



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
October 8, 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, October 8, 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: Josh Westbrook

3. Conflicts and Disclosures

4. Working Agenda

A. Public Hearing

1. Consideration and possible action on Chapter 17.80, Hillside Protection Overlay Zone. The proposed code amendment provides for a complete update to this section of city code. Chapter 17.80 would become a Sensitive Area Overlay Zone replacing the original Hillside Protection Overlay Zone.
2. Consideration and possible action on a proposed PDR Amendment and Site Plan application for a permanent maintenance facility at Black Desert. The subject property is 3.23 acres in size. Enlaw LLC proposes to develop the site with a maintenance office building, a mechanics building, a landscape building, and a golf cart and equipment storage building.

B. Public Meeting

1. Consideration and possible action on a proposed Partial Plat Amendment for Lots 24 and 25 of the South Village @ Black Desert Subdivision. Brandon Anderson, Rosenberg Engineering, applicant.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council for consideration and possible action on Chapter 17.80, Hillside Protection Overlay Zone. Santa Clara City, applicant.
2. Recommendation to the City Council for consideration and possible action on a proposed PDR Amendment and Site Plan application for a permanent maintenance facility at Black Desert. Rob Sunderlage, applicant.
3. Recommendation to the City Council on a proposed Partial Plat Amendment for Lots 24 and 25 of the South Village @ Black Desert Subdivision. Brandon Anderson, Rosenberg Engineering, applicant.

6. Discussion Items

A. None.

7. Approval of Minutes

A. Approval of Meeting Minutes: September 17, 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 1st day of October 2026.

Jim McNulty, Planning Director



TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Director
DATE: October 8, 2026
RE: City Code, Chapter 17.80, Sensitive Lands Overlay Zone **(Public Hearing)**

City staff and the Hillside Committee have been working on a complete update of Chapter 17.80, Hillside Protection Overlay Zone for several months. City Ordinance #2026-07 was adopted by the City Council on April 27, 2026. This included a temporary land use regulation implementing a six-month moratorium on review and approval of land use applications in the Hillside Protection Overlay Zone. A Committee was created in May 2026 and tasked to rewrite/update the current ordinance. Committee members include Rick Rosenberg (Chair), Dave Black, Logan Blake, Melodee Finlinson, Wayne Rogers, Casey Stratton, Cody Mitchell, Dan Cazier, and Jim McNulty.

The proposed code amendment provides for a complete update to this section of city code as it has not been updated since 2008. Chapter 17.80 would become a Sensitive Lands Overlay Zone replacing the original Hillside Protection Overlay Zone.

The proposed code amendment was discussed with the City Council and Planning Commission in a joint work meeting on September 2, 2026. Both the Planning Commission and City Council were in favor of this code amendment moving forward. A copy of the draft document has been included for review.

State Code Requirements:

Utah State Code, Section 10-20-502, includes requirements for land use ordinance amendments. To amend an ordinance, a City Planning Commission must hold at least one public hearing. Additionally, a public hearing to consider an ordinance amendment requires a 10-day notice which requires the date, time, and place of the public hearing. City staff have determined that all State Code requirements have been met with this application.

Recommendation:

City staff recommend that the Planning Commission hold a public hearing and forward a recommendation of approval for this code amendment (Chapter 17.80, Sensitive Lands Overlay Zone) to the City Council.

CHAPTER 17.80

SENSITIVE LANDS OVERLAY ZONE

SECTION:

17.80.010: Purpose And Intent

17.80.020: Applicability

17.80.030: Sensitive Lands Review Board

17.80.040: Pre-Application Process

17.80.050: Remediation of Mitigatable Sensitive Lands

17.80.060: Dispute Resolution/Peer Review

17.80.070: Development and Land Disturbance Application Submittal

17.80.080: Development Constraints and Limitations

17.80.090: Geotechnical/Geologic Hazard and Engineering Geology Reports

17.80.100: Special Exemptions

17.80.110: Other Considerations

17.80.120: Review and Approval of Required Reports and Applications

17.80.130: On Site Professional and Final Inspection

17.80.140: Acceptable Permanent Sensitive Lands Preservation

17.80.150: Warning and Disclaimer

17.80.160: Definitions

17.80.010: PURPOSE AND INTENT:

This chapter shall provide standards, guidelines, and design criteria to protect the natural scenic character of sensitive lands areas in the City while allowing development in a manner that provides for the health, safety, and welfare of residents, maintains the aesthetics of the community, and protects property values.

17.80.020: APPLICABILITY:

A. The Sensitive Lands Overlay Zone SLOZ is defined as any area that is either:

1. Located within areas identified on the Sensitive Lands Map included in the Santa Clara City General Plan.

2. Contains slopes steeper than 15 percent based on a detailed topographic survey that are proposed to be disturbed by construction/development and has planned cuts or fills greater than 12 feet in height.

3. Contains exposed rock outcroppings larger than ten feet (10') wide and ten feet (10') tall.

4. Affected by potential geologic hazards identified by a geologic evaluation.

5. Contains intermittent or constant flow stream corridors and floodplains, riparian areas, wetlands and springs as regulated by the Utah State Engineer, the Federal Emergency Management Agency (FEMA) or the Corps of Engineers (COE); ephemeral washes draining more than 0.15 square miles.

B. Any land use application for development or land disturbance in the SLOZ including but not limited to, building permits for a new structure or existing structures that add additional square footage to the primary or secondary structure, permitted and conditional uses, preliminary and final subdivision plats, shall include a sensitive lands identification analysis addressing the requirements of this chapter.

C. Any land use application for development or land disturbance in the SLOZ shall be supported by the plans, exhibits and shown in Figure 17.80.020.1 and described in Section 17.80.070. Said reports will vary based on the severity and type of geologic hazards impacting the proposed development or land disturbance application.

D. The City retains a City Engineer/Geotechnical Consultant/Geologist to review, provide findings, and recommend approval or denial of the development or land disturbance application. Any costs incurred for the City including contracted specialized engineering services, geotechnical services, site inspection, testing, and review time due to the proposed development will be passed along to the applicant or developer and deposited with the City. Such costs shall be based on an estimate provided by the City Engineer/Geotechnical Engineer/Geologist, a subsequent full deposit by the applicant/developer cost plus 10%. Unused funds will be returned to the applicant, without interest.

E. Any sensitive lands identified because of the requirements of this chapter shall be designated in the development or land disturbance application for possible preservation or avoidance. Some risks associated with development or land disturbance of sensitive lands cannot be mitigated. If the risks cannot be mitigated to the satisfaction of the City Land Use Authority, such lands shall be designated on the site plan or subdivision plat in a manner that permanently restricts the area from future development or land disturbance.

F. The owner of an existing property or a lot of record legally created prior to adopting of this chapter is not entitled to a building permit, unless that building permit complies with this chapter, and all other applicable requirements.

17.80.030: SENSITIVE LANDS REVIEW BOARD:

A. Established: There is hereby established a Sensitive Lands Review Board SLRB for the City.

B. Powers And Duties: The Sensitive Lands Review Board shall have the following responsibilities:

1. As requested by City staff, review developments proposed within the Sensitive Lands Overlay Zone SLOZ and make a recommendation for approval, conditional approval, or denial to the Land Use Authority.

2. Provide advice and support as needed to City staff, and the Land Use Authority in connection with reviewing requests for development applications within the SLOZ.

C. Membership, Appointment: The Sensitive Lands Review Board SLRB shall consist of five (5) members as follows:

1. Three (3) persons who are experts in any of the following fields: geotechnical engineering, civil engineering, geology, architecture, landscape architecture, land planning, or similar applicable areas of expertise; and two (2) citizens of the city representing the public at large. If it is determined to be not feasible to fill the member positions of those with the identified fields of expertise, these positions shall be assumed by citizens at large. In addition to the five (5) members mentioned above, two (2) alternate citizen members may be appointed to serve when a quorum is not present. The alternate members are required to be citizens of Santa Clara City. The experts need not be residents of Santa Clara City.

2. All SLRB members shall be appointed by the Mayor with the approval of the City Council. The SLRB shall select a chair and vice-chair from among its members yearly. The election of the chair and vice-chair will occur during the first regularly scheduled meeting each year.

D. Membership, Terms, And Vacancies: The members of the SLRB, appointed as provided above, shall serve for five (5) years and members shall not serve more than two (2) consecutive five (5) year terms. The terms of the members shall be staggered so that no more than two (2) terms shall expire at the same time.

E. Quorum; Vote Required: A quorum of the SLRB shall be three (3) members, and a majority vote of a quorum shall be required for a decision of any matter before the board, but the minimum number of yes votes required for a decision shall never be less than three (3). If a quorum is not present, no meeting shall be held, and any items of business shall be continued to the next meeting of the SLRB

17.80.040: PRE-APPLICATION PROCESS:

Prior to submitting an application for development in a SLOZ, the applicants are required to meet with the Technical Review Committee TRC to become acquainted with the substantive and procedural requirements of this title.

1. The TRC meeting will include representatives from various departments, including the Building Department, Fire Department, Parks and Recreation Department, Planning Department, Power Department, Public Works Department, and other departments as necessary.
2. During a TRC meeting, the various departments will initially assess a conceptual development proposal and information submitted and make suggestions to the prospective developer with respect to the proposal's compliance with the provisions of the appropriate regulations of this title, the International Building Code, International Fire Code, and other applicable ordinances or codes of Santa Clara City and provide information concerning the City's Review requirements and procedures.

17.80.050: REMEDIATION OF MITIGATABLE SENSITIVE LANDS

Certain Sensitive Lands have the potential to be remediated and/or mitigated. Determination and mitigation techniques proposed which when reviewed by the City Engineer/Geotechnical Engineer/Geologist, do not clearly resolve any identified issues may be subject to a Peer Review at the City's discretion. The process for a Peer Review is set forth in Section 17.80.060. The City Engineer/Geotechnical Consultant/Geologist, and Sensitive Lands Review Board SLRB shall have the right to review, provide comments and suggested changes, and ultimately approve, deny, or modify the mitigation techniques. Such mitigation techniques shall be stamped by the applicant's geotechnical engineer and/or geologist as applicable. All disturbed lands shall be rehabilitated and revegetated, except where buildings and impervious surfaces are proposed on the approved site plan and/or subdivision plat.

17.80.060: DISPUTE RESOLUTION/PEER REVIEW:

When the City Engineer/Geotechnical Engineer/Geologist determines that a third-party review is necessary based upon the information submitted by the developer and/or applicant is needed, the developer shall pay for such additional studies'/peer reviews. Such costs shall be based on an estimate provided by an engineer and/or geologist of the City's choosing. This will require a full deposit from the applicant/developer of the estimated cost-plus 10 percent (10%). Drawdowns may be approved by the City as work is completed leading to a final report. Unused funds will be returned to the applicant/developer, without interest. Such studies or peer reviews may be required for any identified sensitive lands.

17.80.070: DEVELOPMENT & LAND DISTURBANCE APPLICATION SUBMITTAL:

A. Application shall be made for any development and land disturbance within the SLOZ using the form provided by the City. The application form shall be accompanied by the required plans, reports and fees described herein.

1. A topographic base map of the subject site, prepared and sealed by a Utah Licensed Civil Engineer or Land Surveyor. This base topographical map shall include the proposed development boundary and show ownership of all adjoining properties within one hundred fifty feet (150') of the site boundaries. Natural ground contours shall be shown using no greater than two-foot (2') contour intervals with ten-foot (10') contours being clearly labeled at a scale of not less than one-inch equals one hundred feet (1" = 100'). Existing topography and features shall be drawn with a dashed line.

2. A slope analysis shall be prepared using CAD based or GIS based software specifically designed for such purposes. The slope analysis exhibit shall delineate slope bands with contrasting colors, for the following slope ranges: zero percent (0%) to fifteen percent (15%), 15.01 percent to twenty five percent (25%), 25.01 percent to thirty percent (30%), 30.01 percent to forty percent (40%), and 40.01 percent or greater. A tabulation chart indicating the land area in acres within each slope category as identified herein shall be included. The slope analysis calculations shall be prepared by a Utah licensed professional who is proficient in creating exhibits with the use of computer software designed for preparing said exhibits.

3. A grading plan shall be prepared in accordance with the requirements for Engineered Grading Plans as provided in Chapter 16.24, Design Standards of City Code, as well as the Santa Clara Construction Design Standards. The grading plan shall show proposed finish ground contours using no greater than two-foot (2') contour intervals with ten-foot (10') contours being clearly labeled and at a scale of not less than one-inch equals one hundred feet (1" = 100'). Finish ground contours and features shall be drawn with a solid line. The grading plan shall establish the limits of disturbance (LOD) as defined below. The grading plan will also show the estimated earthwork quantities of total cut & fill in cubic yards proposed. Cut and fill depths should be labeled on a fifty foot grid throughout proposed disturbed area with the maximum cut and fill location and depth also labeled. Use of a different color for cut vs fill is required.

4. The limits of disturbance (LOD) is defined as the area(s) in which construction and development activity shall be contained, including development and construction of the primary building, accessory structures, recreation areas, utilities, services, driveways, storm drainage, and other similar improvements. LOD areas shall not encroach into setbacks required by the underlying zone or the specified buffers as defined in this chapter.

5. A sufficient number of slope cross-sections shall be included to clearly illustrate the extent of the proposed grading. The slope cross-sections shall:

- a. Be drawn at the same scale and indexed, or keyed, to the existing topography, grading plan, and project site map. Both vertical and horizontal scales shall be indicated and be of the same scale. The slope cross-sections

shall extend at least one hundred fifty feet (150') outside of the project boundary to clearly show impact on adjacent property. Slopes shall be calculated in intervals no greater than forty feet (40') along the cross-sections. Proposed cut and fill slopes shall be clearly labeled in percent (e.g. 33%, 50%, etc.).

b. At a minimum, cross-sections shall be drawn along those locations of the project site where:

- i. The greatest alteration of the existing topography is proposed;
- ii. The most intense or massive development is proposed;
- iii. The site is most visible from surrounding land uses;
- iv. Where grading will impact natural drainage conditions.

c. At least two (2) of the slope profiles shall be roughly parallel to each other and roughly perpendicular to existing contour lines.

d. The slope cross-sections shall be stamped and signed by a Utah licensed professional proficient in creating such cross-sections indicating the datum, source, and scale of topographic data used in the slope profiles. The signer shall attest to the fact that the slope profiles have accurately calculated and identified.

6. Road Plan/Profile Plans for all proposed public streets within the proposed development including private driveways serving multiple lots shall be prepared in accordance with Section 2.2 of the City Design Standards for Design & Construction, latest edition to show proposed street grades and existing ground elevations.

7. A Disturbed Area Mitigation/Preservation Plan and report shall be prepared for the project by a civil engineer licensed in the State of Utah. The plan and report shall include a description of the natural vegetation onsite documented with photographs; identify the limits of disturbance proposed on the grading plan; detail any proposed cut or fill slope mitigation or erosion protection measures required for long term stability as required by the geotechnical report; discuss the methods proposed to protect the natural vegetation during site construction activities in areas where land disturbance is not permitted due to the requirements of this ordinance; and describe how the undisturbed areas will be preserved as open space in the future (dedications, deed restrictions, conservation easements, etc.). The report shall describe any proposed retaining walls, revegetation methods, irrigation requirements, identify future maintenance needs and designate responsibilities. The city shall not be responsible for future maintenance of any cut or fill slopes or retaining wall improvements required for construction of the project. The report shall also address how the applicant proposes to prevent future property owners from violating the Disturbed Area Mitigation/Preservation Plan in the future.

B. Applications with geologic hazards such as flooding, erosion, liquefaction, landslide/slope instability, and rockfall require specialized detailed studies and mitigation

techniques. A Geological Hazards Disclosure and Acknowledgement shall be on a form provided by the City.

1. Landslide/Slope Instability, Rockfall, and Liquefaction Hazard studies and mitigation techniques shall follow the procedures of Chapter 15.34, Geologic Hazards of city code.

2. Flooding and Erosion Hazard studies and mitigation techniques shall follow the procedures set forth in Chapter 15.36, Flood Damage prevention of city code.

C. Applications with geological constraints such as expansive soil/rock, compressible/collapsible soils, shallow groundwater, and slope stability concerns, may require special geotechnical and structural considerations. Geotechnical Investigations and mitigation techniques shall follow the advisement of a qualified Geotechnical Engineer and shall follow the procedures of Section 3.3 of the Santa Clara City Construction Design Standards. Considering the complexity of certain geological constraints, additional more detailed geotechnical investigations may be required at some sites to adequately address the constraint(s), and to provide mitigations requirements.

D. Additional Exhibits or Reports: The City Engineer/Geotechnical Engineer/Geologist, SLRB and/or City staff may require additional visual analysis exhibits or other reports to adequately address unique circumstances and comprehend the full impact of any proposed development in the SLOZ.

17.80.080 DEVELOPMENT CONSTRAINTS AND LIMITATIONS:

A. The following Disturbance Limitations shall apply to proposed developments located in the SLOZ unless an exception as described in Section 17.80.100 is recommended by the SLRB and approved by the city land use authority:

1. For those portions of the development with natural slopes twenty-five percent (25%) or less, no land disturbance limitations are required.
2. For those portions of a proposed development with natural slopes from twenty-six percent (26%) to thirty percent (30%) land disturbance is limited to fifty percent (50%) of the parcel area within this slope category.
3. For those portions of a proposed development with natural slopes from thirty-one percent (31%) to forty percent (40%) land disturbance is limited to ten percent (10%) of the parcel area within this slope category.
4. A proposed development may not disturb slopes in excess of forty (40%). Applications shall avoid and preserve these areas as undisturbed/natural open space.

B. Finish graded cut and fill slopes shall conform to the following requirements:

1. Finish graded cut and fill slopes may not exceed a slope of fifty percent (50%), or 2:1 (horizontal to vertical), unless specifically substantiated by the Geotechnical Investigation and constructed in accordance with the recommendations therein.
2. Finish graded cut and fill slopes shall be re-contoured to the natural, varied contour of the surrounding terrain.
3. Development shall mitigate the visibility of all finish graded cut and fill slopes visible from adjacent properties to the extent possible using landscaping, rock faced slopes and retaining wall systems as recommended in the Geotechnical Investigation.
4. Finish graded cut and fill slopes shall be constructed and stabilized to reduce risk associated with settling, landslide or surface erosion.
5. The top and bottom edges of finish graded cut and fill slopes shall be setback from property lines or public right-of-way lines as required by the Geotechnical Investigation, whichever is more restrictive.
6. The maximum vertical height of any finish graded cut and fill slope shall be sixteen feet (16'). Finish graded cut and fill slope heights shall be the difference between the top of slope elevation to bottom of slope elevation measured at intervals along the slope.

C. Proposed building envelopes and setbacks shall be shown on the project grading plan in accordance with the following requirements:

1. Building envelopes shall include only usable land, no unusable land shall be included in a proposed building envelope.
2. All proposed structures except retaining walls or soil stabilization improvements must be contained within the defined building envelope including primary structures, accessory structures, pools, recreational amenities, awnings and porches, including excavations required for construction of foundations for said improvements.
3. Single-family building envelopes shall be at least 5,000 square feet in size and have a minimum dimension, both length and width, of 50 feet.
4. Building envelopes for commercial or multi-family structures shall be large enough to fit all the proposed uses described in the approved planned development zoning documents.
5. Building envelope setbacks from finish graded slopes, retaining walls, and cut faced slopes shall comply with the requirements of the appropriate city ordinances, the City Standards for Design and Construction or as specified by the Geotechnical Investigation.
6. Building setbacks from public streets, private driveways and property lines shall comply with the city zoning ordinance.

7. Structures requiring a building permit shall be set back no further than 150 feet from a public street unless otherwise approved by the Fire Department.

D. Proposed retaining walls and cut-faced slopes shall be shown on the project grading plan; designed and constructed in accordance with the appropriate city ordinances and the City Standards for Design and Construction. The maximum height of a retaining walls or cut faced slopes is sixteen feet (16') measured from the bottom of wall finish grade elevation to the top of wall finish grade elevation.

E. Natural Drainage/Ephemeral Wash Floodplains that convey a 100-year flow of greater than 150 cfs under existing conditions should be left open unless otherwise approved by the Land Use Authority. Proposed development adjacent to such floodplains shall be required to stabilize the continual degradation and erosion of the channel by effective means. Adjacent building pads shall be elevated to a minimum of one foot (1') above the adjacent 100-year flood elevation. No alteration impacting the 100-year floodplain will be permitted unless the proposed land disturbance can be shown to have no significant negative influence on the flood conveyance, including the increased potential for erosion/debris/sedimentation damage to adjacent properties upstream and downstream of the development. Hydrologic, hydraulic, erosion, and sediment studies may be required as part of the project Storm Drainage Report and Management Plan.

F. No surface drainage from proposed public streets, private driveways or building envelopes shall be permitted to discharge directly onto natural undisturbed slopes or finish graded slopes. Small ephemeral washes and sheet flow runoff originating upgradient from the limits of disturbance shall be collected and conveyed through the project using appropriate project storm drainage facilities to an approved point of discharge. Surface drainage originating within the project shall also be collected and routed through the project to an approved point of discharge using appropriate project storm drainage facilities. Storm drainage facilities, including detention basins are described in the City Standards for Design and Construction and the Washington County Flood Control Authority Storm Drainage Systems Design and Management Manual. Where expansive soils are identified in the Geotechnical Investigation storm drains may be required to collect surface drainage from roof drains, private yards near structures and driveways and route it away from structures to an approved point of discharge. Special consideration regarding the location and design of storm drainage detention basins shall be included in the Geotechnical Investigation. Access easements for long-term maintenance of proposed drainage improvements shall be shown on the project construction plans and subdivision plats.

H. The height of a single retaining wall shall not exceed ten feet (10'). If a retaining wall of greater than ten feet (10") is needed, it shall require a bench with a minimum width of $1/2h$, with h being the height of the tallest retaining wall and h being calculated in feet. The maximum height of a tiered retaining wall shall not exceed sixteen feet (16').

I. Landslides, prominent rock outcroppings, and rockfall areas. These topographical features shall be avoided.

J. All lots and building pads shall be graded during construction of the development, including all building envelope and slope grading, retaining walls, roadways, utilities, and all other improvements needed to complete the land disturbance activities. No building permits for structures will be issued, and no subdivision plats will be recorded prior to completion of all disturbance activities unless specifically approved by the City Council.

K. A typical Landscaping Plan will be provided as part of the application. In areas where expansive soils or other geologic hazards are present and outdoor irrigation is not recommended by the geotechnical investigation; landscape improvements shall be limited to xeriscaping. All landscaping designs shall comply with recommendations in the geotechnical investigation. A Notice of Hazard may be required to be included on the subdivision final plat and CC&R documents to notify future property owners regarding the risks of applying outdoor irrigation to properties impacted by this chapter

17.80.090 GEOTECHNICAL, PRELIMINARY GEOLOGIC, AND GEOLOGIC HAZARD REPORTS:

Geotechnical Investigations, Preliminary Geologic Site Evaluation, and potentially Geologic Hazard reports (as necessary) are required by the City for all commercial and industrial projects, and all residential lots in subdivisions. The City Sensitive Lands Overlay Maps (UGS, 2008, and City GIS), indicate areas within the City where potential geologic hazards and geologic constraints may be present. Each geotechnical investigation, preliminary geologic site evaluation, and geologic hazard report shall be site-specific and shall identify all known or suspected potential geologic constraints and/or geologic hazards, and whether they may affect the subject property, both on and adjacent to the property. The results of the preliminary geologic site evaluation shall be provided on the Preliminary Geologic Site Evaluation Form provided by the City which may be combined with a geotechnical investigation report. Where geologic hazard conditions are present that may impact the proposed development, both on and adjacent to the property, a geologic hazard study and mitigation techniques shall follow the procedures of Chapter 15.34, Geologic Hazards of city code.

The Geotechnical Investigation Report, Preliminary Geologic Site Evaluation Form, and Geologic Hazard Reports (if required) shall be submitted at the same time improvement plans are submitted to the City representative. The findings contained in the geotechnical report shall be used as the basis for the design and construction of the project improvements unless otherwise directed by the City's representative.

- A. Geotechnical Investigation Reports shall be site-specific and prepared, signed, and stamped by a qualified Utah Professional Engineer specializing in geotechnical engineering. If the geotechnical investigation was completed more than 3 years (1095 days) prior to the project submittal date, then it's no longer valid without a current update letter/report. All updates to a geotechnical report must include the following statements:

1. The site has been visited, and the geotechnical report has been reviewed.

2. The new geotechnical engineer of record (if applicable) is in agreement with all the recommendations in the geotechnical report, with any revisions to the recommendations clearly noted.

- B. The Geotechnical Investigation Reports shall address the specific project Grading Plans being submitted with the application. If the geotechnical report was prepared prior to completion of the Grading Plans then an updated report or supplemental letter addressing the Grading Plans shall be submitted.

In addition to the requirements set forth in Chapter 18 of the currently adopted International Building Code, the Geotechnical Report shall include, but need not be limited to, the following information:

1. A site plan(s) showing the general site vicinity, the project boundary clearly identified, the location of any existing or proposed structures within the site, and the location of exploration test pits and/or borings.
2. A general description of the topography, drainage conditions, vegetation, surface features such as rock outcrops, existing structures, debris, and unstable or wet surface conditions.
3. A description of the proposed structure(s) and improvements to be constructed on the site, as well as anticipated structural loads.
4. Continuous logs of all test pits/borings. Soil classification shall be by the Unified Soil Classification System. Elevations, when possible, shall be shown on the tops of explorations on the same elevation datum as the project improvement plans. Elevation and depth of groundwater, if encountered, shall be shown. A description of the exploration and sampling methodology shall be provided. In areas of concealed or potential expansive soil/bedrock, the minimum exploration requirements are as follows:
 - a. For single lot projects, a minimum of 2 (two) test pit/boring shall be provided. Additional test pits/borings shall be provided for larger projects at the discretion of the City Engineer/Geotechnical Consultant/Geologist.
 - b. For subdivisions, a minimum of 1 (one) test pit/boring on each proposed lot.
 - c. For proposed planned unit developments, a minimum of 1 (one) test pit/boring per one-half (1/2) acre of total area within the planned development not designated as open space areas, and 1 (one) test pit/boring per 300 to 600 lineal feet of public street proposed for construction.

d. For street improvement projects, a minimum of 1 (one) test pit/boring per 300 to 600 lineal feet of public street proposed for construction shall be provided.

e. Exploration depths shall be a minimum of 20 feet below the proposed lowest floor elevation, including basements, in building areas and 10 feet below the finish street grade elevation in public street areas.

f. In areas where highly expansive soils are known to exist, geotechnical investigations shall be based upon a minimum of 3 test pits/borings, with at least 1 test pit/boring on each lot. A highly expansive soil consists of a soil/rock that expands/swells a minimum of 8 percent (under a 60 psf surcharge) with the addition of water. Each exploration shall extend 5' minimum into the expansive soil layer, or 20' minimum total depth, whichever is less.

g. A highly expansive soil consists of a soil/rock that expands or swells. Testing to characterize and evaluate the expansive soil should consist of a combination of the following:

i. Conduct and Expansive Index TEST per ASTM D4824. A highly expansive soil would be considered a swell of at least 8 percent (8%) under a 60psf surcharge with the addition of water. This test is an Index Test and does not provide data for potential swell/heave evaluation.

ii. Conduct Atterberg Limit Test per ASTM D4318. A highly expansive soil would have a liquid limit greater than 40 percent (40%) and a plastic index of greater than 20 percent (20%). This test is considered an Index Test and does not provide data for potential swell/heave evaluation.

iii. Conduct a Swell Consolidation Test per ASTM D4546. The swell pressure and the amount of swell from the test may be used to determine the potential surface heave.

iv. Conduct a Suction test per ASTM and/or ASTM D5298. The suction test provides information between the moisture content and can be used to estimate heave.

5. Using the field and laboratory testing results, conduct an evaluation of the site for the presence of potential geologic constraints such as expansive soils/bedrock, compressible/collapsible soils, gypsiferous (soluble) soils, corrosive soils, uncontrolled fills, shallow groundwater, shallow bedrock, and slope stability (natural and graded). The extent of any geologic constraints identified on the site shall be mapped and addressed in the geotechnical investigation report including any required mitigation.

6. An evaluation of possible impacts of the proposed development on adjoining properties, and any mitigating measures that should be

undertaken. Some impacts to be considered are: (a) extensive cuts and fills and associated slope stability; (b) surface drainage; and (c) the addition of subsurface water in sensitive soil areas.

7. Laboratory test results. Laboratory testing shall be conducted, according to American Society for Testing Materials, (ASTM) Standards, to evaluate the nature and engineering properties of the subgrade soils.
8. Conclusions and recommendations which shall contain, but not be limited to, the following information:
 - a. Site preparation and grading requirements, including the suitability of on-site soils for use as fill material, fill placement procedures, and compaction requirements, etc.
 - b. Geotechnical design considerations for drainage structures and/or erosion control, if applicable.
 - c. Procedures for mitigation of any potential geologic constraints, such as special foundation systems (in accordance with Ordinance No. 96-25), groundwater control, and any special grading recommendations such as over excavation and re-compaction, etc.
 - d. For design recommendations involving expansive soils, the soils engineer shall use a wet depth model based upon the current load standard of practice. Suitable foundation types, with allowable bearing pressures and estimated settlements.
 - e. Slope grading recommendations for stable cut and fill slopes. Recommendations provided for cut and/or fill slopes greater than 12 feet shall include a site-specific slope stability analysis.
 - f. Design recommendations for street improvement areas, which shall include pavement design recommendations, sub-grade preparation, suitability of the on-site soils for use as pipe bedding, pipe zone, and general backfill materials, and trench excavation and stability.

C. Preliminary Geologic Site Evaluation Forms as provided by the City shall be site-specific and prepared, signed, and stamped by a qualified civil engineer specializing in geotechnical engineering, or a qualified engineering geologist. If the Preliminary Geologic Site Evaluation was completed more than 3 years (1095 days) prior to the project submittal date, then it's no longer valid and a current site visit and evaluation shall be completed. The Preliminary Geologic Site Evaluation Form may be combined with a geotechnical report.

D. Geologic Hazard Reports shall be site-specific and prepared, signed, and stamped by a qualified civil engineer specializing in geotechnical engineering (and/or qualified

registered Geologist where required). Hazard studies and mitigation techniques shall follow the procedures of Chapter 15.34, Geologic Hazard Ordinance.

E. If the conclusions contained in the Geotechnical Investigation, Geologic Evaluation, or Geologic Hazard Report are questioned, they may be subject to peer review at the developers' cost as set forth in Chapter 17.80.070.

17.80.100 SPECIAL EXEMPTIONS:

- A. An applicant may request a special exemption from the Land Use Authority for portions of a proposed project to avoid land disturbance limitation requirements in Section 17.80.080.(A) regarding areas of twenty-five percent (25%) or greater slopes. Exempt areas shall be clearly noted on the Slope Analysis. One or more of the following conditions must exist and the project must comply with all other requirements of this Chapter for an exception to be granted:
 1. A portion of the proposed project area was previously disturbed or altered legally prior to the effective date of this Chapter and the disturbance is verified and documented during a site visit by the SLRB and City Staff. The exemption applies to the previously disturbed area only.
 2. A portion of the proposed project includes an anomaly feature in the existing ground surface that differs significantly from the surrounding terrain that is verified and documented during a site visit by the SLRB and City Staff. The exemption is confined to the immediate area surrounding the anomaly only. An anomaly is defined as one the following:
 - a. A sudden bump or depression inconsistent with the surrounding terrain. This type of anomaly should stand alone and be relatively small in area (less than a $\frac{1}{4}$ acre) and should not be part of a series of bumps or depressions that could be considered a single larger protected feature, thus no longer an anomaly.
 - b. A ribbon or a long narrow and abrupt ridge line. The terrain both above and below the ridge has a slope less than 25 percent (25%), but the narrow ridge line, or ribbon, exceeds 25 percent (25%) over a short distance (less than 100 feet). The impact of a cut through the ribbon on slope stability, drainage and erosion should be considered.
 - c. Eroded banks and channels of small ephemeral washes (less than 150 cfs flow) bisecting a property where the drainage flows are being intercepted and rerouted using approved methods and storm drainage facilities described in Section 17.80.080(X).

B. Land disturbance associated with construction of a master planned public infrastructure projects described in the City Capitol Improvement Plans shall be exempt from the requirements of this ordinance, including transportation facilities, utilities, parks, trails, and drainage improvements.

17.80.110 OTHER CONSIDERATIONS:

A. Public Streets and Private Driveways.

1. Public streets and private driveways through 30 percent or greater slopes are prohibited unless all of the following criteria are met and approved by the Planning Commission upon recommendation of the SLRB and City staff:

- a. No alternative location for access is feasible or available;
- b. All crossings of a continuous 30 percent (30%) or greater slope shall be designed and constructed to eliminate significant adverse environmental or safety impacts as determined by the AASHTO guidelines and Geotech report recommendations:
- c. Public streets and private driveways shall follow natural contour lines where possible. If natural contour lines do not reasonably facilitate access to the development site, a private driveway may be designed and submitted for approval or denial.
- d. Access easements shall be provided to all adjoining developed and non-developed areas for emergency and firefighting equipment when determined necessary by the Fire Department.
- e. Variations of the public street design standards developed to solve visual aesthetics and functional problems may be presented to the Planning Commission upon recommendation from the SLRB and City staff for consideration. Examples of such variations may be the use of split roadways to avoid deep cuts, one-way streets, modifications to surface drainage treatments, sidewalk design, or the extension of a cul-de-sac.
- f. The maximum grade of all streets or rights-of-way for vehicle traffic shall be in accordance with current Fire Code requirements, unless permitted by the SLRB and City staff on a case-by-case basis.

17.80.120 REVIEW AND APPROVAL OF REQUIRED REPORTS AND APPLICATIONS:

A. The City Engineer/Geotechnical Consultant/Geologist shall review any proposed land use which requires preparation of a geotechnical and/or Sensitive Lands/Geologic Hazard Report under this chapter as shown on the Sensitive Lands map to determine the possible risk to the safety of persons, property or City infrastructure from sensitive lands.

B. Prior to development consideration, the Geotechnical and/or Geologic Hazard report shall be delivered/submitted to the City Engineer/Geotechnical Consultant/Geologist on behalf of the City for review and recommendation. The City Engineer/Geotechnical Consultant/Geologist may request the Utah Geological Survey, the U.S. and/or other experts to review the report (third-party review) and provide additional recommendations. Any cost the City must pay for third-party reviews shall be paid by the applicant before the review is complete. If not paid, the City will not release the third-party review to the applicant. Additionally, the City Engineer/Geotechnical Consultant/Geologist shall file a copy of any report involving significant geologic hazards with the Utah Geological Survey, with another copy submitted to the Planning Department to be documented in the project file.

C. The City Engineer/Geotechnical Consultant/Geologist on behalf of the City and other retained experts in their view of the report, in consultation with the SLRB and Planning Director, shall determine whether the development complies with the following standards:

1. A suitable geotechnical and/or geologic hazard report has been prepared by a qualified professional as defined above.
2. The proposed land use shall not include land to be developed that encompasses unmitigable hazards, including buildings, storm drains and systems, culinary water facilities, public streets, utilities or critical facilities, whether off-site or on-site. Natural functions of the landscape (including but not limited to slopes, streams or other waterways, drainage, wildlife habitat, on site or off-site) shall be retained where the presence of geologic hazards or because of modifications to the site due to the proposed land use negatively impacts such functions.
3. If the applicant submits substantial evidence in the Geotechnical/Geologic Hazard report that, using best available practices according to bona fide industry standards, including but not limited to AWWA, IBC, IFC, IRC, APWA, AASHTO, NFID, FEMA, WDDW, and UDEQ, the identified hazard can be mitigated to a level where the risk of human life and damage to property are reduced to an acceptable level, in a manner which has a minimum effect on the natural environment and the built environment will not violate applicable federal, state or local statutes, ordinances or regulations, then the proposed mitigations and land use may be approved by the City. Additionally, the City Engineer/Geotechnical Consultant/Geologist shall provide an advisory letter that assesses the value and appropriateness of any proposed mitigation techniques.
4. Areas determined to be undevelopable shall be designated as permanent open space within the subdivision or site plan and shall be designated through an acceptable sensitive lands preservation instrument as set forth in Chapter 17.80.120 of city code.

D. The City Engineer/Geotechnical Consultant/Geologist on behalf of the City may impose other requirements as are necessary to overcome geologic hazards and ensure that the purposes of this chapter are met. These requirements may include, but are not limited to the following:

1. Additional or more detailed studies to understand or quantify the hazard or determine whether the mitigation measures recommended in the report are adequate.
2. Specific mitigation requirements; establishment of buildable and/or non-buildable areas; limitations on slope grading; and/or revegetation.
3. Installation of monitoring equipment and seasonal monitoring of surface and subsurface geological conditions, including groundwater levels.
4. Areas determined to contain high risk geologic hazards that are hazardous to life or property, and are not mitigated, shall not be approved.
5. Other requirements, including but not limited to time schedules for completion of the mitigation and phasing of development.
6. A Notice of Hazard shall be required on subdivision final plats.

17.80.130 ON SITE PROFESSIONAL AND FINAL INSPECTIONS:

- A. Professional inspection. The City requires that a qualified profession be on site, at the cost of the developer, during certain phases of construction, particularly during grading phases, to verify that development is occurring in the manner compliant with the approved Geotech report. Verification includes, but is not limited to, the construction of retaining walls, density testing as required by the design engineer, and the construction of any approved mitigation(s).
- B. Design Engineer Verification. The design engineer shall inspect the construction of all slopes or cut and fill areas, provide all documentation of compaction/densities and inspection reports within 14 days of each major completed task. Including but not limited to drain system/canyon drain, benching, soil nails and material with optimal moisture content used with proctor. The design engineer must certify in writing that all slopes are built per the approved design and shall submit that certification to both Engineering and Planning.

17.80.140 ACCEPTABLE PERMANENT LANDS PRESERVATION :

- A. Sensitive land areas may be retained in private ownership, if such areas are preserved in perpetuity as open space through a recorded deed restriction. easily found in a Title report that indicates portions of the lot(s) are undevelopable in perpetuity.
- B. Sensitive land areas may be dedicated to the City as open space if the dedication is accepted by the City Council and a conservation easement is placed on the property to preserve the open space in perpetuity. The City may elect not to accept the dedication if there are concerns such as excess liability or future maintenance costs. If the City rejects the dedication an alternative preservation method must be used.

C. To promote the preservation and avoidance of identified sensitive lands, density transfers/clustering may occur within a development proposal. The density shall reflect only the additional units that could have been built on the preserved areas. Any of the sensitive lands defined in this Chapter may qualify for a density transfer except for unbuildable areas above a 40% slope, areas in a regulatory floodway, and areas delineated by the Army Corp of Engineers ACOE as wetlands. Such transfers shall be included in a Development Agreement negotiated with the City Council and shall include a description of the proposed method to preserve the sensitive lands as perpetual open space.

D. Developments that include Homeowner's Associations may preserve sensitive lands as common areas if the restrictive covenants include requirements for the continued maintenance, preservation, and enhancement of the sensitive lands as perpetual open space and provide adequate funding for monitoring, enforcement and maintenance.

E. All other preservation techniques must be negotiated as part of a Development Agreement approved by City Council.

17.80.150 WARNING AND DISCLAIMER:

A. The Sensitive Lands Overlay Zone ordinance codified in this chapter and associated Sensitive Lands Hazard maps represent only those hazardous areas known to the City and should not be construed to include all possible hazard areas. This ordinance and associated maps may be amended as new information becomes available pursuant to procedures set forth in this ordinance. The provisions of this chapter do not assure or imply that areas outside its boundaries will be free from possible adverse effects of geologic hazards. This chapter shall not create liability on the part of the City, any officer or employee thereof for any damages from geologic hazards that result from reliance on this chapter.

B. Penalties. In addition to any other penalties, City staff from the Building Department or Public Works Department shall have the right to order a halt to construction of any improvements with the SLOZ where, in City staff discretion, there exists a condition which violates, or threatens to violate, any provisions of this chapter. Such suspension of construction activities shall continue until City staff is satisfied that measures have been implemented for substantial compliance with this chapter. The City may enter legal proceedings to require any person who violates this section to fund and return a site to the condition found prior to any disturbance, with City staff to determine when the natural state has been achieved, or to set specific requirements necessary to achieve the natural and restored state. Legal proceedings may also seek to impose and collect a fine in order to recover City staff costs incurred through addressing any violation of this chapter.

17.80.160 DEFINITIONS:

As used in the Sensitive Lands Overlay Zone, the following terms have the following meanings:

ACCEPTABLE AND REASONABLE RISK: No loss or significant injury to occupants, no release of hazardous or toxic substances, and minimal structural damage to buildings or infrastructure during a hazard event allowing occupants egress outside.

ACCESSORY BUILDING: Any structure not designed for human occupancy, which may include tool or storage sheds, gazebos, and swimming pools. Accessory dwelling units and businesses located in accessory buildings must comply with all requirements as buildings designed for human occupancy.

ALLUVIAL FAN: A fan shaped deposit where a fast-flowing stream flattens, slows, and spreads, typically at the exit of a canyon onto a flatter plain.

BUILDABLE AREA: Based on an accepted geologic hazard investigation report, the portion of a site not impacted by geologic hazards, or the portion of a site where it is concluded the identified geologic hazards can be mitigated to an acceptable and reasonable risk, and where structures may be safely located. Buildable areas must be clearly marked on approved site plans and/or final approved plats, as appropriate.

CANYON: A deep, narrow valley having high, steep slopes.

CLUSTERING: Land planning techniques appropriate for subdivisions in which some areas are reserved as open space or sensitive lands. Clustering allows the permitted units in an area to be grouped more densely in the most developable parts of a site.

CONTOUR: A line drawn on a plan which connects all points of equal elevation.

CRITICAL FACILITIES: Essential, hazardous, special occupancy, and all Risk Categories III and IV structures, as defined in the statewide adopted International Building Code (IBC), and lifelines, such as major utility, transportation, communication facilities, and their connections to critical facilities.

CUESTA: A landform that has a steep ascent in one direction and a gentle descent in the opposite direction. The steep slope is the cuesta face, and erosion escarpment, and the gentle face is the back slope of the cuesta. The crest of the cuesta forms a ridgeline.

CUT: The mechanical removal of soil, rock or other earth material.

CUT AND FILL: The excavating of earth material in one place as cut and depositing of it as fill in an adjacent place.

DEVELOPMENT: All critical facilities, subdivisions, single-family dwellings, duplexes, and multi-family dwellings, commercial and industrial buildings; also includes additions to or intensification of existing buildings, storage facilities, pipelines and utility conveyances, and other land uses.

ELEVATION: Height or distance above sea level.

ENGINEERING GEOLOGIST: A Utah-licensed Professional Geologist, who, through education, training, and experience, practices in the field of engineering geology and geologic hazards.

ENGINEERING GEOLOGY: Geologic work that is relevant to engineering and environmental concerns, and the health, safety, and welfare of the public. Engineering geology is the application of geological data, principles, and interpretation affecting the planning, design, construction, and maintenance of engineered works, land use planning, and groundwater issues.

EROSION: The process by which the soil and rock components of the earth's crust are worn away and moved from one place to another by natural forces such as weathering, solution and transportation.

ESCARPMENT: A long cliff or steep slope separating two (2) comparatively level or more gently sloping surfaces and resulting from erosion or faulting.

ESSENTIAL FACILITY: Buildings and other structures intended to remain operational in the event of an adverse geo-logic event, including all structures with an occupancy greater than 1000 shall also be considered IBC Risk Category III when not meeting the criteria for IBC Risk Category IV; and IBC Risk Category IV buildings and other structures are designated as essential (critical) facilities.

EXCAVATION: Any disturbance to the ground, including, but not limited to, clearing, grubbing, rock removal, cutting, tunneling, drilling or any other activity which alters the natural ground. "Minor" excavation shall mean a vertical cut of three feet (3') or less, or a disturbance of less than one acre of surface area. "Major" excavation shall mean a vertical cut of more than three feet (3'), or disturbance of more than one acre of surface area.

EXISTING GRADE: The grade of land prior to grading.

EXPORT: Excess cut that is removed from a grading project and deposited off site.

FILL: A deposit of rock, soil or other earth material placed by artificial means.

FINISH GRADE: The final elevation of the ground surface after development, which conforms to the approved plan.

FLOODPLAIN: The land area adjacent to a watercourse which is subject to the overflow of floodwaters.

GEOLOGIC HAZARD: A geologic condition that presents a risk to life, of substantial loss of real property, or of substantial damage to real property (Utah Code 17-27a-103[19]: <https://le.utah.gov/xcode/Title17/Chapter27A/17-27a-S103.html>) and includes, but not limited to surface fault rupture, liquefaction, landslides, slope stability, debris flows, rock-falls, avalanches, radon gas, and other hazards.

GEOLOGIC HAZARD STUDY AREA: A potentially hazardous area where geologic hazard investigations are required prior to development.

GEOTECHNICAL ENGINEER: A Utah-licensed Professional Engineer who, through education, training, and experience, is competent in the field of geotechnical or geological engineering.

GEOTECHNICAL ENGINEERING: The investigation and engineering evaluation of earth materials, including soil, rock, and manmade materials and their interaction with earth retention systems, foundations, and other civil engineering works. The practice involves the fields of soil and rock mechanics and earth sciences, and requires the knowledge of engineering laws, formulas, construction techniques, and performance evaluation.

GRADE: The vertical location of the ground surface.

GRADING: To bring an existing surface to a designed form by excavating, filling or smoothing operations.

INFRASTRUCTURE: Those improvements which are required to be installed and guaranteed in conjunction with an approved subdivision or other land use approval. Infrastructure may be public or private, on site or off site, depending on development design, and may include streets, curb, gutter, sidewalk, water and sanitary sewer lines, storm sewers, flood control facilities, and other similar facilities.

IMPORT: Fill material obtained off site to balance a grading project.

INTERNATIONAL BUILDING CODE (IBC): The latest, statewide adopted International Code Council International Building Code (Utah Code Title 15A, <https://le.utah.gov/xcode/Title15A/15A.html>). An online version of the 2018 IBC is available at <https://codes.iccsafe.org/content/IBC2018> and the 2018 International Residential Code (IRC) is available at <https://codes.iccsafe.org/content/IRC2018>.

KNOLL: A small, round hill or mound.

LANDSLIDE: The downslope movement of a mass of soil, surficial deposits, and/or bedrock, including a continuum of processes between landslides, earth flows, debris flows, debris avalanches, and rockfalls.

LIMITS OF DISTURBANCE: An area in which construction and development activity are to be contained, including development and construction of the principal building, accessory structures, recreation areas, utilities, services, driveways, and related system requirements, storm drainage, and other similar improvements.

LIQUEFACTION: A sudden, large decrease in shear strength of a saturated, cohesionless soil (generally sand and silt) caused by a collapse of soil structure and temporary increase in pore water pressure during earthquake ground shaking. May lead to ground failure, including lateral spreads and flow-type landslides.

MESA: A typically flat-topped landform with generally steep sides.

NATIVE VEGETATION: The natural vegetation commonly found in an area.

NATURAL AREAS: Undeveloped sites which have not been graded.

NATURAL OPEN SPACE: The landform as created by nature or subsequently modified by either agricultural activities or to meet fuel modification fire standards of the plan. Within

natural open spaces, vegetation introduced for agricultural purposes may be removed and the area revegetated to a natural condition. Existing trees, riparian vegetation and native plant communities within natural open spaces shall be preserved and protected. Manmade water bodies and trails through natural open spaces may be considered as natural open space.

NATURAL SLOPE: A slope which is not manmade. A natural slope may retain the natural vegetation during adjacent grading operations, or it may be partially or completely removed and replanted.

NON-BUILDABLE AREA: That portion of a site which a geologic hazard investigation report has concluded is impacted by geologic hazards that present an unreasonable and unacceptable risk, and where the siting of habitable structures, accessory structures which house an accessory dwelling unit or business, or critical facilities, are not permitted.

OUTCROPPING: The part of a rock formation that appears above the surface of the surrounding land.

PLATEAU: A flat or predominantly flat area of land which is raised sharply above adjacent land on at least one side.

PRIMARY BUILDING:

RIDGE: A long, narrow, or sharply defined conspicuous elevation of land.

RIDGELINE: An area of topographical change, running parallel to a slope and having at least a 20' rise over a 60' wide area on one side of the ridge and extending for at least 300'.

ROCKFALL: A rock or mass of rock, newly detached from a cliff or other steep slope which moves downslope by falling, rolling, toppling, and/or bouncing; includes rockslides, rock-fall avalanches, and talus.

SCAR: A highly visible cut in a hillside or ridge in which all topsoil has been removed and vegetation will be unable to establish itself within a significant period (5 years).

SETBACK: An area subject to risk from a geologic hazard within which habitable structures or critical facilities and their supports are not permitted.

SLOPE: An inclined ground surface, the inclination of which is expressed as a ratio of the vertical distance (rise), or change in elevation, divided by the horizontal distance (run), and expressed as a percentage.

SLOPE, MANUFACTURED: A manmade slope consisting wholly or partly of either cut or filled material.

SLOPE TRANSITION: The area where a slope bank meets the natural terrain or a level graded area either vertically or horizontally.

SLOPE STABILITY: The resistance of a natural or constructed slope to failure by landsliding and assessed under both static and dynamic (earthquake-induced) conditions.

SENSITIVE LANDS REVIEW BOARD: The Santa Clara Sensitive Lands Review Board SLRB.

STREAM, EPHEMERAL: Those channels, swales, gullies, or low areas that do not have flow year-round or are not shown on the United States Geological Services USGS topographic maps as perennial streams. These are generally channels that are tributary to perennial streams, other ephemeral streams, terminal low areas, ponds, or lakes. They are typically dry except during periods of snowmelt runoff or intense rainfall.

STREAM, PERENNIAL: Those streams, excluding ephemeral streams, or ditches and canals constructed for irrigation and drainage purposes, which flow year-round during years of normal rainfall, and that are identified on the appropriate United States Geological Services USGS topographic maps as perennial streams.

STREAM CORRIDOR: The corridor defined by a perennial stream's ordinary high-water mark.

TALUS: Rock fragments lying at the base of a cliff or a very steep rocky slope.

TOE OF SLOPE: The lowest elevation of a slope which transitions to a flatter area or pad.

TOP OF SLOPE: The highest elevation of a slope which transitions to a flatter area or pad.

TOPOGRAPHY: General term to include characteristics of the ground surface such as plains, hills, mountains, degree of relief, steepness of slope, and other physiographic features.

VIEWSHED: Areas which can be viewed from arterial roads, major collector roads or public gathering places which visually dominate an individual's cone of vision.

WILDLAND URBAN INTERFACE: The line, area or zone where structures or other human development (including critical infrastructure that, if destroyed, would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

XERISCAPE: Landscaping in a style which requires no outdoor irrigation or watering including native vegetation and drought tolerant plants, mulch, and rock.

DRAFT



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Staff Report

PDC Amendment & Site Plan Review Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: October 8, 2026

Current Zone: Planned Development Residential, PDR

General Plan Designation: Medium Density Residential, MDR

Property Address: East of Red Mountain Drive and south of South Village Drive

Property Size: 3.23 acres

Request: PDC Amendment & Site Plan Review

Applicant Name: Enlaw LLC, Rob Sunderlage

Staff Planner: Jim McNulty

Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicant, Enlaw LLC, represented by Rob Sunderlage, is requesting a PDC Amendment & Site Plan Review for a permanent maintenance facility at Black Desert. The proposed Site Plan (attached) includes a maintenance office building, a mechanics building, a landscape building, and a golf cart and equipment storage building. The subject property is 3.23 acres in size.

The subject property is in Area #5 of the Black Desert Community. The overall Black Desert Planned Community includes approximately 570 acres, with 298 acres located within the City. A **Development Agreement DA** was approved and recorded for the project in 2021. The DA indicates that the Project Plan and a Conditional Use Permit were obtained by the developer **allowing for the golf course**. Additionally, the golf course is permitted to have all uses and structures ancillary or accessory to the use and operation of a resort style golf course.

Chapter 17.68, Planned Development Zones, requires a review of the Site Plan layout, public road improvements, building design colors/materials, parking, landscaping, outdoor lighting, dumpster enclosure, project fencing, 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 east of Red Mountain Drive and south of South Village Drive. A City Power Substation is located directly south of the proposed maintenance facility.

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: Four (4) buildings** are proposed for the site including a maintenance facility building (4,884 sq ft), a mechanics building (3,254 sq ft), a landscape building (2,400 sq ft), and a golf cart and equipment storage building (7,047 sq ft). **Three (3) points of ingress/egress** will be provided to the site via Greenskeeper Way. Each access point has been designed to allow for passenger vehicles or larger maintenance vehicles to gain site access. The internal driveway is approximately 30' in width and provides access to the required parking areas, as well as other areas adjacent to the buildings on the site. A copy of **the Site Plan is attached**.
- 2. Public Road Improvements: A forty-three foot (43') public right-of-way is required.** A 43' public street cross-section (Greenskeeper Way) has been included on the Site Plan. This includes 30' of asphalt, 2.5' feet for curb and gutter on both sides of the road, and a future 8' multi-purpose trail along the east side of the road. Currently, partial road improvements are being requested as only the west side of the property is being developed. This includes 24' of asphalt, and 2.5' of curb and gutter along west side of the project. The remaining public improvements will be constructed as future development occurs on the east side of the public road.
- 3. Road Dedication Plat:** A road dedication plat that includes all public road improvements is required. Typically, a subdivision plat is recorded and includes these improvements. However, this project includes a Site Plan allowing for a permanent maintenance facility. A road dedication plat was done for Black Desert in 2023 prior to the first PGA event. This included improvements for Red Mountain Drive from Pioneer Parkway to Affirmation Drive. The Road Dedication Plat is required to be reviewed and approved by the City Council.
- 4. Building Design, Colors/Materials:** The proposed building materials for the **Maintenance Office Building** will include a combination of stucco (2 colors, smoke signal and stormy night), and fiber-cement panels (steel color), metal trim (matte black), and a PVC roofing system (gray). The **Mechanics, Landscape, and Golf Cart and Equipment Storage Buildings** will include a combination of stucco (2 colors, smoke signal and stormy night), and fiber-cement panels (steel color), metal trim (matte black), and a standing seam metal roof (gray). A copy of each **Building Elevations is attached**. A building materials and colors board will be available at the meeting for each building.
- 5. View Corridors:** City staff have determined that the subject property and proposed buildings are visible from the north, south, east, and west. A view corridor/site rendering study, and photos have been submitted by the project architect. This information is included in your meeting packet. The project architect has worked to keep the buildings low in profile and utilize building colors/materials that fit into the natural landscape.
- 6. Required Parking:** This Site Plan includes a total of four (4) buildings. The main building is a **4,884 sq ft maintenance office building**. Parking for this building requires 1 space per 250 sq ft of business or office space. This equates to 20 parking spaces required. The proposed **golf cart and equipment storage building** is 7,047 sq ft. Parking for this building requires 1 space per 1,000 sq ft of storage or warehouse space. This equates to 7 parking spaces required. Two (2) additional buildings are proposed including a 3,254 sq ft mechanics building, and a 2,400 sq ft landscape building. Parking for these two buildings would also require 1 space per 1,000 sq. ft. of storage or warehouse space. This

equates to 6 parking spaces required. A total of 33 parking spaces is required. The Site Plan includes **46 parking spaces (including 2 ADA spaces).**

- 7. 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 (including 10' landscape strip) will provide a nice buffer along South Village Drive and Greenskeeper Way. 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 landscape/open space area is 0.79 acres which equates to 34,412 sq ft (24%) of the site.
- 8. 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 (attached) for review. This includes wall pack lighting and parking lot lighting. **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.
- 9. 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 two (2) dumpster enclosures are appropriately located and screened from street views.
- 10. Fuel Containment Areas:** Two (2) fuel containment areas are indicated on the Site Plan. Both fuel containment areas must be built according to construction plans and inspected by the Fire Department to assure compliance with local fire code.
- 11. Project Fencing:** A **6' CMU block wall with a smooth dark gray stucco finish** is proposed for the project. Three (3) points of ingress/egress are shown on the Site Plan. Two of the access points will include a black powder coated steel sliding gate and roller system. **Both gates require a Knox Box** for fire access (see Site Plan). The remaining gate includes a black vinyl coated chain link with a black powder coated steel frame.
- 12. Retaining Walls:** A rock retaining wall is proposed along South Village Drive and Greenskeeper Way along the back of the Mechanics Building up to the first steel sliding coat. All retaining walls are required to comply with Chapter 17.28, Walls and Fences of city code.
- 13. 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.
- 14. 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.

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 the Black Desert maintenance facility 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 a Road Dedication Plat is required and must be reviewed and approved by the City Council.
5. That the building design/materials/height/setbacks for each of the four (4) buildings comply with the Site Plan as presented by the applicant. That substantial changes to these items will require an amendment to the Site Plan.
6. That any roof top mechanical equipment must be appropriately screened and located behind a parapet wall.
7. That 46 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 two (2) dumpster enclosure with a CMU wall and solid metal gates for durability be provided as located on the Site Plan.
11. That the fuel containment areas be built in the locations as shown on the Site Plan.
12. That a 6' CMU block wall with a smooth dark gray stucco finish be allowed for the project. That two of the project access points include a black powder coated steel sliding gates with Knox Boxes for Fire access. That the remaining gate be allowed with black vinyl coated chain link with a black powder coated steel frame.
13. That the proposed retaining walls comply with Chapter 17.28, Walls and Fences of city code.
14. 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.
15. That the applicant submits a dust control plan for the site prior to obtaining a building permit.



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project:
**Black Desert
Maintenance
Office
(Building 1)**

project#: 24.0546

date: 09-02-2026

revisions :

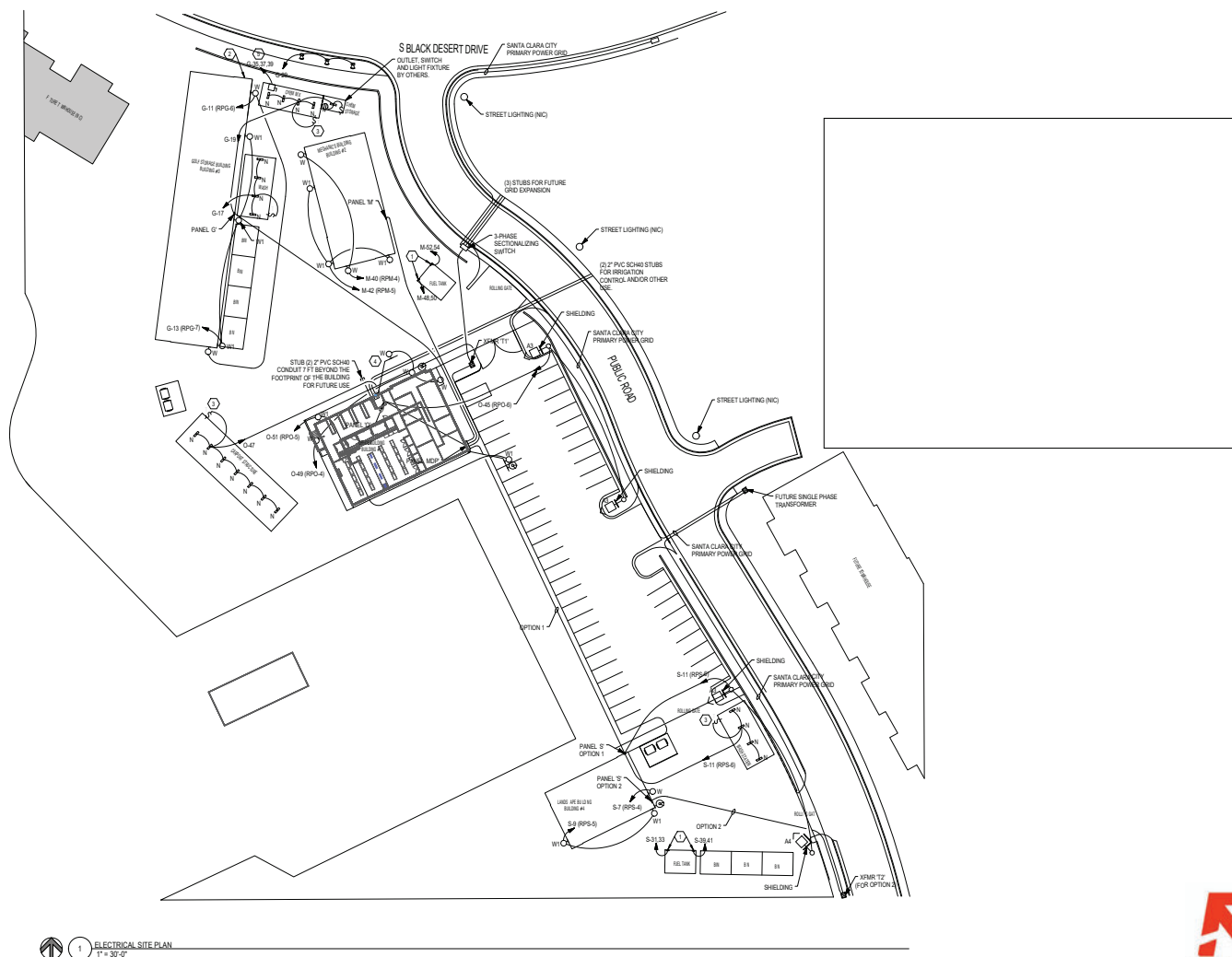
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SITE PLAN**



Project #: 2000

sheet:

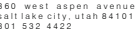
ES101
100% CONSTRUCTION
DOCUMENT SET



  **ELECTRICAL SITE PLAN**
1" = 30'-0"

11/22/2016 3:54:03 PM Autodesk Docs (Bla de Desert Golf Maintenance Facility) M 25/0001_ILDG_Office_v25.rvt

11/06/2006 3:54:03 PM



- ## KEYNOTES
- 1 PROVIDE 3.5-KV SINGLE PHASE BLOCK-BOOST TRANSFORMER FOR EACH FUEL PUMP. CONFIGURE WIRING PER MANUFACTURERS CATALOG FOR 208V INPUT TO 240V OUTPUT. PROVIDE RED MEDIUM-HIGH-EMERGENCY SHUT-OFF SWITCH WITH 1/2" NPT TO RESET FUNCTION. PROVIDE AND LABEL LOCATION FOR USE BY LANDSCAPE CONTRACTOR.
 - 2 EXTEND 1" PVC CONDUIT BEYOND BUILDING FOOTPRINT IN THE DIRECTION OF THE LANDSCAPE LIGHTING. CAP AND LABEL LOCATION FOR USE BY LANDSCAPE CONTRACTOR.
 - 3 PROVIDE INTERMEDIATE (OR EQUIVALENT) TIME CONTROL FUNCTION FOR CANDY.
 - 4 MOUNT LIGHT FIXTURE ABOVE MOUNTED SIGN AND THE AREA OF THE SIGN IS 3' X 2' COORDINATE EXACT MOUNTING HEIGHT WITH SIGN HEIGHT AND ARCHITECT DETAIL TO MOUNT N.
 - 5 PROVIDE AND CONFIGURE RED MEDIUM-HIGH-EMERGENCY SHUT-OFF SWITCH (5-STOP) WITH NPT TO RESET FUNCTION. PROVIDE AND LABEL THE HAZARDOUS-LOCATION/RATING OF THE SITE.

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project:
**Black Desert
Maintenance
Office
(Building 1)**

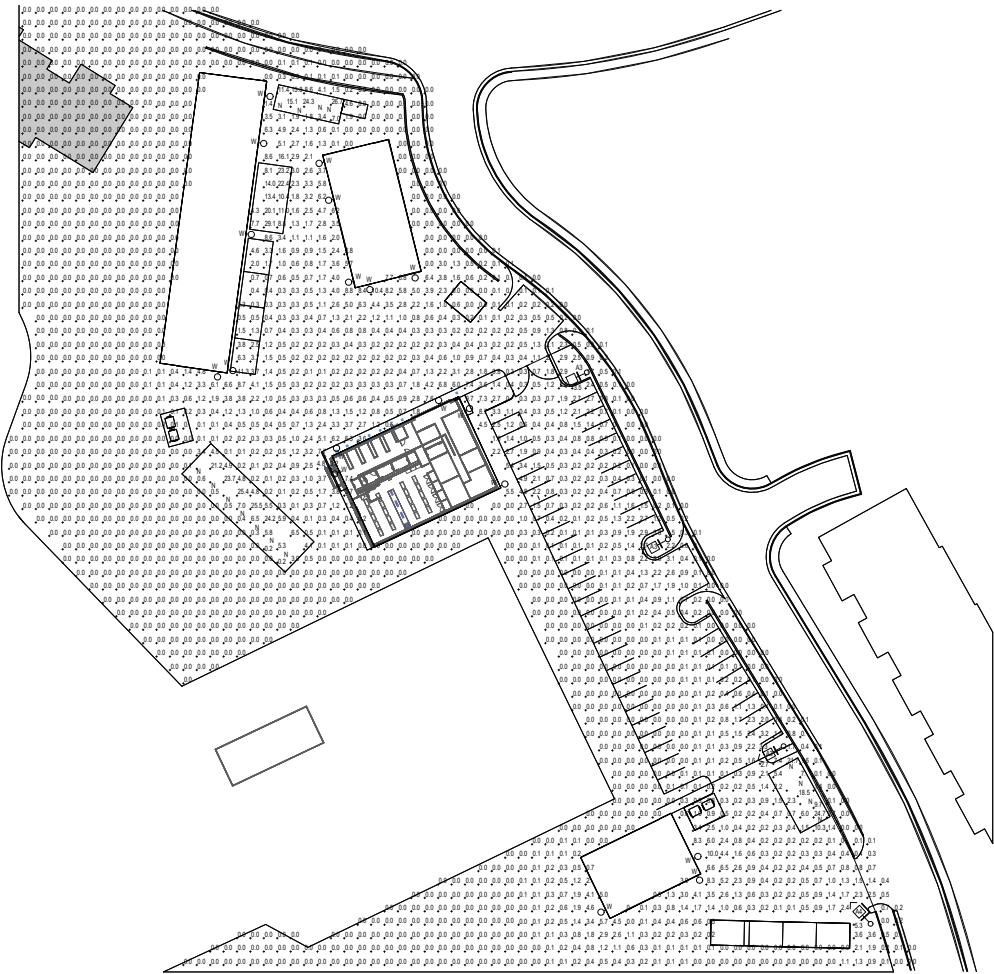
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Date: 09-02-2026
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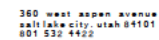
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Sheet:

ES102

100% CONSTRUCTION
DOCUMENT SET

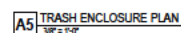
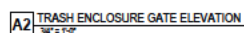
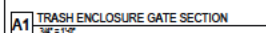
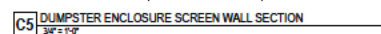




project:
Black Desert
Golf
Maintenance
Facility - Site

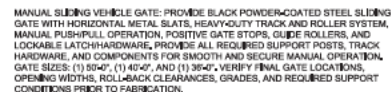
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SITE
DETAILS -
TRASH
ENCLOSURE

A053





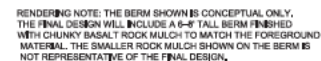
1 CMU BLOCK LANDSCAPE WALL WITH STUCCO FINISH
SCALE: NTS HD-32



3 ROLLING GATE
SCALE: MTS

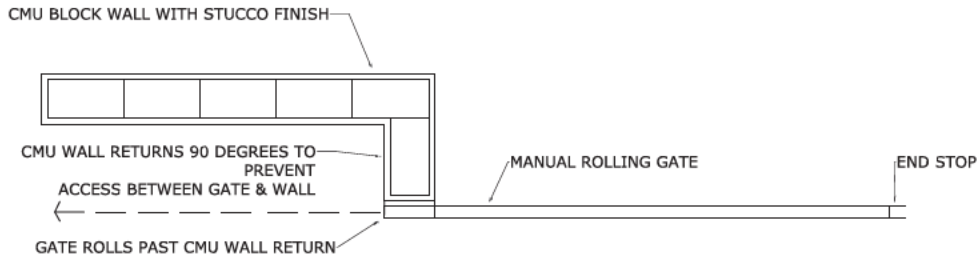


3 SWING GATE
SCALE: NTS



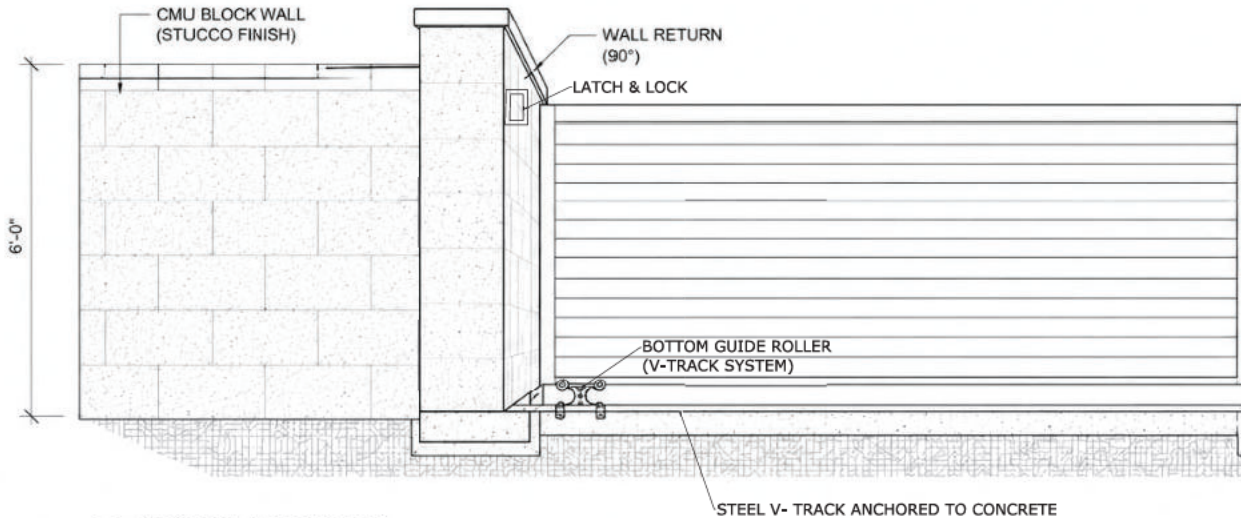
4 BERM EXAMPLE
SCALE: NTS

DETAIL OF CMU BLOCK WALL RETURN TO GATE



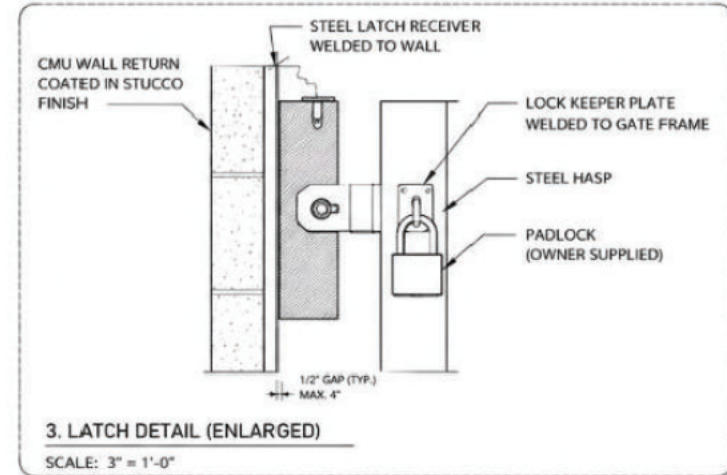
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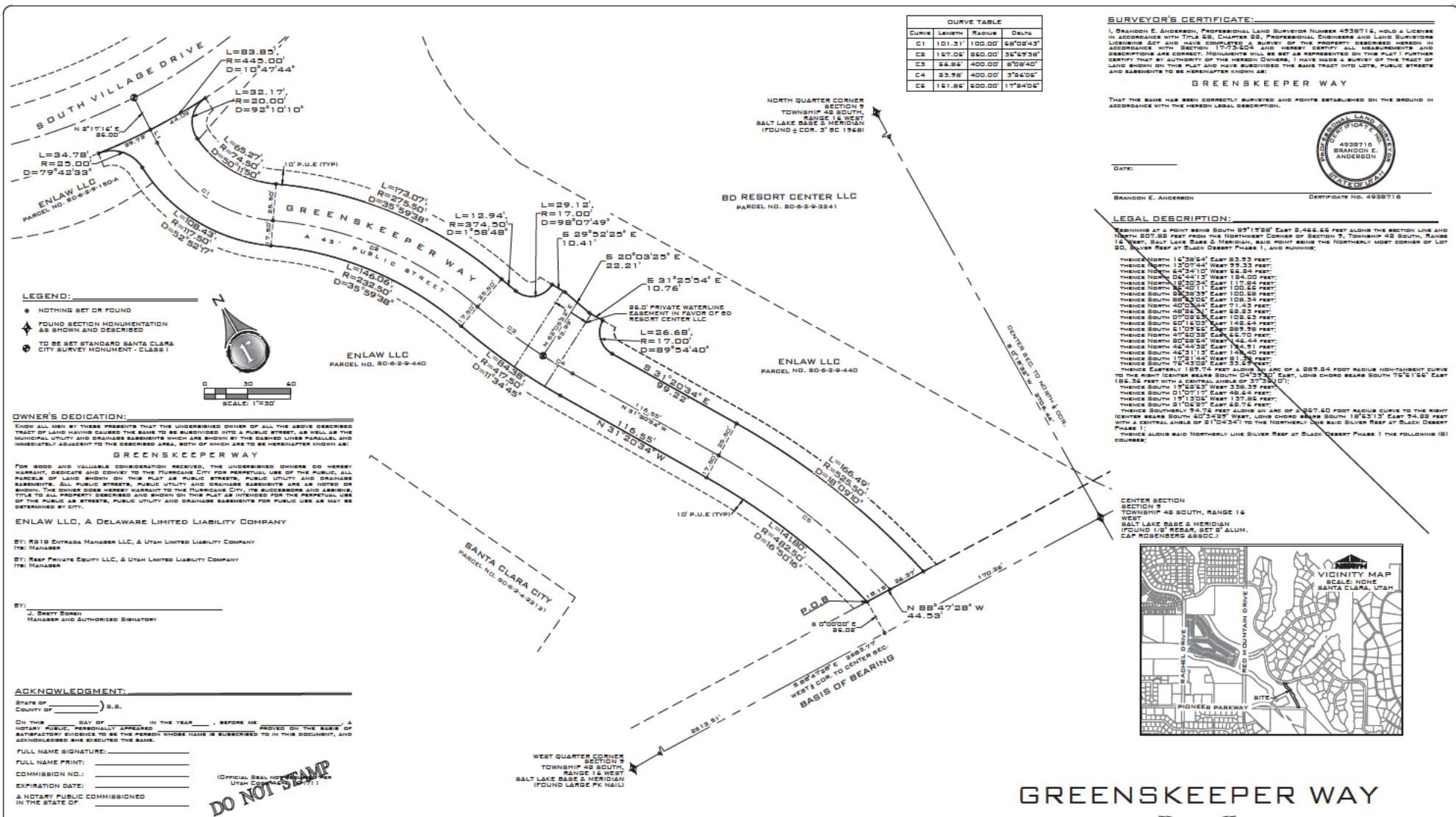
2 SECTION / ELEVATION

1" = 1'-0"



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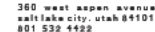
1. Gate shall be manually operated. (Push/Pull)
2. Gate shall roll on steel V-track (or cantilever hardware).
3. Provide top guide rollers and bottom guide rollers for stability
4. Provide welded stop plates at both ends of gate travel.
5. Provide welded steel latch assembly with padlock hasp.
6. Provide gate receiver (latch catch) mounted to CMU wall return.
7. All steel to be galvanized and powder coated black.
8. Coordinate hardware with gate fabricator.



GREENSKEEPER WAY

LOCATED IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE
CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH. (PAGE 1 OF 1)

 ROSENBERG ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 355 EAST RIVERVIEW DRIVE, SUITE 400, ST. GEORGE, UTAH 84770 PH (435) 673-8555 FX (435) 673-8397, WWW.RACVIL.COM	ENGINEER'S APPROVAL: THE HEREBY BOUNDARY HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____. ENGINEER SANTA CLARA CITY, UTAH	CITY PLANNING DIRECTOR: I, THE SANTA CLARA CITY PLANNING DIRECTOR, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS BOUNDARY PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES. CITY PLANNING DIRECTOR SANTA CLARA CITY, UTAH	CITY SURVEYORS CERTIFICATE: I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS BOUNDARY PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES. CITY SURVEYOR SANTA CLARA CITY, UTAH	APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH: I, THE MAYOR OF SANTA CLARA CITY, UTAH, HAVE REVIEWED THE ABOVE BOUNDARY PLAT AND ON BEHALF OF THE CITY HEREBY ACCEPT THE SAID BOUNDARY WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THEREON. CITY RECORDER SANTA CLARA CITY, UTAH MAYOR SANTA CLARA CITY, UTAH	APPROVAL AS TO FORM: APPROVED AS TO FORM, THIS _____ DAY OF _____, 20____. CITY ATTORNEY SANTA CLARA CITY, UTAH	TREASURER APPROVAL: I, WASHINGTON COUNTY TREASURER, CERTIFY, ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL FEES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS BOUNDARY PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	RECORDED No. _____ FEE: _____ COUNTY RECORDER WASHINGTON COUNTY, UTAH
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project:
**Black Desert
Golf
Mechanic's
Building -
(Building 2)**

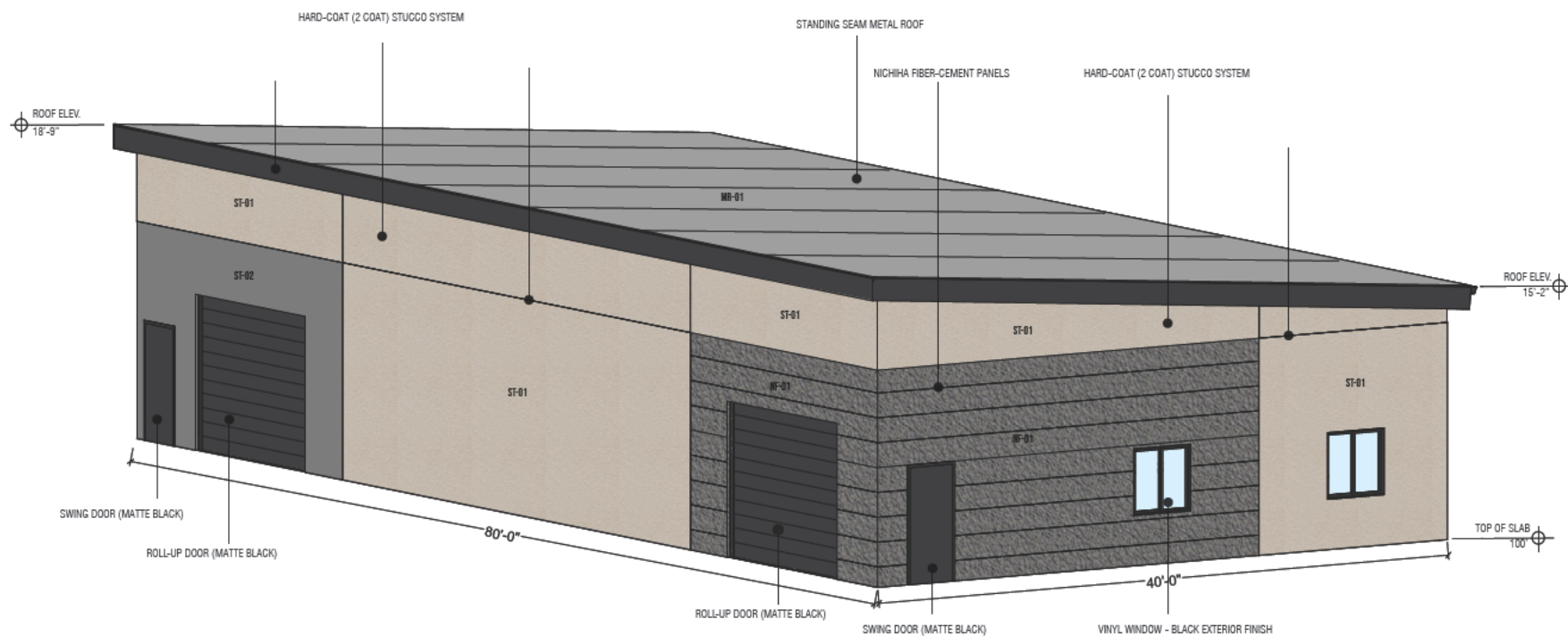
Santa Clara, Ut

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project#: P40505
date: 09-03-2028
revisions :
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title:
**Axonometric
Elevations**

sheet:

A241



1 AXONOMETRIC 1 MECHANIC'S BLDG

BUILDING AREA: 3,200 SF

MATERIAL LEGEND		
CODE	HATCH	MATERIAL
MR-01		STANDING SEAM METAL ROOF PANELS
ST-01		HARD-COAT (2 COAT) STUCCO SYSTEM (FIELD COLOR)
ST-02		HARD-COAT (2 COAT) STUCCO SYSTEM (ACCENT)
MF-01		MICROBA FIBER CEMENT PANELS
*		GLAZING (REFER TO WINDOW SCHEDULE, SHEET SERIES 400)

WINDOWS VINYL WINDOWS-B.O.D. PRODUCT; AMSCO - STUDIO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)



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project:
Black Desert
Golf
Mechanic's
Building -
(Building 2)

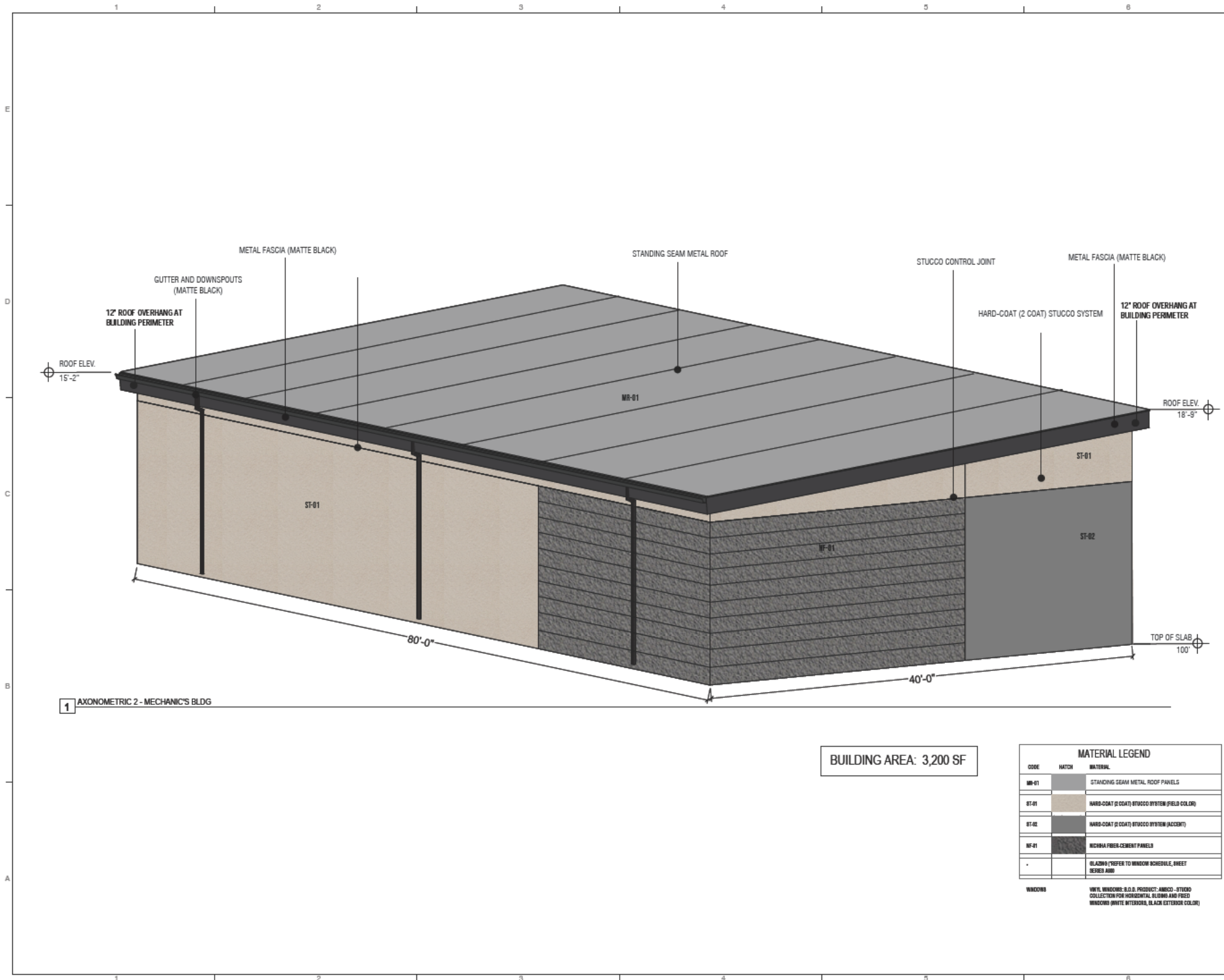
Santa Clara, UT

project#: 04000
date: 06-03-2020
revisions:

title:
Axonometric
Elevations

sheet:

A242





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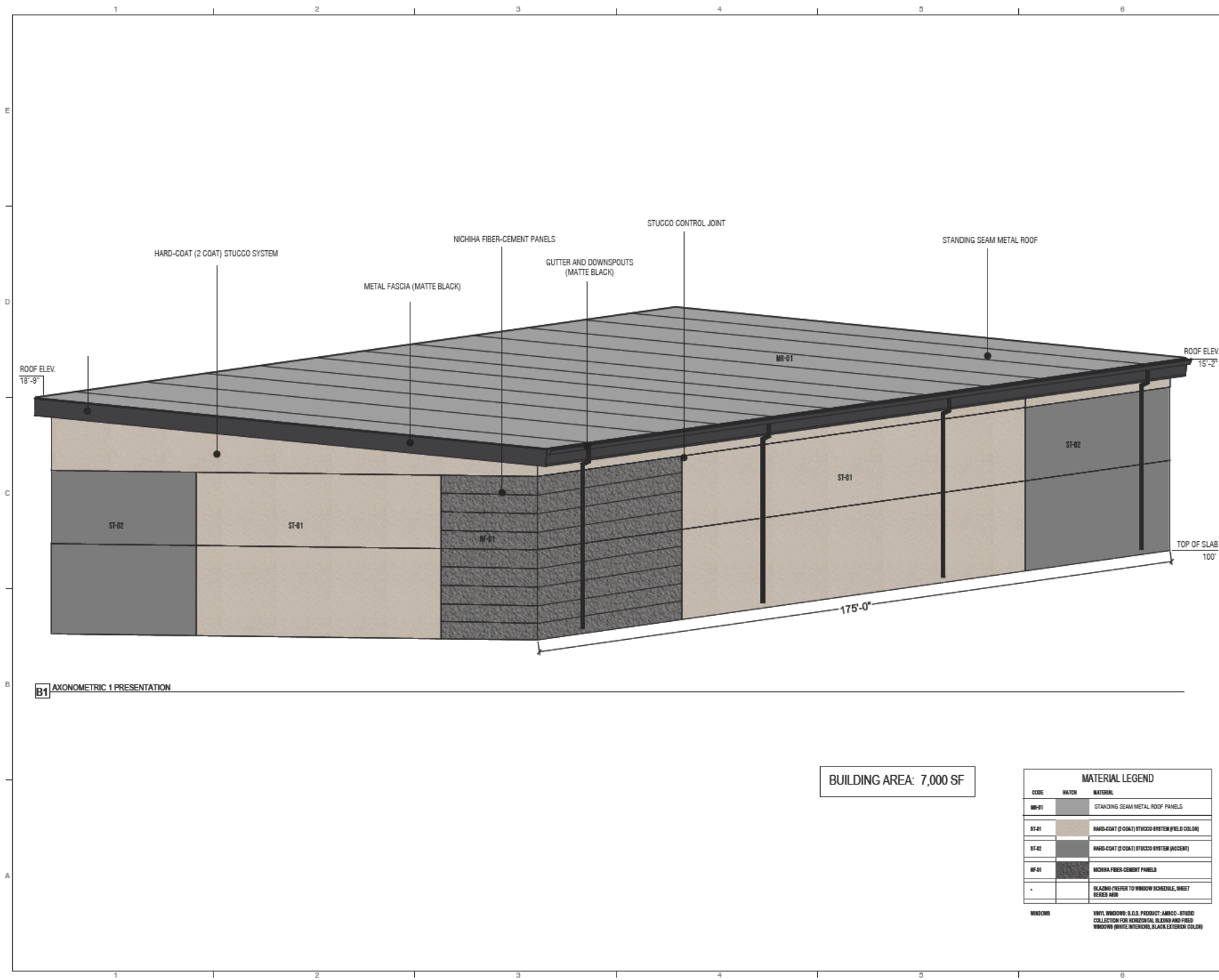
project:
Black Desert
Golf Storage
Building -
(Building 3)

Santa Clara, UT

project#: 240006
date: 0-0-2024
revisions:

title:
Axonometric
Elevation -
Presentation

sheet:
A241
BID / PERMIT SET



Architect: David H. Smith & Associates, Inc. 1000 West 1000 South, Salt Lake City, UT 84101



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project:
**Black Desert
Golf Storage
Building -
(Building 3)**

Santa Clara, UT

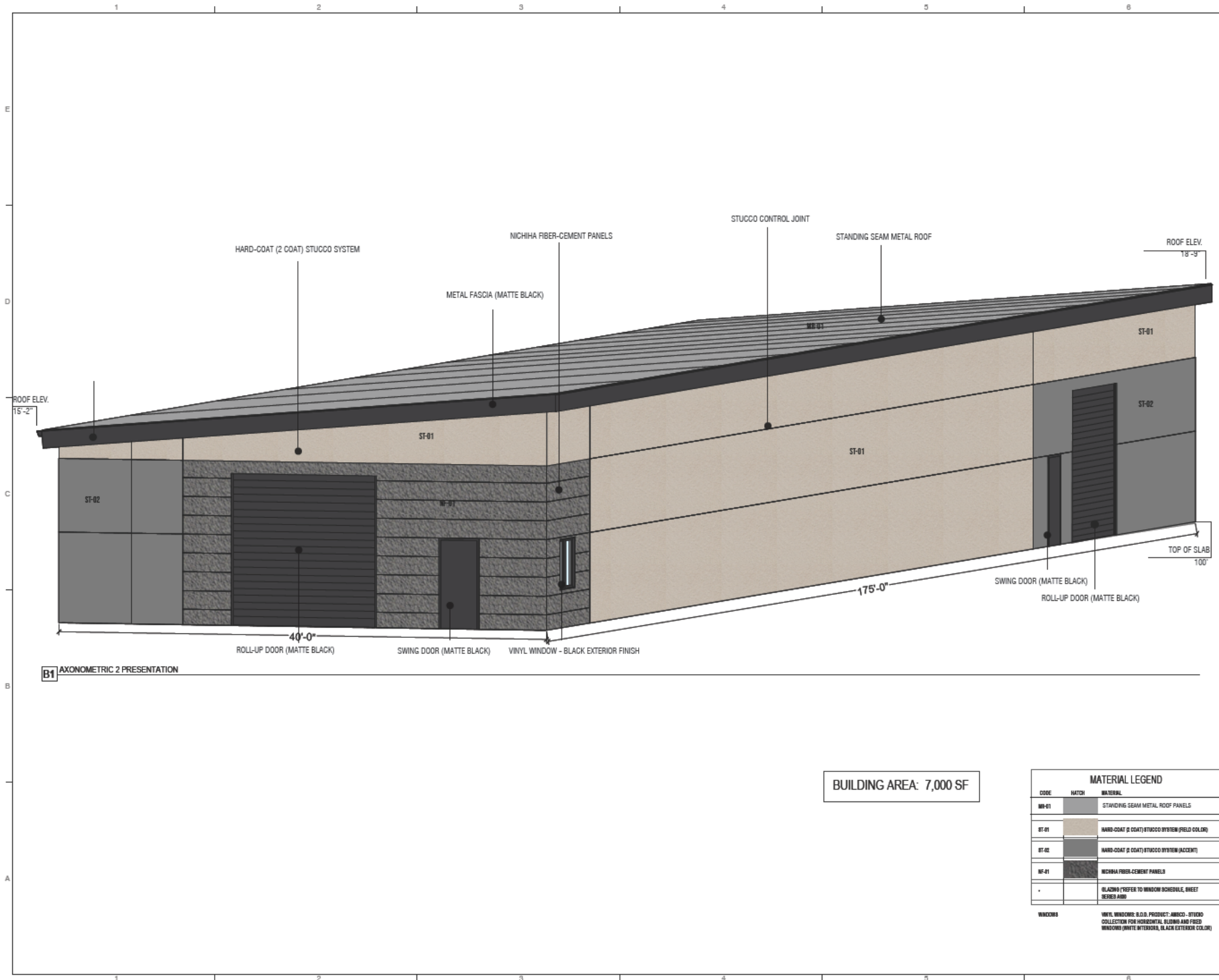
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**Axonometric
Elevation -
Presentation**

sheet:

A242

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project:
**Black Desert
Landscape
Maintenance
Building -
(Building 4)**

Santa Clara, UT

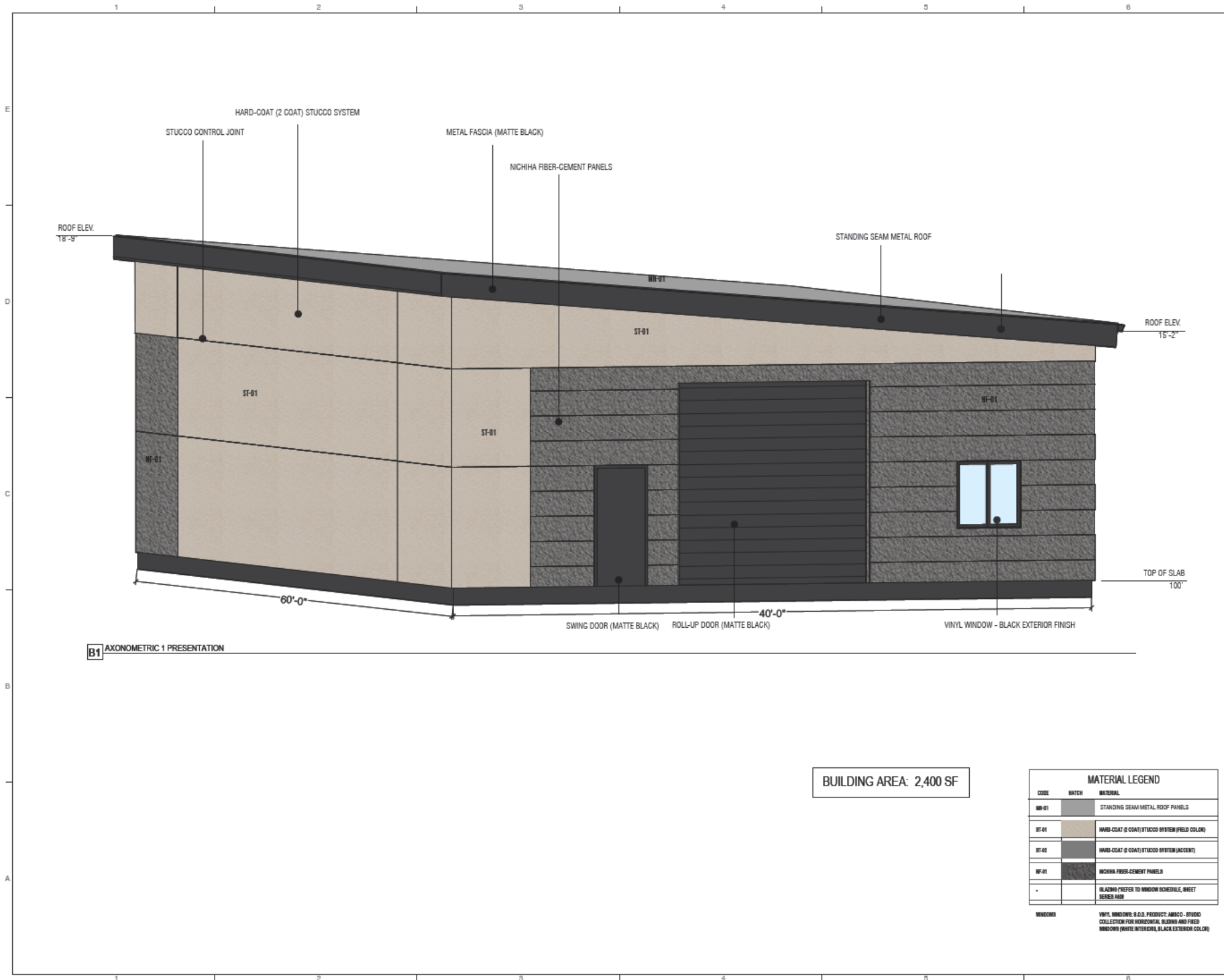
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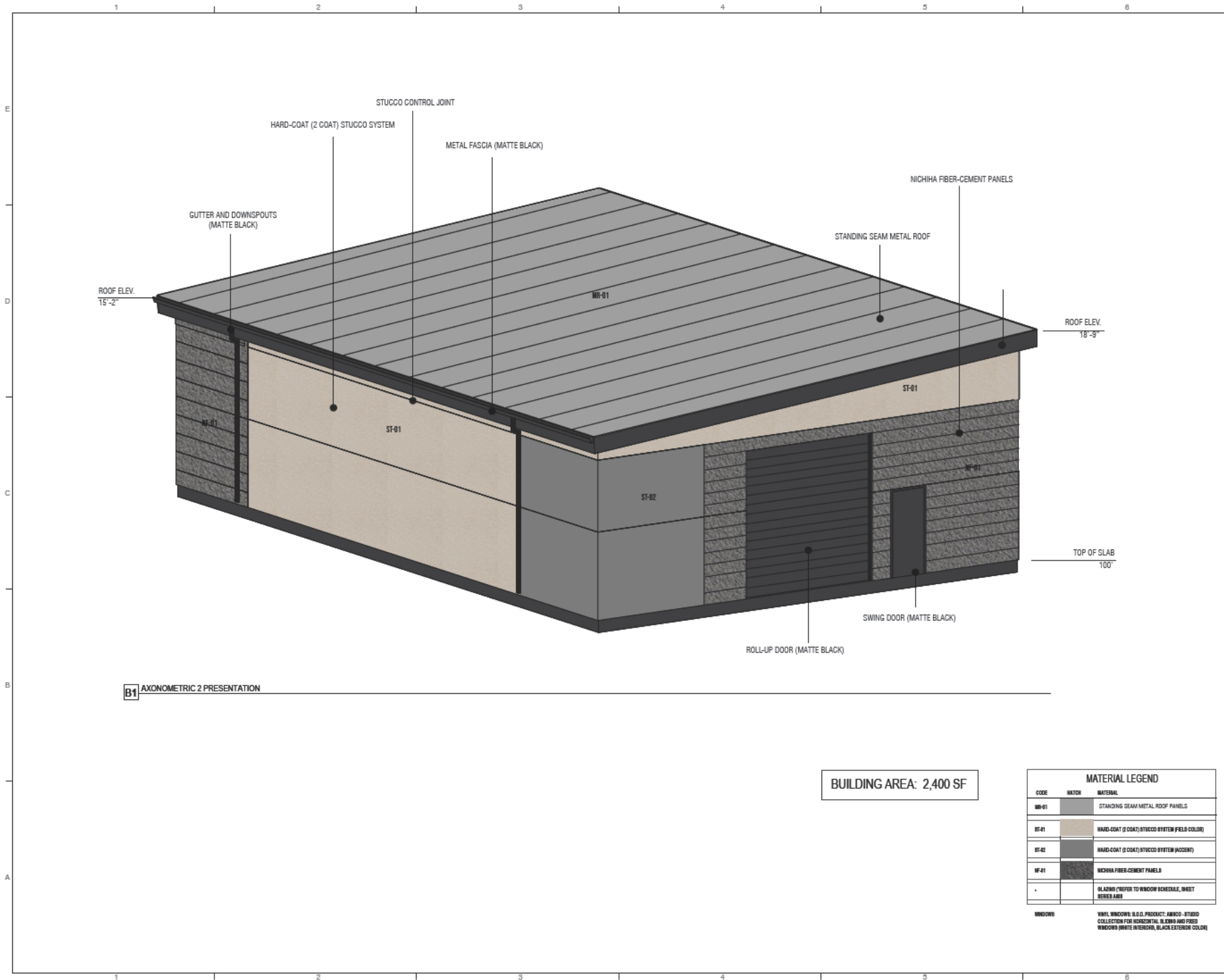
sheet:

A241

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Architect: David H. Smith & Associates, Inc. 1000 West 1000 North, Suite 100, Salt Lake City, UT 84119
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B1 AXONOMETRIC 2 PRESENTATION

BUILDING AREA: 2,400 SF

MATERIAL LEGEND		
CODE	ATCH	MATERIAL
MR-01		STANDING SEAM METAL ROOF PANELS
ST-01		HARD-COAT (2 COAT) STUCCO SYSTEM (FIELD COLOR)
ST-02		HARD-COAT (2 COAT) STUCCO SYSTEM (ACCENT)
NF-01		NICHIHA FIBER-CEMENT PANELS
-		GLAZING (REFER TO WINDOW SCHEDULE, SHEET SERIES A100)

WINDOWS: VINYL WINDOWS: S.O.D. PRODUCT: AMBCO - STUDIO COLLECTION FOR HORIZONTAL SLIKINS AND FIRES WINDOWS (WHITE INTERIOR, BLACK EXTERIOR COLOR)



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801 532 4422

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project:
**Black Desert
Landscape
Maintenance
Building -
(Building 4)**

Santa Clara, Ut

project#: 040006
date: 0-00-0000
revisions :

title:
**Axonometric
Elevation -
Presentation**

sheet:

A242

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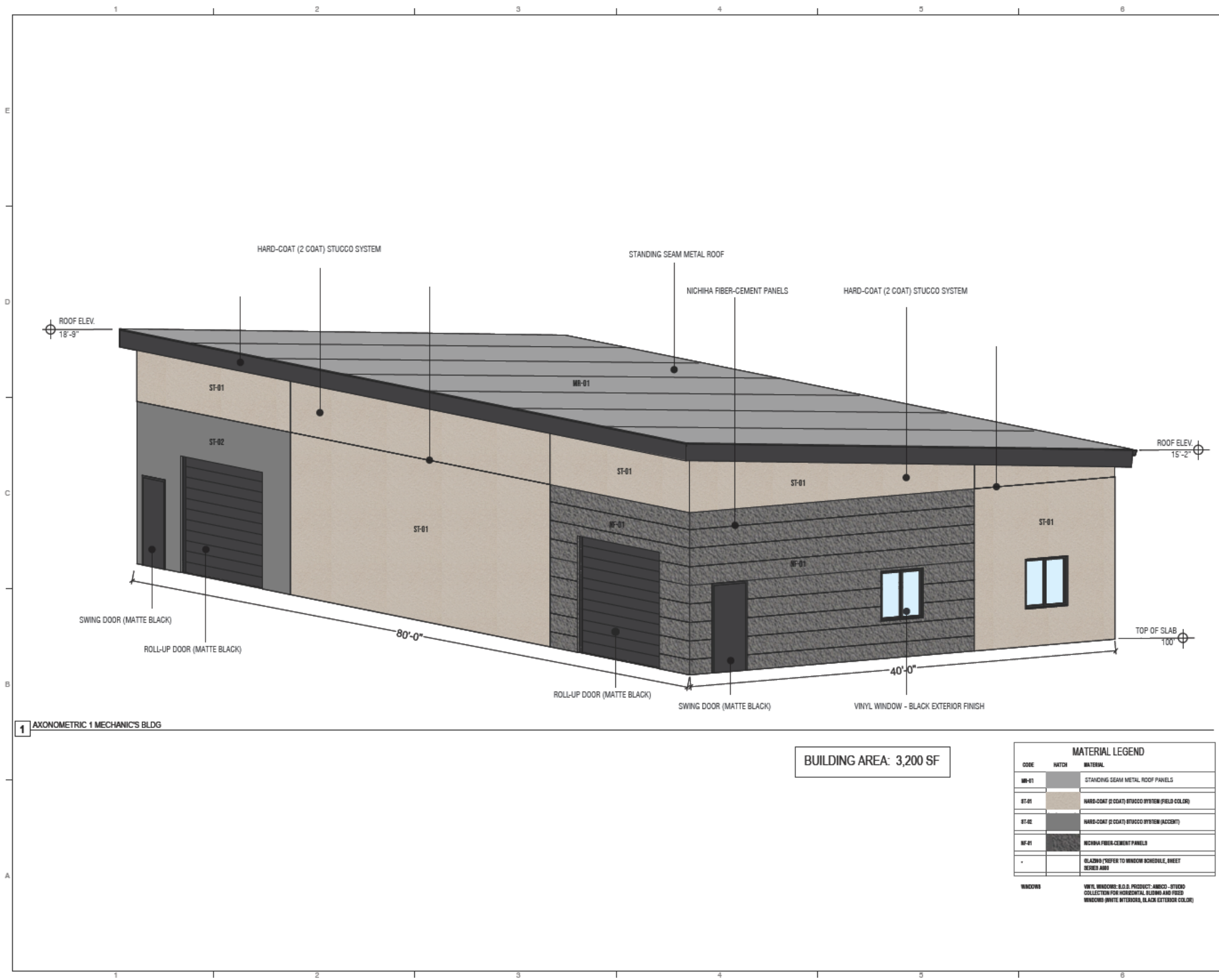
project:
Black Desert
Golf
Mechanic's
Building -
(Building 2)

Santa Clara, UT

project#: 240005
date: 09-03-2024
revisions:

title:
Axonometric
Elevations

sheet:
A241



Architect: David H. Davis & Associates, Inc. 1000 West 1000 South, Suite 100, Salt Lake City, UT 84101



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project:
Black Desert
Golf
Mechanic's
Building -
(Building 2)

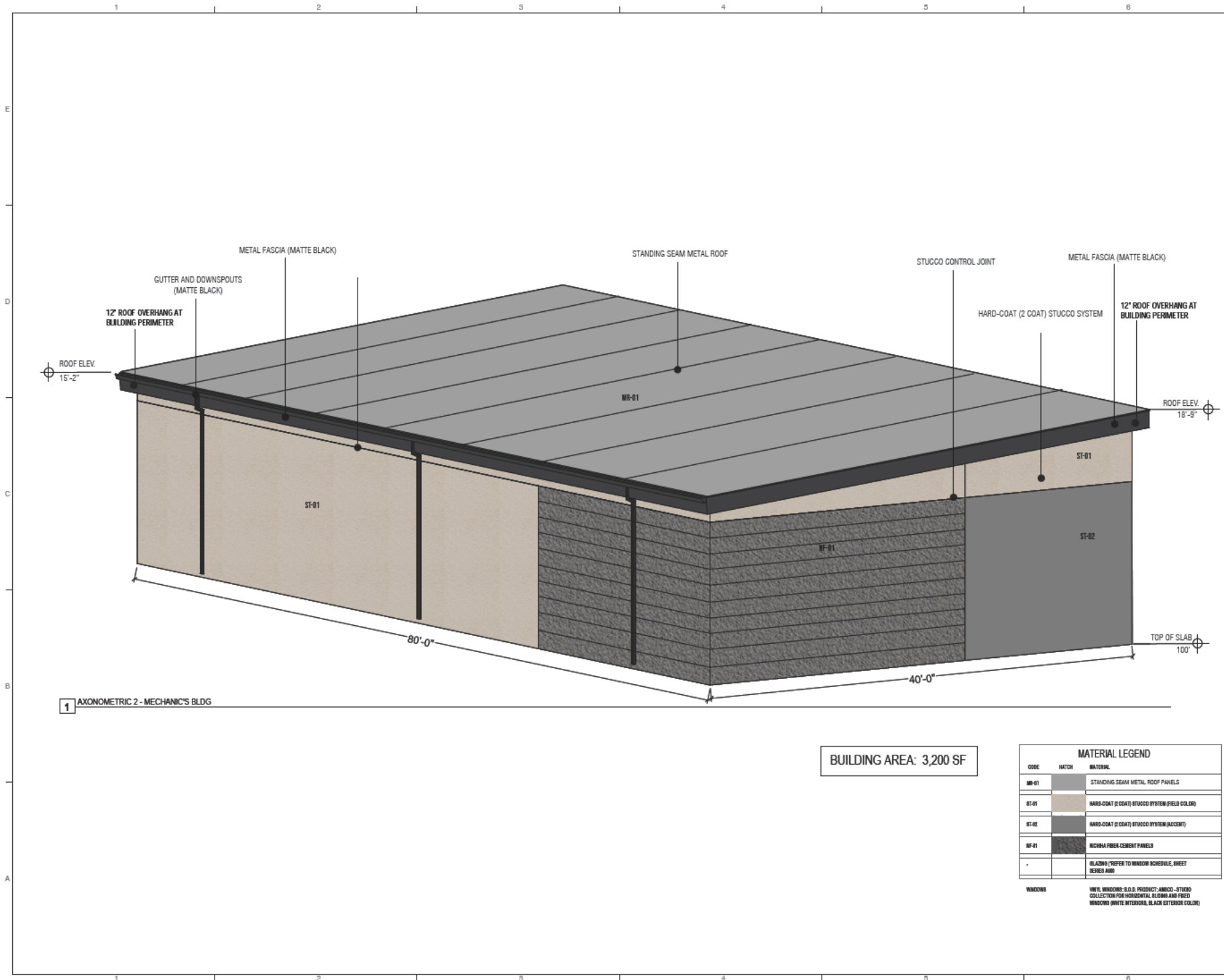
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date: 06-03-2020
revisions:

title:
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Elevations

sheet:

A242





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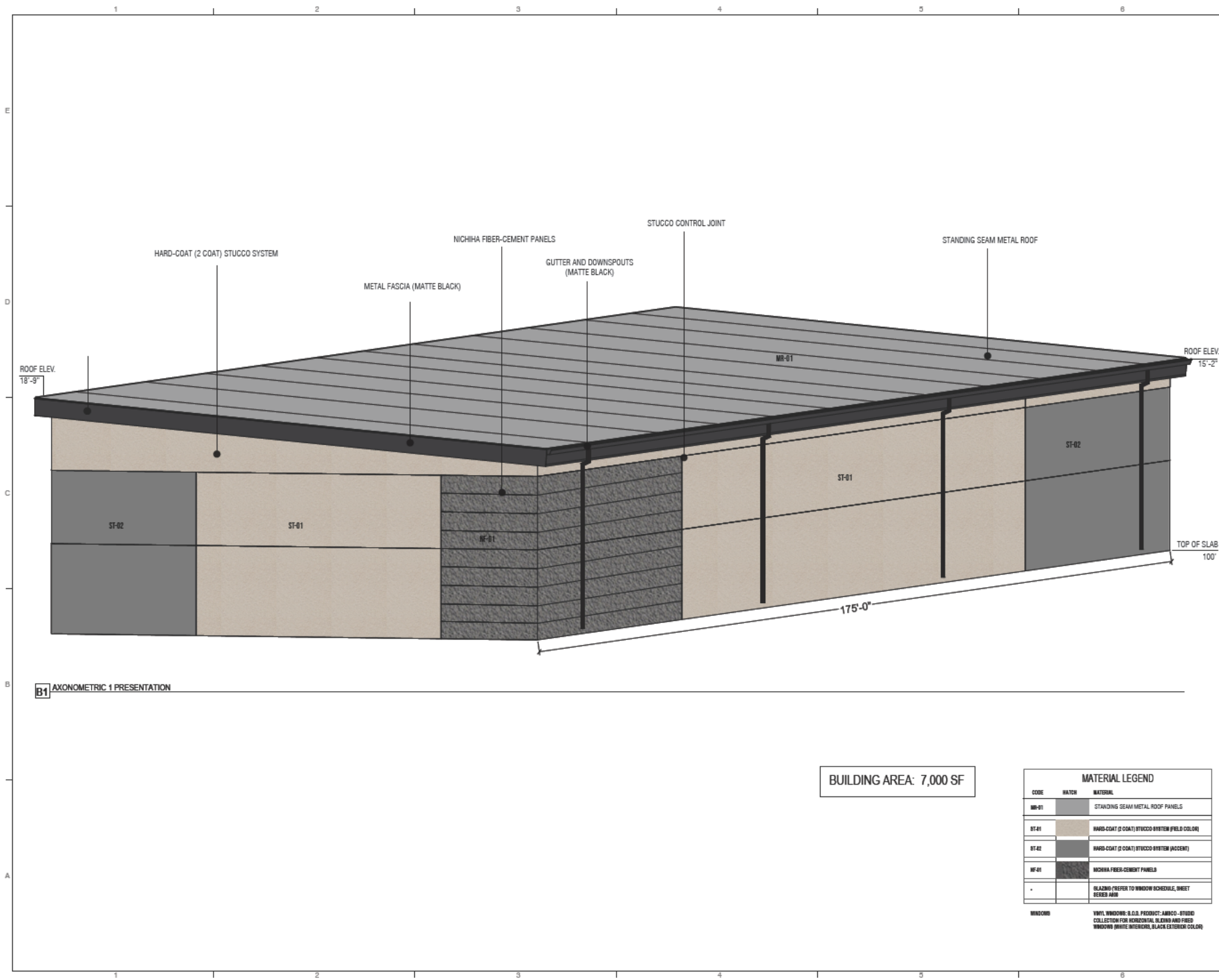
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Black Desert
Golf Storage
Building -
(Building 3)

Santa Clara, UT

project#: 240006
date: 0-0-2024
revisions:

title:
Axonometric
Elevation -
Presentation

sheet:
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project:
Black Desert
Golf Storage
Building -
(Building 3)

Santa Clara, UT

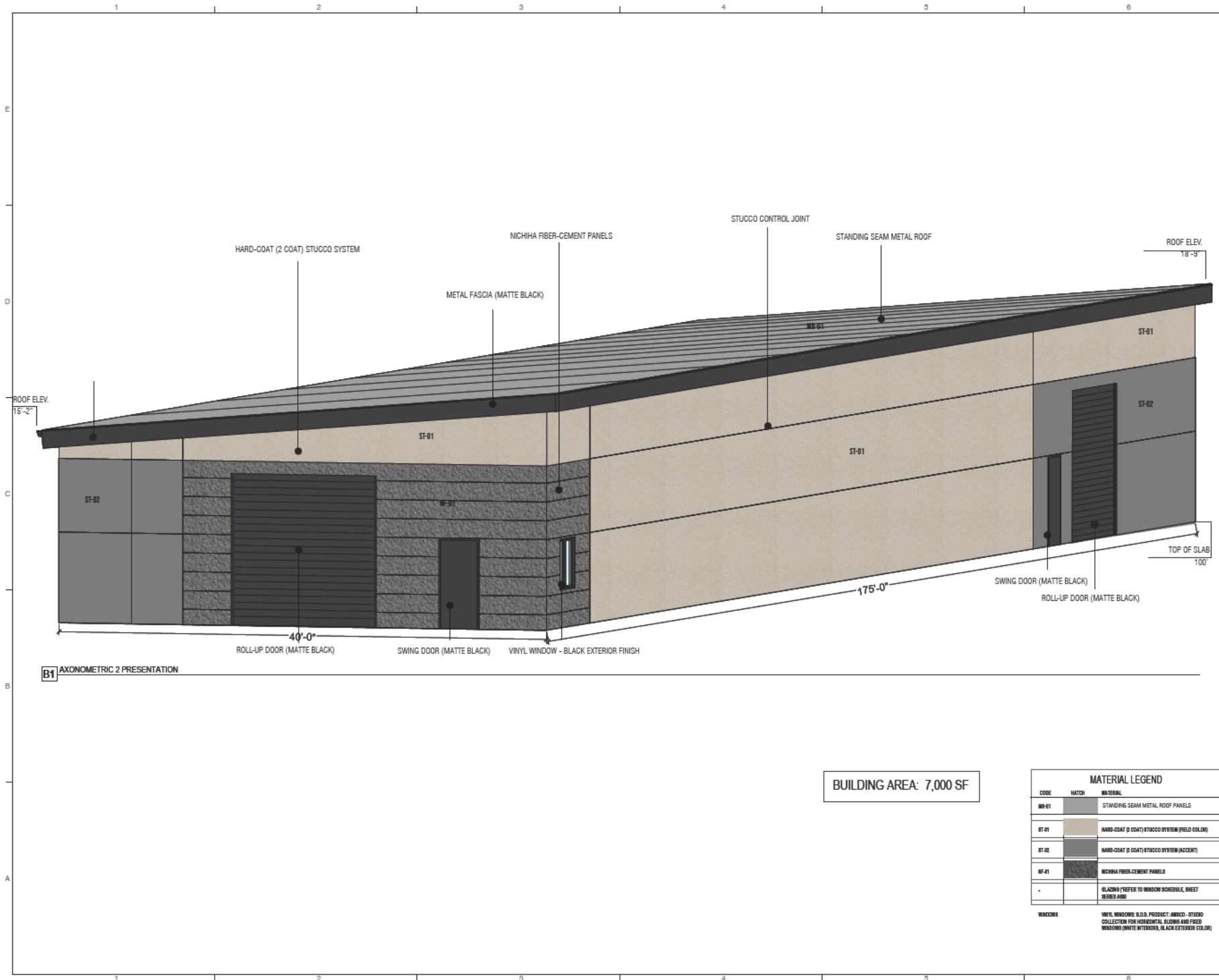
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date: 0-00-0000
revisions:

title:
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Elevation -
Presentation

sheet:

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project:
**Black Desert
Landscape
Maintenance
Building -
(Building 4)**

Santa Clara, UT

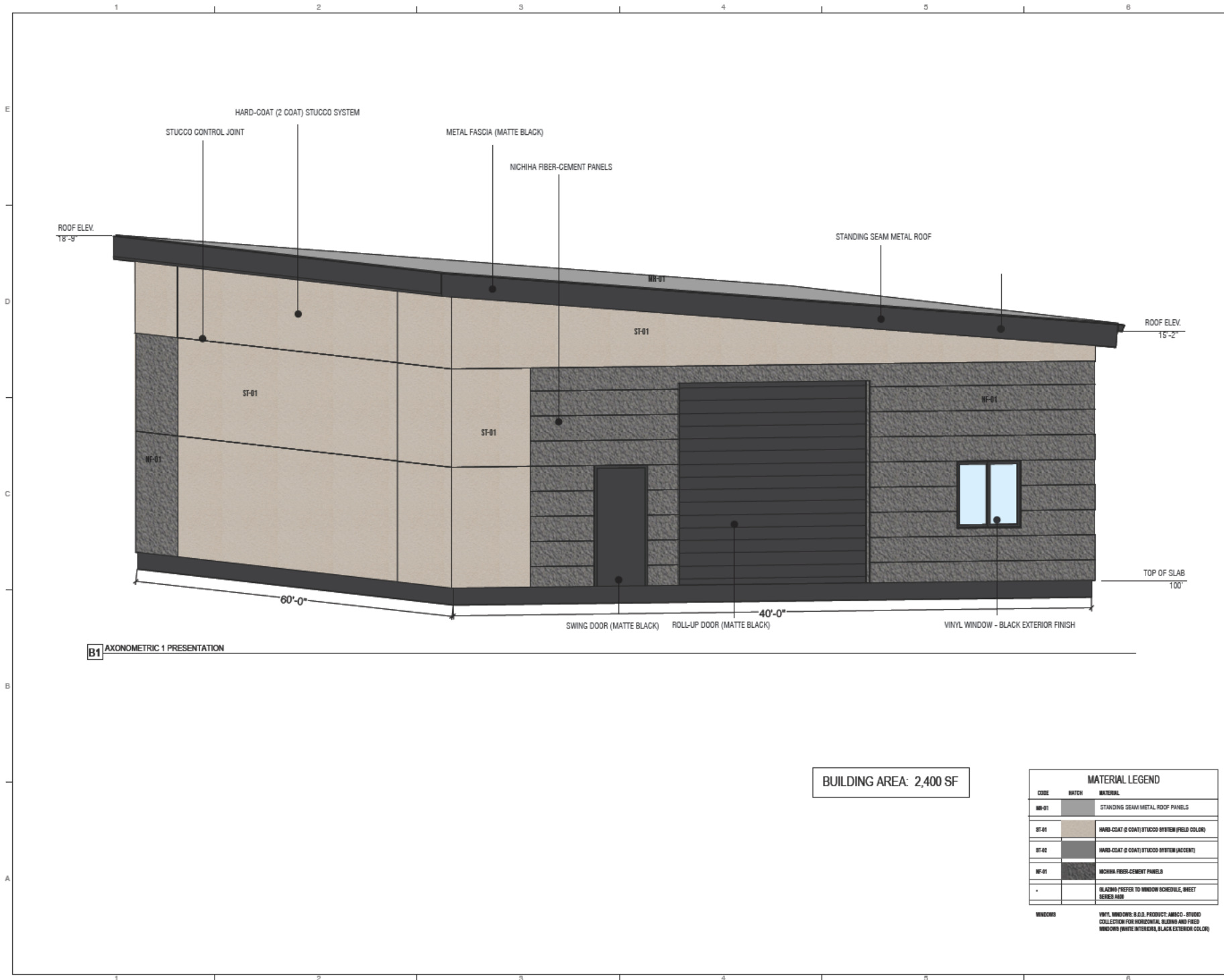
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title:
**Axonometric
Elevation -
Presentation**

sheet:

A241

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1 2 3 4 5 6

E

D

C

B

A

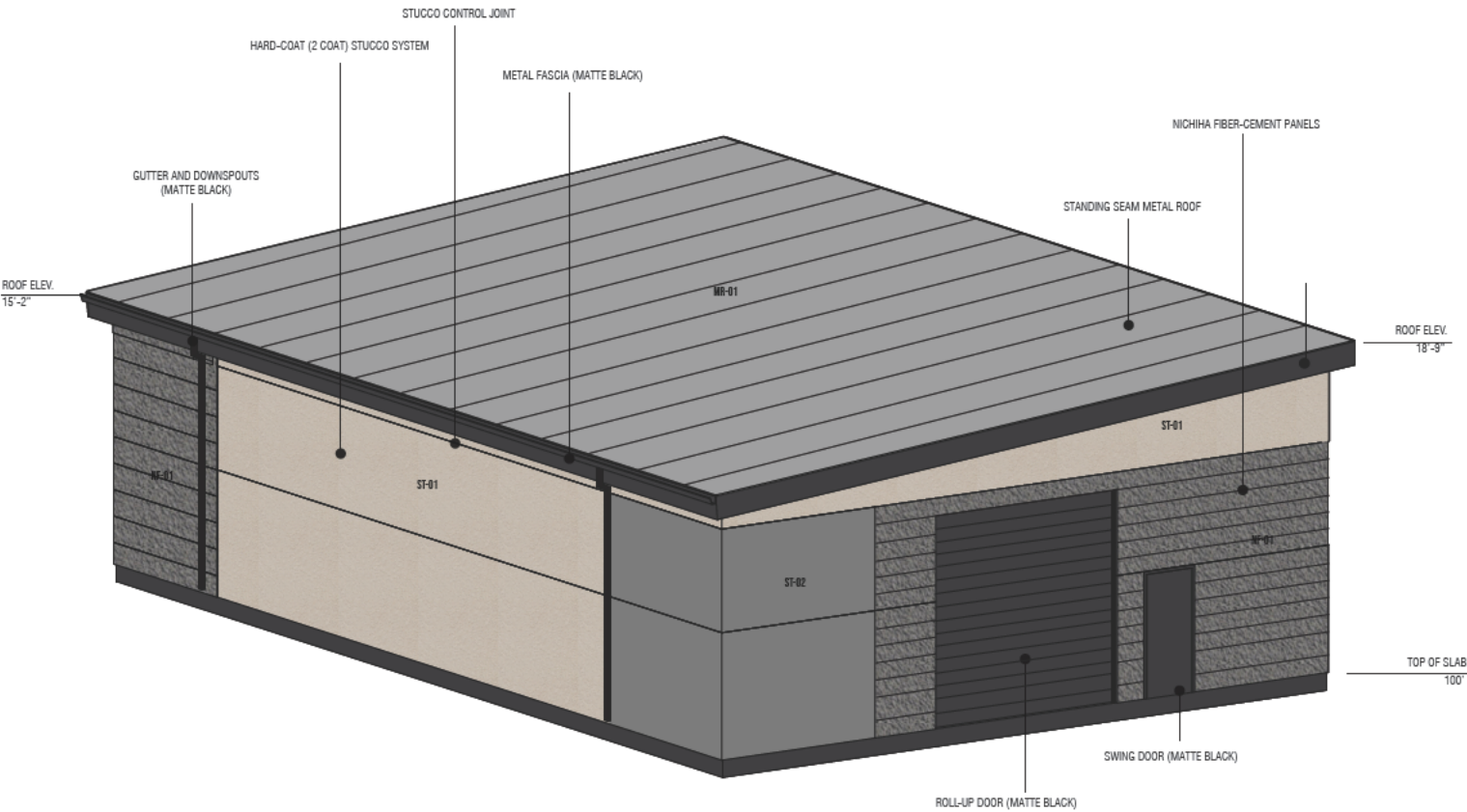
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D

C

B

A



B1 AXONOMETRIC 2 PRESENTATION

BUILDING AREA: 2,400 SF

MATERIAL LEGEND		
CODE	HATCH	MATERIAL
MR-01		STANDING SEAM METAL ROOF PANELS
ST-01		HARD-COAT (2 COAT) STUCCO SYSTEM (FIELD COLOR)
ST-02		HARD-COAT (2 COAT) STUCCO SYSTEM (ACCENT)
NF-01		NICHIHA FIBER-CEMENT PANELS
-		GLAZING (REFER TO WINDOW SCHEDULE, SHEET SERIES A100)

WINDOWS

VINYL WINDOWS: S.O.D. PRODUCT: AMBCO - STUDIO COLLECTION FOR HORIZONTAL SLIKINS AND FIRES WINDOWS (WHITE INTERIOR, BLACK EXTERIOR COLOR)



360 WEST ASPEN AVENUE
SALT LAKE CITY, UTAH 84101
801.532.4422

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THE DRAWINGS AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF METHOD STUDIO. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF METHOD STUDIO, INC.

project:
**Black Desert
Landscape
Maintenance
Building -
(Building 4)**

Santa Clara, Ut

project#: 040006
date: 0-00-0000
revisions :

title:
**Axonometric
Elevation -
Presentation**

sheet:

A242

BID / PERMIT SET

- Previous Site Rendering Location
- New Site Rendering Location







Date: September 23, 2026

To: Jim McNulty
Planning and Economic Development Director
Santa Clara City

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Black Desert Maintenance Facility
Planned Development Zone Change - PDC
Project Number: 4828-25-075**

This document has been prepared for Enlaw LLC in support of the proposed Planned Development Zone Change for the Black Desert Maintenance Facility in Santa Clara, Utah. The proposed project includes the development of 3.23 acres along South Village Dr., adjacent to the Sanat Clara City power substation.

The site will be used strictly for maintaining the golf course, and will include storage, maintenance, and repair of vehicles and other equipment, storge of building materials, fuel, and chemicals, and office use for golf course staff, including parking of personal vehicles.

Site improvements include phased construction of a 43' public roadway. Roadway improvements included with the initial phase of construction include placement of 24' of asphalt and curb and gutter along the western portion of the right of way adjacent to the project area. The remining 6' of asphalt, curb and gutter, and 8' trail along the eastern portion of the right of way with be constructed with future development. Other site improvements required with the initial phase of construction include parking areas and facility access; installation of utilities including power, water, and sewer; drainage infrastructure, and landscaping.

The proposed project will include 17,585 sq ft (0.40 acres) of non-residential buildings (13% of the site), 88,130 sq ft (2.02 acres) of streets, parking, and other hardscape areas (63% of the site), and 34,538 sq ft (0.79 acres) of landscape open space (24% of the site).

Structures include the 4,884 sq ft maintenance office building, 3,254 sq ft mechanics building, 2,400 sq ft landscape building, 7,047 sq ft golf cart and equipment storage

structures, fuel and chemical storage areas, materials storage bins, and dumpster enclosures.

Exterior building materials are proposed as the following:

Office – Proposed Exterior Building Materials:

The proposed exterior materials for the single storage office building will be a combination of stucco and fiber-cement panels. The stucco system will be a 2 layer hard-coat system with a light sand-blast texture finish in two color options as noted on the attached drawings. A primary field color and an accent color. The fiber-cement panels are planned to be a Nichiha panel system (Tuff Block) which will also have light texture (see sample board for proposed product and finish). The windows, doors, flashings, fascia and steel railings are proposed to have a matte black finish. The roofing system is proposed to be a PVC membrane with a light gray color.

Mechanic's / Golf Storage / Landscape Storage Building Materials:

The proposed exterior materials for the single story pre-engineered buildings will be a combination of stucco and fiber-cement panels similar in appearance to the office building. The stucco system will be a 2 layer hard-coat system with a light sand-blast texture finish in two color options as noted on the attached drawings. A primary field color and an accent color. The fiber-cement panels are planned to be a Nichiha panel system (Tuff Block) which will also have light texture (see sample board for proposed product and finish). The windows, doors, flashings and fascia are proposed to have a matte black finish. The roofing system is proposed to be a standing seam metal roof with a light gray color.



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

Staff Report

Subdivision Plat Amendment Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: October 8, 2026

Current Zone: PDR

Property Address: 2432 Black Point Circle (Lot 24), and 2444 Black Point Circle (Lot 25)

Request: Partial Plat Amendment for South Village @ Black Desert, Lots 24 & 25

Applicant Name: Brandon Anderson

Staff Planner: Jim McNulty

City Staff Recommendation: Approve with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

Brandon Anderson with Rosenberg Engineering is requesting to amend the South Village @ Black Desert Subdivision. The applicant is proposing to amend Lot 24 and Lot 25. Lot 24 is 34,107 sq ft (0.78 acres) in size, with Lot 25 being 23,736 sq ft (0.55 acres). The property owner requests approval with the purpose of removing the common lot line between the two adjoining lots to consolidate them into one (1) building lot. Combining the two lots would create one (1) large building lot at 57,843 sq ft (1.33 acres) in size.

The amended lot will meet the density, setbacks, and other requirements as per Chapter 17.68.090 (PDR Zone) of city ordinance. The proposed partial plat amendment will allow the proposed changes to be included in a recorded subdivision plat.

SITE & VICINITY DESCRIPTION

The subject properties are in the northeastern part of the City on Lava Vista Drive and Black Point Circle. Major cross streets in the vicinity include Red Mountain Drive and South Village Drive.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application. However,

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within the South Village @ Black Desert Subdivision. No responses have been received by City staff as of the writing of this report. The property has also been posted for a public meeting as per State Code requirements.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Parks & Recreation*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Police & Fire*

Recommendations: N/A

Required Revisions: Driveways exceeding 150' in length will trigger fire suppression requirements. If proposed, the issue will need to be coordinated with the Fire Department prior to building permit issuance.

DEPARTMENT: *Power*

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

Required Revisions: A secondary electrical box is located between the two lots. The transformer was sized for 400-amp service, so a larger home may require a 600-amp service. This issue will need to be coordinated with the Power Department prior to building permit issuance.

DEPARTMENT: *Public Works*

Recommendations: Any public utility easement that's affected by this amendment needs to be relocated. A final mylar with signature blocks is required.

Required Revisions: Both lots currently carry water and sewer service; one set of utilities will need to be abandoned. This issue will need to be coordinated with the Public Works Department prior to building permit issuance.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-20-811, includes requirements for subdivision amendments. To amend a subdivision, a city must hold at least one public meeting (not public hearing). Additionally, a public meeting to consider an amendment to a subdivision requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to property owners in the subdivision, with a notice in a visible location, with a sign of sufficient size and durability. City staff have determined that all State Code requirements have been met with this application.

CITY STAFF RECOMMENDATION

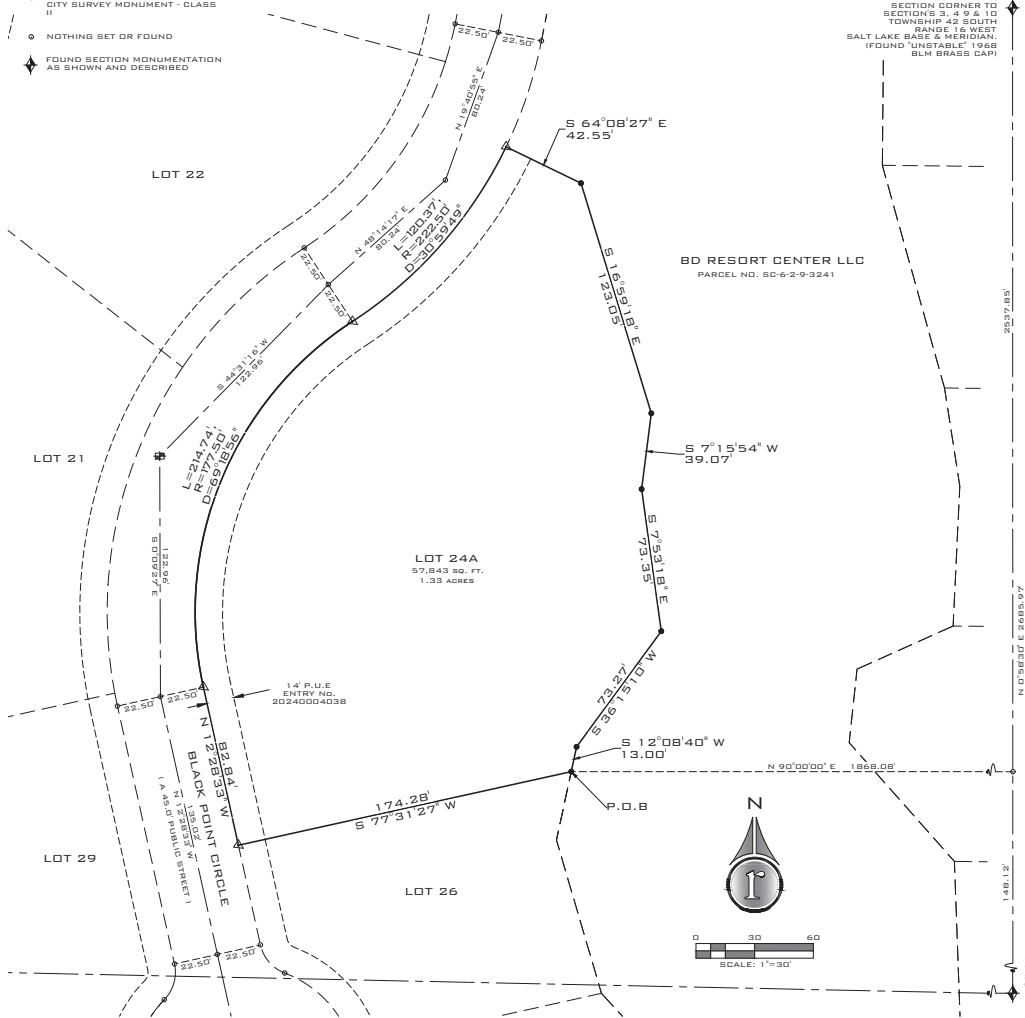
City staff recommend that the Planning Commission consider recommending approval of the Partial Plat Amendment for Lot 24 and Lot 25 of the South Village @ Black Desert Subdivision to the City Council, subject to the following conditions:

Request: Partial Plat Amendment

1. That the applicant is required to comply with the recommendations from all City reviewing departments as identified in the staff report.
2. That the Owner's Dedication & Acknowledgement be signed prior to final plat recordation.
3. That a current Title Report be submitted to City staff.
4. That the applicant be required to record the amended subdivision plat and provide an electronic copy to City staff.

LEGEND:

- SET WITH ORIGINAL PLAT, CORNER
- 5/8" X 20" REBAR & PLASTIC CAP
- ROSENBERG ASSOCIATES
- ▲ SET WITH ORIGINAL PLAT,
PKWASHER ON 2.0' OFFSET TO
THE FRONT PROPERTY CORNERS
ON EXTENSION OF THE LOT LINE
(UNLESS OTHERWISE NOTED)
- ⊙ FOUND STANDARD SANTA CLARA
CITY SURVEY MONUMENT - CLASS
II
- NOTHING SET OR FOUND
- ◆ FOUND SECTION MONUMENTATION
AS SHOWN AND DESCRIBED



OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND PUBLIC UTILITY AND DRAINAGE EASEMENTS, HEREAFTER KNOWN AS:

SOUTH VILLAGE AT BLACK DESERT

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AREAS AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS PLAT AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & RS RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR \$5000 AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA, CLARK B. OLSEN PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, THE CITY OF SANTA CLARA, PUBLIC STREETS, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE UNDERSIGNED OWNER DOES HEREBY WARRANT TO THE CITY OF SANTA CLARA AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 202____.

CLARK B. OLSEN PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY

MANAGER _____ (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF _____ S.S.

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, MANAGER.

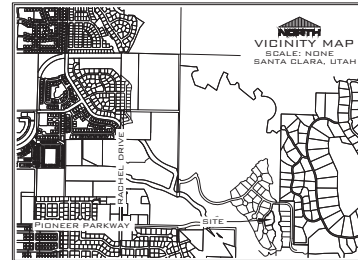
FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____ (STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____



SURVEYOR'S CERTIFICATE:

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

SOUTH VILLAGE AT BLACK DESERT

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



DATE:

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 26, SOUTH VILLAGE AT BLACK DESERT, AS FOUND ON RECORD AS ENTRY NO. 20240004038 WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 00°58'30" EAST 148.12 FEET ALONG THE SECTION LINE AND WEST 1.86808 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE SOUTH 77°31'27" WEST 174.28 FEET ALONG THE NORTHERLY LINE OF SAID LOT 26 TO THE EASTERLY LINE OF BLACK POINT CIRCLE;
THENCE NORTHERLY THE FOLLOWING (3) COURSES ALONG SAID EASTERLY LINE OF BLACK POINT CIRCLE:
THENCE NORTH 12°28'33" WEST 82.84 FEET;
THENCE NORTHERLY 214.74 FEET ALONG AN ARC OF A 177.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 77°31'27" EAST, LONG CHORD BEARS NORTH 22°10'55" EAST 201.88 FEET WITH A CENTRAL ANGLE OF 49°18'56");
THENCE NORTHEASTERLY 120.37 FEET ALONG AN ARC OF A 222.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 53°00'58" WEST, LONG CHORD BEARS NORTH 41°52'02" EAST 118.91 FEET WITH A CENTRAL ANGLE OF 30°59'49");
THENCE SOUTH 64°08'27" EAST 42.55 FEET;
THENCE SOUTH 16°59'18" EAST 123.05 FEET;
THENCE SOUTH 07°53'18" EAST 73.35 FEET;
THENCE SOUTH 36°15'10" WEST 73.27 FEET;
THENCE SOUTH 12°08'40" WEST 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,843 SQUARE FEET OR 1.33 ACRES.

NOTES:

- NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.
- UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE UTILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.
- THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC (UNLESS NOTED) WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, AND WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25.00 FOOT FRONT YARD SETBACK, AND 10.00 FOOT SIDE AND REAR YARD SETBACK.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 14.00 FOOT PUBLIC UTILITY & DRAINAGE EASEMENT ALONG ALL STREET LOT LINES.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR PLATFORMS, ARE COMPLIED IN A REPORT DATED SEPTEMBER 20, 2022, PROJECT NO. 2220193. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

AMENDMENT NOTE:

THE PURPOSE OF THE AMENDMENT IS TO ALLOW THE PROPERTY OWNER TO UTILIZE THE COMBINED PROPERTY AS A SINGLE DEVELOPMENT PARCEL FOR THEIR FUTURE HOME. THE CONSOLIDATION WILL RESULT IN A MORE FUNCTIONAL LOT CONFIGURATION WHILE MAINTAINING CONSISTENCY WITH THE OVERALL CHARACTER AND DEVELOPMENT PATTERN OF THE SOUTH VILLAGE AT BLACK DESERT COMMUNITY.

SOUTH VILLAGE AT BLACK DESERT

PARTIAL PLAT AMENDMENT "A"

LOCATED IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.

(PAGE 1 OF 1)



ENGINEER'S APPROVAL:

THE HEREIN SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____.

ENGINEER
SANTA CLARA CITY, UTAH

CITY PLANNING DIRECTOR:

I, THE SANTA CLARA CITY PLANNING DIRECTOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES.

CITY PLANNING DIRECTOR
SANTA CLARA CITY, UTAH

CITY SURVEYORS CERTIFICATE:

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

CITY SURVEYOR
SANTA CLARA CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:

I, THE MAYOR OF SANTA CLARA CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND ON BEHALF OF THE CITY HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

CITY RECORDER
SANTA CLARA CITY, UTAH

MAYOR
SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.

CITY ATTORNEY
SANTA CLARA CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY THAT THE SUBDIVISION PLAT IS CORRECT AND THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

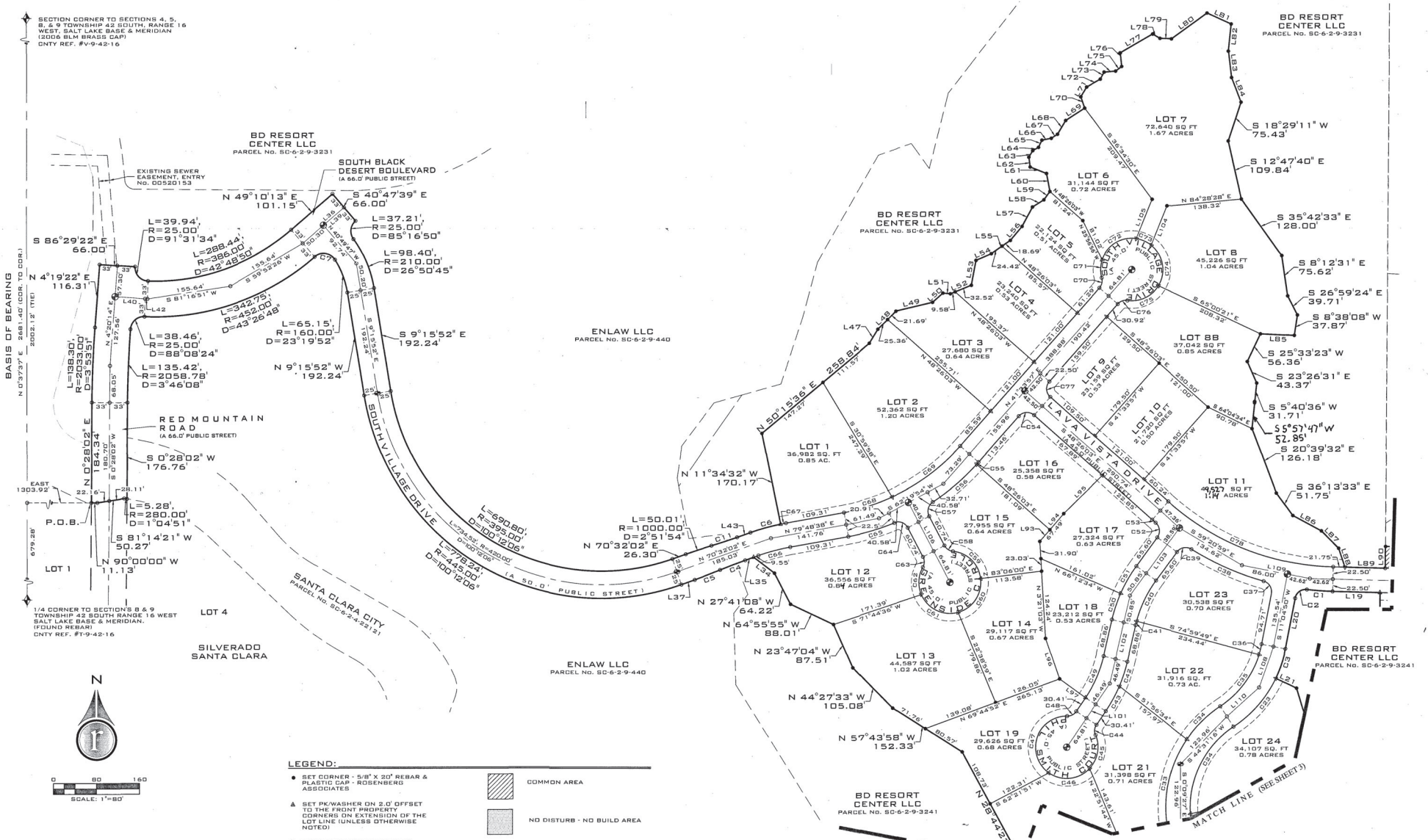
WASHINGTON COUNTY TREASURER

RECORDED NO.

RECORDER
WASHINGTON COUNTY, UTAH

BY: Gary Chalkley
COUNTY RECORDER
WASHINGTON COUNTY, UTAH

SECTION CORNER TO SECTIONS 4, 5,
8, & 9 TOWNSHIP 42 SOUTH, RANGE 16
WEST, SALT LAKE BASE & MERIDIAN
(2000 BLM BRASS CAP)
CNTY REF. #V-9-42-16



LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
 - ▲ SET P.WASHER ON 2.0' OFFSET TO THE FRONT PROPERTY CORNERS ON EXTENSION OF THE LOT LINE UNLESS OTHERWISE NOTED
 - TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS II
 - TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I
 - NOTHING SET OR FOUND
 - ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- COMMON AREA
- NO DISTURB - NO BUILD AREA
- PARCEL 'A' TO BE DECEDED TO SANTA CLARA CITY WITH THIS PLAT

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST.
GEORGE, UTAH 84790 PH (435) 673-8586
FX (435) 673-8397, WWW.RACIVIL.COM

SURVEY-PLAT	08/02/2023	C.G.A.
FILE NUMBER:	DATE:	DRAWN:
4828-32-058	1" = 80'	B.E.A.
JOB NUMBER:	SCALE:	CHECKED:

SOUTH VILLAGE AT BLACK DESERT

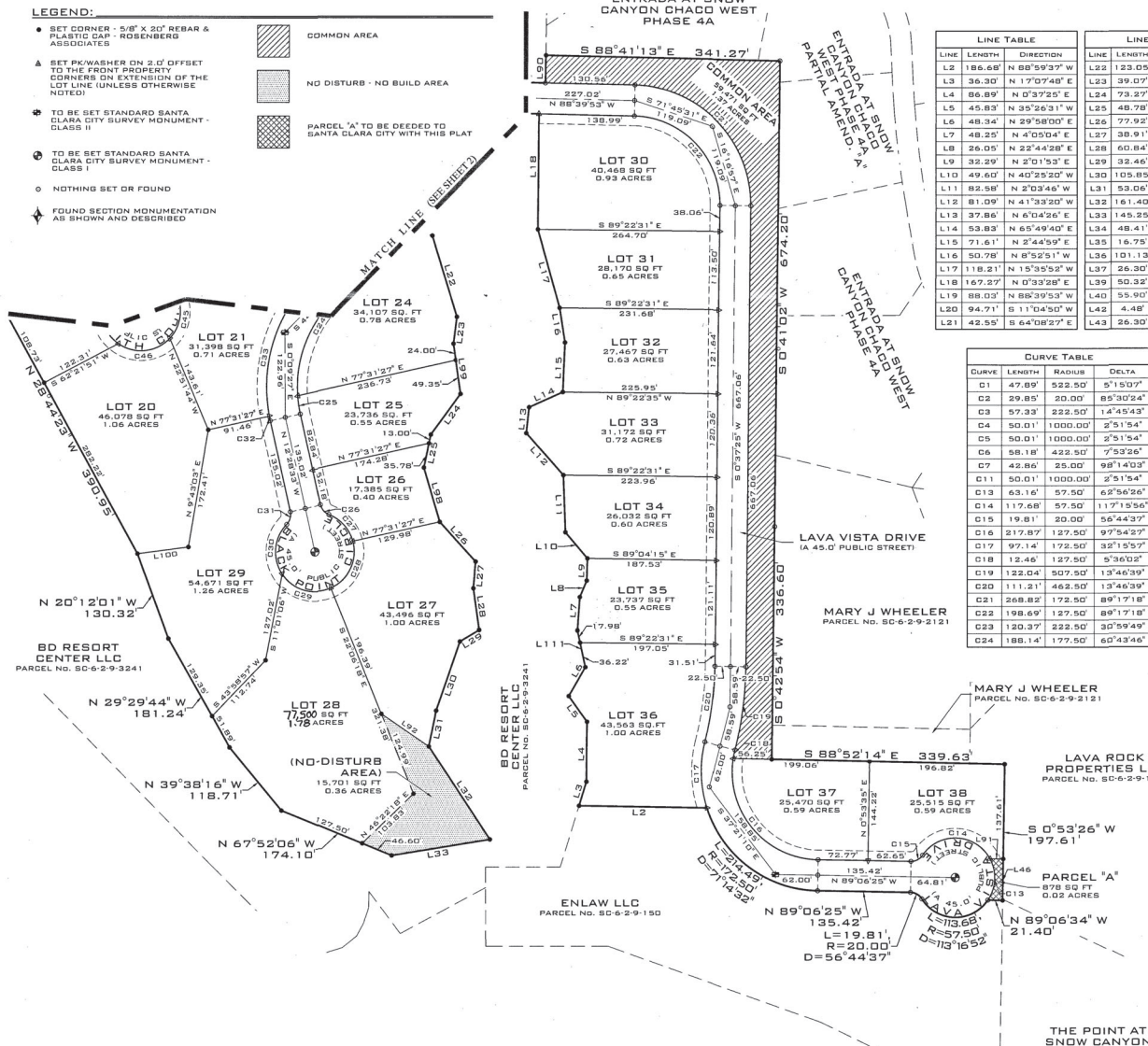
LOCATED IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.

LEGEND:

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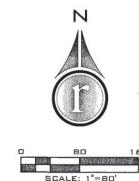
- COMMON AREA
- NO DISTURB - NO BUILD AREA
- PARCEL "A" TO BE DEEDED TO SANTA CLARA CITY WITH THIS PLAT

ENTRADA AT SNOW CANYON CHADDO WEST PHASE 4A



LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L2	186.68'	N 88°59'37" W	L22	123.05'	S 16°59'18" E	L46	60.00'	S 0°53'26" W	L66	17.63'	N 78°26'34" E	L86	60.16'	S 65°01'17" E	L106	60.74'	S 27°40'06" E	L126	60.74'	S 27°40'06" E
L3	36.30'	N 17°07'48" E	L23	39.07'	S 7°15'54" W	L47	30.47'	N 31°19'36" E	L67	13.78'	N 57°13'20" E	L87	45.33'	S 44°49'56" E	L107	80.24'	N 19°40'55" E	L127	80.24'	N 19°40'55" E
L4	86.89'	N 0°37'25" E	L24	73.27'	S 36°15'10" W	L48	47.05'	N 45°17'40" E	L68	29.47'	N 31°07'59" E	L88	36.88'	S 16°17'46" E	L108	128.62'	N 78°59'10" W	L128	128.62'	N 78°59'10" W
L5	45.83'	N 35°26'31" W	L25	48.78'	S 12°08'40" W	L49	69.88'	N 76°47'50" E	L69	41.63'	N 57°08'21" E	L89	74.71'	S 88°39'53" E	L109	80.24'	N 48°14'17" E	L129	80.24'	N 48°14'17" E
L6	48.34'	N 29°58'00" E	L26	77.92'	S 42°18'43" E	L50	25.66'	N 48°16'43" E	L70	22.12'	N 18°48'59" W	L90	40.14'	N 0°53'10" E	L110	80.24'	N 48°14'17" E	L130	80.24'	N 48°14'17" E
L7	48.25'	N 4°05'04" E	L27	38.91'	S 5°02'37" W	L51	14.01'	S 84°22'15" E	L71	20.94'	N 30°33'37" E	L91	19.31'	N 89°06'34" W	L111	54.20'	N 12°11'27" W	L131	54.20'	N 12°11'27" W
L8	26.05'	N 22°44'28" E	L28	60.84'	S 7°54'02" E	L52	42.10'	N 68°36'16" E	L72	29.05'	N 61°01'43" E	L92	83.87'	S 55°49'41" E	L112	80.24'	N 48°14'17" E	L132	80.24'	N 48°14'17" E
L9	35.29'	N 2°01'53" E	L29	32.46'	S 59°23'18" W	L53	46.34'	N 10°14'48" E	L73	14.64'	N 27°55'35" E	L93	28.35'	N 40°53'49" E	L113	80.24'	N 48°14'17" E	L133	80.24'	N 48°14'17" E
L10	49.60'	N 40°25'20" W	L30	105.85'	S 19°09'24" W	L54	31.21'	N 66°39'53" E	L74	31.46'	N 84°45'34" E	L94	39.14'	N 40°53'49" E	L114	80.24'	N 48°14'17" E	L134	80.24'	N 48°14'17" E
L11	82.98'	N 2°03'46" W	L31	53.06'	S 11°39'54" W	L55	42.11'	N 55°33'15" E	L75	14.27'	N 52°49'20" E	L95	99.95'	N 45°44'57" E	L115	80.24'	N 48°14'17" E	L135	80.24'	N 48°14'17" E
L12	81.09'	N 41°33'20" W	L32	161.40'	S 33°28'33" E	L56	33.57'	N 40°01'38" E	L76	25.02'	N 5°50'46" W	L96	78.62'	N 16°57'15" W	L116	80.24'	N 48°14'17" E	L136	80.24'	N 48°14'17" E
L13	37.86'	N 6°04'26" E	L33	145.25'	S 80°47'10" W	L57	40.74'	N 28°10'33" E	L77	69.80'	N 59°58'33" E	L97	59.35'	N 53°56'10" W	L117	80.24'	N 48°14'17" E	L137	80.24'	N 48°14'17" E
L14	53.83'	N 65°49'40" E	L34	48.41'	N 52°36'43" W	L58	24.89'	N 57°34'12" E	L78	15.53'	N 59°15'45" E	L98	81.68'	S 16°21'27" E	L118	80.24'	N 48°14'17" E	L138	80.24'	N 48°14'17" E
L15	71.61'	N 2°44'59" E	L35	16.75'	S 70°32'02" W	L59	18.96'	N 36°09'55" E	L79	21.08'	N 88°06'26" E	L99	73.35'	S 7°53'18" E	L119	80.24'	N 48°14'17" E	L139	80.24'	N 48°14'17" E
L16	50.78'	N 8°52'51" W	L36	101.13'	N 49°10'13" E	L60	33.79'	N 11°03'06" W	L80	81.43'	N 53°52'08" E	L100	74.99'	S 82°31'36" W	L120	80.24'	N 48°14'17" E	L140	80.24'	N 48°14'17" E
L17	118.21'	N 15°35'53" W	L37	26.30'	S 70°32'02" W	L61	32.53'	N 68°19'59" W	L81	49.53'	S 65°52'33" E	L101	30.41'	S 34°13'48" W	L121	80.24'	N 48°14'17" E	L141	80.24'	N 48°14'17" E
L18	167.27'	N 0°33'28" E	L38	50.32'	S 49°10'13" W	L62	18.23'	N 8°02'42" W	L82	50.41'	S 6°09'52" E	L102	68.86'	S 13°09'36" W	L122	80.24'	N 48°14'17" E	L142	80.24'	N 48°14'17" E
L19	88.03'	N 88°39'53" W	L39	55.90'	N 85°41'00" W	L63	14.00'	N 31°14'45" E	L83	48.80'	S 6°57'35" E	L103	65.50'	S 36°09'17" W	L123	80.24'	N 48°14'17" E	L143	80.24'	N 48°14'17" E
L20	94.71'	S 11°04'50" W	L40	4.48'	S 87°45'35" E	L64	12.39'	N 60°35'56" E	L84	48.50'	S 21°17'29" W	L104	78.43'	N 22°00'15" E	L124	80.24'	N 48°14'17" E	L144	80.24'	N 48°14'17" E
L21	42.55'	S 64°08'27" E	L41	26.30'	N 70°32'02" E	L65	14.57'	N 25°32'07" E	L85	63.01'	N 87°08'50" W	L105	78.46'	N 22°00'15" E	L125	80.24'	N 48°14'17" E	L145	80.24'	N 48°14'17" E

CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	47.89'	522.50'	5°15'07"	C25	26.60'	177.50'	8°35'09"	C49	83.66'	227.50'	12°10'41"	C73	8.37'	522.50'	0°55'04"
C2	29.85'	20.00'	85°30'24"	C26	19.81'	20.00'	56°44'37"	C50	50.81'	272.50'	12°18'41"	C74	82.45'	57.50'	82°09'18"
C3	57.33'	222.50'	14°45'43"	C27	53.98'	57.50'	53°47'06"	C51	58.55'	272.50'	12°18'41"	C75	67.50'	57.50'	77°15'35"
C4	50.01'	1000.00'	2°51'54"	C28	82.10'	57.50'	81°48'45"	C52	29.85'	20.00'	85°30'24"	C76	19.81'	20.00'	56°44'37"
C5	50.01'	422.50'	2°51'54"	C29	80.51'	57.50'	80°13'18"	C53	8.37'	522.50'	0°55'04"	C77	31.42'	20.00'	90°00'00"
C6	58.18'	422.50'	7°53'26"	C30	77.94'	57.50'	77°40'05"	C54	31.42'	20.00'	90°00'00"	C78	335.28'	477.50'	40°13'50"
C7	42.86'	25.00'	98°14'03"	C31	19.81'	20.00'	56°44'37"	C55	5.36'	422.50'	0°43'35"				
C8	50.01'	1000.00'	2°51'54"	C32	6.77'	222.50'	1°44'40"	C56	107.13'	422.50'	14°31'40"				
C9	63.16'	57.50'	62°56'26"	C33	174.71'	222.50'	44°59'23"	C57	29.49'	20.00'	84°29'19"				
C10	117.68'	57.50'	117°19'56"	C34	87.49'	222.50'	23°34'52"	C58	19.81'	20.00'	56°44'37"				
C11	19.81'	20.00'	96°44'37"	C35	121.81'	177.50'	39°19'09"	C59	77.79'	57.50'	77°30'44"				
C12	217.87'	127.50'	97°54'27"	C36	19.95'	177.50'	6°26'23"	C60	81.94'	57.50'	81°39'06"				
C13	97.14'	172.50'	32°15'57"	C37	29.85'	20.00'	85°30'24"	C61	82.47'	57.50'	82°10'47"				
C14	12.46'	127.50'	5°36'02"	C38	146.71'	522.50'	16°05'16"	C62	52.33'	57.50'	52°08'37"				
C15	122.04'	507.50'	13°46'39"	C39	29.85'	20.00'	85°30'24"	C63	19.81'	20.00'	56°44'37"				
C16	111.21'	462.50'	13°46'39"	C40	83.73'	227.50'	21°05'15"	C64	29.49'	20.00'	84°29'19"				
C17	268.82'	172.50'	89°17'18"	C41	7.57'	227.50'	1°54'27"								
C18	198.69'	127.50'	89°17'18"	C42	47.50'	272.50'	9°59'16"								
C19	120.37'	222.50'	30°59'49"	C43	52.71'	272.50'	11°04'56"								
C20	186.14'	177.50'	60°34'46"	C44	19.81'	20.00'	56°44'37"								



SOUTH VILLAGE AT BLACK DESERT

LOCATED IN SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A2, ST. GEORGE, UTAH 84790 PH (435) 673-8586
FX (435) 673-8377, WWW.RACVIL.COM

SURVEY/PLAT	08/02/2023	C.E.A.
FILE NUMBER:	DATE:	DRAWN:
4028/25-058	1" = 80'	CHECKED:
JOB NUMBER:	SCALE:	

**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, September 17, 2026**

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

Staff: Jim McNulty, Planning and Economic Development Director
Debbie Andrews, Administrative Assistant

1. Call to Order

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on September 17, 2026, at 5:30 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Venuti

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 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.**

Jim McNulty, Planning and Economic Development Director, presented the staff report for the proposed PDC Amendment and Site Plan 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 0.76-acre subject property, located directly west of the intersection of Pioneer Parkway and Red Mountain Drive, adjacent to the Harmons Shopping Center.

Mr. McNulty summarized the project history, noting that the Rezoning and Project Plan for the overall Cole West commercial subdivision were reviewed by the Planning Commission on June 26, 2025, and adopted by the City Council on July 9, 2025, converting the property from PD Residential to PD Commercial for a seven-lot subdivision. The current application is subject to Site Plan Review requirements per Chapter 17.68 of the City's Planned Development ordinance.

Key site plan elements presented included two points of ingress and egress, one via the internal access drive running through the center of the development, and a second connecting to Red Mountain Drive and the Harmon Shopping Center. The internal private driveway is 30 feet in width. A deceleration lane on Pioneer Parkway is required as part of the final subdivision plat and is the responsibility of Cole West. Three drive-through lanes are incorporated, with the drive-through aisle designed at 16 feet in width.

Building materials include limestone panels, charcoal, natural aluminum, and custom orange ACM panels, insulated glazing with metal window frames, and a roofing membrane system. The building height of approximately 23 feet is well within the 35-foot maximum. Signature backlit orange translucent panels on the south and west facades will be controlled by a time-dimmer, reducing intensity from 10:00 PM to 7:00 AM in spring and summer, and from 5:00 PM to 7:00 AM in winter months.

The site provides 22 parking spaces, including two ADA spaces, exceeding the code-required minimum of 13 spaces. Consistent with the Development Agreement established for the overall Cole West commercial subdivision, nine surplus spaces adjacent to the private driveway (Sego Lily Way) are designated for shared use across the development. Open space comprises approximately 30 percent of the site, exceeding PDC zone requirements. The submitted landscape and irrigation plan was found to comply with Chapter 17.92 Water-Efficient Landscaping standards. The photometric plan was reviewed and found to comply with the City's lighting ordinance, with no light spill beyond the property boundaries. Parking lot light standards are limited to 16 feet in height. The dumpster enclosure is screened from street view and is required to feature CMU walls with solid metal gates. Required public hearing notices were mailed to property owners within 300 feet, posted on the city and state websites, and no public comments were received.

Staff recommended that the Planning Commission find the application complete and forward a recommendation for approval to the City Council, subject to 13 conditions of approval detailed in the staff report.

Commissioner Blake opened the public hearing. No members of the public came forward to comment, and the hearing was closed.

Rob Merrick (appearing via Zoom) sought clarification regarding the dumpster enclosure gate material, noting that the submitted drawings showed Trex slats rather than solid metal. Mr. McNulty confirmed that solid metal gates are required and are reflected as such in Condition 10 of the staff report.

Commissioner Blake raised a concern regarding the absence of a pedestrian ADA-accessible egress route from the building to the public right-of-way. Rob Merrick acknowledged the omission and indicated that a pedestrian access route could be added along the west side of the building, with appropriate grade transitions to connect to the public way to the south. Commissioner Blake directed that this item be added as a condition of approval.

Commissioner Venuti recommended that the interior turning radius at the southwest corner of the drive-through aisle be increased beyond the proposed 8.5 feet, noting that the tight radius would likely result in damage over time. Rob Merrick acknowledged the concern and indicated the radius could be addressed in conjunction with the ADA access revisions.

Commissioner Clark sought clarification on the shared parking arrangement, noting that while shared parking is a practical necessity of the Development Agreement, it effectively means that the nine identified spaces are available to broader development on a first-come, first-served basis. Darin Moody confirmed this understanding and noted that Utah First Credit Union anticipated low transaction volumes at the branch, approximately two percent of organization-wide transactions, and was not concerned about parking adequacy. Commissioner Clark suggested the shared spaces be clearly identified on the Site Plan, and Mr. McNulty indicated this could be conditioned accordingly.

B. Public Meeting

1. None.

5. General Business

A. Recommendation to City Council

1. Recommendation to City Council for consideration 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

Following the close of the public hearing and commission discussion, the Commission moved to act on the application.

Commissioner Westbrook moved to forward a recommendation of approval to the City Council for the PDC Amendment and Site Plan for Lot 1 of the Silverado Santa Clara Amended Commercial Subdivision, subject to Conditions 1 through 13 as outlined in the staff report, with the additional condition requiring the provision of an ADA-accessible pedestrian egress route to the public right-of-way. Commissioner Walton seconded the motion. The motion carried unanimously.

Mr. McNulty indicated that he would contact Rob Merrick with the City Council hearing date, anticipated in October.

6. Discussion Items

A. Historic District/Mixed Use Zone parking requirements.

Mr. McNulty introduced a discussion regarding parking requirements in the Historic District/Mixed Use zone, noting that the topic had arisen during a recent application for an art gallery at 2998 Santa Clara Drive where the standard 1-space-per-250-square-foot requirement proved difficult to accommodate without compromising site function.

Mr. McNulty observed that the current standard appears overly restrictive in the context of the Historic District, where street parking is prevalent but not currently counted toward required minimums. He noted that Chapter 17.74.090 of the city code already contemplates case-by-case exceptions to parking requirements for Historic District properties, provided that technical justification is submitted. He referenced a comparable standard in the City of St. George, which applies a 1-space-per-500-square-foot ratio for similar uses in its historic downtown area, and suggested this could be a model worth adopting in code.

Commissioner Blake expressed support for reducing parking requirements, emphasizing that walkable historic districts in other communities' function with minimal off-street parking. He noted a preference for codifying a clear standard rather than relying on discretionary case-by-case exceptions, while also acknowledging that some flexibility may still be warranted. He pointed to the St. George model as a reasonable benchmark and noted that Salt Lake City has gone further by adopting parking maximums in its downtown.

Commissioner Venuti raised a specific concern from the art gallery application, where the ADA parking stall had been placed within the driveway, effectively blocking access to rear parking. Mr. McNulty acknowledged that TRC staff reviewed the arrangement and determined it was acceptable given the site's constraints but agreed that clearer code language addressing ADA placement in the Historic District context could be beneficial.

Commissioner Clark stated his preference for establishing a defined standard that becomes the baseline, with a clearly defined variance process as the fallback. He also noted the distinction between free and paid parking as a factor to consider.

Commissioner Walton suggested that allowing on-street parking to count toward the required minimum could provide meaningful relief, particularly for small-scale uses requiring only one or two spaces. Mr. McNulty noted this has been raised in the past and was not previously supported by city leadership, though he indicated he would revisit the question. He noted that if on-street parking were to be counted, it would likely be limited to spaces along the property's frontage.

Discussion also touched on the possibility of allowing tandem parking in the Historic District, given the narrow character of historic lots. Mr. McNulty noted that tandem parking is currently permitted in Residential Zones but not in Commercial Zones and suggested that a code exception for the Historic District could be explored.

Commissioner Blake referenced a parking provision adopted by the City of Hurricane that allows on-street parking stalls to be constructed within the public right-of-way, backing out

into the travel lane, as an alternative to large off-street parking areas, and offered to share the relevant code section with Mr. McNulty.

Mr. McNulty committed to conducting additional research, including approaches taken by Park City, 25th Street in Ogden, and the Arcadia development in Santa Clara, and indicated he would return with an updated proposal following Swiss Days.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: August 13, 2026

The Planning Commission reviewed the minutes from August 13, 2026. Commissioner Blake briefly sought clarification on the authorship of two separate motions reflected on pages 5 and 6 of the draft minutes. Mr. McNulty confirmed that the motions were handled as separate agenda items and correctly attributed in the minutes.

Commissioner Harris moved to approve the meeting minutes from August 13, 2026, as presented. Commissioner Westbrook seconded the motion. The motion carried unanimously.

8. Directors Report

Mr. McNulty announced that the next regular Planning Commission meeting is scheduled for October 8, 2026, and that several projects currently in progress are anticipated to appear on that agenda. He noted that there will be no meeting on September 24, 2026, as that date falls at the start of the Swiss Days celebration, and encouraged attendance at the community festivities. He also expressed appreciation to the Planning Commission for accommodating a special meeting on September 17th to advance the Utah First Credit Union application.

9. Adjournment

Motion: Commissioner Harris moved to adjourn.

Commissioner Blake adjourned the meeting at 6:24 PM.

Jim McNulty
Planning Director

Approved: _____