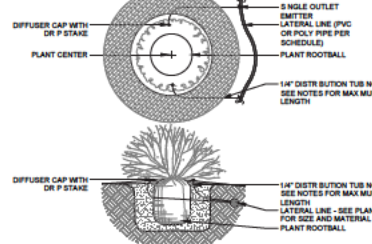
- NOTES**
- EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
 - PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
 - ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORSOL PIPE SEALANT OR EQUIVALENT.



(C3) QUICK COUPLER

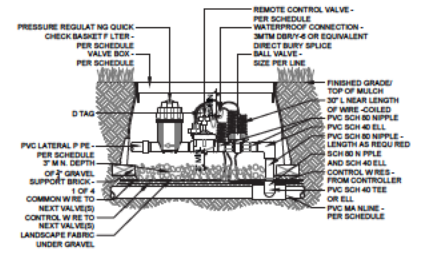
NOT TO SCALE

- NOTES**
- TYPICAL MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'. SEE NOTES FOR JOB SPECIFIC MAXIMUM LENGTH.
 - EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
 - FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
 - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
 - EMITTERS SHALL BE SELF-FLUSHING AND PRESSURE COMPENSATING UNLESS NOTED OTHERWISE.
 - DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT WATER REQUIREMENTS AND SUN EXPOSURE.
 - CONTRACTOR SHALL ENSURE HYDROZONES ARE ON SEPARATE VALVES AS SHOWN ON PLAN.



(B3) SHRUB EMITTER

1" = 1'-0"

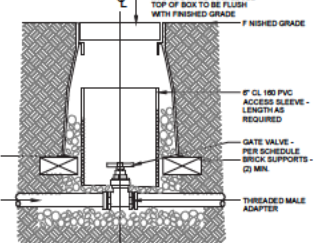


(A3) DRIP VALVE ASSEMBLY W/PRS BASKET W/BALL VALVE

NOT TO SCALE

P-CO-UFCS-40

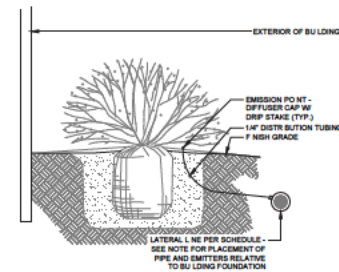
- NOTES**
- COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
 - DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
 - PROVIDE GATE VALVE KEY - LENGTH AS NEEDED.



(C4) GATE VALVE - 2-1/2\"/>

NOT TO SCALE

- NOTES**
- BRICKS TO BE A MINIMUM OF 9\"/>

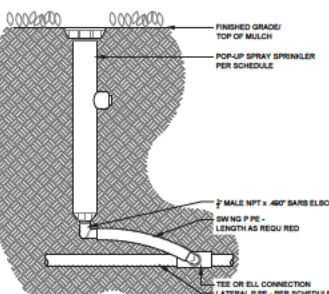


(B4) SHRUB EMITTER PLACEMENT NEAR BUILDING

NOT TO SCALE

P-CO-UFCS-46

- NOTES**
- ALL SPRAY HEADS SHALL HAVE A PRESSURE REGULATING FEATURE.
 - AFTER FLUSHING HEADS, RESPONSE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
 - SPRINKLERS SHALL BE 18\"/>

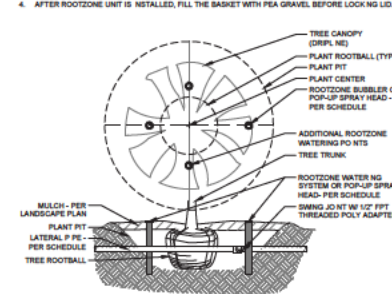


(A1) SHRUB POP-UP SPRAY - SWING PIPE ASSEMBLY

NOT TO SCALE

P-CO-UFCS-48

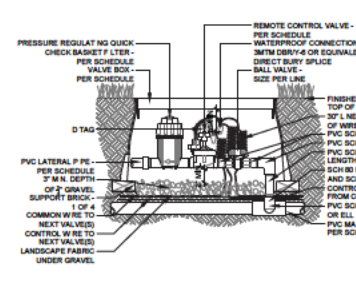
- NOTES**
- POSITION UNITS EVENLY SPACED AROUND TREE. FOR NEW TREES PLACE NEAR ROOT BALL FOR EXISTING TREES, PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
 - INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH.
 - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3\"/>



(A2) TREE BUBBLER/POP-UP LAYOUT

1" = 1'-0"

- NOTES**
- POSITION UNITS EVENLY SPACED AROUND TREE. FOR NEW TREES PLACE NEAR ROOT BALL FOR EXISTING TREES, PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
 - INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH.
 - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3\"/>

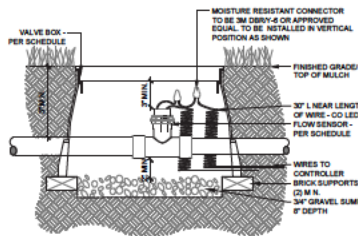


(A4) DRIPLINE FLUSH - BALL VALVE

NOT TO SCALE

P-CO-UFCS-48

- NOTES**
1. STRAIGHT P PE - 10 PIPE DIAMETERS UPSTREAM & 5 PIPE DIAMETERS DOWNSTREAM



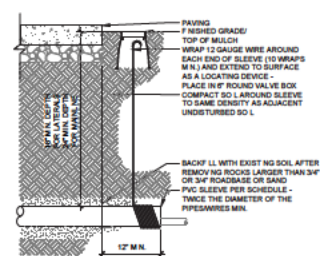
C1 FLOW SENSOR
NOT TO SCALE

- NOTES**
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL PVC P PE TO BE SNAKE IN TRENCHES AS SHOWN IN PLAN VIEW.
 3. ALL 1/2" VOLT WIRE IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND DRUGS TO BE INSTALLED WITH A N VALVE BOX AND MADE WITH DRY-4 WATERPROOF CONNECTORS, OR APPROVED EQUAL.
 5. VALVE WIRES TO BE INSTALLED WITH A MAINLINE TRENCH WHEREVER POSSIBLE.
 6. BURDLE AND TAPE W RING N 10" INTERVALS.
 7. BEDDING MATERIAL SHALL BE 3/4" BASE OR SAND AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 7" ABOVE HIGHEST P PE OR WIRE WITHIN TRENCH.
 8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
 9. BEDDING IS NOT REQUIRED FOR POLYETHYLENE TUBING TRENCHES BUT NO ROCKS LARGER THAN 3/4".
 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 3/4" OR GREATER.
 11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACK LL N 1' F.TS, PUDDLE WITH WATER BETWEEN LIFTS.



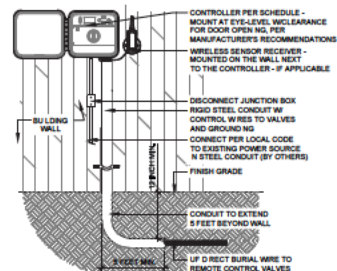
C2 IRRIGATION PIPE TRENCH
NOT TO SCALE

- NOTES**
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACK FILLING.
 2. CAP SLEEVES WITH 8" FITTING AND EXTEND PIPE TO SURFACE UNTIL USE.
 3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
 4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
 5. MARKSTAMP - X AND/OR INSTALL PLACED AT BACK OF CURB OR ROOFING NAIL IN ASPHALT.

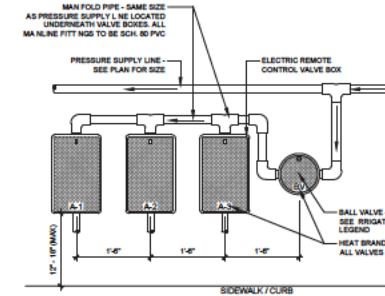


C3 IRRIGATION PIPE SLEEVING
NOT TO SCALE

- NOTES**
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
 2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
 3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
 4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
 5. PROVIDE LOCK AND KEY FOR ENCLOSURE (IF APPLICABLE).

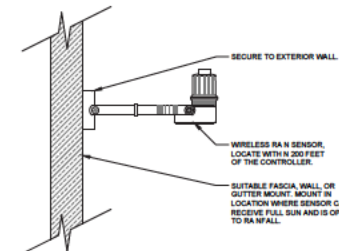


B3 CONTROLLER - WALL MOUNTED
NOT TO SCALE



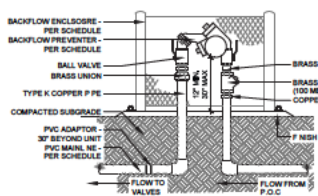
C4 MANIFOLD
NOT TO SCALE

- NOTES**
1. INSTALL SENSOR PER MANUFACTURER'S SPECIFICATIONS.
 2. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNER'S REPRESENTATIVE.



B4 RAIN SENSOR - WIRELESS
NOT TO SCALE

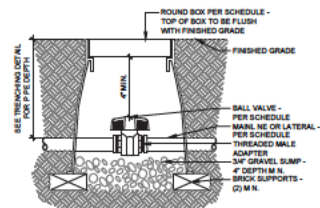
- NOTES**
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE PVC P PE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
 3. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
 4. PROVIDE THRUST BLOCKS FOR LINES 2-1/2" OR LARGER.



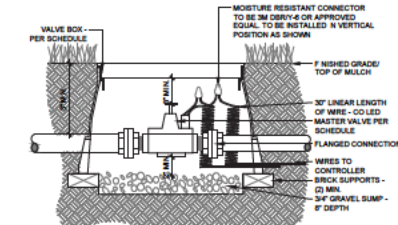
A4 BACKFLOW PREVENTER - FEBCO 825YA
NOT TO SCALE

B1 LIFT OFF GUARDSHACK ENCLOSURE
NOT TO SCALE

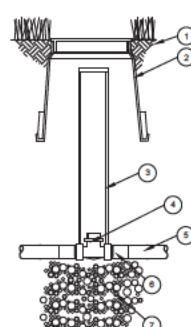
- NOTES**
1. COMPACT SO L AROUND BALL VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINLINE OR LATERAL LINE.
 3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.



A1 BALL VALVE - 2-1/2" OR SMALLER
NOT TO SCALE



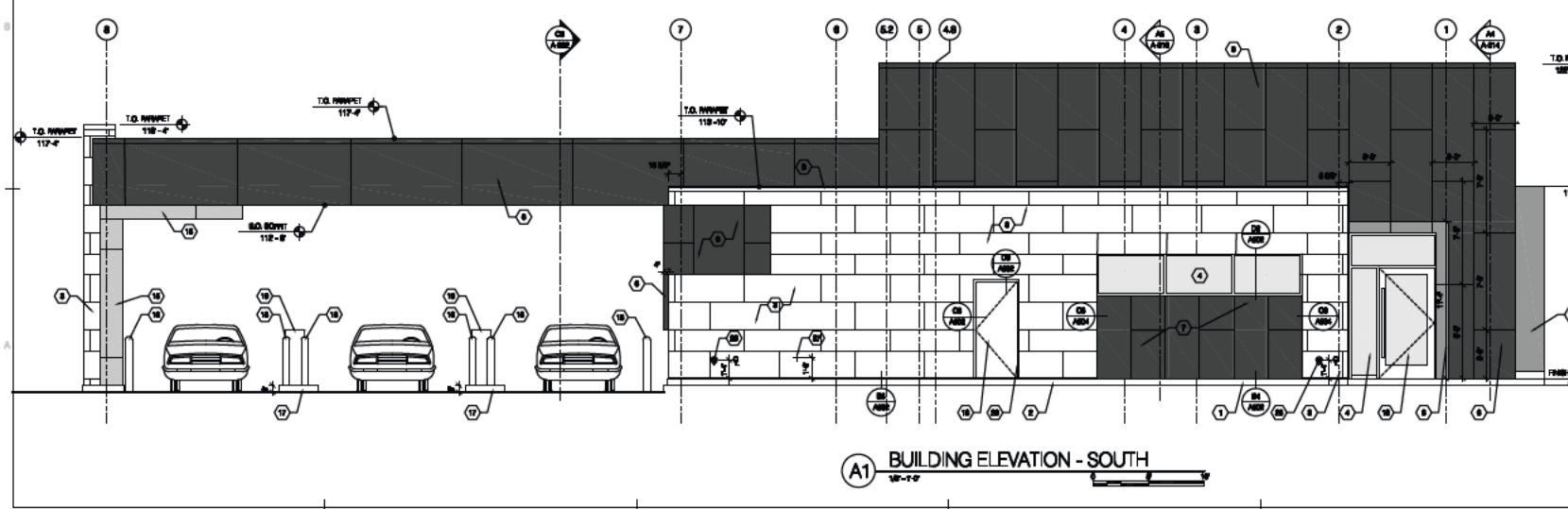
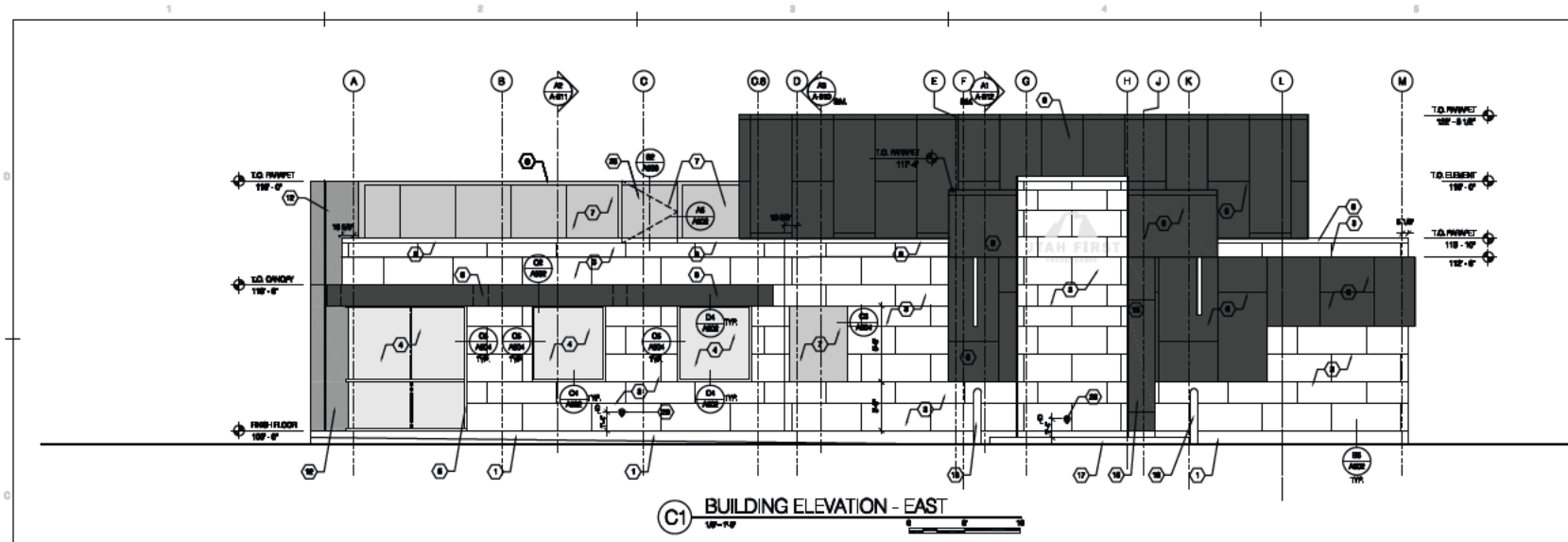
A2 MASTER VALVE
NOT TO SCALE



A3 STOP & WASTE VALVE
2" x 1-1/2"



E102



REFERENCE NOTES

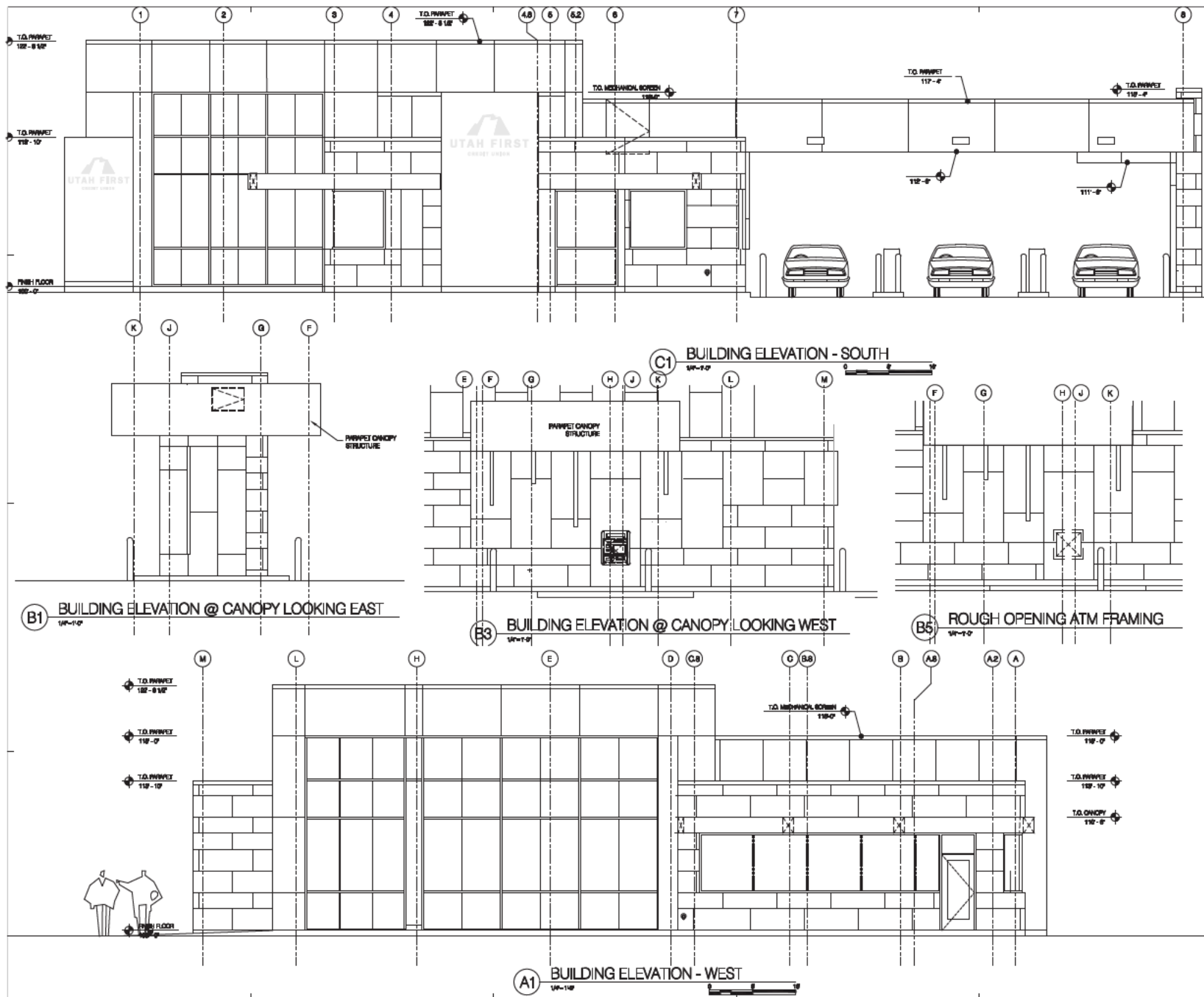
1. CONCRETE FOUNDATION
2. 8"X16" ALL COMPOSITE FOUNDATION
3. LAMINATE PANEL 8'-0" X 16'-0"
4. INTERIOR LAM (8'-0" X 16'-0") IN 16" SQUARE GRID
5. ALUMINUM WINDOW FRAME (8'-0" X 16'-0")
6. EXTERIOR GLASSING (8'-0" X 16'-0")
7. ALUMINUM COMPOSITE PANEL (8'-0" X 16'-0")
8. PRE-FABRICATED ALUMINUM PANEL (8'-0" X 16'-0")
9. ALUMINUM FRAMED GLAZING (8'-0" X 16'-0")
10. STEEL GLAZING BEARING ALUMINUM CORNER, DARK FINISH
11. PER-FABRICATED ALUMINUM PANEL (8'-0" X 16'-0")
12. BACKLIT TRANSLUCENT PANEL (8'-0" X 16'-0")
13. ALUMINUM COMPOSITE PANEL (8'-0" X 16'-0")
14. ALUMINUM COMPOSITE PANEL (8'-0" X 16'-0")
15. CONCRETE CURB
16. CAST-IN-PLACE CONCRETE FILL (8'-0" X 16'-0")
17. TOLLER WITH BRUSH
18. DOOR FRAME (8'-0" X 16'-0")
19. 4'-0" X 8'-0" BOLLARD, CONCRETE FILL (PAINTED)
20. ACCESS PANEL
21. 8'-0" X 16'-0" SIGN
22. 16'-0" X 16'-0" SIGN
23. 16'-0" X 16'-0" SIGN
24. 16'-0" X 16'-0" SIGN
25. 16'-0" X 16'-0" SIGN
26. 16'-0" X 16'-0" SIGN
27. 16'-0" X 16'-0" SIGN

GENERAL NOTES

1. 16'-0" X 16'-0" SIGN
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25. 16'-0" X 16'-0" SIGN
26. 16'-0" X 16'-0" SIGN
27. 16'-0" X 16'-0" SIGN

KEY PLAN





REFERENCE NOTES

1. CONCRETE FOUNDATION
2. SMC REBAR ALL EXPOSED FOUNDATION
3. PORTLAND CEMENT FINISH BRICK 1/2" x 1 1/2" x 1 1/2" P/B x 1/2" x 1/2" x 1/2"
4. TYPICAL BRICK (2-3) SOLAR 10-15 SOLAR GRAY
5. EXTERIOR CLADDING (2-3) SOLAR 10-15 SOLAR GRAY
6. ALUMINUM WINDOW FRAMING (2-3) SOLAR 10-15 SOLAR GRAY
7. ALUMINUM COMPOSITE PANEL (2-3) SOLAR 10-15 SOLAR GRAY
8. PRE-FAB RIB METAL CHIP FLAKING COLOR TO MATCH WALL FINISH
9. ALUMINUM FRAMED LOUVERED 8-HOLE DARK BRONZE
10. STEEL CANTILEVER BEAM W/ ALUMINUM COVER DARK BRONZE
11. PRE-FAB RIB METAL CHIP FLAKING COLOR TO MATCH WALL FINISH
12. BACK-LIT TRANSLUCENT PANEL WALL, 8' x 10' x 1/2" CUSTOM PANEL, INSTALLED BY OWNER'S VENDOR
13. DOOR: SEE 10-10-10
14. CANTILEVERED BEAM W/ ALUMINUM
15. ALUMINUM COMPOSITE PANEL (2-3) SOLAR 10-15 SOLAR GRAY
16. ADA COVER MATCH COURSE WALL
17. 8" CONCRETE CURB
18. 8" METAL ROLL-UP CONCRETE FILLED (ROLL-UP CURB)
19. TELLER VIT SYSTEM (BY OTHERS)
20. DOOR FRAME (SEE 10-10-10)
21. 4-1/2" (8) METAL ROLL-UP CONCRETE FILLED (PAINTED)
22. ACCESS PANEL
23. ATM BY OTHERS
24. LID REPLACING

GENERAL NOTES

- A. NOT USED
- B. NOT USED

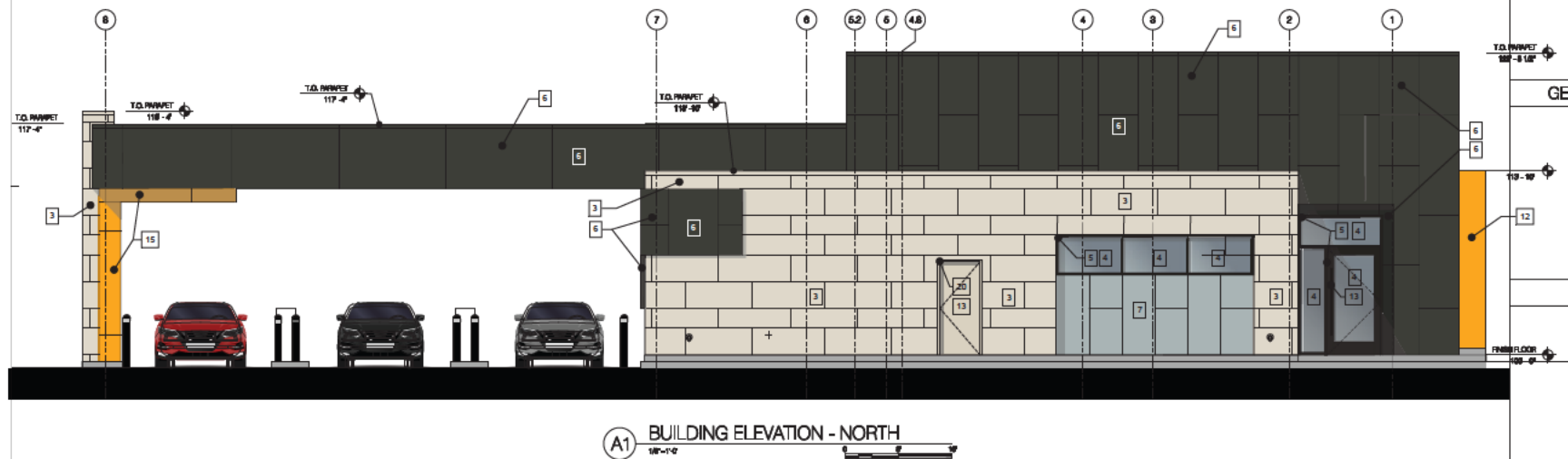
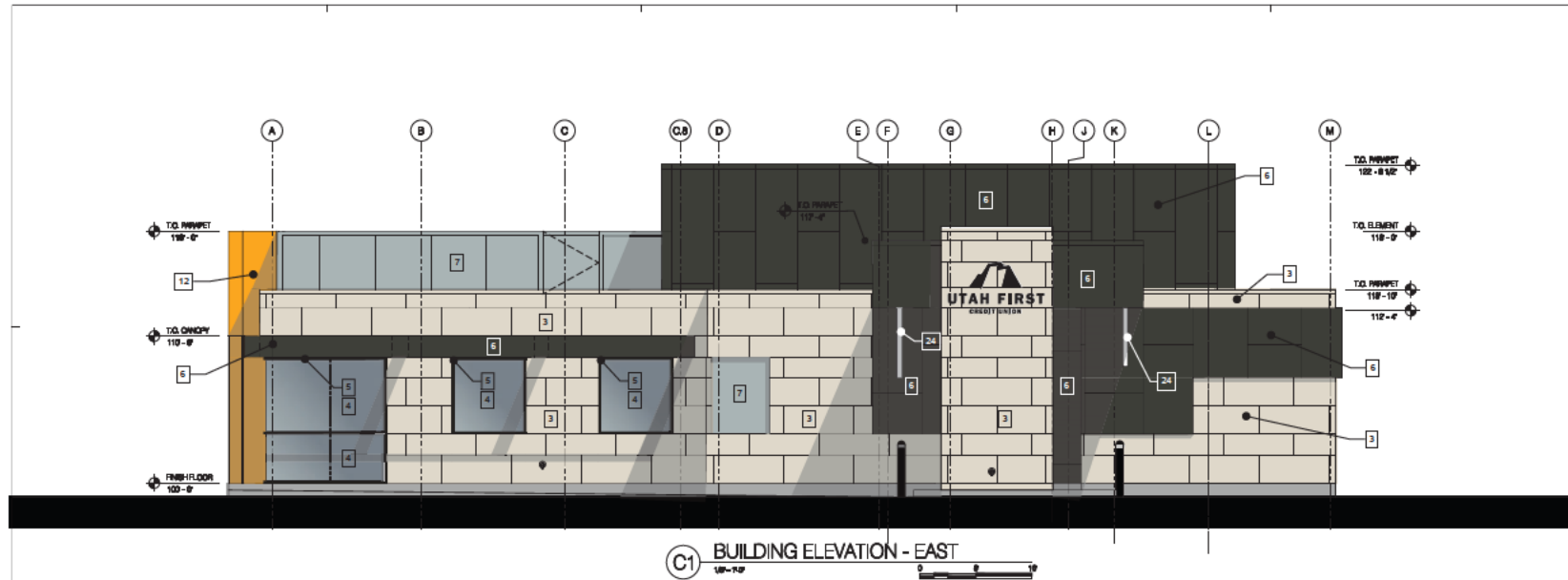
KEY PLAN



REFERENCE NOTES	
1.	CONCRETE FOUNDATION
2.	ONE FLUTE ALL EXPOSED FOUNDATION
3.	LAMINATE PANEL 8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT
4.	TINTED GLASS (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
5.	ALUMINUM WINDOW FRAME (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
6.	EXTENDED GLASS (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
7.	ALUMINUM COMPOSITE PANEL (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
8.	PRE-FAB ED-METAL ON FLAME BRICK COLOR TO MATCH PANEL 7
9.	ALUMINUM FRAMES (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
10.	STEEL ON-THE-FLAME BRICK ALUMINUM COMPOSITE PANEL (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
11.	PER-FAB ED-METAL ON FLAME BRICK (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
12.	BRICK-LIKE TRIM (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
13.	BRICK-LIKE TRIM (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
14.	CONCRETE BRICK (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
15.	ALUMINUM COMPOSITE PANEL (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
16.	ALUMINUM COMPOSITE PANEL (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)
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27.	CONCRETE BRICK (8'x8' x 1/2" 60# x 60# COLOR BRAND-THEAT)

GENERAL NOTES	
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B.	NOT USED

KEY PLAN	
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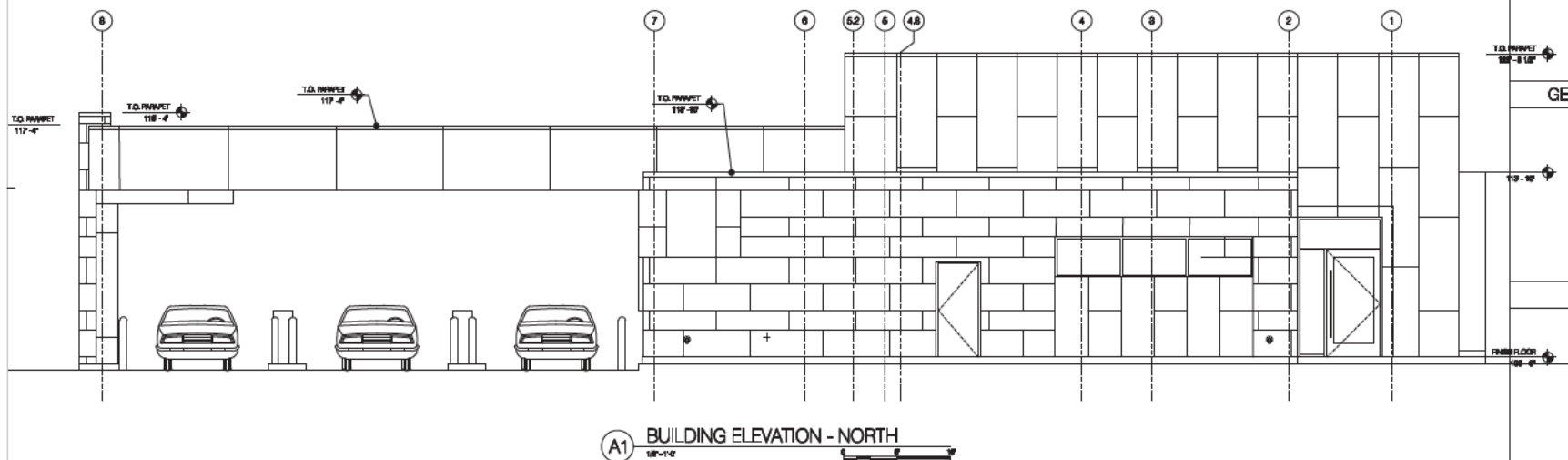
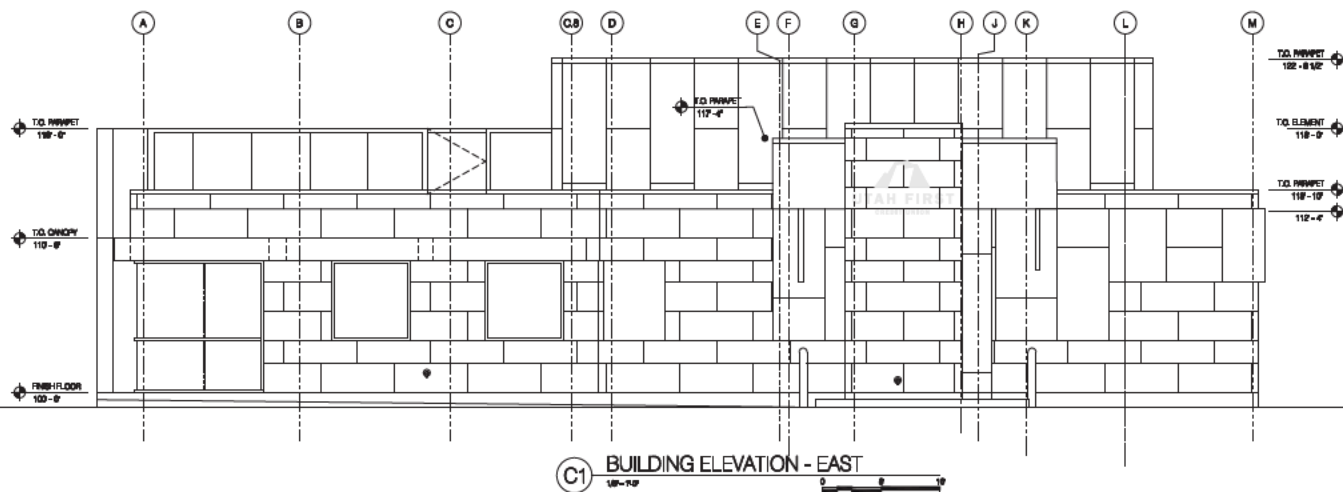


REFERENCE NOTES

1. CONCRETE FOUNDATION
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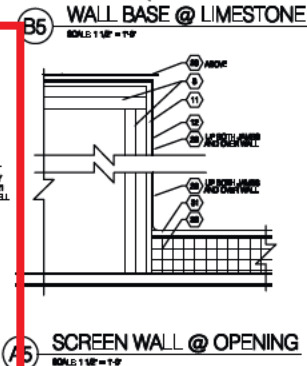
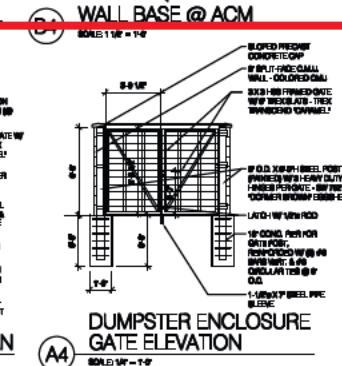
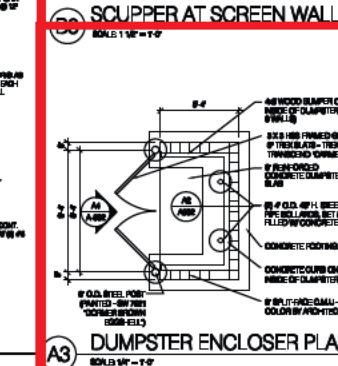
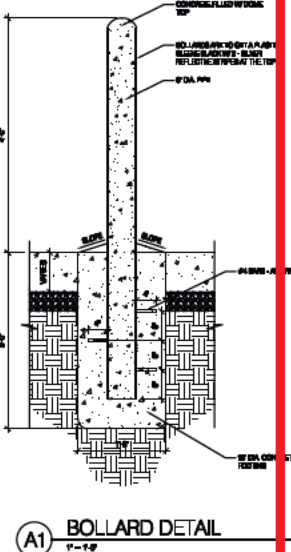
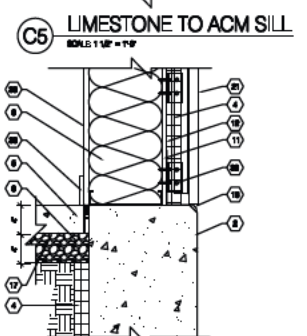
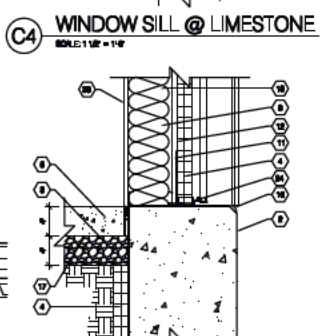
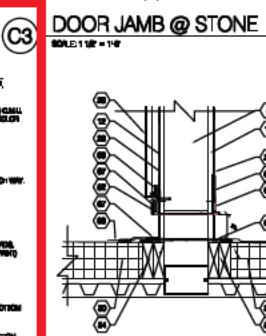
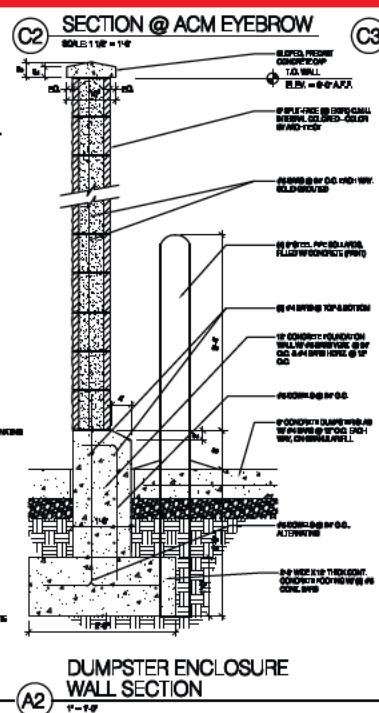
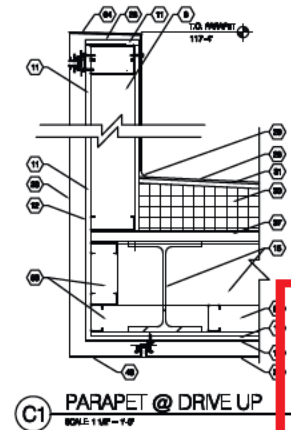
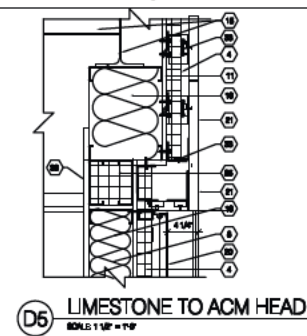
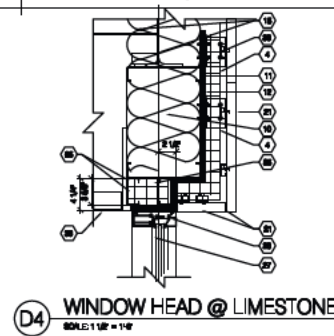
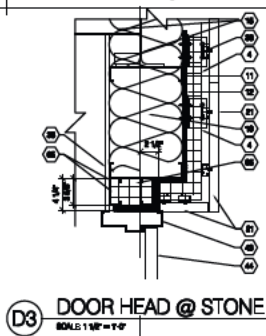
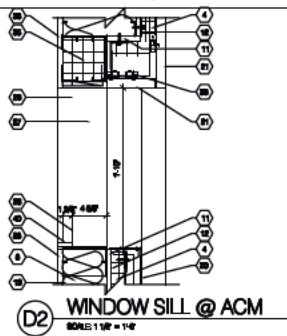
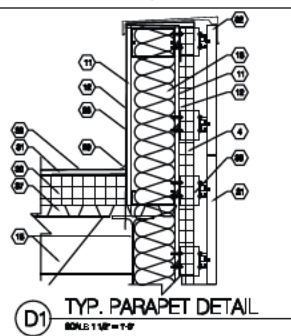
GENERAL NOTES

KEY PLAN



- ## REFERENCE NOTES

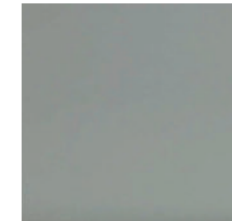
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REFERENCE NOTES	
1.	CONCRETE FOOTING (SEE STRUCTURAL)
2.	CONCRETE BASE WALL (SEE STRUCTURAL)
3.	4" FREE DRAINAGE SPACER
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100.	4" CONCRETE BASE ON GROUND



7. ACM Panels
Color: Charcoal



6. Insulated Glazing
Solarban 70 Grey



1. ACM Panels
Color: Custom Orange



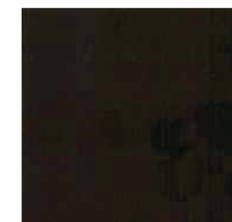
2. ACM Panels
Color: Clear Anodized



3. Limestone Panels
Color: Dove White Sandblasted



4. 3-Form Translucent Back-Lit Panel
Color: Custom Orange



5. Curtain Wall and Window Frame
Color: Dark Bronze



TO: Santa Clara City Council
FROM: Jim McNulty, Planning Director
DATE: September 17, 2026
RE: Historic District/Mixed Use Zone Parking **(Discussion Item)**

City staff would like to discuss parking requirements in the Historic District/Mixed Use HD/MU Zone. Recently, a Rezoning & Amended Site Plan (2998 Santa Clara Drive) was presented to the Planning Commission on July 9, 2026. During the public hearing, Planning Commission members asked City staff to address the unique parking situation for the property. You will recall that this property is very small (0.10 acres, 4,521 sq ft.). City staff worked with the applicants to create a solution to allow for the proposed art gallery. However, Planning Commission members felt that parking requirements in the HD/MU Zone should be reviewed.

The Historic District Design Guidelines indicate that parking should be located to the side or behind a building, where its visual impact will be minimized. Additionally, Chapter 17.74 Historic District/Mixed Use Zone (attached) encourages flexibility in site design and parking requirements.

17.74.090: PARKING AREAS:

All parking areas shall be approved by the Planning Commission as to number of spaces required and the location of off-street parking in relation to the balance of the development. The guideline for parking shall be one (1) space for every two hundred fifty (250) square feet of commercial floor area and two (2) spaces, one (1) of which shall be covered, for each residential dwelling.

A. The Planning Commission may use the additional requirements of chapter 17.32, "Off Street Parking Requirements", of this title, but shall determine the number of spaces required based upon the plan submitted, and the type of use proposed. Shared parking between adjacent parcels is encouraged, and excessive parking shall be avoided. Parking should be located to the side or behind a building, where its visual impact will be minimized.

B. Exceptions to the parking requirements contained in Chapter 17.32 of city code may be considered on a case-by-case basis to promote compatibility with the character of the Historic District. The property owner/developer will be required to submit technical information done by a licensed professional that justifies any requested exception.

C. All access drives shall be approved as part of the site plan approval. Reduced widths of driveways will be considered on an individual site plan basis. Curb cuts, driveways, and off-street parking shall be carefully designed to protect the historic character of the district.

D. All driveways and parking areas, unless determined to be temporary in nature, shall be surrounded by a concrete curb or other appropriate material as approved with the Site Plan. Surface of parking areas may be as approved by the Planning Commission. (Ord. 2024-12: Ord. 2022-22: Ord. 2017-14: Ord. 2004-01 § 2)

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, August 13, 2026**

Present: Logan Blake
Shelly Harris
Josh Westbook
Kristen Walton
David Clark
Joby Venuti
Tyler Gubler

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

1. Call to Order

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on August 13, 2026, at 5:33 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Harris

3. Conflicts and Disclosures

No conflicts or disclosures were reported by any Commissioners.

4. Working Agenda

A. Public Hearing

- 1. Consideration and possible action on Chapter 17.28.180, Rock Cut Slopes. The proposed code amendment would provide a new section in city code allowing for another wall option in Chapter 17.28, Walls, Fences, and Hedges. Santa Clara City, applicant.**

Jim McNulty, Planning and Economic Development Director, presented the proposed code amendment, which would add a new section, Chapter 17.28.180, to the City's existing Walls, Fences, and Hedges Ordinance to formally address rock cut slopes. Mr. McNulty noted that this amendment had been previously reviewed during Planning Commission on June 11,

2026, and was subsequently discussed with the City Council on June 24, and July 22, 2026. Both bodies expressed support for moving the amendment forward.

The amendment establishes standards for the construction of rock cut slopes, including a bench requirement calculated as a fraction of the total slope height. Commissioner Harris raised a question regarding whether the bench dimension formula applied to the total height of the slope or to an individual cut face. Wayne Rogers clarified that the bench width is calculated as one-third of the height of the tallest cut slope, plus one foot. He further explained that the maximum permitted height is sixteen feet, typically expressed as a ten-foot lower cut and a six-foot upper cut, and that practical equipment limitations often necessitate the terracing approach the code is intended to regulate. He noted that while such slopes are already present in other Washington County communities, occurrences within Santa Clara are anticipated primarily in the South Hills area.

A Public Hearing was opened. No members of the public came forward to comment. The Public Hearing was closed.

2. Consideration and possible action on a proposed Rezoning and Project Plan for property located at 4405 W. 1700 N. (Big Rocks Subdivision, Lots 1, 2, and 3). The subject properties are approximately 12.99 acres in size. The applicants, Randy & Sue Yocum, propose to Rezone the property from the Open Space OS Zone to the Planned Development Commercial PDC Zone to allow for a wedding and event center on the property.

Mr. McNulty presented the Rezoning and Project Plan application submitted by applicants Randy and Sue Yocum for approximately 12.99 acres comprising Lots 1, 2, and 3 of the Big Rock Subdivision. The applicants propose to rezone the subject property from the Open Space (OS) zone to the Planned Development Commercial (PDC) zone to establish a wedding and event center. Mr. McNulty provided background context, noting the property was annexed into Santa Clara City in August 2025, at which time it was assigned the standard Open Space Zone (holding zone) per City policy.

Mr. McNulty reviewed the key elements of the project plan, which includes two existing large residential homes, two accessory buildings, a large outdoor gathering area of approximately 30,000 square feet, and a parking area for events. The primary access to the site is via 1700 North, a dirt and gravel road adjacent to the City Shop, with road improvements spanning four different ownership categories: a public road segment across the adjacent Anderson parcel, a BLM right-of-way segment, a twenty-five-foot all-weather surface segment across Santa Clara Field Canal Company property, and private driveways serving both residences. Each driveway will be twenty-eight feet in width. The upper driveway includes a turnaround for fire and emergency vehicle access. The lower driveway includes two (2) hammerhead turnarounds for fire and emergency vehicle access.

Mr. McNulty addressed project utilities, noting that the existing septic system limit occupancy of the upper home to twelve persons and the lower home to eight persons. The proposed commercial use requires an upgrade from a two-inch to an eight-inch waterline to serve two (2) new fire hydrants. Existing power service is provided by Rocky Mountain

Power, with a transition to Santa Clara City power required upon any future expansion. Additional elements of the project plan reviewed included Dust Control requirements, Parking requirements, Water Efficiency Landscaping Standards, shielded Outdoor Lighting, a prohibition on Project Signage without subsequent Planning Commission approval, Portable Sanitation Facilities, and compliance with the City's Noise Ordinance (Chapter 9.12.020 and 9.12.021).

Mr. McNulty noted that a noise complaint had been received from residents of the Hills at Santa Clara Phase 2 subdivision, and that a written public comment document had been submitted the prior evening and distributed to all Planning Commissioners and City staff. He clarified that the property's General Plan Land Use Classification is Very-Low Density Residential, noting that while the current zoning is Open Space, the General Plan Land Use Classification was selected to reflect the rural character of the area rather than to preclude a use such as that proposed. Staff concluded that the proposed rezoning meets the criteria established under Chapter 17.18.090, Rezoning Consideration and all applicable state code requirements under Utah Code Section 10-20-503 and recommended that the Planning Commission consider forwarding the application if complete, to the City Council subject to fifteen conditions and four findings.

The Public Hearing was opened. Three residents from the neighboring Hills at Santa Clara Subdivision spoke in opposition.

Ryan Sullivan expressed concern that events had already been taking place on the property without proper entitlement, stating this indicated a disregard for applicable regulations. He also raised significant concerns about noise, describing the topography as acting like an amphitheater that channels sound directly into the surrounding neighborhood. Ryan also indicated that he witnessed a car driving off a cliff from the Upper House a few months ago.

Adrian Galvez echoed the noise concerns, noting music had been audible as late as 2:00 AM. He further expressed apprehension about the broad implications of commercial zoning, suggesting that if the current owners were to sell, the commercial designation could allow uses beyond a wedding venue in the future.

Neil Flora raised concerns about the nature of short-term rentals based on personal experience, questioned the adequacy of noise and lighting controls in the project plan, and stated that residents had purchased their homes in anticipation of a quiet, rural environment.

No further comments were offered. The Public Hearing was closed.

City Attorney, Matt Ence, clarified that the PDC Zone, unlike a standard Commercial Zone, ties the zoning approval to a specific project plan, meaning any future change in use by any owner would require a new Public Hearing and Planning Commission review. He further confirmed that the Development Agreement specifically prohibits the service of alcoholic beverages without proper city and state licensure, and that this process would require separate approval. Mr. Ence also noted that the Development Agreement contains an explicit provision allowing the City to suspend or terminate the applicants' vested development rights in the event of repeated or chronic violations of noise, dust control, or other City Ordinances,

which he described as a particularly strong enforcement tool not typically included in standard Development Agreements.

Commissioner Gubler raised the question of operational hours and time-specific noise controls, noting the funnel-shaped topography of the canyon. Mr. McNulty indicated that the standard noise ordinance establishes allowable hours of 7:00 AM to 11:00 PM. Mr. Ence indicated that additional, more tailored restrictions could be crafted within the Development Agreement if directed by the Planning Commission and/or City Council.

Commissioner Westbrook asked about enforcement mechanisms for Development Agreement violations. Mr. Ence explained that the City has both a criminal misdemeanor path and an administrative citation process for ordinance violations, and that the Development Agreement provides an additional remedy for terminating the applicants' vested rights.

Commissioner Harris asked about the Development Agreement, Item 5.5. Mr. Ence indicated that this section is specific to the proposed short-term rentals to mitigate any negative impacts of the use. Mr. Ence also discussed the requirements found in Chapter 17.68.060 of city code. Commissioner Walton asked about the tax revenue benefits for the City. Mr. Ence spoke about TRT (short-term rentals) and possible tax revenue benefits for this land use.

Commissioner Blake asked about the proposed roads providing access to the project. Mr. Ence indicated that four (4) different road cross-sections are proposed (Public, BLM, SCFCC, and Driveways). Each one is specifically addressed in the Development Agreement.

Commissioner Venuti expressed concern about the adequacy of the twenty-five-foot gravel access road across the Santa Clara Field Canal Company SCFCC property, noting it would serve as the primary access for event traffic and would likely generate dust. Mr. Ence acknowledged that access was the most significant challenge with this property and confirmed that the SCFCC segment, being an exception to city standards, would require City Council approval of an exception. He noted the road does comply with minimum fire code standards. Venuti also noted that the planned Western Corridor Road would eventually run adjacent to the property, a development that could significantly change the surrounding noise environment in the future.

Dennis Frei, President of the Santa Clara Field Canal Company, addressed the Commission and explained that a previous lawsuit resulted in a prescriptive easement settlement that expressly prohibits asphalt on the Canal Company's property. He noted that both the road and the waterline exist as prescriptive easements that are relocatable, provided there is continued access to the property through an established gated entrance. The Canal Company is constrained from granting a formal dedicated easement or allowing pavement on that stretch.

Mr. Ence noted that staff had discussed the possibility of routing the new waterline along the property boundary lines rather than within the road corridor, and that discussions on the final route remained ongoing. He also confirmed that the BLM approval process for road improvements on BLM property is anticipated to take up to two years, with extension provisions built into the Development Agreement.

Commissioner Walton expressed reservations about the compatibility of a Commercial Zone with the Very Low-Density Residential Land Use Classification and stated her view that the proposed use would adversely affect the character of the adjacent neighborhood.

Commissioner Harris shared similar concerns about introducing a commercial designation into an area otherwise discussed in exclusively residential terms.

Commissioner Blake then recommended that the discussion transition to the Development Agreement for the project. Mr. Ence agreed and led the discussion on the Development Agreement. See Item B (1) below.

Commissioner Blake invited the applicants, Randy and Sue Yocum, to come address the Planning Commission with closing remarks. Sue Yocum addressed the Commission, describing the property's historical significance as a gathering place for the local community, including petroglyphs left by early Swiss settler ancestors. She emphasized that the venue is intended as an open outdoor gathering space, with accessory structures limited to equipment storage. She noted that the seasonal nature of the outdoor venue would inherently limit the frequency of events. She expressed a commitment to noise control through Airbnb-style rental agreements with guests and confirmed that the BLM has expressed interest in having the road paved through its property, pending their internal approval process.

B. Public Meeting

1. See General Business Items.

5. General Business

A. Recommendation to City Council

1. Recommendation to City Council for consideration and possible action on Chapter 17.28.180, Rock Cut Slopes. Santa Clara City, applicant.

Commissioner Westbrook moved to forward a recommendation of approval for the code amendment, Chapter 17.28.180, Rock Cut Slopes, to the City Council. Commissioner Harris seconded the motion. The motion carried unanimously.

2. Recommendation to City Council for consideration and possible action on a proposed Rezoning and Project Plan for property located at 4405 W. 1700 N. (Big Rocks Subdivision, Lots 1, 2, and 3). Randy and Sue Yocum, applicants.

Commissioner Venuti moved to forward a recommendation of approval for the proposed Rezoning and Project Plan for Big Rocks Subdivision, Lots 1, 2, and 3 (4405 W. 1700 N.) to the City Council, subject to the fifteen conditions and four findings set forth in the staff report, with special emphasis on enforcement of the city's noise ordinance and the addition of a condition that no events shall occur on the property until full entitlement (Zoning/Development Agreement, Public Safety, Business License, Liquor License) is granted by the City Council. Commissioner Westbrook seconded the motion. The motion

carried 5–2, with Commissioner Walton and Commissioner Harris voting in the negative.

B. Planning Commission Review

1. Review and Recommendation of a Development Agreement. Randy and Sue Yocum, applicants.

City Attorney, Matt Ence presented an overview of the Development Agreement, noting that recent changes to Utah Code now require that Development Agreements, which vary significantly from standard City Ordinances, be treated as Land Use decisions and reviewed by the Planning Commission prior to City Council consideration.

Mr. Ence highlighted the key provisions of the Development Agreement. The vested rights section establishes that the approved uses are limited to those identified in the Project Plan, specifically, a wedding and event venue and short-term rental properties, and that no other uses may proceed without additional public approvals. The agreement contains an explicit prohibition on the service of alcoholic beverages without proper licensure. The applicable law section includes a table in Exhibit C detailing impact fees calculated specifically for this property, broken down by lot and use category, to account for the property's unique history of prior use and partial existing city service connections.

Section 4 of the agreement ties compliance with noise, dust, and other City Ordinances directly to the applicants' vested development rights, with repeated violations giving the City the right to suspend or terminate those rights following notice. Section 5 sets forth specific developer obligations, including road improvements across three road segments with defined timetables, heightened fire detection requirements at the residences pending installation of new hydrants, construction of a new eight-inch waterline, and occupancy limits tied to certified septic capacity. The agreement also includes a progress reporting requirement unique to this project, reflecting the fact that certain improvements will be completed after the use commences rather than prior to it. The agreement is assignable and binding on any subsequent owner. Section 12 provides a detailed termination mechanism, including the City's right to revoke vested rights, including the zoning approval, in the event of non-compliance with the development timetable.

Commissioner Clark observed that the agreement was more precisely binding than Development Agreements he had previously encountered and stated he found the level of specificity appropriate and ultimately supportive of both the applicants and the neighboring community.

Commissioner Westbrook moved to forward a recommendation of approval for the Development Agreement for the Yocum property to the City Council. Commissioner Clark seconded the motion. The motion carried 5–2, with Commissioner Harris and Commissioner Walton voting in the negative.

Mr. Ence confirmed the matter will be placed on the City Council agenda for September 9, 2026. The meeting will be a public meeting, and notice will be posted on both the city and state websites.

6. Discussion Items

A. **None.**

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: July 9, 2026

The Planning Commission reviewed the minutes from July 9, 2026. Commissioner Clark noted a discrepancy in the July 9, 2026, minutes, in which he appeared as both the maker and the seconder of a motion in Section 5. After brief discussion, it was determined that Commissioner Gubler had made the second in question. Commissioner Harris confirmed she had noted the same error.

Commissioner Walton moved to approve the July 9, 2026, meeting minutes as corrected. Commissioner Harris seconded the motion. The motion carried, with Commissioner Blake and Commissioner Westbrook abstaining as they were not present at the July 9 meeting.

8. Directors Report

Mr. McNulty reported that the next Planning Commission meeting is tentatively scheduled for August 27, 2026, subject to confirmation of agenda items the following week. He acknowledged the complexity and duration of the Yocum application, noting that City staff and legal counsel had worked extensively over the preceding twelve months to bring the matter to an appropriate position for a Public Hearing. Matt Ence agreed and expressed appreciation for the Commission's thorough review of the application.

9. Adjournment

Motion: Commissioner Harris moved to adjourn.

Commissioner Blake adjourned the meeting at 7:54 PM.

Jim McNulty
Planning Director

Approved: _____