NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, OCTOBER 14, 2026
TIME: 6:00 PM

Public Notice is hereby given that the Santa Clara City Council will hold a Regular Meeting in the Santa Clara City Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah on Wednesday, October 14, 2026, commencing at 6:00 PM. The meeting will be broadcasted on our city website at https://santaclarautah.gov.

1. **Call to Order:**

2. **Opening Ceremony:**
   - Pledge of Allegiance: Councilman Hendrickson
   - Opening Comments: Reverend Joyce DeToni-Hill, Shepherd of the Hills United Methodist Church.

3. **Conflicts and Disclosures:**

4. **Working Agenda:**

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

1. None

B. Consent Agenda:

1. Approval of Minutes and Claims:
   - September 23, 2026, City Council Work and Regular Meeting
   - Claims through October 14, 2026

2. Calendar of Events:
   - October 28, 2026, City Council Work and Regular Meeting (Cancelled)
   - November 4, 2026, City Council Special Work and Special Meeting
   - November 11, 2026, Veterans Day (Offices Closed)
   - November 11, 2026, City Council Work and Regular Meeting (Cancelled)
   - November 25, 2026, City Council Work and Regular Meeting (Cancelled)

C. General Business:

1. Action to consider approval to adopt the Wildland Urban Interface (WUI) City map and adopt Resolution No. 2026-19R. Presented by Dan Cazier, Fire Chief.

2. Action to consider approval to create an access easement to parcel # SC-6-2-16-345 and SC-203-B on Neil Walters property and adopt Resolution No. 2026-17R. Presented by Casey Stratton, Public Works Director.

3. Action to consider approval to create a Public Utility easement to parcel # SC-6-2-16-345, SC-82-A-1, SC-78-C and SC-78-B-1-A on Neil Walters property and adopt Resolution No. 2026-18R. Presented by Casey Stratton, Public Works Director.

4. Action on a proposed PDC Amendment and Site Plan for Lot 1 of the Silverado Santa Clara Amended Commercial Subdivision allowing for a Utah First Credit Union. Presented by Jim McNulty, Planning Director.

5. Action to consider approval for Chapter 17.80, Sensitive Lands Overlay Zone and adopt Ordinance No. 2026-19. Presented by Jim McNulty, Planning Director.

6. Action on a proposed PDR Amendment and Site Plan application for a permanent maintenance facility at Black Desert. Presented by Jim McNulty, Planning Director.

7. Action to consider approval of Interlocal agreement for Washington Country Funds for Spence Gunn Project. Presented by Lance Haynie, Government Affairs Director.

5. Reports:

A. Mayor / Council Reports

6. Closed Meeting Session:

7. Adjournment:

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify the city no later than 24 hours in advance of the meeting by calling 435-673-6712. In accordance with State Statute and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting.

The undersigned, duly appointed City Recorder hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 9th day of October 2026 at the Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at http://santaclarautah.gov.

Selena Nez

Selena Nez, CMC
City Recorder

SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, SEPTEMBER 23, 2026
MEETING MINUTES

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, September 23, 2026, at 4:00 p.m. in the Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting will be broadcasted on our city website at https://santaclarautah.gov.

Present: Mayor Jarett Waite
Councilman Mark Hendrickson
Councilman Dave Pond
Councilwoman Christa Hinton
Councilwoman Janene Burton
Councilman Justin Caplin

Staff Present: Brock Jacobsen, City Manager
Selena Nez, City Recorder
Matt Ence, City Attorney
Cody Mitchell, Building Official
Dan Cazier, Fire Chief
Casey Stratton, Public Works Director
Gary Hall, Power Director
Ryan VonCannon, Parks Director
Lance Haynie, Government Affairs Director
Jaron Studly, Police Chief

Other Present: Rick Rosenberg

1. Call to Order

Mayor Jarett Waite called the Santa Clara City Council Work Meeting to order at 4:02 p.m. Present from the council were Councilman Mark Hendrickson, Councilman David Pond, Councilwoman Christa Hinton, Councilwoman Burton and Councilman Justin Caplin.

2. Working Agenda

A. General Business:

1. Discussion regarding Water Shortage Drought Stages. Presented by Casey Stratton, Public Works Director.

Public Works Director Casey Stratton provided an overview of the Washington County Conservancy District's water shortage contingency plan, which was adopted in 2025. The plan establishes five drought severity stages using a tool that processes historical and current data to classify water supply conditions. Stage 0 represents normal conditions requiring no reduction; Stage 1 requires a 10% reduction in district water usage; Stage 2 requires 20%; Stage 3 requires 40%; and Stage 4 requires a 60% reduction. Stratton noted that if a municipality exceeds its reduced allotment, the cost of regional water increases dramatically 300% for 1–10% overage, 400% for 11–20% overage, and 500% for overages of 21% or more. Water budgets are issued to each municipality based on equivalent residential connections, or ERCs, where one ERC equals approximately 192,500 gallons per year, or 16,041 gallons per month.

Stratton reported that Santa Clara used only 13% district water in 2025 and that the Conservancy District has engaged an engineering firm to build individualized water budget models for each municipality, with results expected in the near future. He expressed confidence that Santa Clara's conservation habits may already place the city under the threshold required in Stage 1, though he

noted that in drier years, such as 2019, district water usage reached as high as 21%. He emphasized that a well malfunction during peak summer months could dramatically increase district water dependency and associated costs.

Mayor Waite asked whether district water usage varies by season, and Stratton confirmed that use is concentrated in mid-summer, coinciding with when drought stages would most likely be triggered. Councilman Pond asked about the city's full allotment, and Stratton explained that this figure is still being calculated by the Conservancy District's engineering models, which will factor in Santa Clara's approximately 3,400 water connections and a three-year historical average of district water usage.

Councilman Caplin noted his reading of the water budget methodology and raised the question of whether the budget is calculated against the city's total usage or solely its district water usage. Stratton confirmed that only district water usage is subject to the reduction requirements and potential overage charges. Caplin suggested this may mean Santa Clara is already well within any reduced allotment, given that the city self-supplies approximately 87% of its water. Stratton agreed that this was possible, though uncertainty around well reliability remained a concern.

Former Mayor Rick Rosenberg, who serves on the Washington County Water Conservancy District board, confirmed that the board has not yet formally discussed implementing drought stages but noted that preparatory conversations had already taken place. He shared a list of potential city-level conservation measures developed in earlier planning discussions with staff, including suspending construction water use and grading permits during peak season, deferring annual fire hydrant flushing to winter months, and asking residents to reduce outdoor watering days. He underscored that outdoor residential use is the largest contributor to overall city water consumption, and that in more severe drought stages, outdoor use would be eliminated entirely.

The council discussed directing staff to issue a request for proposals for an engineering study to build Santa Clara's formal drought response plan. Stratton noted that the city has surplus conservation funds held by the Conservancy District approximately $59,000 to $63,000 remaining after current turf buyback commitments that can be accessed for conservation-related projects such as this. Staff were asked to prepare an RFP and bring proposals back to the council for review. City Manager Brock Jacobsen suggested a 30-day RFP window, and the consensus was to proceed with soliciting bids from qualified engineering firms, with one firm already having expressed interest after performing similar work for Washington City.

Councilwoman Burton raised resident concerns about development density and its effect on water usage. Stratton referenced recent countywide data showing that despite several thousand new residences being added in the prior year, total water use actually decreased due to stricter water conservation requirements in new construction. Mayor Waite noted that based on a quick calculation, the remaining turf buyback funds would support approximately 35 households at the average payout of $1,700, equating to roughly two to three more years of program activity at the current rate of participation.

2. **Discussion regarding City Code, Chapter 5.04.100, Revocation or Denial of Business License. Presented by Brock Jaconsen, City Manager and Jim McNulty, Planning Director.**

City Manager Brock Jacobsen explained that staff had identified an issue in reading through the city's business licensing code: under the current language, the authority to revoke or deny a business license renewal rests with the city council rather than city staff. Jacobsen and City Attorney Matt Ence agreed this arrangement was problematic, as it placed both the initial decision and the appeal with the same body. The proposed change would transfer the denial and revocation authority to staff, with any appeal then brought to the city council. Jacobsen expressed that he was genuinely surprised this had been the existing arrangement, noting it had apparently gone unnoticed for years due to how rarely revocations occur.

The specific code changes proposed by City Attorney Ence included removing references to city council as the decision-making body in the revocation section, revising the notice provisions so that

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city staff issues written notice of intent to deny or revoke along with an explanation, and adding a new appeal provision allowing an applicant to appeal an administrative denial to the city council within 14 days of staff action.

Councilman Caplin raised a concern about timeliness, noting discomfort with a business remaining in an unresolved status for an extended period. He asked whether a deadline for staff to act on a renewal application could be incorporated. City Attorney Ence suggested tying a deadline to receipt of the application, and Jacobsen recommended 30 days as a realistic window given that the majority of renewals arrive simultaneously in January and one staff member handles all business licensing. Councilman Pond suggested 45 days as a workable deadline, which would carry the review period through mid-February and allow a clean March 1st expiration date for any application that had received no response. The council found this approach reasonable.

Jacobsen also proposed language to address businesses that do not file for renewal at all, with the consensus being that such licenses should be considered expired rather than formally revoked, since the city takes no action and the license simply lapses without renewal. City Attorney Ence agreed that treating non-renewal separately from a denial was the cleaner approach. Staff were directed to incorporate these adjustments a 45-day review window, a March 1st deemed-expired date for non-filers, and the appeal provisions and bring the revised ordinance language back for council adoption.

3. **Discussion regarding Chapel Street and Tobler Park. Presented by Brock Jacobsen, City Manager and Ryan VonCannon, Parks Director.**

City Manager Jacobsen briefed the council on staff's ongoing work to refine the alignment of Chapel Street as it extends south through the area that includes the historic Hafen orchard and the future Tobler Park. The previously proposed alignment ran directly south through the property, which would have consumed a substantial portion of the orchard. Following an on-site visit by Jacobsen, Parks Director Ryan VonCannon, Public Works Director Stratton, and another staff member, an alternative alignment was developed in coordination with an engineering firm. The revised proposal shifts the road to the east earlier, bending it away from the orchard and saving an estimated 30 to 40 feet of orchard land that would otherwise be lost.

Jacobsen noted that the adjacent property owner, Ned Hafen, has an approved three-lot subdivision in development, and that staff are coordinating timing with the Hafen project to potentially combine mobilization and reduce costs for both the city's Chapel Street segment and the subdivision's required frontage improvements. No formal design for Tobler Park has been established at this time, and Jacobsen indicated that grading and retaining wall needs would be evaluated as part of the design process, given a four-to-five-foot grade differential between the road level and the park area.

Councilman Caplin expressed support for the revised alignment, noting the original straight-through route had seemed unnecessary when he first saw it, and asked whether the road could shift even further east. City Attorney Ence noted for the record that the city had exercised good foresight in acquiring the Arlo and Ramona Hafen home while Ramona was still living there, crediting both the staff who facilitated the acquisition and the Hafen family for their willingness to work with the city. He noted that this early action had made the current flexibility possible. The council expressed general support for the revised alignment and directed staff to continue advancing the design.

3. Staff Reports

Various department heads provided updates:

Police Chief, Jaron Studley reported:

- The department’s annual state threat assessment has not yet been received. If it does not arrive in time, the prior year’s plan will be used.
- Assisted in the successful apprehension of a U.S. Marshals fugitive who was found going through vehicles in Santa Clara.

- Officer Jon Ward completed his five-year tenure on the St. George Metro public order team and was recognized with an award during his final shift.
- The joint annual state-of-the-department meeting with the Ivins City Council is scheduled for October 22 at 5:30 PM at the Ivins City Center Street Station, followed by a private dinner for both councils at the police department. The public is invited to the presentation portion.

Government Affairs Director Lance Haynie had nothing to report

- Provided an update on recent FCC proposed rulemaking regarding wireline deployments, including a proposed 120-day shot clock and fee limitations for pole attachments.
- Staff submitted comments and provided examples to the City's legislative delegation regarding concerns with preserving the City's franchise fee authority and ability to charge for utility strike repairs.
- Provided updates on large-load energy consumer legislation and federal grant simplification efforts.
- Reported that the City's sensitive lands map update is nearing completion.
- Reported on an infrastructure initiative to migrate hosted services from external cloud providers to in-house servers, resulting in cost savings and improved performance. Some integration challenges with Esri software remain.

Parks Director, Ryan VonCannon reported:

- Resurfacing of the final two courts at Gubler Pickleball is being completed.
- Allied Fencing will replace the lower chain link sections of the backstops at Gubler in time for the Senior Games beginning October 5.
- Provided an update on the impact fee analysis, including a revised methodology for cemetery plot calculations based on projected plot counts rather than acreage per resident.
- The revised methodology has significantly increased eligible impact fee funding for columbariums and trail projects.

Power Director, Gary Hall reported:

- Crew work on the Silver Reef subdivision is nearly complete.
- A new vacuum trailer purchased through the capital equipment account has been received.
- Preparations are underway for Swiss Days power connections, with the goal of eliminating the need for generators at vendor sites.

Public Works Director, Casey Stratton reported:

- Upcoming coordination meetings with UDOT are planned to advance the Hamlin Parkway and Tuacahn Wash Trail projects.
- Both projects received DTEQ approval and are moving into environmental review.

Fire Chief, Dan Cazier reported on:

- Burn season has opened, and several City burn projects are being scheduled.
- The part-time administrative assistant position closed with 14 applicants.
- All wildland deployment crews have returned to town, and the department anticipates the wildland fire season may be concluding.
- The department responded to 14 fires, with multiple crews participating in several assignments.

Building Official, Cody Mitchell reported:

- Santa Clara's FEMA flood map revision submissions were confirmed to be in order following the September 15 Washington County community meeting hosted by the Utah Division of Emergency Management.
- Residential housing permits have picked up after a slow start to the fiscal year, with 14 permits issued, pending payment, or in review.

City Manager, Brock Jacobsen reported:

- The annual audit has been completed on-site, with auditors finishing their fieldwork and a few remaining data items outstanding.
- A KUTV news story was published regarding the large power bill incurred by the City in July related to a failing transformer at the generation building.
- Clarified that no rate changes to residents are anticipated.
- The transformer replacement will be funded through available funds or bonding.
- The Power Cost Adjustment mechanism is designed to spread any rate impact across a six-month rolling average, mitigating the effect on residents.
- Swiss Days preparations are underway, with tents, tables, and chairs having arrived.
- The community kickoff dinner is scheduled for the following evening, with the Volunteer of the Year, Grand Marshals, and royalty to be announced.
- Council members were reminded of travel arrangements for the upcoming League of Cities conference.

4. Adjournment

Mayor Waite adjourned the work meeting at 5:09 p.m., noting they would reconvene at 6:00 p.m. for the regular meeting.

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Selena Nez
City Recorder

Approved: _____

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SANTA CLARA CITY COUNCIL
WEDNESDAY, SEPTEMBER 23, 2026
MEETING MINUTES

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Regular Meeting on Wednesday, September 23, 2026, at 6:00 p.m. in the Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting will be broadcasted on our city website at https://santaclarautah.gov.

Present: Mayor Jarett Waite
Councilman Justin Caplin
Councilwoman Janene Burton
Councilwoman Christa Hinton
Councilman Dave Pond
Councilman Mark Hendrickson

Staff Present: Brock Jacobsen, City Manager
Selena Nez, City Recorder
Cody Mitchell, Building Official
Dan Cazier, Fire Chief
Casey Stratton, Public Works Director
Gary Hall, Power Director
Ryan VonCannon, Parks Director
Lance Haynie, Government Affairs Director
Jaron Studly, Police Chief

Others Present: Mindy Batt
Jennifer Chaffee
Mary Ann Novak

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1. Call to Order

Mayor Jarett Waite called the regular scheduled meeting to order at 6:05 p.m. The mayor welcomed everyone and noted that a full council was present: Councilman Justin Caplin, Councilwoman Janene Burton, Councilwoman Christa Hinton, Councilman Dave Pond, and Councilman Mark Hendrickson.

2. Opening Ceremony

Pledge of Allegiance: Councilman Pond

Opening Comments: Councilman Pond

3. Conflicts and Disclosures

No other conflicts were disclosed by council members.

4. Working Agenda

A. Public Hearing(s) 6:00 pm

1. None

B. Consent Agenda

1. Approval of Minutes and Claims:
   - September 9, 2026, City Council Work and Regular Meeting
   - Claims through September 23, 2026

2. Calendar of Events:
   - October 12, 2026, Columbus Day (Offices Closed)
   - October 14, 2026, City Council Work and Regular Meeting
   - October 27-28, 2026, Utah City League of Cities and Towns Annual Convention

- October 28, 2026, City Council Work and Regular Meeting (Cancelled)

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

C. General Business

1. Introduction of Santa Clara Royalty and Youth Council. Presented by Councilwoman Burton.

Councilwoman Burton introduced the Santa Clara Royalty program director, Mindy Batt, and Youth Council director, Jennifer Chaffee, and welcomed the members of both groups to the meeting.

Mrs. Batt reported that the Royalty had been active since their installation on May 9, attending numerous city parades throughout the summer. She highlighted that the group won Best Float at the Washington County Fair and earned the honor for a second consecutive year at the Dixie Roundup parade. She also noted that three members of the Royalty volunteered with the Lions Club during Dixie Roundup, and that the Lions Club had subsequently invited the Royalty to their sponsorship night with an offer to fund the program.

The five members of the Royalty introduced themselves: Cortnie Kendrick, Miss Santa Clara; Jenna Jensen, First Attendant; Taija Batt, Second Attendant; Anna Ence, Miss Spirit; and Klara Frei, Miss Congeniality. Miss Kendrick described her platform for the year, "Healthy Holidays," which aims to shift the focus of holidays toward family and community connection rather than commercialization. Her first planned event is a Pumpkin Walk at the park across the street from City Hall, to be held October 27–31, inviting classrooms, businesses, and families to create displays for public viewing and voting.

Ms. Chaffee reported that the Youth Council has 15 members for the year, noting that two members, Ali Nicholson and Taylor Nielsen were unable to attend. She described the group's primary focus as community service, including annual activities at the Santa Clara Cemetery for Veterans Day and Christmas. Councilwoman Burton added that the program includes a trip to the State Capitol, where members hear from the Governor and state representatives and observe a mock council meeting competition. Councilman Hendrickson inquired about the civics education component of the program. Ms. Chaffee acknowledged that there is room to expand government education within the curriculum, and Councilwoman Burton noted that the Capitol conference serves as the group's main civic learning experience. She also shared plans for department field trips, including visits to the Power Department, Parks and Recreation, Public Works, and the fire and police departments. All members of the Youth Council introduced themselves. Taija Batt was introduced as the Youth Council Mayor for the year. Group photographs were taken with the City Council.

2. Discussion and action to approve a Proclamation for October Domestic Violence Awareness Month. Presented by the Dove Center.

Trudy Despain, Deputy Director of the Dove Center, addressed the Council on behalf of Executive Director Jillian. She read a prepared statement noting that domestic violence affects individuals, families, and communities throughout Southern Utah regardless of age, background, or circumstance. She reported that the Dove Center served 1,496 individuals over the past year, providing 42,792 individual services, with a five percent increase in total bed nights and growing demand for counseling and outreach services.

Ms. Despain highlighted recent successes in expanding transitional housing, including a new building on Diagonal Street with four units for survivors and families, and an additional nine units of scattered-site transitional housing funded through federal grants. She also noted that the Kristy Suites unit was secured entirely through private local donations with no federal funding.

Mayor Waite read the full proclamation, which cited statistics on intimate partner violence in Utah, including that one in three women and one in four men will experience such violence in their lifetimes, that 60 to 75 percent of affected families have children impacted by the violence, and that domestic violence-related homicides account for over 40 percent of all homicides in Utah. Mayor Waite added personal remarks, noting his attendance at the opening of the Dove Center's new facility and the impact of their outreach materials displayed at his business.

Motion: Councilman Pond moved to APPROVE the Proclamation for October Domestic Violence Awareness Month. Councilwoman Hinton seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

3. Discussion and action to approval a Proclamation declaring October 23-31, 2026, as Red Ribbon Week. Presented by Mary Ann Novak, St. George Elks Drug Awareness.

Mary Ann Novak, representing the St. George Elks Drug Awareness program, provided background on Red Ribbon Week, explaining that it originated in 1984 following the murder of DEA Agent Enrique Camarena by the Mexican cartel and was later declared a national observance by President Reagan during the last week of October. She noted the Elks organization's longstanding involvement in the program and its connection to domestic violence awareness efforts.

Ms. Novak read the proclamation, which called upon the community of Santa Clara to commit resources to ensuring the success of Red Ribbon Week and to encourage participation in drug prevention education activities not only during the observance but throughout the year. Mayor Waite read the resolving clause of the proclamation.

Motion: Councilwoman Burton moved to APPROVE a Proclamation declaring October 23-31, 2026, as Red Ribbon Week. Councilman Caplin seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

4. Discussion and action to consider approval of an Award Bid for Substation Lines RFP. Presented by Gary Hall, Power Director.

Mayor Waite indicated that this item would be tabled pending receipt of outstanding bids.

Motion: Councilwoman Hinton moved to TABLE an Award Bid for Substation Lines RFP. Councilman Pond seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

5. Discussion and action to consider affirming the City's Intent, pursuant to Utah Code § 11-48-103(2)(a)(i), to continue providing, maintaining and supporting 911 ambulance services within the City's municipal boundaries, as authorized by state law, as authorized by state law. Presented by Dan Cazier, Fire Chief.

Fire Chief Dan Cazier presented this item, explaining that it is required as part of the renewal process for the city's EMS transport license, which expires in November 2026 and must be renewed for the next four-year period. He provided context on Senate Bill 215, which took effect May 7, 2025, and simplified the relicensure process while requiring municipalities to formally identify and either directly provide or contract for ambulance service within their boundaries.

Chief Cazier clarified the distinction between 911 emergency transports and interfacility transports the latter involving transfers from medically managed facilities, such as the veterans home, to a hospital. He noted that the city's cost, quality, and access goals required under SB 215 had already been completed and submitted to the state. The action required of the Council was a signed document affirming that Santa Clara City intends to continue providing that service through its own fire department.

Councilman Caplin raised several questions, including whether providing ambulance services versus contracting with a private provider such as Gold Cross had been evaluated, and how the county-determined service area boundaries which extend beyond city limits to include areas such as Gunlock and west to the Nevada state line relate to this relicensure. Chief Cazier and City Manager Brock Jacobsen explained that the county is undertaking the same process concurrently and will issue an RFP for coverage of unincorporated areas. The city would have the option at that time to respond to that RFP or not. Chief Cazier noted that because fire response boundaries and EMS boundaries are distinct, the city would likely still respond to fire-

related calls such as vehicle extrications in those areas regardless of transport arrangements, and that having the transport paired with fire response allows the city to recoup revenue from those incidents.

Chief Cazier addressed the financial question directly, stating that EMS revenue currently funds approximately 6.5 staff positions and is projected to fund 7 positions in the coming year, with the city receiving ambulances and monitoring equipment through grants at little or no direct cost. He acknowledged that ongoing discussions with the county regarding fair compensation for service provided in unincorporated areas are continuing.

Councilwoman Hinton expressed strong support for maintaining the current service model, emphasizing that the goal is not merely cost savings but best value for residents. She noted the approximately four-minute response time and the quality of care built through the combined Santa Clara–Ivins Fire & Rescue department. Mayor Waite offered a specific example shared by a resident in which a dispatch to Saint George for a Gold Cross ambulance resulted in a roughly one-hour response time to an injury at Snow Canyon, contrasting that with the four-minute response local units would have provided.

Councilman Caplin clarified that his questions were not an attack on the department but a desire to ensure the city is making the best decision for both resident safety and fiscal responsibility. Chief Cazier welcomed the questions and affirmed that the department would not shy away from scrutiny.

Motion: Councilman Hendrickson moved to APPROVE the City's Intent, pursuant to Utah Code §11-48-103(2)(a)(i), to continue providing, maintaining and supporting 911 ambulance services within the City's municipal boundaries, as authorized by state law. Councilwoman Hinton seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

5. Reports

A. Mayor / Council Reports

Councilman Justin Caplin offered no report.

Councilwoman Janene Burton reported on her ongoing work with the Youth Council and Royalty, noting the group's preparation for Swiss Days participation, upcoming field trips to city departments, and the coordination by Lainee Frei assigning youth members to various roles during the event.

Councilwoman Christa Hinton reported on the following activities: attendance at the America 250 lecture featuring retired Judge John Walton; participation in the ULCT five-and-six-member council webinar; attendance at the Five County AOG event at Bryce Canyon on September 10, including breakout sessions on conflict competence and advocacy; the St. George City 9/11 Memorial Program; the LPC meeting and her league board meeting; and noted that the LPC is taking its meetings on the road, with Santa Clara hosting on November 16. She also noted the Santa Clara 250 committee would be recognized at Swiss Days dinner the following evening.

Councilman Dave Pond reported on his attendance at the America 250 lecture and the LPC meeting and noted that he anticipates a significant amount of AI-related legislation in the coming session, with topics including the use of AI for plan review in the context of housing and land use.

Councilman Mark Hendrickson reported on attending the RISE conference hosted by the Chamber of Commerce, the America 250 lecture, and a local economic development walk along Santa Clara Drive with approximately 20 economic development professionals. He announced that the grant application for the Santa Clara Cattle Company / Frei's Beef USDA project has been submitted and that the cured beef product would be available for purchase at Frei's Fruit Stand within the week. He noted a meeting with Colette Cox to develop plans for downtown commercial emphasis, with the intention of presenting a dual shopping district concept "Shop Under the Sycamores" and "Shop on the Rocks" to the Council. He also referenced economic development presentations from Cole West and Intermountain Healthcare observed at a Black Desert meeting.

Mayor Waite reported on two DTEK meetings since the last session. At the first, the board approved two requests from Santa Clara: a shift of funds from the Pioneer Parkway widening project (which had grown cost-prohibitive) to the Tuacahn Wash Trail, and a revised scope for the Hamlin Parkway project, which will now complete only the segment from Rachel Drive to a planned roundabout on the SITLA parcel approximately one-third of the originally planned road due to increased construction costs. He attended the UAMPS conference, the opening night for the America First Performing Arts Center (noting Santa Clara and St. George were the only cities to donate), the public safety work group with Santa Clara and Ivins, the Washington County Mayor's Association meeting at the county jail with a tour of the new addition and a briefing on plans to expand the county task force, and the America 250 lecture. He also reported speaking on KDXU radio on August 4, attended a Utah Infrastructure Agency meeting where bonding limits were discussed, attended the RISE conference, and spoke to the St. George Sunshine Rotary. He reported on a second DTEK meeting featuring a presentation on advanced air mobility, noting Utah is among a handful of states designated as test beds for drone deliveries and air taxi technology, and that UDOT has assembled a municipal toolkit to help cities develop relevant ordinances. Finally, he reported on a Habitat Conservation Advisory Committee meeting at which a presentation on Gila monster genetics was given and noted that the Northern Corridor case is currently in summary judgment with a ruling expected in the first quarter of 2027, subject to potential appeal.

6. Closed Meeting Session

Mayor Waite confirmed no closed meeting session.

7. Adjournment

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

The City Council meeting was adjourned at 7:12 p.m.

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Selena Nez
City Recorder

Approved: _____

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City of Santa Clara
Check Register
Checking 1889 - 09/30/2026 to 09/30/2026

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ANDERSON, ALISON	73095	2026 PARADE -	09/30/2026	09/30/2026	100.00	2026 PARADE WINNER FOR WASHCO COUNTY	104610-215 - PARADE	
					$100.00			
ANIXTER, INC.	73096	6838828-00	09/09/2026	09/30/2026	7,044.46	STOCK TRANSFORMERS	535310-466 - POWER LINES/POLES/	
					$7,044.46			
ARROWHEAD ELEMENTARY SCH	73097	2026 PARADE	09/29/2026	09/30/2026	200.00	2026 PARADE WINNER	104610-215 - PARADE	
					$200.00			
BLUE STAKES OF UTAH 811	ACH093026	UT202602270	09/30/2026	09/30/2026	165.00	EMAIL NOTIFICATIONS	535310-210 - SUBSCRIPTIONS & ME	
					$165.00			
COLOR COUNTRY CHAPTER DAR	73098	2026 PARADE	09/29/2026	09/30/2026	200.00	2026 PARADE WINNER	104610-215 - PARADE	
					$200.00			
CRAVINGS GOURMET BAKERY &	73099	047955	09/24/2026	09/30/2026	1,016.40	2026 SWISS DAYS COOKIES	104610-214 - DINNER	
					$1,016.40			
DIVISION OF WATER QUALITY	73100	2770000647	09/16/2026	09/30/2026	1,500.00	FY27 ANNUAL MUNICIPAL WATER PERMIT UTR0	545410-210 - SUBSCRIPTIONS & ME	
					$1,500.00			
ENCE, CAMIELLE	73101	2026 PARADE	09/25/2026	09/30/2026	100.00	2026 PARADE WINNER	104610-215 - PARADE	
					$100.00			
FIVE COUNTY AOG	73102	044-2026	09/30/2026	09/30/2026	6,600.00	ONE FY2027 MPO VOTE SHARE	104410-311 - MPO ANNUAL ASSESS	
					$6,600.00			
ICPE, INC.	73103	SAN063-035-082	09/15/2026	09/30/2026	615.00	ENGINEERING - SO HILLS - CANYONVIEW 69KV	535310-975 - ELECTRIC IMPACT FEE	107
ICPE, INC.	73103	SAN063-037-082	09/15/2026	09/30/2026	2,720.00	ENGINEERING SO HILLS SUBSTATION	535310-975 - ELECTRIC IMPACT FEE	108
					$3,335.00			
					$3,335.00			
INNOVATIVE FIRE PROTECTION D	73104	10009190	09/08/2026	09/30/2026	581.00	JOB #49719758 RACHEL STATION	104230-253 - REPAIRS & MAINTENA	
INNOVATIVE FIRE PROTECTION D	73104	10009329	09/23/2026	09/30/2026	108.00	CIRCLE STATION JOB #49719488	104230-253 - REPAIRS & MAINTENA	
					$689.00			
					$689.00			
KNOX COMPANY	73105	SO-KA-732355	09/03/2026	09/30/2026	3,211.00	STATION VAULT - MECHANICAL LOCK	104230-250 - OPERATING SUPPLIES	
KNOX COMPANY	73105	SO-KA-732373	09/03/2026	09/30/2026	2,372.00	MEDVAULT 2.75 LARGE MECHANICAL	104230-250 - OPERATING SUPPLIES	
					$5,583.00			
					$5,583.00			
KS STATE BANK	73106	70552-08-2026	08/07/2026	09/30/2026	2,587.00	VAC-CON MUDLINGER TRUCK	535310-825 - LEASE PAYMENTS	
KS STATE BANK	73106	70552-09-226	09/08/2026	09/30/2026	2,587.00	VAC-CON MUDLINGER TRUCK	535310-825 - LEASE PAYMENTS	
					$5,174.00			
					$5,174.00			
L.N. CURTIS & SONS	73107	INV1107531	09/08/2026	09/30/2026	13,600.00	FF GEAR	104230-250 - OPERATING SUPPLIES	
L.N. CURTIS & SONS	73107	INV1108872	09/10/2026	09/30/2026	790.00	LARGE BLACK HOTSHOT	104230-453 - WILDLAND FIRE	
L.N. CURTIS & SONS	73107	INV1109437	09/11/2026	09/30/2026	1,232.00	CHARCOAL MULTIGAS DETECTOR	104230-250 - OPERATING SUPPLIES	
L.N. CURTIS & SONS	73107	INV1111440	09/17/2026	09/30/2026	674.92	RIGHT ANGLE LED FLASHLIGHT	104230-250 - OPERATING SUPPLIES	
L.N. CURTIS & SONS	73107	INV1112155	09/18/2026	09/30/2026	97.50	18" TRAFFICE CONE - WHITE HIP COLLAR	104230-250 - OPERATING SUPPLIES	
					$16,394.42			
					$16,394.42			

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MEGAPRO	73108	102586	09/23/2026	09/30/2026	1,271.40	SWISS DAYS VOLUNTEER TEES	104610-207 - SUPPLIES & POSTAGE	
MEGAPRO	73108	102587	09/22/2026	09/30/2026	3,363.75	BLACK RICHARDSON 5 PANEL ROPE	104610-222 - GOLF TOURNAMENT	
MEGAPRO	73108	103129	09/22/2026	09/30/2026	4,952.60	5K TSHIRT 2026 SWISS DAYS	104610-201 - 5K RUN/WALK	
					$9,587.75			
					$9,587.75			
METROPOLITAN COMPOUNDS IN	73109	0021569-IN	08/17/2026	09/30/2026	567.60	PRAMITOL - 25 LBS	104410-414 - ROAD MATERIAL & SUP	
					$567.60			
SANTA CLARA ELEMENTARY SCH	73110	2026 PARADE	09/29/2026	09/30/2026	100.00	2026 PARADE WINNER	104610-215 - PARADE	
					$100.00			
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	107.37		104130-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	143.37		525210-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	189.32		104220-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	209.99		545410-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	255.40		104240-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	561.06		515110-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	561.08		104410-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	1,178.09		535310-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	1,253.48		104510-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH090226	415644661	09/06/2026	09/30/2026	2,858.61		104230-251 - FUEL	
					$7,317.77			
					$7,317.77			
SLADEN D MARKHAM, LLC	73111	15228	09/29/2026	09/30/2026	2,364.84	WILDLAND FIRE E362 FRONT PINION SEAL	104230-453 - WILDLAND FIRE	
					$2,364.84			
ST. GEORGE SHUTTLE LLC	73112	SWISSDAYS.26	09/28/2026	09/30/2026	3,466.75	2026 SWISS DAYS SHUTTLE	104610-206 - TRANSPORTATION	
					$3,466.75			
SYSCO LAS VEGAS, INC	73113	517813341	09/22/2026	09/30/2026	3,762.83	2026 SWISS DAYS BREAKFAST AND DINNER	104610-202 - BREAKFAST	
SYSCO LAS VEGAS, INC	73113	517813341	09/22/2026	09/30/2026	4,345.17	2026 SWISS DAYS BREAKFAST AND DINNER	104610-214 - DINNER	
					$8,108.00			
					$8,108.00			
UPPER CASE PRINTING INK.	73114	4843	09/19/2026	09/30/2026	1,383.87	11 X 17 SWISS DAYS 4/4 FLYER	104130-370 - PROFESSIONAL SERVI	
UPPER CASE PRINTING INK.	73114	4891	09/19/2026	09/30/2026	233.28	BACK OF BILL PRINTING	104130-370 - PROFESSIONAL SERVI	
					$1,617.15			
					$1,617.15			
UTAH ASSOC. MUNICIPAL POWER	EFT	2026-08	08/31/2026	09/30/2026	-12,475.02	MARGINS/PENALTIES	535310-951 - POWER OWNERSHIP C	
UTAH ASSOC. MUNICIPAL POWER	EFT	2026-08	08/31/2026	09/30/2026	15,738.90	SCHED/OPER RESERVES	535310-951 - POWER OWNERSHIP C	
UTAH ASSOC. MUNICIPAL POWER	EFT	2026-08	08/31/2026	09/30/2026	47,488.25	NATURAL GAS CONTRACT	535310-610 - GENERATOR FUEL	
UTAH ASSOC. MUNICIPAL POWER	EFT	2026-08	08/31/2026	09/30/2026	93,398.66	FIXED COSTS	535310-951 - POWER OWNERSHIP C	
UTAH ASSOC. MUNICIPAL POWER	EFT	2026-08	08/31/2026	09/30/2026	165,144.62	LINE ITEMS	535310-952 - LINE ITEM EXPENSES -	
UTAH ASSOC. MUNICIPAL POWER	EFT	2026-08	08/31/2026	09/30/2026	402,996.47	ENERGY	535310-950 - POWER PURCHASE - U	
					$712,291.88			
					$712,291.88			
UTAH HEAT PROGRAM	73115	Refund: 2005109	09/29/2026	09/30/2026	142.45	Refund: 2005109 - UTAH HEAT PROGRAM	531311-000 - ACCOUNTS RECEIVABL	
					$142.45			
VALERY'S CLEANING & CONCIER	73116	09235	09/24/2026	09/30/2026	950.00	EXTERIOR WINDOW CLEANING FOR SWISS DA	104240-260 - BUILDING MAINTENAN	
					$950.00			

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YORK, CONTESSA	73117	WITNESS FEE	09/29/2026	09/30/2026	18.50	WITNESS APPEARANCE AT TRIAL 09-08-26	104120-370 - PROFESSIONAL SERVI	
					$18.50			
ZOLL MEDICAL CORPORATON	73118	4556873	09/02/2026	09/30/2026	6,825.54	AUTOPULE LI-ION BATTERY	104230-250 - OPERATING SUPPLIES	
					$6,825.54			
					$801,459.51			

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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ALLIED FENCE OF SOUTHERN UT	73119	1359	10/02/2026	10/08/2026	6,596.76	BACK STOPS GUBLER PARK	494510-730 - PARKS IMPROVEMEN	
ALSI ANDERSEN LANGUAGE SER	73120	090826	09/08/2026	10/08/2026	110.00	COURT INTERPRETER 09-08-26	104120-330 - LEGAL SERVICES	
BADGER METER INC	73121	80253067	09/28/2026	10/08/2026	3,202.50	CELLULAR SUBSCRIPTION	515110-469 - SCADA MATERIALS &	
BROOKE ENCE	73122	2026 SWISS DAY	09/21/2026	10/08/2026	44.84	2026 SWISS DAYS SIGNAGE	104610-211 - MISCELLANEOUS	
BUCKS ACE SANTA CLARA	73123	7409	09/30/2026	10/08/2026	26.36	PAINT FOR BOLLARD POLES	535310-260 - BUILDING MAINTENA	
BUILDING CODE SOLUTIONS INC	73124	2354	10/02/2026	10/08/2026	960.00	PLAN REVIEW SILVERADO TOWNHOMES	104240-370 - PROFESSIONAL SER	
CARLILE, PHILIP CURTIS	73125	265200653	10/02/2026	10/08/2026	75.00	BAIL / BOND REFUND	102560-000 - BAIL & RESTITUTION	
CITY OF ST GEORGE - S	73126	SEPTEMBER 20	09/30/2026	10/08/2026	51,179.35	3169 SEWER CONNECTONS @ 16.15	525210-945 - SEWER TREATMENT -	
CITY OF ST GEORGE - UTILITIES	73127	AUGUST 2026 -	08/31/2026	10/08/2026	-13,848.66	SC SNOW CANYON	515110-276 - O & M - WELLS 6 & 7	
CITY OF ST GEORGE - UTILITIES	73127	SEPTEMBER 20	09/30/2026	10/08/2026	310.40	MESA TRAILS - SEPTEMBER 2026	515110-275 - SNOW CANYON OP C	
CITY OF ST GEORGE - UTILITIES	73127	SEPTEMBER 20	09/30/2026	10/08/2026	5.96	WEISKOPF WAY - SEPTEMBER 2026	515110-275 - SNOW CANYON OP C	
CITY OF ST GEORGE - UTILITIES	73127	SEPTEMBER 20	09/30/2026	10/08/2026	27.56	SC WELL 6 - SEPTEMBER 2026	515110-271 - WELLS UTILITY COST	
CITY OF ST GEORGE - UTILITIES	73127	SEPTEMBER 20	09/30/2026	10/08/2026	27.56	SC WELL 7 - SEPTEMBER 2026	515110-271 - WELLS UTILITY COST	
CITY OF ST GEORGE - UTILITIES	73127	SEPTEMBER 20	09/30/2026	10/08/2026	32,092.05	WATER TANK @ MOUTH SEPTEMBER 2026	515110-275 - SNOW CANYON OP C	
					$18,614.87			
DERRICK, DAN AND MADELYN	73128	2026 SWISS DAY	08/14/2026	10/08/2026	238.83	SIGNAGE AND TOTES FOR SWISS DAYS	104610-211 - MISCELLANEOUS	
DR. ROBERT R. FOSTER, D.O. P.C.	73129	OCTOBER 2026	10/07/2026	10/08/2026	1,200.00	SEPTEMBER 2026 MEDICAL DIRECTOR	104230-370 - PROFESSIONAL SER	
ENCE, JANAE	73130	2026 SWISS DAY	09/18/2026	10/08/2026	570.03	SWISS DAYS BINGO SUPPLIES	104610-213 - ENTERTAINMENT	
ENVIRONMENTAL SYSTEMS RES	73131	900295755	10/07/2026	10/08/2026	42,200.00	ENTERPRISE AGREEMENT FEE SOFTWARE /	104135-211 - SOFTWARE SUBSCRI	
ERICKSON, M. RICK	73132	SEPTERMBER 2	09/08/2026	10/08/2026	1,850.00	SEPTEMBER 2026 CITY PROSECUTOR	104120-330 - LEGAL SERVICES	
ERIN HAMLIN	73133	2026 REIMBURS	09/20/2026	10/08/2026	493.10	2026 SWISS DAYS BINGO	104610-213 - ENTERTAINMENT	
FREEDOM MAILING SERVICES, IN	73134	53912	09/30/2026	10/08/2026	2,299.22	BILL PROCESSING	104130-370 - PROFESSIONAL SER	
FREI, ZACK & JOSIE	73135	2026 SWISS DAY	08/19/2026	10/08/2026	43.14	2026 SWISS DAYS YODELING / MOOING	104610-213 - ENTERTAINMENT	
GCS BILLINGS	73136	5103	09/30/2026	10/08/2026	2,440.73	SEPTEMBER 2026 BILLING SVCS	104230-370 - PROFESSIONAL SER	
Internal Revenue Service	73137	52-1638728	10/06/2026	10/08/2026	1,134.57	01122026 Reissue ck#72523 -Ditzie 941 correction	103600-000 - MISCELLANEOUS RE	
LAYTON, ACE KOHY	73138	265201536	10/02/2026	10/08/2026	1,390.00	BAIL / BOND REFUND	102560-000 - BAIL & RESTITUTION	
MEDPRO DISPOSAL	73139	1801446	10/01/2026	10/08/2026	283.02	MEDICAL WASTE REMOVAL	104230-370 - PROFESSIONAL SER	
SLADEN D MARKHAM, LLC	73140	15125	09/17/2026	10/08/2026	7,521.04	AC INOP - POWER STEERING - HYDRAULIC HO	104230-453 - WILDLAND FIRE	
STILSON OUTDOOR COURTS - SA	73141	3091	10/01/2026	10/08/2026	15,162.50	RESURFACING PICKLE BALL COURTS	494510-730 - PARKS IMPROVEMEN	
UTAH STATE TREASURER / FINES	73142	SEPTEMBER 20	09/30/2026	10/08/2026	16,545.84	SEPTEMBER 2026 COURT SURCHARGES	104120-905 - STATE FINE COLLECT	
UTOPIA FIBER	73143	CIV202608-0001	08/01/2026	10/08/2026	210.00	MONTHLY RECURRING CHARGES - DATAIP TR	104230-370 - PROFESSIONAL SER	
UTOPIA FIBER	73143	CIV202609-0001	09/01/2026	10/08/2026	210.00	MONTHLY RECURRING CHARGES - DATAIP TR	104230-370 - PROFESSIONAL SER	
UTOPIA FIBER	73143	CIV202610-0001	10/01/2026	10/08/2026	212.10	MONTHLY RECURRING CHARGES - DATAIP TR	104230-370 - PROFESSIONAL SER	
					$632.10			
WASH. CO. FLOOD CONTROL DIS	73144	SEPTEMBER 20	10/07/2026	10/08/2026	5,178.00		545410-770 - FLOOD CONTROL DIS	
WASH. COUNTY WATER CONSER	73145	55126	09/30/2026	10/08/2026	6,525.18	WATER DEVELOPMENT SURCHARGE	513714-000 - REGIONAL WATER SU	
WASH. COUNTY WATER CONSER	73145	55132	09/30/2026	10/08/2026	9,876.35	EXCESS WATER SURCHARGE	513714-000 - REGIONAL WATER SU	
WASH. COUNTY WATER CONSER	73145	55138	10/01/2026	10/08/2026	4,542.65	REGIONAL BOND PAYMENT	515110-822 - DEBT PAYMENT TO W	
					$20,944.18			
WESTERN UNITED ELECTRIC SU	73146	6181397	08/11/2026	10/08/2026	1,170.79	FUSE LINKS FOR STOCK	535310-466 - POWER LINES/POLES	
WESTERN UNITED ELECTRIC SU	73146	6182653	08/24/2026	10/08/2026	593.30	PUPPI CROSSARMS FOR STOCK	535310-466 - POWER LINES/POLES	
WESTERN UNITED ELECTRIC SU	73146	6185990	09/29/2026	10/08/2026	725.71	CRIMPS AND BUSHING COVER FOR STOCK	535310-466 - POWER LINES/POLES	
WESTERN UNITED ELECTRIC SU	73146	6185991	09/29/2026	10/08/2026	1,172.35	COPPER STAPLES FOR STOCK	535310-466 - POWER LINES/POLES	
WESTERN UNITED ELECTRIC SU	73146	6185992	09/29/2026	10/08/2026	296.65	TANGENT CROSSARMS FOR STOCK	535310-466 - POWER LINES/POLES	
					$3,958.80			

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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ZOLL MEDICAL CORPORATON	73147	4572182	09/27/2026	10/08/2026	56,366.00	MEDICAL SUPPLIES - GRANT FROM STATE - R	104230-250 - OPERATING SUPPLIE	
					$261,260.78			

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

City Council
Christa Hinton
Dave Pond
Janene Burton
Mark Hendrickson
Justin Caplin

CITY COUNCIL

Meeting Date: October 14, 2026 **Agenda Item:** 2

Applicant: Casey Stratton **Requested by:** Casey Stratton

Subject: Action to approve an Access Easement

Description:

Action to approve an access easement on Neil Walters property to give access to the riverway under Gates Ln bridge

Recommendation: N/A **Attachments:** N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara, Utah 84765

Phone (435) 673-6712 Fax (435) 628-7338

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT ADVICE."

Recorded at Request of
at _____, M. Fee Paid $_____,
by _____ Dep. Book _____ Page _____ Ref.:
Mail tax notice to _____ Address
Parcel ID: SC-203-B and SC-6-2-16-345

ACCESS EASEMENT

Granite Peaks Investments, LLC, a Utah limited liability company, GRANTOR of the easement described below in the County of WASHINGTON, State of Utah, hereby **GRANT the easement listed below for ingress, egress, maintenance and operation of a service road,** to **SANTA CLARA CITY**, GRANTEE, for the sum of One dollar ($1.00) and other good and valuable consideration the following described tract of land in **WASHINGTON** County, State of Utah:

The easement may partially or completely lie within GRANTOR's property. **The easement shall be 30 feet in width.** The proposed location of facilities described as follows:

Boundary Description

AN EASEMENT FOR ACCESS TO AND THE MAINTENANCE OF A BRIDGE AND FLOOD CHANNEL LEADING TO SAID BRIDGE AS WELL AS A GENERAL UTILITY EASEMENT FOR SANTA CLARA CITY;
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLARA CROSSING ROAD, SAID POINT LIES 106.54 FEET NORTH AND 285.24 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID CLARA CROSSING ROAD SOUTH 46°50'19" EAST 30.02 FEET; THENCE SOUTH 41°01'58" WEST 23.05 FEET TO A POINT OF CURVATURE; THENCE 46.50 FEET ALONG A TANGENT 35.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 76°07'34" (LONG CHORD BEARS SOUTH 79°05'45" WEST 43.16 FEET); THENCE NORTH 62°50'28" WEST 92.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF GATES LANE ROAD; THENCE ALONG SAID GATES LANE NORTH 27°32'36" EAST 30.00 FEET; THENCE SOUTH 62°50'28" EAST 92.41 FEET TO A POINT OF CURVATURE; THENCE 6.64 FEET ALONG A TANGENT 5.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 76°07'34" (LONG CHORD BEARS NORTH 79°05'45" EAST 6.17 FEET); THENCE NORTH 41°01'58" EAST 24.17 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

The sidelines of said strip shall be lengthened or shortened
to begin and end at the boundary of the grantors parcel.

Purpose and Conditions

TO HAVE AND TO HOLD the same unto the GRANTEE, the easements as follows:

A perpetual easement with the right to install, inspect, maintain, operate, repair, protect, remove and replace municipal facilities over, across, under and through the easement.

So long as such facilities shall be maintained, with the right of ingress and egress to and from said easement for the purpose described in the temporary construction and perpetual easements. During temporary periods, the GRANTEE may use such portion of the property along and adjacent to said easement as may be reasonably

necessary in connection with the construction, maintenance, repair, removal, or replacement of the facilities. The GRANTEE shall notify GRANTOR prior to entering the easements for purposes of initial construction.

GRANTEE as a condition of the granting of the easements shall pay damages, restore or replace in kind, at the GRANTOR's discretion and at GRANTEE's expense, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement, or removal of the facilities.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or other similar improvement over, across, or under the said easement, nor change the contour thereof without written consent of the GRANTEE. This easement grant shall be binding upon GRANTOR, his successors and assigns, and shall insure to the benefit of GRANTEE, its successors and assigns, and may be assigned in whole or in part by the GRANTEE.

It is hereby understood that any party securing this grant on behalf of the GRANTEE is without authority to make any representations, covenants, or agreements not herein expressed.

Witness the hand of said grantor Granite Peaks Investments, LLC, a Utah limited liability company , this day of_____A. D. two thousand and _____.

Signed By:_____ Its:_____

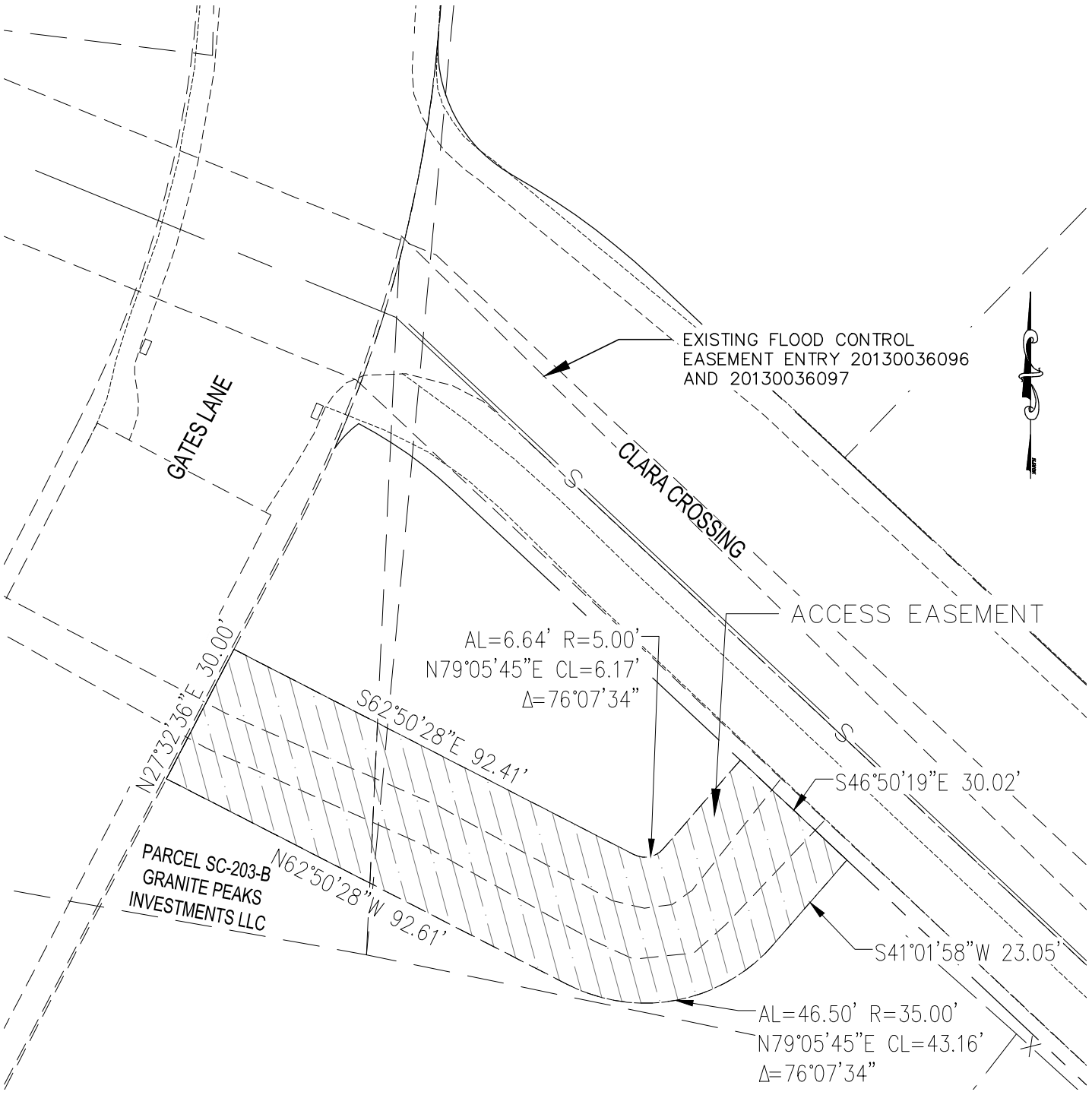
STATE OF _____)
§:
County of _____)

On this _____day of _____, 20 _____, before me _____, a notary public, personally appeared _____, personally known to me to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

_____
Notary Public

S
E
A
L

My Commission Expires on _____.



ACCESS EASEMENT - ACROSS GRANITE PEAKS INVESTMENTS LLC - PARCELS SC-6-2-16-345 AND SC-203-B:

AN EASEMENT FOR ACCESS TO AND THE MAINTENANCE OF A BRIDGE AND FLOOD CHANNEL LEADING TO SAID BRIDGE AS WELL AS A GENERAL UTILITY EASEMENT FOR SANTA CLARA CITY;

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLARA CROSSING ROAD, SAID POINT LIES 106.54 FEET NORTH AND 285.24 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID CLARA CROSSING ROAD SOUTH 46°50'19" EAST 30.02 FEET; THENCE SOUTH 41°01'58" WEST 23.05 FEET TO A POINT OF CURVATURE; THENCE 46.50 FEET ALONG A TANGENT 35.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 76°07'34" (LONG CHORD BEARS SOUTH 79°05'45" WEST 43.16 FEET); THENCE NORTH 62°50'28" WEST 92.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF GATES LANE ROAD; THENCE ALONG SAID GATES LANE NORTH 27°32'36" EAST 30.00 FEET; THENCE SOUTH 62°50'28" EAST 92.41 FEET TO A POINT OF CURVATURE; THENCE 6.64 FEET ALONG A TANGENT 5.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 76°07'34" (LONG CHORD BEARS NORTH 79°05'45" EAST 6.17 FEET); THENCE NORTH 41°01'58" EAST 24.17 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SUNRISE ENGINEERING
25 EAST 500 NORTH
FILLMORE, UTAH 84631
TEL 435.743.6151 · FAX 435.743.7900
www.sunrise-eng.com

Easement Exhibit for Santa Clara City

and Granite Peak Investments LLC

	DWG NAME	SCALE	DATE	PROJECT NUMBER	SHEET NUMBER
	Easements	1" = 30'	9/16/2026	15928	1 of 1
DESIGN BY: D.B.	SURVEY BY: D.D.	CHECKED BY: J.T.S.	DRAWN BY: J.T.S.		

CITY OF SANTA CLARA
RESOLUTION NO. 2026-17R

A RESOLUTION OF THE CITY COUNCIL OF SANTA CLARA CITY, UTAH, APPROVING THE CREATION OF AN ACCESS EASEMENT FOR INSPECTION, MAINTENANCE, AND REPAIR OF EXISTING SEWER LINES ACROSS PROPERTY OWNED BY GRANITE PEAKS INVESTMENTS, LLC, IDENTIFIED AS PARCEL NO. SC-6-2-16-345 AND SC-203-B, AND AUTHORIZING THE MAYOR TO EXECUTE AN ACCESS EASEMENT.

WHEREAS, Granite Peaks Investments, LLC, a Utah limited liability company ("Owner"), owns that certain real property located in Washington County, Utah, identified as Parcel No. SC-6-2-16-345 (the "Property"), across which certain existing sewer lines owned and/or maintained by the City of Santa Clara are located; and

WHEREAS, the City requires reasonable ingress, egress, and access across the Property in order to inspect, maintain, repair, replace, and operate the existing sewer lines serving the City and its residents; and

WHEREAS, the Owner has agreed to grant to the City a perpetual access easement across the Property for such purposes, as more particularly described in the Access Easement attached hereto and incorporated herein by this reference; and

WHEREAS, Casey Stratton, the City's Public Works Director, has requested and recommended that the City Council approve the creation of the access easement described herein; and

WHEREAS, the City Council is concurrently considering, at its September 9, 2026, meeting, the abandonment of an existing flood control easement (Resolution No. 2026-16R) across the Property; and

WHEREAS, the City Council, during its regular meeting held on October 14, 2026, considered the request to create the access easement and the staff recommendation, and voted to approve the creation of the access easement, subject to the terms and conditions set forth herein.

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

Section 1. Approval of Easement

The City Council hereby approves the creation of a perpetual access easement across the Property, in favor of the City of Santa Clara, for the purposes of ingress, egress, and access to inspect, maintain, repair, replace, and operate the existing sewer lines located on the Property, more particularly described below.

DESCRIPTION:

AN EASEMENT FOR ACCESS TO AND THE MAINTENANCE OF A BRIDGE AND FLOOD CHANNEL LEADING TO SAID BRIDGE AS WELL AS A GENERAL UTILITY EASEMENT FOR SANTA CLARA CITY;
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLARA CROSSING ROAD, SAID POINT LIES 106.54 FEET NORTH AND 285.24 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID CLARA CROSSING ROAD SOUTH 46°50'19" EAST 30.02 FEET; THENCE SOUTH 41°01'58" WEST 23.05 FEET TO A POINT OF CURVATURE; THENCE 46.50 FEET ALONG A TANGENT 35.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 76°07'34" (LONG CHORD BEARS SOUTH 79°05'45" WEST 43.16 FEET); THENCE NORTH 62°50'28" WEST 92.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF GATES LANE ROAD; THENCE ALONG SAID GATES LANE NORTH 27°32'36" EAST 30.00 FEET; THENCE SOUTH 62°50'28" EAST 92.41 FEET TO A POINT OF CURVATURE; THENCE 6.64 FEET ALONG A TANGENT 5.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 76°07'34" (LONG CHORD BEARS NORTH 79°05'45" EAST 6.17 FEET); THENCE NORTH 41°01'58" EAST 24.17 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Section 2. Authorization

The Mayor is hereby authorized to accept an Access Easement, in a form approved by the City Attorney, memorializing the easement described herein, and to take such further actions and execute such further documents as may be necessary or appropriate to carry out the intent of this Resolution, including recordation of the Access Easement in the office of the Washington County Recorder.

Section 3. Effective Date

This resolution shall become effective immediately upon adoption.

ADOPTED by a duly constituted quorum of the Santa Clara City Council this 14th day of October, 2026.

IN WITNESS THERETO: Attest:

_____ _____

Jarett Waite, Mayor Selena Nez, City Recorder

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF
SANTA CLARA
FOUNDED 1854

City Council
Christa Hinton
Dave Pond
Janene Burton
Mark Hendrickson
Justin Caplin

CITY COUNCIL

Meeting Date: October 14, 2026 **Agenda Item:** 3

Applicant: Casey Stratton **Requested by:** Casey Stratton

Subject: Action to approve PUE on Neil Walters property

Description:

Action to approve new easements for existing sewer lines on Walters property

Recommendation: N/A **Attachments:** N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara, Utah 84765

Phone (435) 673-6712 Fax (435) 628-7338

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT ADVICE."

Recorded at Request of
at _____, M. Fee Paid $_____,
by _____ Dep. Book _____ Page _____ Ref.:
Mail tax notice to _____ Address
Parcel ID: SC-6-2-16-345

UTILITY EASEMENT

Granite Peaks Investments, LLC, a Utah limited liability company, GRANTOR of the easement described below in the County of WASHINGTON, State of Utah, hereby **GRANT the easement listed below to operate and maintain A SEWER LINE** to **SANTA CLARA CITY**, GRANTEE, for the sum of One dollar ($1.00) and other good and valuable consideration the following described tract of land in **WASHINGTON** County, State of Utah:

The easement may partially or completely lie within GRANTOR's property. **The easement shall be 24 feet in width, 12 feet on each side of the existing center line of said facilities** The proposed location of facilities described as follows:

Centerline Description

A 24 FOOT WIDE EASEMENT FOR ACCESS, MAINTENANCE, OPERATION, AND REPLACEMENT OF A SEWER LINE FOR SANTA CLARA CITY, SAID EASEMENT BEING 12 FEET EITHER SIDE OF THE EXISTING SEWER LINE, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS;
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF PARCEL SC-82-A-1 AND THE EXISTING SEWER LINE, SAID POINT LIES 246.90 FEET SOUTH AND 1293.89 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 02°01'27" WEST 442.59 FEET ALONG SAID SEWER LINE TO A POINT ON THE EXISTING PERMANENT UTILITY EASEMENT KNOWN AS ENTRY NO. 00999260 AND 00999262 AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING THE POINT OF TERMINATION.

The sidelines of said strip shall be lengthened or shortened
to begin and end at the boundary of the grantors parcel.

Purpose and Conditions

TO HAVE AND TO HOLD the same unto the GRANTEE, the easements as follows:

A perpetual easement with the right to install, inspect, maintain, operate, repair, protect, remove and replace municipal facilities over, across, under and through the easement.

So long as such facilities shall be maintained, with the right of ingress and egress to and from said easement for the purpose described in the temporary construction and perpetual easements. During temporary periods, the GRANTEE may use such portion of the property along and adjacent to said easement as may be reasonably necessary in connection with the construction, maintenance, repair, removal, or replacement of the facilities. The GRANTEE shall notify GRANTOR prior to entering the easements for purposes of initial construction.

GRANTEE as a condition of the granting of the easements shall pay damages, restore or replace in kind, at the GRANTOR's discretion and at GRANTEE's expense, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement, or removal of the facilities.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or other similar improvement over, across, or under the said easement, nor change the contour thereof without written consent of the GRANTEE. This easement grant shall be binding upon GRANTOR, his successors and assigns, and shall insure to the benefit of GRANTEE, its successors and assigns, and may be assigned in whole or in part by the GRANTEE.

It is hereby understood that any party securing this grant on behalf of the GRANTEE is without authority to make any representations, covenants, or agreements not herein expressed.

Witness the hand of said grantor Granite Peaks Investments, LLC, a Utah limited liability company , this day of_____A. D. two thousand and _____.

Signed By:_____ Its:_____

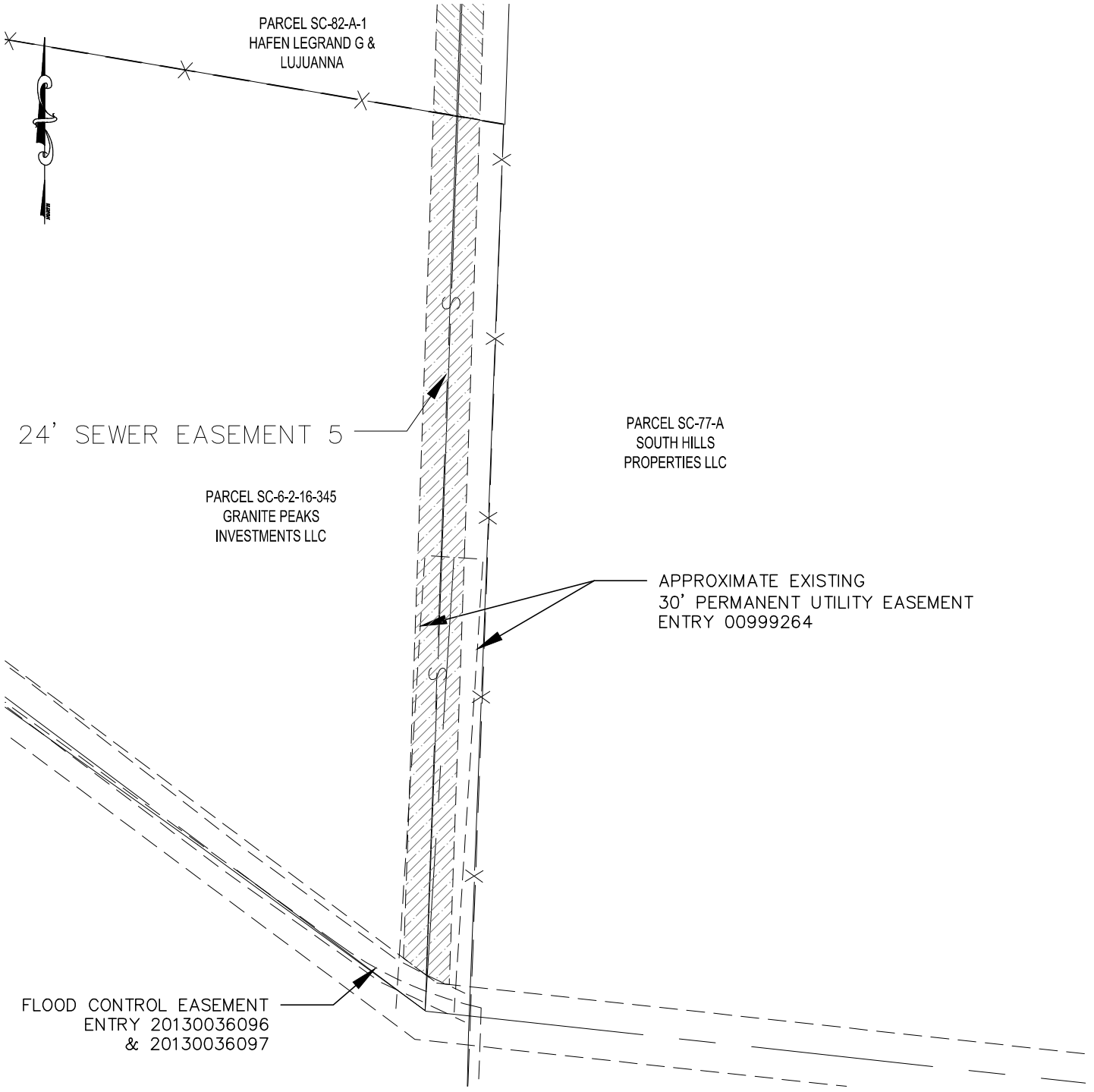
STATE OF _____)
§:
County of _____)

On this _____day of _____, 20 _____, before me _____, a notary public, personally appeared _____, personally known to me to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

_____
Notary Public

S
E
A
L

My Commission Expires on _____.



SEWER EASEMENT 5 - ACROSS GRANITE PEAK INVESTMENTS - PARCEL SC-6-2-16-345:

A 24 FOOT WIDE EASEMENT FOR ACCESS, MAINTENANCE, OPERATION, AND REPLACEMENT OF A SEWER LINE FOR SANTA CLARA CITY, SAID EASEMENT BEING 12 FEET EITHER SIDE OF THE EXISTING SEWER LINE, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF PARCEL SC-82-A-1 AND THE EXISTING SEWER LINE, SAID POINT LIES 246.90 FEET SOUTH AND 1293.89 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 02°01'27" WEST 442.59 FEET ALONG SAID SEWER LINE TO A POINT ON THE EXISTING PERMANENT UTILITY EASEMENT KNOWN AS ENTRY NO. 00999260 AND 00999262 AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING THE POINT OF TERMINATION.

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Easement Exhibit for Santa Clara City

Granite Peaks Investments LLC

DWG NAME	SCALE	DATE	PROJECT NUMBER	SHEET NUMBER
Easements	1" = 75'	9/16/2026	15928	1 of 1

DESIGN BY:	SURVEY BY:	CHECKED BY:	DRAWN BY:
D.B.	D.D.	J.T.S.	J.T.S.

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT ADVICE."

Recorded at Request of
at _____, M. Fee Paid $_____,
by _____ Dep. Book _____ Page _____ Ref.:
Mail tax notice to _____ Address
Parcel ID: SC-82-A-1

UTILITY EASEMENT

LeGrand G. Hafen and LuJuanna Hafen, GRANTOR of the easement described below in the County of

WASHINGTON, State of Utah, hereby **GRANT the easement listed below to operate and maintain A SEWER LINE** to

SANTA CLARA CITY, GRANTEE, for the sum of One dollar ($1.00) and other good and valuable consideration the

following described tract of land in **WASHINGTON** County, State of Utah:

The easement may partially or completely lie within GRANTOR's property. **The easement shall be 24 feet in width, 12 feet on each side of the as-constructed center line of said facilities** The proposed location of facilities described as follows:

Centerline Description

A 24 FOOT WIDE EASEMENT FOR ACCESS, MAINTENANCE, OPERATION, AND REPLACEMENT OF A SEWER LINE FOR SANTA CLARA CITY, SAID EASEMENT BEING 12 FEET EITHER SIDE OF THE EXISTING SEWER LINE, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS;
BEGINNING AT A POINT ON THE END OF QUAIL STREET AND ON THE EXISTING SEWER LINE, SAID POINT LIES 117.12 FEET SOUTH AND 1298.48 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 02°01'27" WEST 129.86 FEET ALONG SAID SEWER LINE TO A POINT ON THE NORTH LINE OF PARCEL SC-6-2-16-345, SAID POINT BEING THE POINT OF TERMINATION.

The sidelines of said strip shall be lengthened or shortened
to begin and end at the boundary of the grantors parcel.

Purpose and Conditions

TO HAVE AND TO HOLD the same unto the GRANTEE, the easements as follows:

A perpetual easement with the right to install, inspect, maintain, operate, repair, protect, remove and replace municipal facilities over, across, under and through the easement.

So long as such facilities shall be maintained, with the right of ingress and egress to and from said easement for the purpose described in the temporary construction and perpetual easements. During temporary periods, the GRANTEE may use such portion of the property along and adjacent to said easement as may be reasonably necessary in connection with the construction, maintenance, repair, removal, or replacement of the facilities. The GRANTEE shall notify GRANTOR prior to entering the easements for purposes of initial construction.

GRANTEE as a condition of the granting of the easements shall pay damages, restore or replace in kind, at the GRANTOR's discretion and at GRANTEE's expense, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement, or removal of the facilities.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or other similar improvement over, across, or under the said easement, nor change the contour thereof without written consent of the GRANTEE. This easement grant shall be binding upon GRANTOR, his successors and assigns, and shall insure to the benefit of GRANTEE, its successors and assigns, and may be assigned in whole or in part by the GRANTEE.

It is hereby understood that any party securing this grant on behalf of the GRANTEE is without authority to make any representations, covenants, or agreements not herein expressed.

Witness the hand of said grantors **LeGrand G. Hafen and LuJuanna Hafen** , this _____ day of_____ A. D. two thousand and _____.

Signed:_____ Signed:_____
LeGrand G. Hafen LuJuanna Hafen

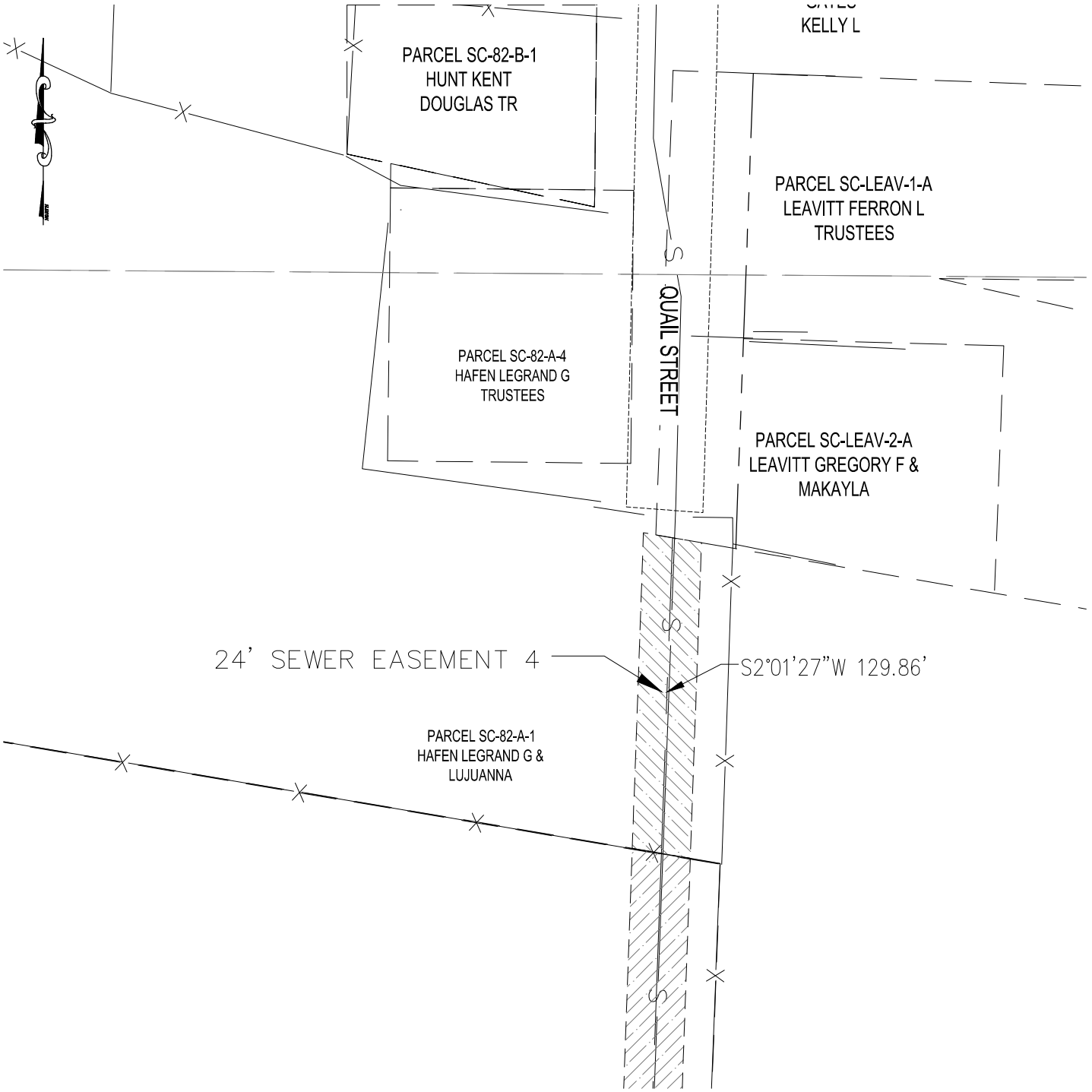
STATE OF _____)
§:
County of _____)

On this _____day of _____, 20 _____, before me _____, a notary public, personally appeared LeGrand G. Hafen and LuJuanna Hafen , personally known to me to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

_____
Notary Public

S
E
A
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My Commission Expires on _____.



SEWER EASEMENT 4 - ACROSS LEGRAND G. AND LUJUANNA HAFEN - PARCEL SC-82-A-1:

A 24 FOOT WIDE EASEMENT FOR ACCESS, MAINTENANCE, OPERATION, AND REPLACEMENT OF A SEWER LINE FOR SANTA CLARA CITY, SAID EASEMENT BEING 12 FEET EITHER SIDE OF THE EXISTING SEWER LINE, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE END OF QUAIL STREET AND ON THE EXISTING SEWER LINE, SAID POINT LIES 117.12 FEET SOUTH AND 1298.48 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 02°01'27" WEST 129.86 FEET ALONG SAID SEWER LINE TO A POINT ON THE NORTH LINE OF PARCEL SC-6-2-16-345, SAID POINT BEING THE POINT OF TERMINATION.

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Easement Exhibit for Santa Clara City

and Legrand and Lujuanna Hafen

	DWG NAME	SCALE	DATE	PROJECT NUMBER	SHEET NUMBER
	Easements	1" = 60'	9/16/2026	15928	1 of 1
DESIGN BY: D.B.	SURVEY BY: D.D.	CHECKED BY: J.T.S.	DRAWN BY: J.T.S.		

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT ADVICE."

Recorded at Request of
at _____, M. Fee Paid $_____,
by _____ Dep. Book _____ Page _____ Ref.:
Mail tax notice to _____ Address
Parcel ID: SC-82-A-1

UTILITY EASEMENT

LeGrand G. Hafen and LuJuanna Hafen, GRANTOR of the easement described below in the County of

WASHINGTON, State of Utah, hereby **GRANT the easement listed below to operate and maintain A SEWER LINE** to

SANTA CLARA CITY, GRANTEE, for the sum of One dollar ($1.00) and other good and valuable consideration the

following described tract of land in **WASHINGTON** County, State of Utah:

The easement may partially or completely lie within GRANTOR's property. **The easement shall be 24 feet in width, 12 feet on each side of the as-constructed center line of said facilities** The proposed location of facilities described as follows:

Centerline Description

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The sidelines of said strip shall be lengthened or shortened
to begin and end at the boundary of the grantors parcel.

Purpose and Conditions

TO HAVE AND TO HOLD the same unto the GRANTEE, the easements as follows:

A perpetual easement with the right to install, inspect, maintain, operate, repair, protect, remove and replace municipal facilities over, across, under and through the easement.

So long as such facilities shall be maintained, with the right of ingress and egress to and from said easement for the purpose described in the temporary construction and perpetual easements. During temporary periods, the GRANTEE may use such portion of the property along and adjacent to said easement as may be reasonably necessary in connection with the construction, maintenance, repair, removal, or replacement of the facilities. The GRANTEE shall notify GRANTOR prior to entering the easements for purposes of initial construction.

GRANTEE as a condition of the granting of the easements shall pay damages, restore or replace in kind, at the GRANTOR's discretion and at GRANTEE's expense, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement, or removal of the facilities.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or other similar improvement over, across, or under the said easement, nor change the contour thereof without written consent of the GRANTEE. This easement grant shall be binding upon GRANTOR, his successors and assigns, and shall insure to the benefit of GRANTEE, its successors and assigns, and may be assigned in whole or in part by the GRANTEE.

It is hereby understood that any party securing this grant on behalf of the GRANTEE is without authority to make any representations, covenants, or agreements not herein expressed.

Witness the hand of said grantors **LeGrand G. Hafen and LuJuanna Hafen** , this _____ day of_____ A. D. two thousand and _____.

Signed:_____ Signed:_____
LeGrand G. Hafen LuJuanna Hafen

STATE OF _____)
§:
County of _____)

On this _____day of _____, 20 _____, before me _____, a notary public, personally appeared LeGrand G. Hafen and LuJuanna Hafen , personally known to me to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

_____
Notary Public

S
E
A
L

My Commission Expires on _____.

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT ADVICE."

Recorded at Request of
at _____, M. Fee Paid $_____,
by _____ Dep. Book _____ Page _____ Ref.:
Mail tax notice to _____ Address
Parcel ID: SC-6-2-16-345

UTILITY EASEMENT

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The easement may partially or completely lie within GRANTOR's property. **The easement shall be 15 feet in width, 7.5 feet on each side of the as-constructed center line of said facilities** The proposed location of facilities described as follows:

Centerline Description

A 15 FOOT WIDE EASEMENT FOR ACCESS, MAINTENANCE, OPERATION, AND REPLACEMENT OF A SEWER LINE FOR SANTA CLARA CITY, SAID EASEMENT BEING 7.5 FEET EITHER SIDE OF THE EXISTING SEWER LINE, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS;
BEGINNING AT THE INTERSECTION OF A EXISTING SEWER LINE AND THE SOUTH LINE OF PARCEL SC-78-C, SAID POINT LIES 21.54 FEET SOUTH AND 830.27 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 04°15'35" EAST 354.11 FEET ALONG SAID SEWER LINE TO A POINT ON THE EXISTING PERMANENT UTILITY EASEMENT KNOWN AS ENTRY NO. 00999260 AND 00999262 AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING THE POINT OF TERMINATION.

The sidelines of said strip shall be lengthened or shortened
to begin and end at the boundary of the grantors parcel.

Purpose and Conditions

TO HAVE AND TO HOLD the same unto the GRANTEE, the easements as follows:

A perpetual easement with the right to install, inspect, maintain, operate, repair, protect, remove and replace municipal facilities over, across, under and through the easement.

So long as such facilities shall be maintained, with the right of ingress and egress to and from said easement for the purpose described in the temporary construction and perpetual easements. During temporary periods, the GRANTEE may use such portion of the property along and adjacent to said easement as may be reasonably necessary in connection with the construction, maintenance, repair, removal, or replacement of the facilities. The GRANTEE shall notify GRANTOR prior to entering the easements for purposes of initial construction.

GRANTEE as a condition of the granting of the easements shall pay damages, restore or replace in kind, at the GRANTOR's discretion and at GRANTEE's expense, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement, or removal of the facilities.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or other similar improvement over, across, or under the said easement, nor change the contour thereof without written consent of the GRANTEE. This easement grant shall be binding upon GRANTOR, his successors and assigns, and shall insure to the benefit of GRANTEE, its successors and assigns, and may be assigned in whole or in part by the GRANTEE.

It is hereby understood that any party securing this grant on behalf of the GRANTEE is without authority to make any representations, covenants, or agreements not herein expressed.

Witness the hand of said grantor Granite Peaks Investments, LLC, a Utah limited liability company , this day of_____A. D. two thousand and _____.

Signed By:_____ Its:_____

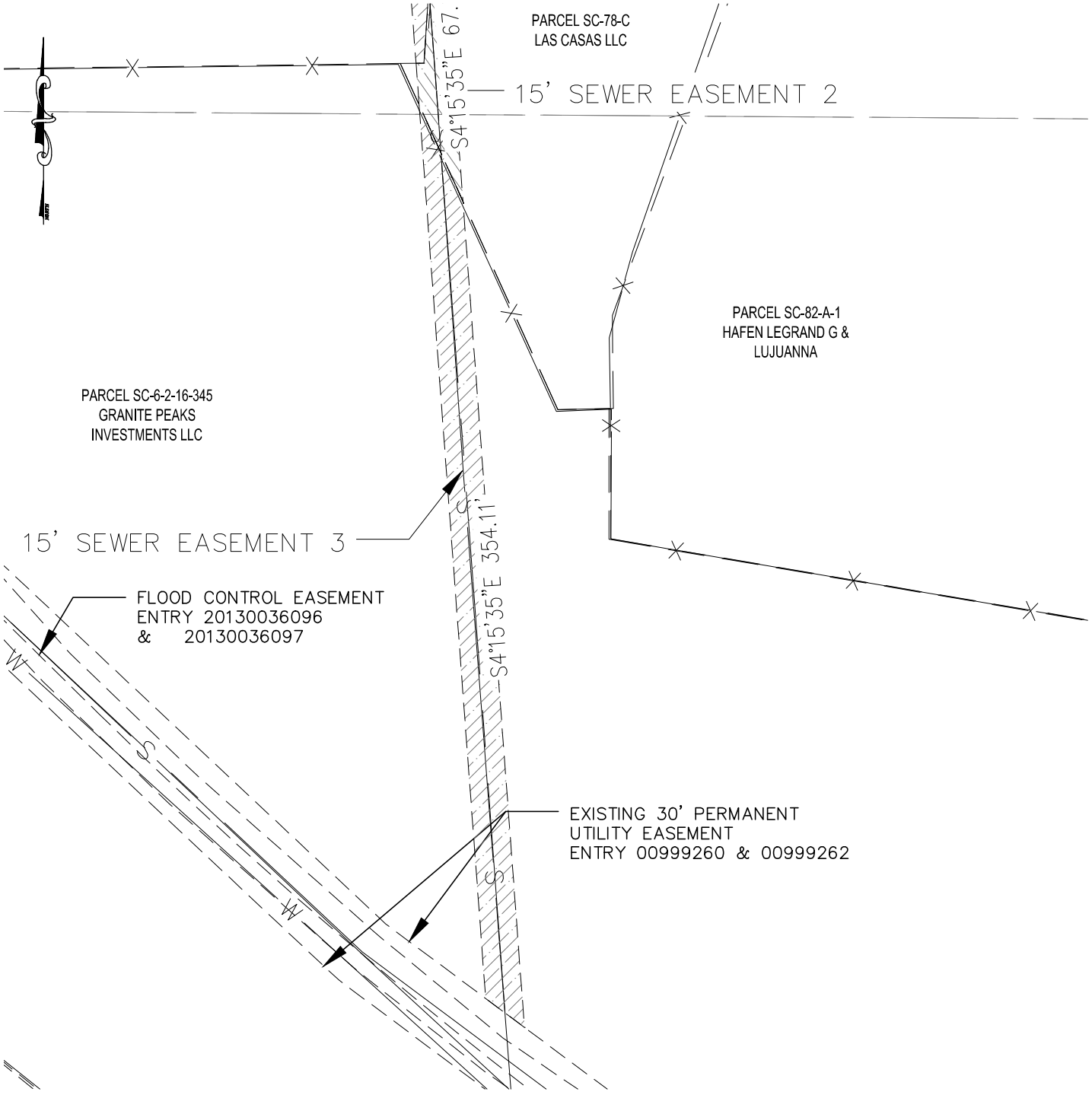
STATE OF _____)
§:
County of _____)

On this _____day of _____, 20 _____, before me _____, a notary public, personally appeared _____, personally known to me to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

_____
Notary Public

S
E
A
L

My Commission Expires on _____.



SEWER EASEMENT 3 - ACROSS GRANITE PEAK INVESTMENTS - PARCEL SC-6-2-16-345:

A 15 FOOT WIDE EASEMENT FOR ACCESS, MAINTENANCE, OPERATION, AND REPLACEMENT OF A SEWER LINE FOR SANTA CLARA CITY, SAID EASEMENT BEING 7.5 FEET EITHER SIDE OF THE EXISTING SEWER LINE, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF A EXISTING SEWER LINE AND THE SOUTH LINE OF PARCEL SC-78-C, SAID POINT LIES 21.54 FEET SOUTH AND 830.27 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 04°15'35" EAST 354.11 FEET ALONG SAID SEWER LINE TO A POINT ON THE EXISTING PERMANENT UTILITY EASEMENT KNOWN AS ENTRY NO. 00999260 AND 00999262 AT THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING THE POINT OF TERMINATION.

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25 EAST 500 NORTH
FILLMORE, UTAH 84631
TEL 435.743.6151 · FAX 435.743.7900
www.sunrise-eng.com

Easement Exhibit for Santa Clara City and Granite Peaks Investments LLC

DWG NAME	SCALE	DATE	PROJECT NUMBER	SHEET NUMBER
Easements	1" = 60'	9/16/2026	15928	1 of 1

DESIGN BY:	SURVEY BY:	CHECKED BY:	DRAWN BY:
D.B.	D.D.	J.T.S.	J.T.S.

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT ADVICE."

Recorded at Request of
at _____, M. Fee Paid $_____,
by _____ Dep. Book _____ Page _____ Ref.:
Mail tax notice to _____ Address
Parcel ID: SC-78-C

UTILITY EASEMENT

Las Casas LLC a Utah limited liability company, GRANTOR of the easement described below in the County of

WASHINGTON, State of Utah, hereby **GRANT the easement listed below to operate and maintain A SEWER LINE** to

SANTA CLARA CITY, GRANTEE, for the sum of One dollar ($1.00) and other good and valuable consideration the

following described tract of land in **WASHINGTON** County, State of Utah:

The easement may partially or completely lie within GRANTOR's property. **The easement shall be 15 feet in width, 7.5 feet on each side of the existing center line of said facilities** The proposed location of facilities described as follows:

Centerline Description

A 15 FOOT WIDE EASEMENT FOR ACCESS, MAINTENANCE, OPERATION, AND REPLACEMENT OF A SEWER LINE FOR SANTA CLARA CITY, SAID EASEMENT BEING 7.5 FEET EITHER SIDE OF THE EXISTING SEWER LINE, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS;
BEGINNING AT THE INTERSECTION OF A EXISTING SEWER LINE AND THE EAST LINE OF PARCEL SC-78-B-1-A, SAID POINT LIES 45.48 FEET NORTH AND 825.28 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 04°15'35" EAST 67.21 FEET ALONG SAID SEWER LINE TO THE NORTH LINE OF PARCEL SC-6-2-16-345, SAID POINT BEING THE POINT OF TERMINATION.

The sidelines of said strip shall be lengthened or shortened
to begin and end at the boundary of the grantors parcel.

Purpose and Conditions

TO HAVE AND TO HOLD the same unto the GRANTEE, the easements as follows:

A perpetual easement with the right to install, inspect, maintain, operate, repair, protect, remove and replace municipal facilities over, across, under and through the easement.

So long as such facilities shall be maintained, with the right of ingress and egress to and from said easement for the purpose described in the temporary construction and perpetual easements. During temporary periods, the GRANTEE may use such portion of the property along and adjacent to said easement as may be reasonably necessary in connection with the construction, maintenance, repair, removal, or replacement of the facilities. The GRANTEE shall notify GRANTOR prior to entering the easements for purposes of initial construction.

GRANTEE as a condition of the granting of the easements shall pay damages, restore or replace in kind, at the GRANTOR's discretion and at GRANTEE's expense, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement, or removal of the facilities.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or other similar improvement over, across, or under the said easement, nor change the contour thereof without written consent of the GRANTEE. This easement grant shall be binding upon GRANTOR, his successors and assigns, and shall insure to the benefit of GRANTEE, its successors and assigns, and may be assigned in whole or in part by the GRANTEE.

It is hereby understood that any party securing this grant on behalf of the GRANTEE is without authority to make any representations, covenants, or agreements not herein expressed.

Witness the hand of said grantor **Las Casas LLC a Utah limited liability company** , this _____ day of_____A. D. two thousand and _____.

Signed By:_____ Its:_____

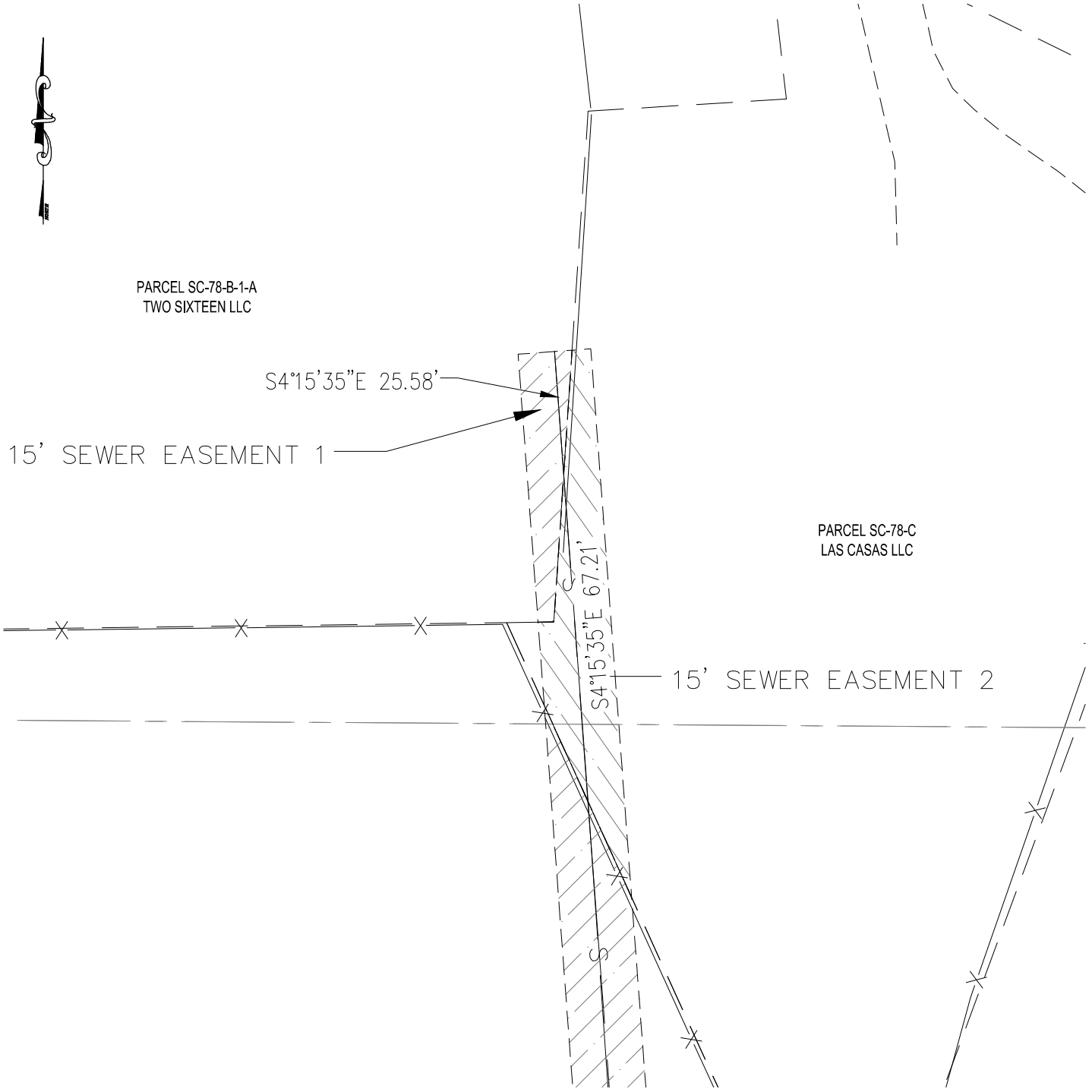
STATE OF _____)
§:
County of _____)

On this _____day of _____, 20 _____, before me _____, a notary public, personally appeared _____, personally known to me to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

_____
Notary Public

S
E
A
L

My Commission Expires on _____.



SEWER EASEMENT 2 - ACROSS LAS CASAS LLC - PARCEL SC-78-C:

A 15 FOOT WIDE EASEMENT FOR ACCESS, MAINTENANCE, OPERATION, AND REPLACEMENT OF A SEWER LINE FOR SANTA CLARA CITY, SAID EASEMENT BEING 7.5 FEET EITHER SIDE OF THE EXISTING SEWER LINE, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF A EXISTING SEWER LINE AND THE EAST LINE OF PARCEL SC-78-B-1-A, SAID POINT LIES 45.48 FEET NORTH AND 825.28 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 04°15'35" EAST 67.21 FEET ALONG SAID SEWER LINE TO THE NORTH LINE OF PARCEL SC-6-2-16-345, SAID POINT BEING THE POINT OF TERMINATION.

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Easement Exhibit for Santa Clara City and Las Casas LLC

DWG NAME	SCALE	DATE	PROJECT NUMBER	SHEET NUMBER
Easements	1" = 30'	9/16/2026	15928	1 of 1

DESIGN BY:	SURVEY BY:	CHECKED BY:	DRAWN BY:
D.B.	D.D.	J.T.S.	J.T.S.

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT ADVICE."

Recorded at Request of
at _____, M. Fee Paid $_____,
by _____ Dep. Book _____ Page _____ Ref.:
Mail tax notice to _____ Address
Parcel ID: SC-78-B-1-A

UTILITY EASEMENT

Two Sixteen, L.L.C., a Utah limited liability company, GRANTOR of the easement described below in the County of WASHINGTON, State of Utah, hereby **GRANT the easement listed below to operate and maintain A SEWER LINE** to **SANTA CLARA CITY**, GRANTEE, for the sum of One dollar ($1.00) and other good and valuable consideration the following described tract of land in **WASHINGTON** County, State of Utah:

The easement may partially or completely lie within GRANTOR's property. **The easement shall be 15 feet in width, 7.5 feet on each side of the existing center line of said facilities** The proposed location of facilities described as follows:

Centerline Description

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BEGINNING AT A POINT ON AN EXISTING SEWER CLEANOUT, SAID POINT LIES 71.00 FEET NORTH AND 823.38 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 04°15'35" EAST 25.58 FEET ALONG SAID SEWER LINE TO THE WEST LINE OF PARCEL SC-78-C, SAID POINT BEING THE POINT OF TERMINATION.

The sidelines of said strip shall be lengthened or shortened
to begin and end at the boundary of the grantors parcel.

Purpose and Conditions

TO HAVE AND TO HOLD the same unto the GRANTEE, the easements as follows:

A perpetual easement with the right to install, inspect, maintain, operate, repair, protect, remove and replace municipal facilities over, across, under and through the easement.

So long as such facilities shall be maintained, with the right of ingress and egress to and from said easement for the purpose described in the temporary construction and perpetual easements. During temporary periods, the GRANTEE may use such portion of the property along and adjacent to said easement as may be reasonably necessary in connection with the construction, maintenance, repair, removal, or replacement of the facilities. The GRANTEE shall notify GRANTOR prior to entering the easements for purposes of initial construction.

GRANTEE as a condition of the granting of the easements shall pay damages, restore or replace in kind, at the GRANTOR's discretion and at GRANTEE's expense, fences, crops, underground pipes, and other improvements in the event such are damaged by the construction, maintenance, repair, replacement, or removal of the facilities.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or other similar improvement over, across, or under the said easement, nor change the contour thereof without written consent of the GRANTEE. This easement grant shall be binding upon GRANTOR, his successors and assigns, and shall insure to the benefit of GRANTEE, its successors and assigns, and may be assigned in whole or in part by the GRANTEE.

It is hereby understood that any party securing this grant on behalf of the GRANTEE is without authority to make any representations, covenants, or agreements not herein expressed.

Witness the hand of said grantor Two Sixteen, L.L.C., a Utah limited liability company , this _____ day of_____A. D. two thousand and _____.

Signed By:_____ Its:_____

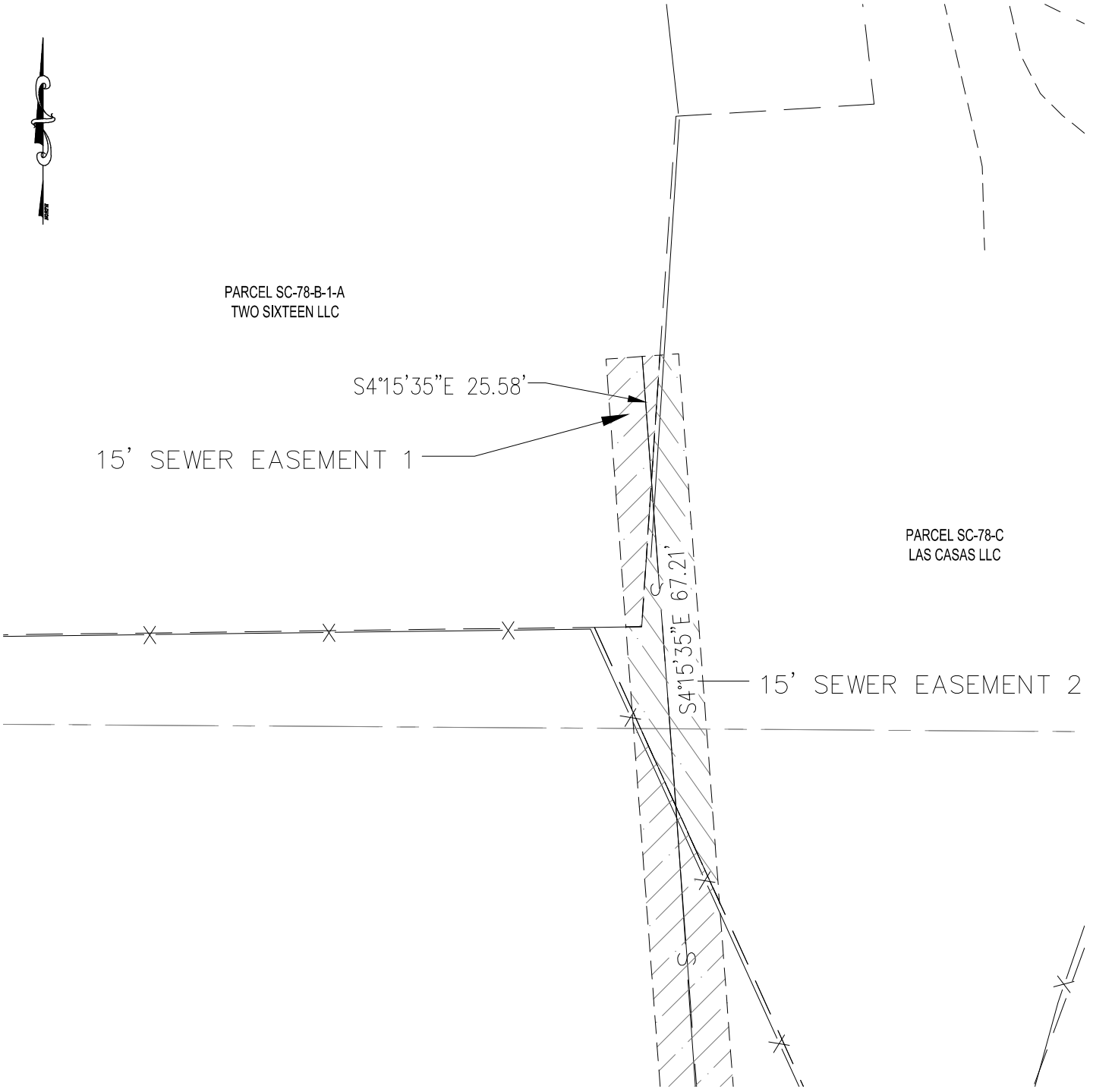
STATE OF _____)
§:
County of _____)

On this _____day of _____, 20 _____, before me _____, a notary public, personally appeared _____, personally known to me to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same.

_____
Notary Public

S
E
A
L

My Commission Expires on _____.



SEWER EASEMENT 1 - ACROSS TWO SIXTEEN LLC - PARCEL SC-78-B-1-A:

A 15 FOOT WIDE EASEMENT FOR ACCESS, MAINTENANCE, OPERATION, AND REPLACEMENT OF A SEWER LINE FOR SANTA CLARA CITY, SAID EASEMENT BEING 7.5 FEET EITHER SIDE OF THE EXISTING SEWER LINE, THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS;

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Easement Exhibit for Santa Clara City and Two Sixteen LLC

DWG NAME	SCALE	DATE	PROJECT NUMBER	SHEET NUMBER
Easements	1" = 30'	9/16/2026	15928	1 of 1

DESIGN BY:	SURVEY BY:	CHECKED BY:	DRAWN BY:
D.B.	D.D.	J.T.S.	J.T.S.

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

City Council
Christa Hinton
Dave Pond
Janene Burton
Mark Hendrickson
Justin Caplin

CITY COUNCIL

Meeting Date: October 14, 2026 **Agenda Item:** 4

Applicant: Utah First Credit Union **Requested by:** Jim McNulty

Subject: PDC Amendment & Site Plan Review

Description:

Utah First Credit Union UFCU is requesting review and approval of a PDC Amendment and Site Plan for a commercial project. The proposed Site Plan includes a 3,300 square-foot office building on Lot 1 of the Silverado Santa Clara Amended Commercial Subdivision.

Recommendation: N/A **Attachments:** N/A

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara, Utah 84765

Phone (435) 673-6712 Fax (435) 628-7338

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

Staff Report

PDC Amendment & Site Plan Review
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: October 14, 2026
Current Zone: Planned Development Commercial, PDC
General Plan Designation: Main Street Commercial, MSC
Property Address: East of Harmon's and west of Pioneer Parkway/Red Mountain Drive intersection
Property Size: 0.76 acres
Request: PDC Amendment & Site Plan Review
Applicant Name: Utah First Credit Union UFCU, Darin Moody
Staff Planner: Jim McNulty
Meeting Type: Public Hearing

PROJECT DESCRIPTION

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

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

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

SITE & VICINITY DESCRIPTION

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

Request : PDC Amendment & Site Plan Review

SITE PLAN REVIEW ITEMS

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

1. **Site Plan Layout:** Two (2) points of primary ingress/egress will be provided to the site from Sego Lily Way via Pioneer Parkway (east) and from the Harmon's Center to the west. The internal access road (Sego Lily Way) is private and designed to be 30' in width. An internal cross access easement providing a connection with the Harmon's Shopping Center is required for the project. A deceleration lane was installed by Cole West allowing for right hand turning movements into the project off Pioneer Parkway. The Site Plan includes a drive-thru aisle with queuing for several vehicles. The drive-thru aisle has been designed to allow for appropriate vehicle turning movements and is 16' in width. Three (3) drive-thru lanes are proposed for the credit union. A copy of **the Site Plan is attached.**

2. **Building Design & Materials:** The proposed building materials include limestone panels, ACM panels that are charcoal, natural aluminum, and custom orange, insulated glazing with metal window frames, and a roofing membrane system. All roof top mechanical equipment shall be appropriately screened and located behind a parapet wall. Building height is limited to 35' within the PDC zone. The proposed building height is approximately 23 feet. The **signature elements are back-lit orange translucent panels** on the south, and west facades. These will be on a timed dimmer, to dim from 10 PM to 7 AM in the spring/summer months, and from 5 PM to 7 AM during the winter months. A copy of the **Building Elevations is attached.**

3. **Required Parking:** This building will include one office tenant. City staff want to make sure enough parking is available for each business; however, we don't want the property to be over parked. The Site Plan includes **22 parking spaces (2 ADA spaces) for the site.** Chapter 17.32 of city code requires 1 space per 250 square feet of office and/or retail space. This equates to 13 parking spaces required. The Development Agreement for the overall project allows for shared parking between all commercial lots if needed. The applicant is aware of this requirement and recognizes that the parking spaces adjacent to Sego Lily Way are likely to be used by others. Each individual Site Plan Review will allow the opportunity to review the needed parking for each building and tenants.

4. **Project Landscaping:** The final landscape and irrigation plans will be required to comply with **Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards).** It appears that the proposed site landscaping will provide a nice buffer along Pioneer Parkway. The applicant has hired a landscape architect to do this work. It appears that the submitted landscape and irrigation plan meets city code. The total open space area for the site is 9,924 sq ft (30%), with the landscaped area taking 8,868 sq ft (27%) of the open space.

5. **Outdoor Lighting:** Chapter 17.68.040 indicates that all outdoor lighting shall not adversely impact surrounding residential uses. All lighting shall be shielded and directed downward to avoid light spill. The applicant has provided a Photometric Plan for review. **Parking lot lighting is limited to 16'** in height which includes the base of the light pole. The applicant will be required to work with City staff to determine compliance.

6. **Dumpster Enclosure:** Chapter 17.36 of city code requires **a dumpster enclosure** for garbage collection. A dumpster enclosure is required to be screened from street views. A dumpster enclosure requires a CMU wall with solid metal gates for durability. The dumpster enclosure is appropriately located and screened from street views.

7. **Project Signage:** A sign review will be required for the project. Recently, the City adopted Ordinance #2026-05 allowing Planned Center Monument Signs. The applicant will be required to come to Planning Commission later for a PDC sign review.

8. **Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD, prior to obtaining a building permit.

9. **Dust Control:** The applicant will be required to submit a dust control plan for the site prior to obtaining a building permit. Precautionary measures are needed to protect the general health, safety, and welfare of residents, business owners, and visitors in the vicinity.

10. **Development Agreement:** A Development Agreement between Cole West LLC and Santa Clara City was recorded for the overall project on October 23, 2025.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property prior to the September 17, 2026, public hearing. 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

On September 17, 2026, the Planning Commission held a public hearing and forwarded a recommendation of approval to the City Council. City staff recommend that the City Council review the PDC Amendment and Site Plan for Lot 1 (UFCU) of the Silverado Santa Clara Amended Commercial Subdivision to determine if the application is complete. If the application is determined to be complete, City staff would recommend that the City Council consider granting approval subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to install site improvements which meet city standards.
3. That the project be built according to the approved Site Plan. That this includes but is not limited to all items listed in the staff report.
4. That the building design/materials/height/setbacks comply with the Site Plan as presented by the applicant. That substantial changes to these items will require an amendment to the Site Plan.

5. That a timed dimmer, to dim the back-lit orange translucent panels from 10 PM to 7 AM in the spring/summer months, and from 5 PM to 7 AM during the winter months is required.
6. That roof top mechanical equipment must be appropriately screened and located behind a parapet wall.
7. That 22 parking spaces (including 2 ADA spaces) be provided for the project.
8. That the final landscape and irrigation plans be required to comply with City Ordinance #2024-02, Water Efficient Landscaping & Conservation Standards.
9. That all outdoor lighting be shielded and directed downward to avoid light spill. Parking lot lighting is limited to 16' in height which includes the base of the light pole.
10. That a dumpster enclosure with a CMU wall and solid metal gates for durability be provided as located on the Site Plan.
11. That project signage be reviewed by the Planning Commission at a later date.
12. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
13. That the applicant submits a dust control plan for the site prior to obtaining a building permit.
14. That an ADA accessible pedestrian egress route to the public right-of-way is required and included on the Site Plan.

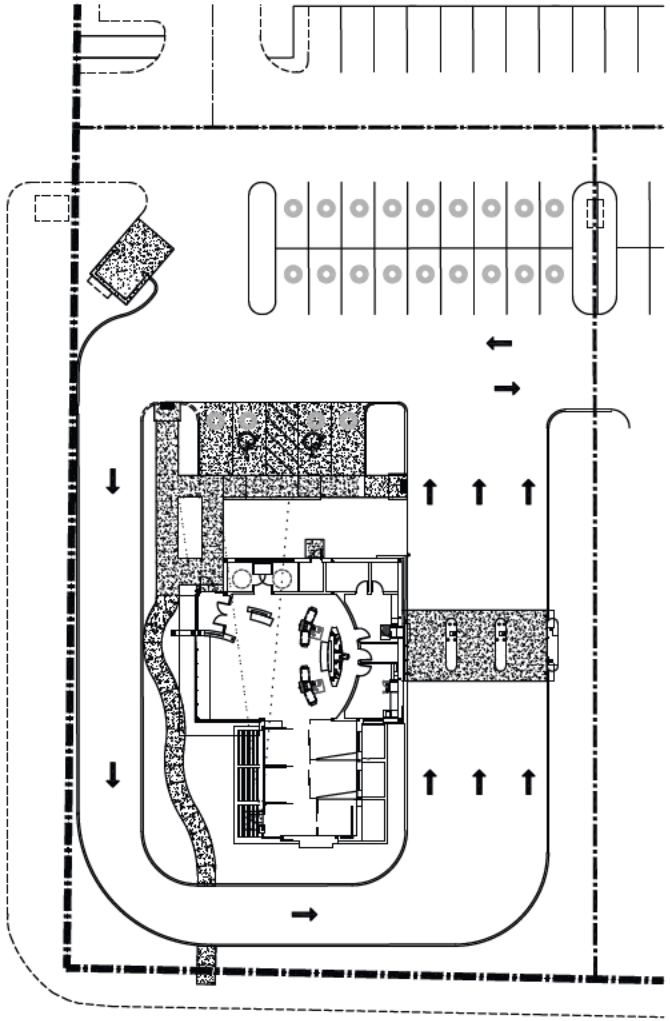
SITE LEGEND:

PARKING REQUIREMENTS:

ZONE: (Current) : PD-R (PLANNED DEVELOPMENT RESIDENTIAL)
LOT 1
AREA: 32,944 SQ. FT. = .76 ACRES

REQUIRED STALLS: 1 PER 250 S.F.

AREA PROVIDED:	3,290 S.F.
REQUIRED STALLS: 1/250 =	13 STALLS
ACCESSIBLE STALLS REQUIRED:	1 VAN STALL
PARKING PROVIDED:	22 STALLS



A1 SITE PLAN
1/16" = 1'-0"

FFKR ARCHITECTS
230 Pontific Avenue • Salt Lake City, Utah 84104
o 801.521.0555 • FFKR.COM

UTAH FIRST CREDIT UNION

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

SITE PLAN

AS-101



VICINITY MAP



SITE MAP

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

GENERAL NOTES

1 CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER

2 ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION

3 ALL CONSTRUCTION SHALL ADHERE TO SANTA CLARA CITY AND APWA STANDARD PLANS AND SPECIFICATIONS

4 ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD

5 THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D) IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

1 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY

2 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER

3 UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS

4 ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS

CONTACTS

ENGINEER & SURVEYOR
FOCUS CONSULTING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: PARK SORENSON

OWNER/DEVELOPER
FFKR ARCHITECTS
730 PACIFIC AVENUE, SALT LAKE CITY, UTAH 84014
(801) 521-6186
CONTACT: ROB MERRICK

BENCHMARK

NORTH QUARTER CORNER OF SECTION 9
TOWNSHIP 42 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
ELEV. 2965.53
DATUM: NAVD 88

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

FFKR ARCHITECTS

UTAH FIRST CREDIT UNION

Utah First Credit Union – Proposed Santa Clara Branch
Pioneer Parkway – CW Santa Clara Subdivision – Lot 1
Santa Clara, UT
Cover

REAL

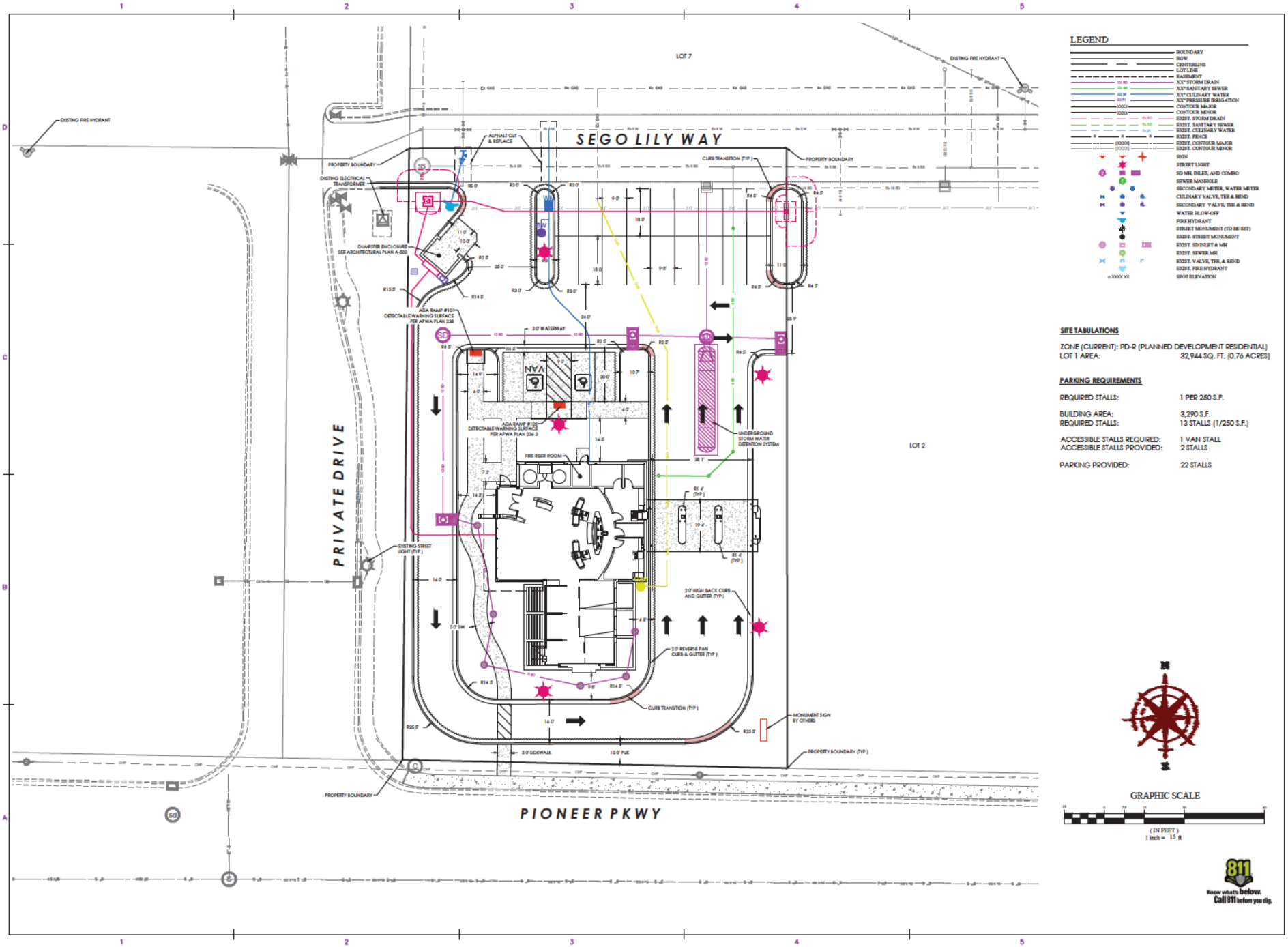
PROJECT # 25-004

DATE 10/08/25

STATUS

COVER

C1.0



LEGEND

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

SITE TABULATIONS

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

PARKING REQUIREMENTS

REQUIRED STALLS:	1 PER 250 S.F.
BUILDING AREA:	3,290 S.F.
REQUIRED STALLS:	13 STALLS (1/250 S.F.)
ACCESSIBLE STALLS REQUIRED:	1 VAN STALL
ACCESSIBLE STALLS PROVIDED:	2 STALLS
PARKING PROVIDED:	22 STALLS

GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft

811 Know what's below. Call 811 before you dig.

FFKR ARCHITECTS

UTAH FIRST CREDIT UNION

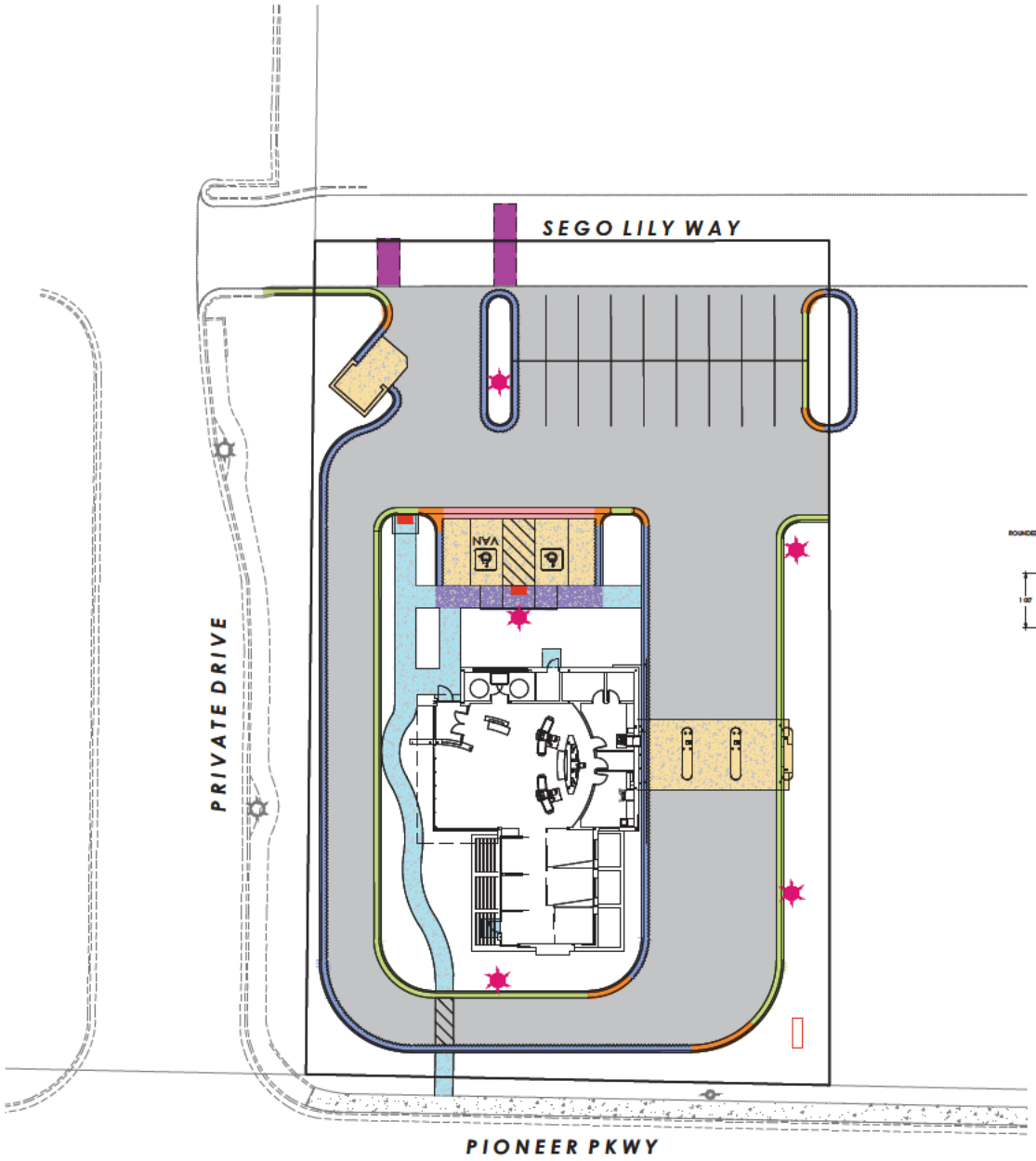
Utah First Credit Union – Proposed Santa Clara Branch
Pioneer Parkway – CW Santa Clara Subdivision – Lot 1
Santa Clara, UT
Proposed Site Plan

SEAL

PROJECT # 25-004
DATE 10/08/25
STATUS

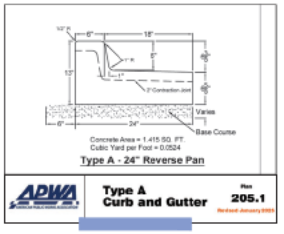
SITE PLAN

C3.0

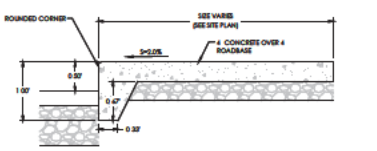


HARDSCAPE LEGEND

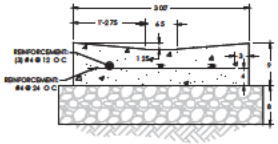
- 24" STANDART CURB PER APWA 205.1 TYPE A
- 24" REVERSE PAN CURB & GUTTER PER APWA 205.1 TYPE A
- TRANSITION ZONE
- 3' WATER WAY
- SIDEWALK 4" CONCRETE OVER 4" ROAD BASE
- MATCH EXISTING ASPHALT TO BE REPLACED
- DRIVE AISLE 2.5" ASPHALT OVER 4" ROADBASE OVER 8" OF STRUCTURAL SUBBASE
- CONCRETE DRIVE WAY 5" CONCRETE OVER 5" ROADBASE
- MONOLITHIC SIDEWALK 4" CONCRETE OVER 4" ROADBASE



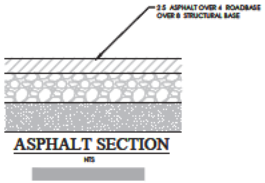




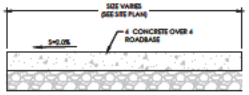
MONOLITHIC CONCRETE SIDEWALK
NTS



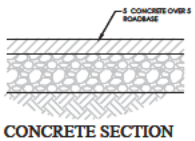
3' WATERWAY
NTS



ASPHALT SECTION
NTS



SIDEWALK SECTION
NTS



CONCRETE SECTION
NTS



GRAPHIC SCALE

(IN FEET)
1 inch = 15 ft

811
Know what's below.
Call 811 before you dig.

FFKR ARCHITECTS

UTAH FIRST CREDIT UNION

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

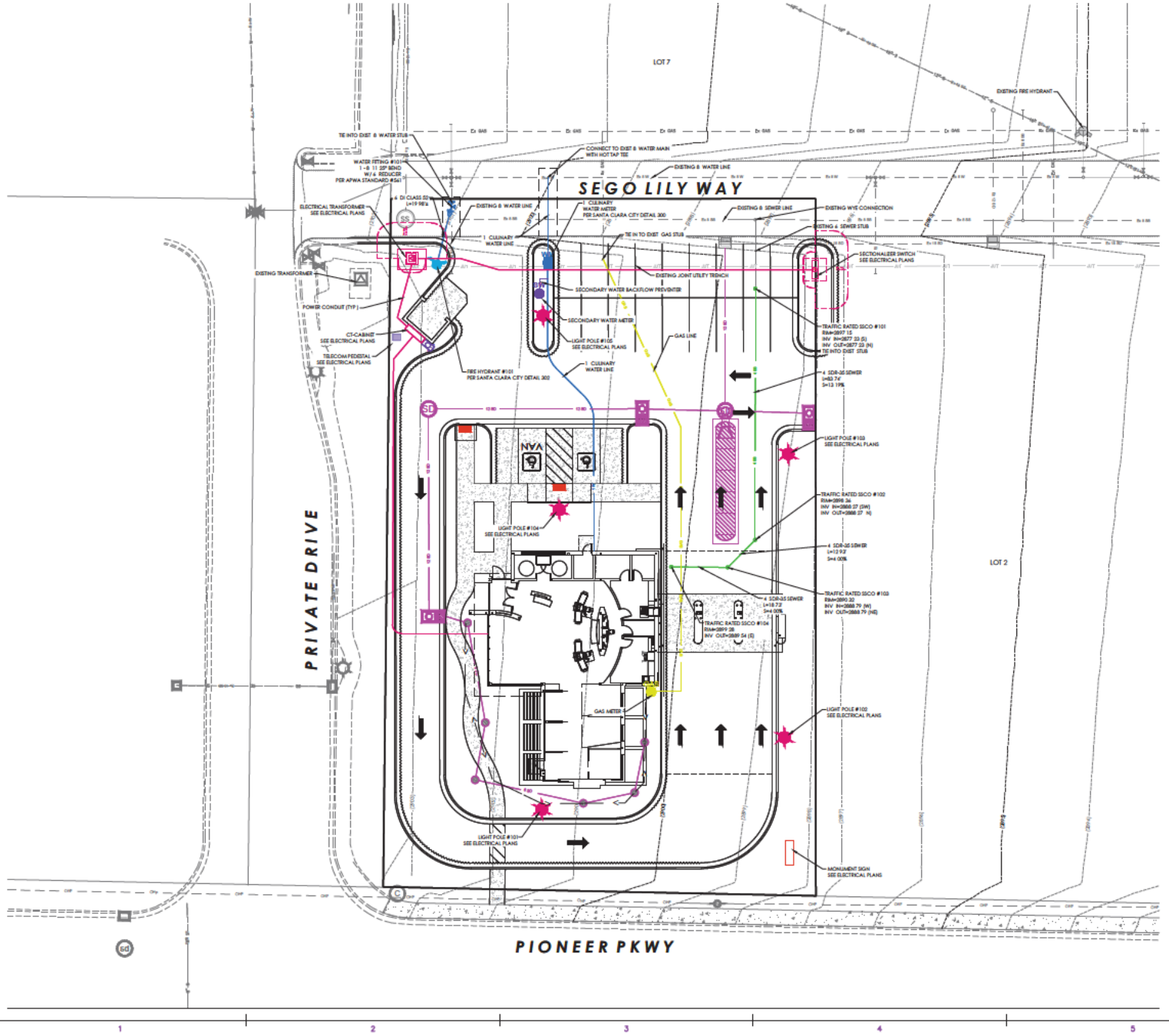
REAL

THOMAS M. ROMNEY
6010617
STATE OF UTAH

PROJECT # 25—004
DATE 10/08/25
STATUS

HARDSCAPE PLAN

C3.1



LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
XX" STORM DRAIN
XX" SANITARY SEWER
XX" CULINARY WATER
XX" PRESSURE IRRIGATION
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SIGN
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
SECONDARY METER, WATER METER
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EXIST. STREET MONUMENT
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
SPOT ELEVATION

NOTE TO CONTRACTOR:

ALL PROPOSED UTILITIES TO BE BUILT UNDERGROUND.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 15 ft

811 Know what's below. Call 811 before you dig.

FFKR ARCHITECTS

UTAH FIRST CREDIT UNION

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

SEAL

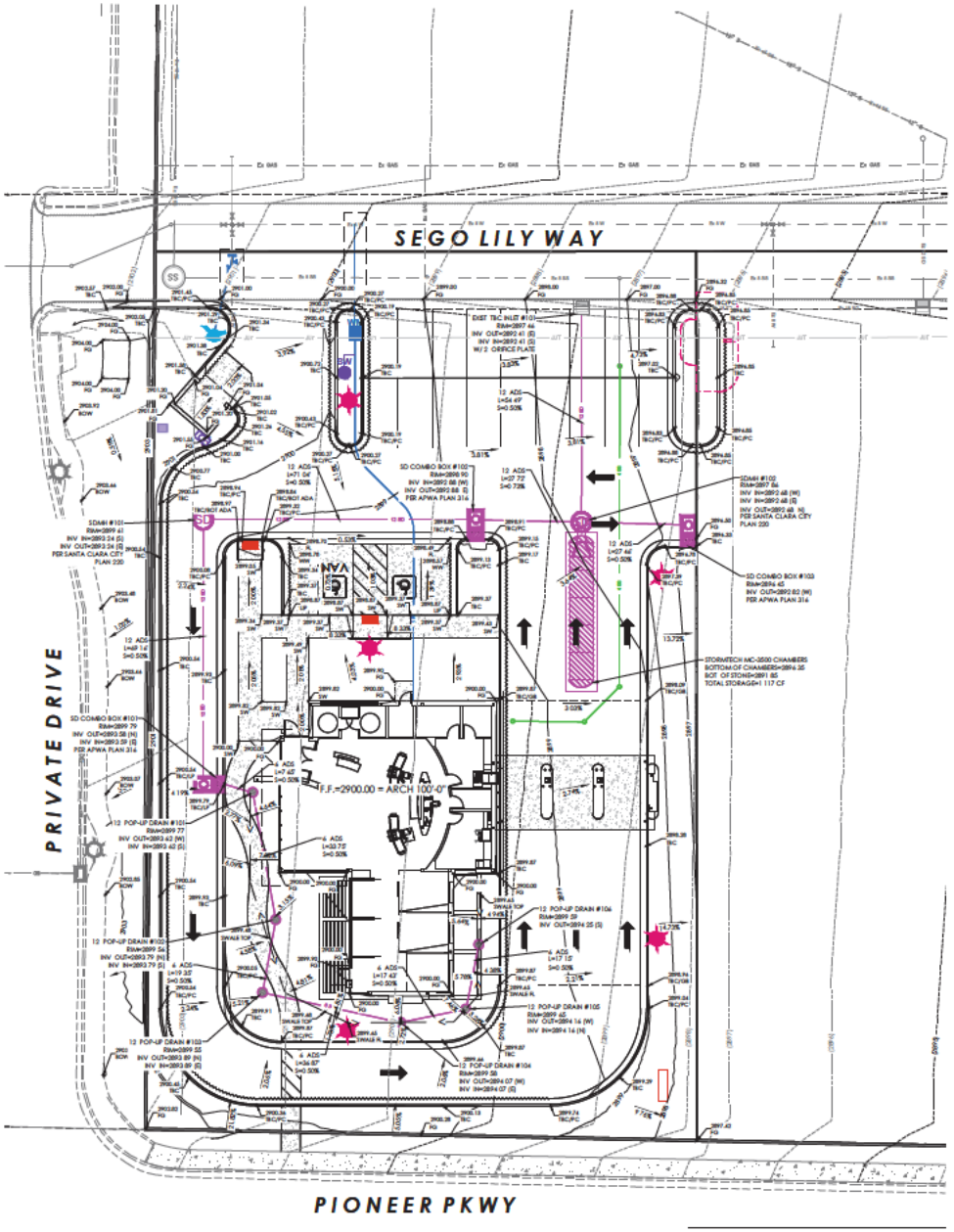
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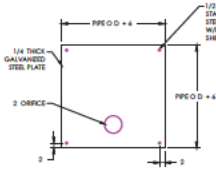
DATE 10/08/25

STATUS

UTILITY PLAN

C4.0

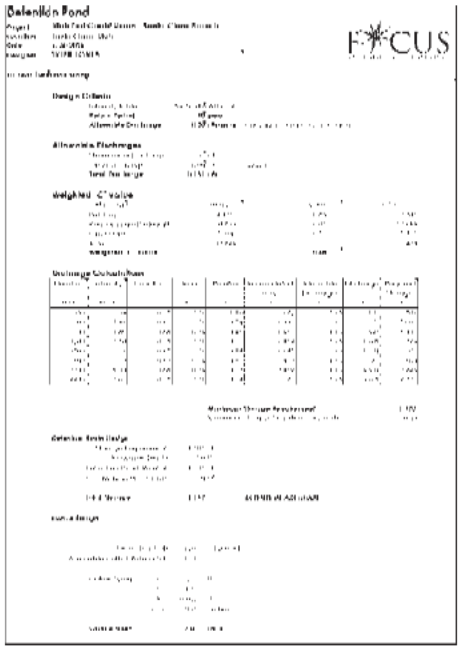




ORIFICE PLATE
NTS

LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
XX" STORM DRAIN
XX" SANITARY SEWER
XX" CULINARY WATER
XX" PRESSURE IRRIGATION
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
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SPOT ELEVATION



GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft

Know what's below. Call 811 before you dig.

FFKR ARCHITECTS
70 W Pierpont Avenue, Salt Lake City, Utah 84101
t: 801.328.2800 | www.ffkr.com

UTAH FIRST CREDIT UNION

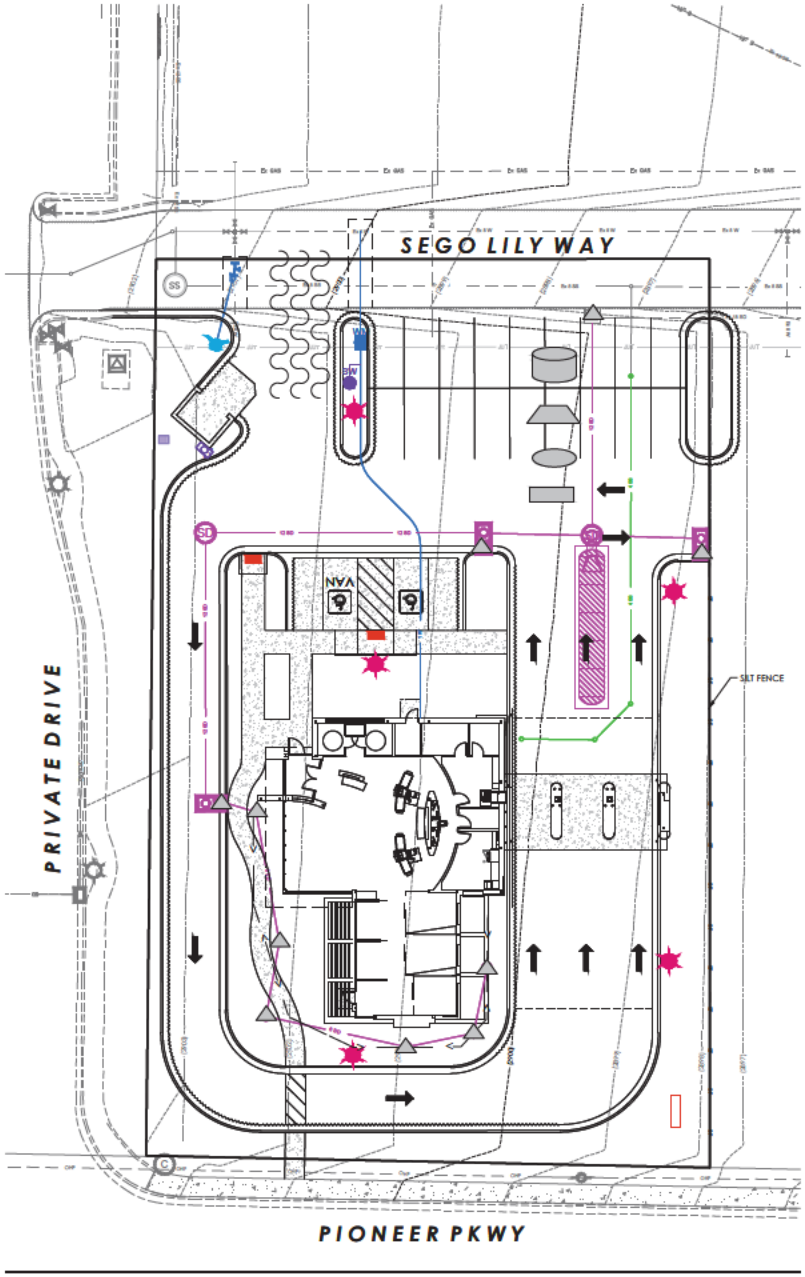
Utah First Credit Union – Proposed Santa Clara Branch
Pioneer Parkway – CW Santa Clara Subdivision – Lot 1
Santa Clara, UT
Proposed Grading & Drainage Plan

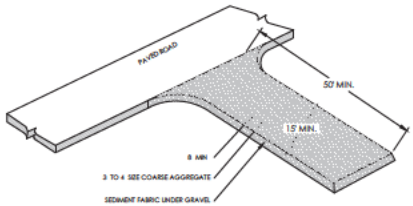
SEAL

PROJECT # 25-004
DATE 07/13/26
STATUS

GRADING & DRAINAGE PLAN

C5.0

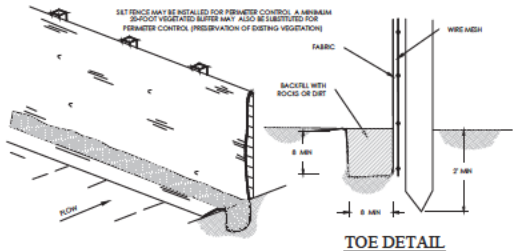




STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL LEGEND

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

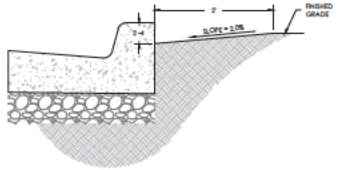


TOE DETAIL

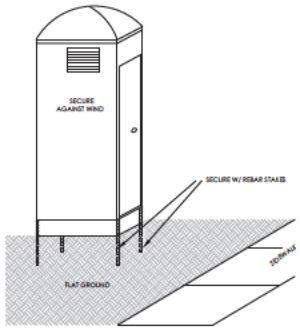
SILT FENCE



INLET PROTECTION - GRAVEL BAGS



CURB SEDIMENTATION TRAP



PORTABLE TOILET



GRAPHIC SCALE

(IN FEET)
1 inch = 15 ft

811 Know what's below. Call 811 before you dig.

FFKR ARCHITECTS

UTAH FIRST CREDIT UNION

Utah First Credit Union – Proposed Santa Clara Branch
Pioneer Parkway – CW Santa Clara Subdivision – Lot 1
Santa Clara, UT
Proposed Erosion Control Plan

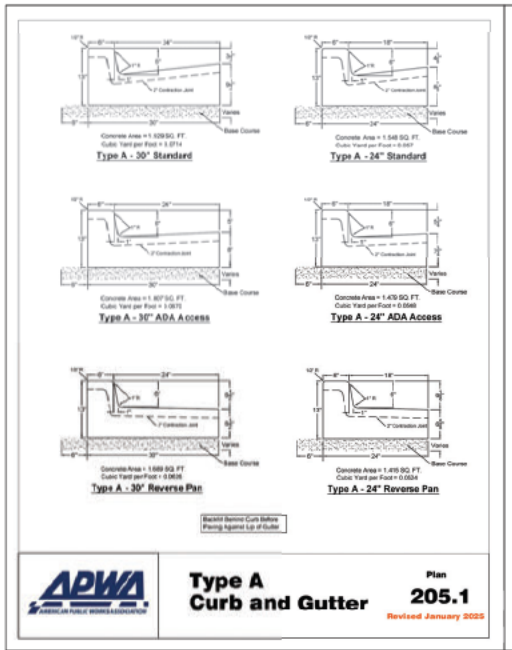
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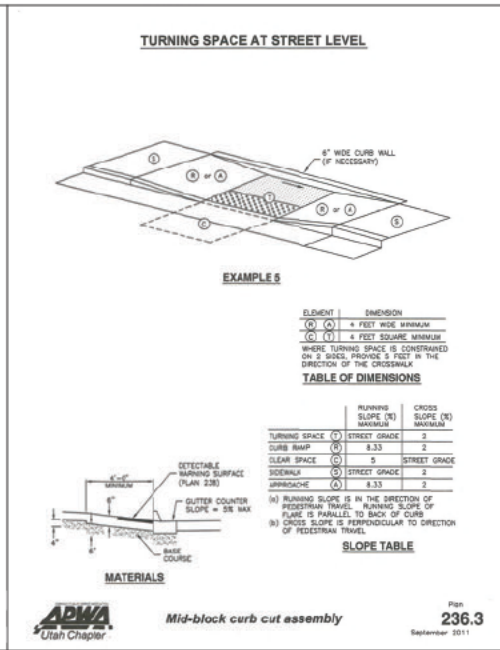
PROJECT # 25-004

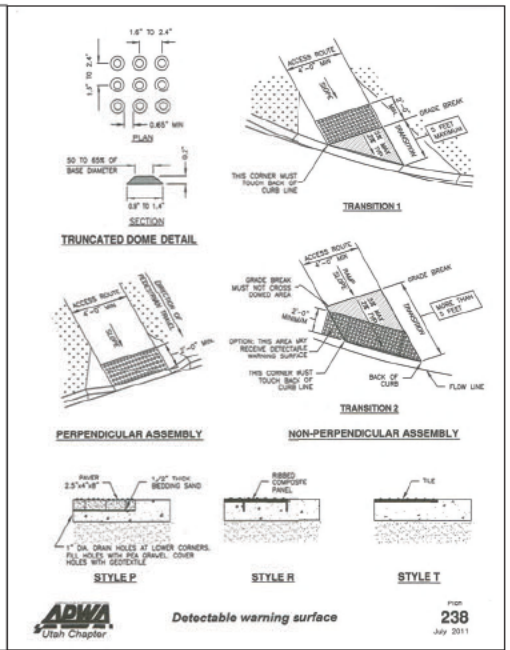
DATE 10/08/25 STATUS

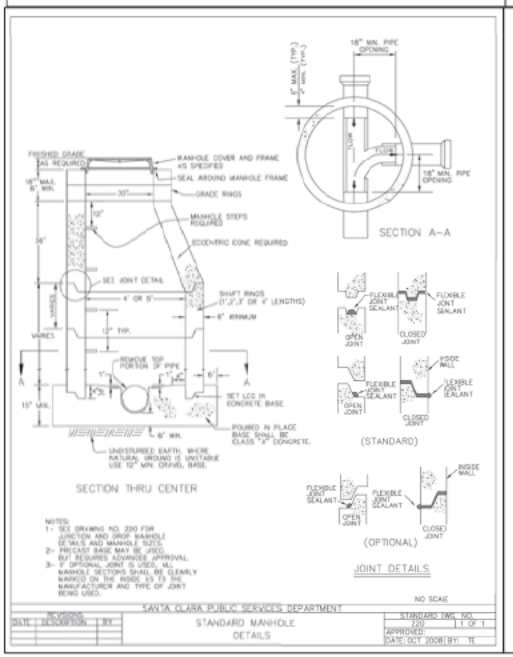
EROSION CONTROL PLAN

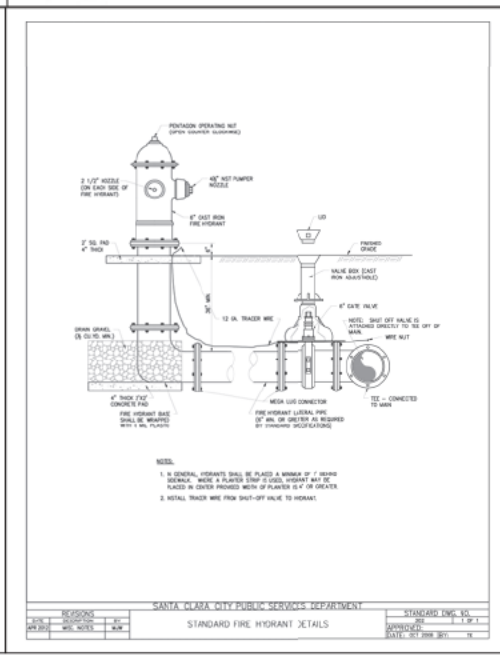
C6.0

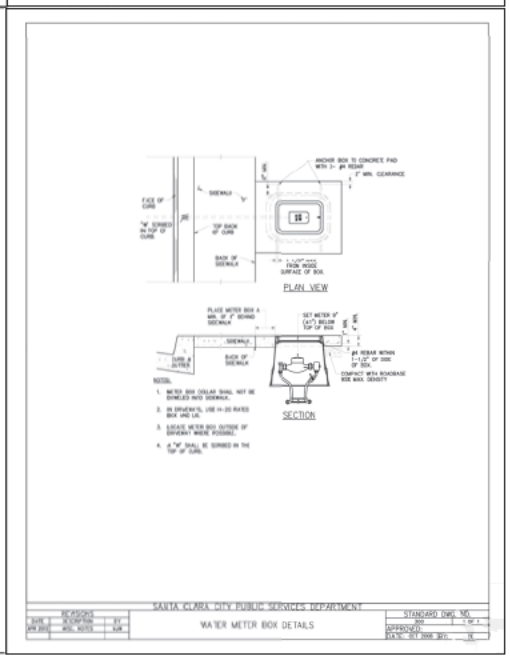












FFKR ARCHITECTS

UTAH FIRST CREDIT UNION

Utah First Credit Union – Proposed Santa Clara Branch
Pioneer Parkway – CW Santa Clara Subdivision – Lot 1
Santa Clara, UT
Proposed Details

SEAL

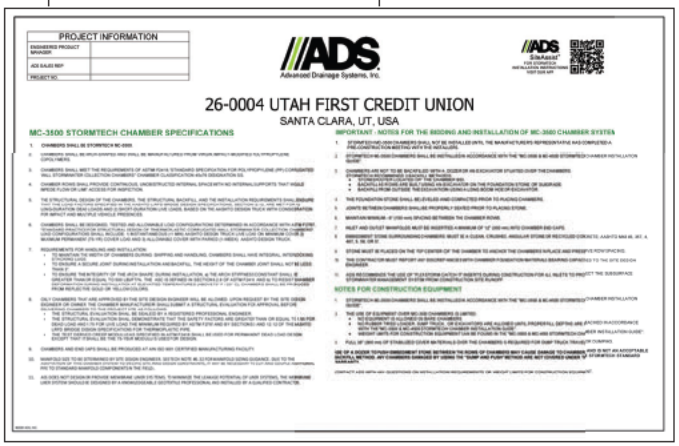
PROJECT # 25-004

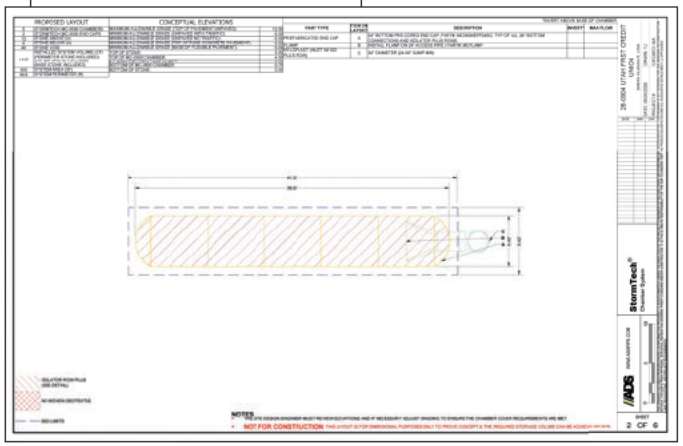
DATE 10/08/25

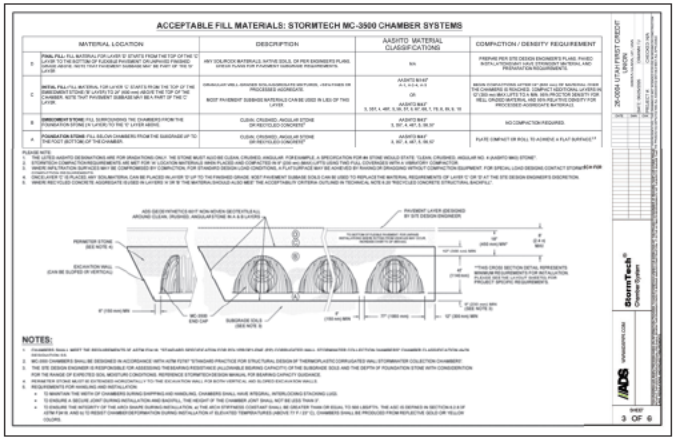
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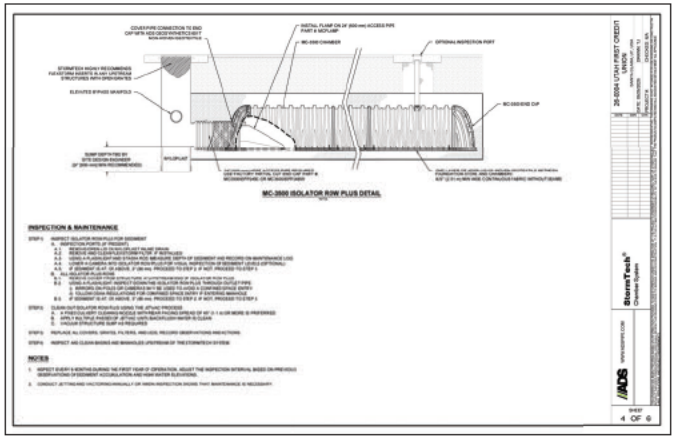
DETAILS

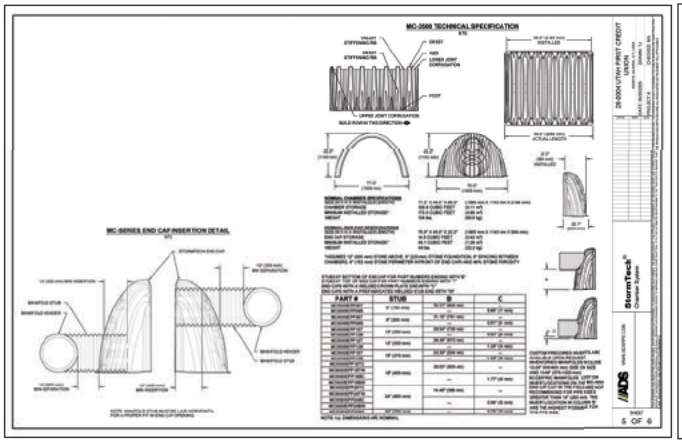
D1.0

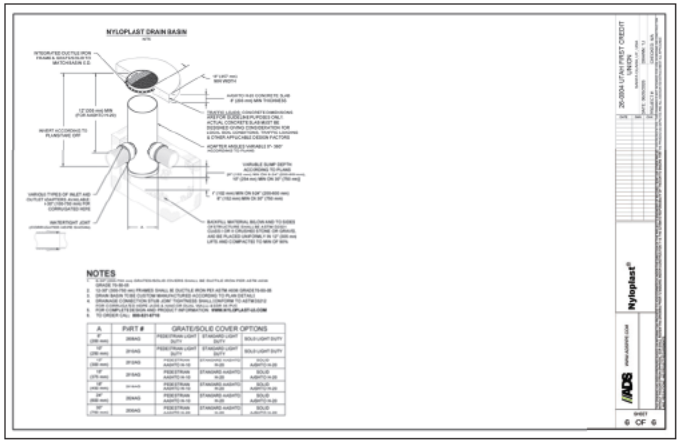












FFKR ARCHITECTS

UTAH FIRST CREDIT UNION

Utah First Credit Union – Proposed Santa Clara Branch
Pioneer Parkway – CW Santa Clara Subdivision – Lot 1
Santa Clara, UT
Proposed Details

SEAL

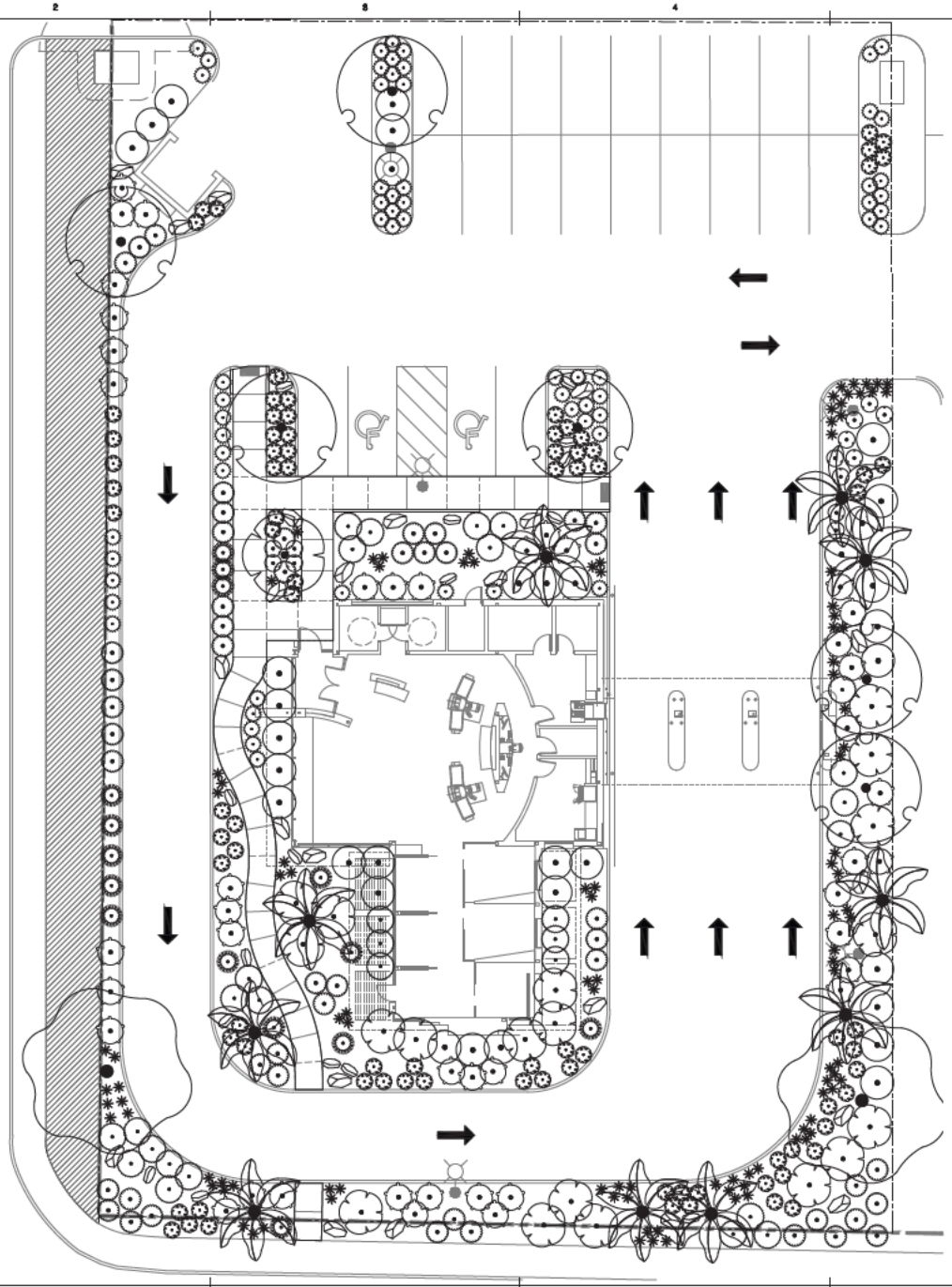
PROJECT # 26–004

DATE 10/08/26

STATUS

DETAILS

D2.0



LANDSCAPE CALCULATIONS

BU LD NG AREA	3,403 SQFT	10%
ROAD HARDSCAPE AREA	19,505 SQFT	59%
OPEN SPACE (LANDSCAPE AREA)	10,036 SQFT (8,672 SQFT)	31% (26%)
TOTAL AREA	32,944 SQFT	100%

GENERAL NOTES

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

0 10 20 30 feet

1" = 10'

FFKR | LANDSCAPE & PLANNING

UTAH FIRST CREDIT UNION

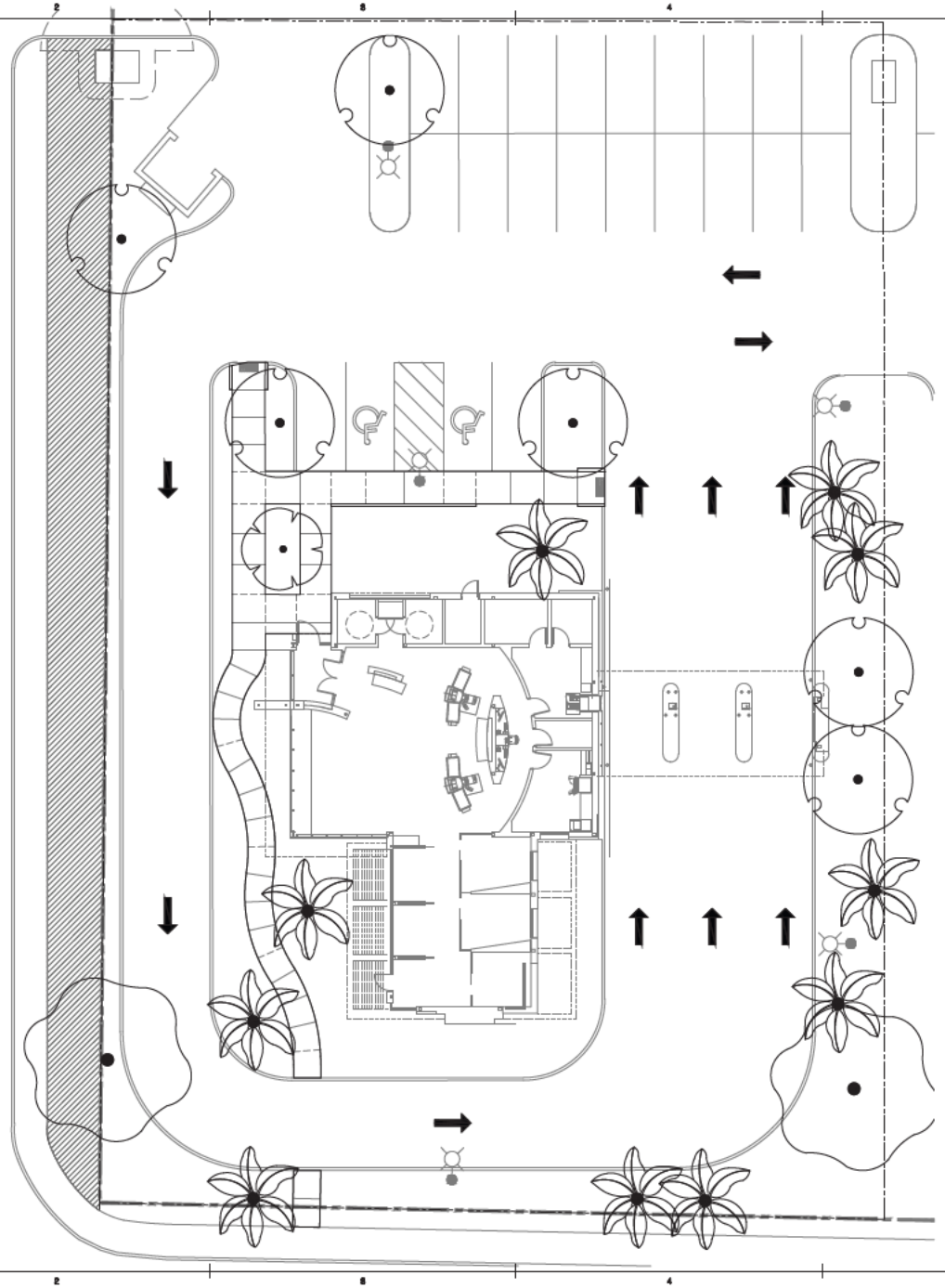
UTAH FIRST CREDIT UNION - Proposed Santa Clara Branch
Pioneer Parkway, CW Santa Clara Subdivision - Lot 1
Santa Clara, UT
Proposed Site Plan

PROJECT NUMBER 26002

△ DATE REVISION

OVERALL LANDSCAPE PLANTING PLAN

LA500



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	Cd	Cercidium x 'Desert Museum' Desert Museum Palo Verde	1.75"	6
	Pv	Prunus cerasifera Krauter Vesuvius Krauter Vesuvius Purple-leaf Plum	1.75"	1
	Up	Ulmus parvifolia Std Evergreen Elm Tree	1.75"	2
	Wf	Washingtonia filifera California Fan Palm	8' Clear Trunk	10

GENERAL NOTES

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11. PROVIDE BURLAP WRAPPING TO SECOND BRANCH WITH 50% OVERLAP.

0 10 20 30 feet

1" = 10'

FFKR | LANDSCAPE & PLANNING

UTAH FIRST CREDIT UNION

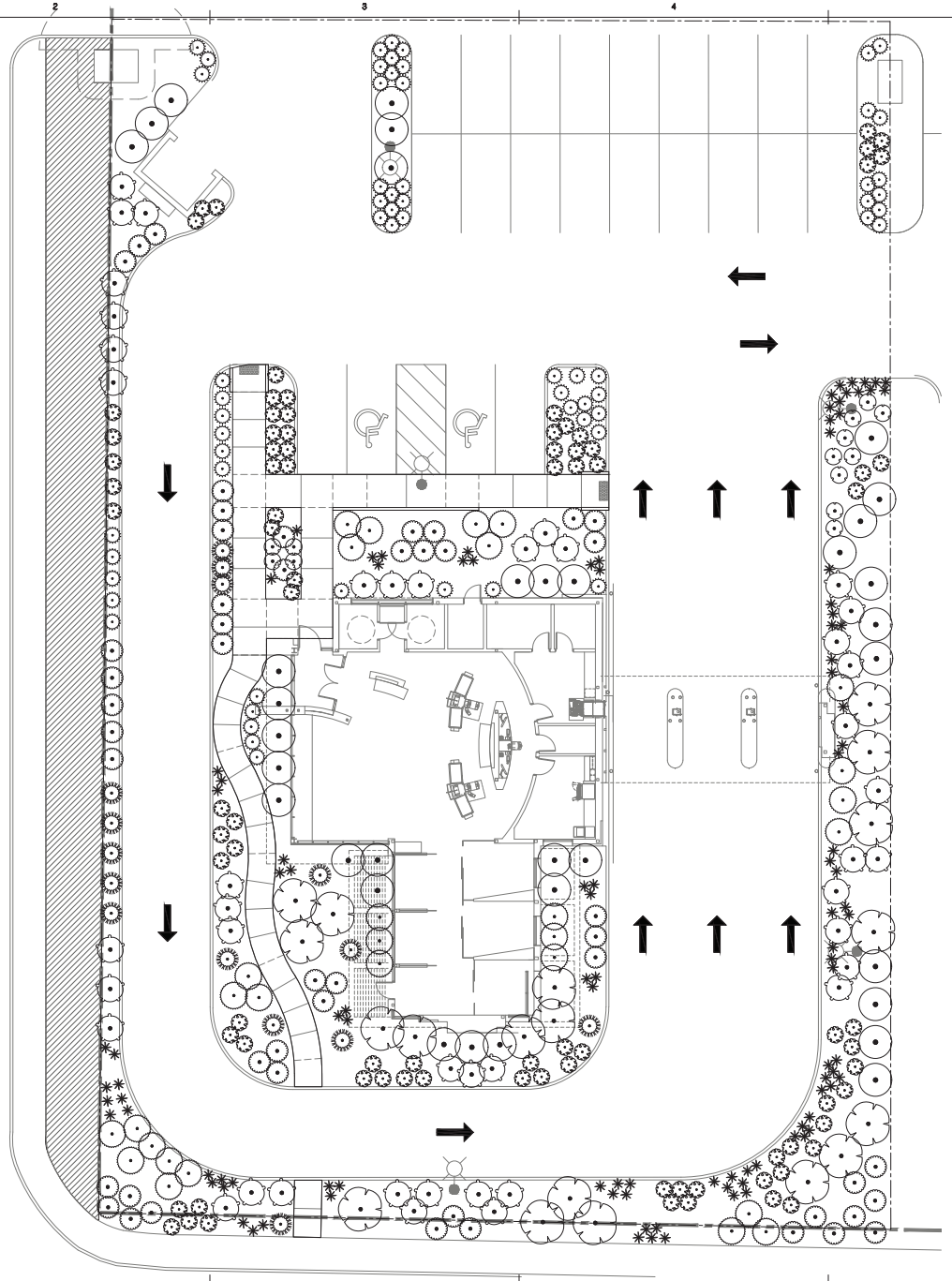
UTAH FIRST CREDIT UNION - Proposed Santa Clara Branch
Pioneer Parkway, CW Santa Clara Subdivision - Lot 1
Santa Clara, UT
Proposed Site Plan

PROJECT NUMBER 26002

△ DATE REVISION

TREE PLANTING PLAN

LA501



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	Bm	Buxus microphylla 'Japonica' Japanese Boxwood	5 gal	34
	Cb	Caryopteris x clandonensis Blue Mist Blue Mist Bluebeard	5 gal	85
	Oe	Olea europaea 'Little Ollie' Jojoba	5 gal	19
	Pi	Rhaphiolepsis indica 'Pinkie Pinkie Indian Hawthorn	5 gal	43
GROUNDCOVERS				
	Lp	Lantana montevidensis Purple Trailing Lantana	1 gal	13
PERENNIALS				
	Ag	Agave geminiflora Twin Flowered Agave	1 gal	112
	Hp	Hesperaloe parviflora Yucca	1 gal	15
	Nt	Nassella tenuissima Mexican Feather Grass	1 gal	62
	Pa	Perovskia atriplicifolia Russian Sage	1 gal	29
	Rb	Ruellia brittoniana Mexican Petunia	1 gal	49

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
SHRUB AREAS			
	Ep	Existing planting to remain	2,249 sf

GENERAL NOTES

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

0 10 20 30 feet

1" = 10'

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PROJECT NUMBER 26002

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SHRUB PLANTING PLAN

LA502



LANDSCAPE CALCULATIONS

BUILDING AREA	3,403 SQFT	10%
ROAD HARDSCAPE AREA	19,505 SQFT	59%
OPEN SPACE (LANDSCAPE AREA)	10,036 SQFT (8,672 SQFT)	31% (26%)
TOTAL AREA	32,944 SQFT	100%

GENERAL NOTES

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

0 10 20 30 feet

1" = 10'

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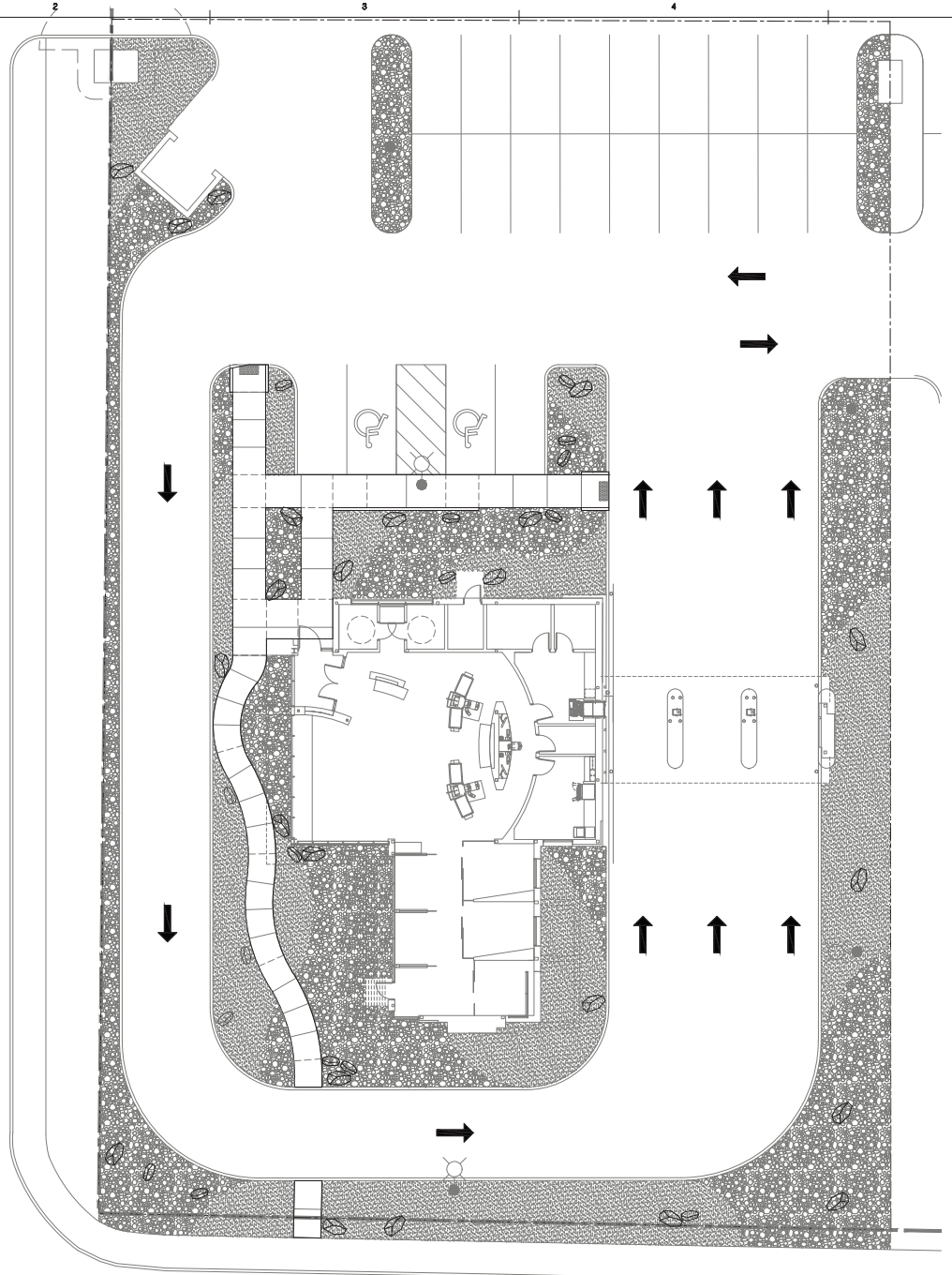
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OVERALL LANDSCAPE PLANTING PLAN

LA500



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
MULCH				
	Ma	Mineral Mulch Apache Brown	1-2"	4,706 sf
	Mb	Mineral Mulch Apache Gold 'Chunky'	2-4"	3,778 sf
	Lb	Landscape Boulders	3-4'	39

GENERAL NOTES

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0 10 20 30 feet

1" = 10'

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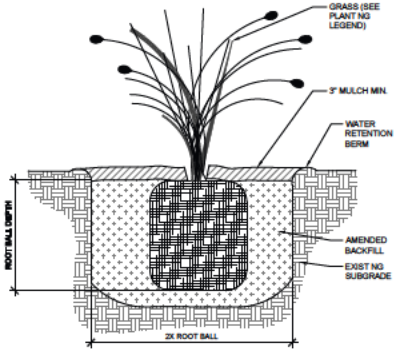
MULCH PLANTING PLAN

LA503

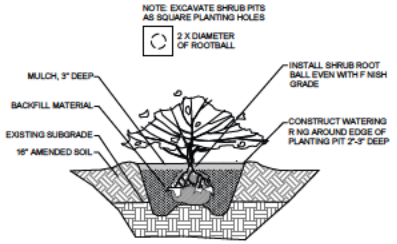


NOTES:
1. PLACE BOULDER NTO GROUND SO THAT 1/3 OF THE BOULDER IS BELOW FINISH GRADE.
2. DO NOT PLACE BOULDER D RECTLY ONTO GRADE LEVEL. DO NOT ADD TOPSOIL OR ROCK MULCH TO BASE OF BOULDER TO ACH EVE SETT NG DEPTH.
3. WATER SETTLE AND COMPACT BACKFILL

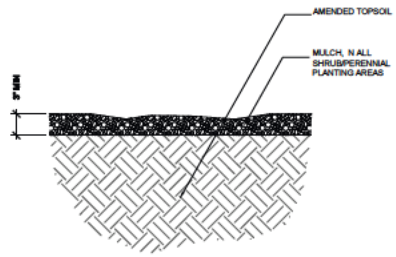
C5 BOULDER PLACEMENT
NTS



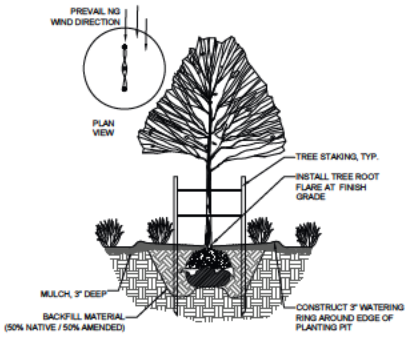
B3 ORNAMENTAL GRASS PLANTING
NTS



B5 SHRUB PLANTING DETAIL, TYP.
NTS



A3 MULCH AT PLANTING AREA
1 1/2" = 1'-0"



A5 TREE IN PLANTING AREA
NTS

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PLANTING DETAILS

LA600

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
270	Rain Bird RD-12-P90-F-U** SQ Series 12in. Pop-Up, with 90 pal in-ebem pressure regulation, and Flow-Shield Technology. 1/2in. NPT female threaded inlet.	30	A1/LA800 A2/LA800
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1in. PEB Valve, with 1in. Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.		A3/LA800 C4/LA801
	Netafim TLSOV Netafim TLSOV- 1/2in. manual flush valve, barbed insert. Install in 10in. box, with adequate blank tubing to extend valve out of valve box.		A4/LA800
	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.		B2/LA800
	Area to Receive Drip Emitters Rain Bird XBCV-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 05PC 0.5 GPH=blue, 10PC 1.0 GPH=black, and 20PC 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet. With check valve.	20	B3/LA800 B4/LA800
	Emitter Notes: 10PC emitters (2 assigned to each 1 gal plant)		
	20PC emitters (2 assigned to each 5 gal plant)		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
	Rain Bird PEB 1in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration.		C2/LA800 C4/LA801
	Rain Bird 44-LRC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.		C3/LA800
	Shut Off Valve - Mainline Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location.		C4/LA800
	Shut Off Valve - Manifold Spears 2100 True Union PVC Ball Valve, size per line.		A1/LA800 C4/LA801
	Rain Bird PESB 1" Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.		A2/LA801
	Stop & Waste Valve H-10283N Mueller Mark II Orseal Curb Valve, F P thread x FIP thread, size per line.		A3/LA801
	Febco 825YA 3/4" Reduced Pressure Backflow Preventer In Guardshack Security Enclosure.		A4/LA801 B1/LA801
	Rain Bird ESP4ME3 with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. Include LNK WiFi Module for internet connection.		B3/LA801
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, Includes 1 receiver and 1 rain/freeze sensor transmitter.		B4/LA801
	Rain Bird UFS-100 1in. Ultrasonic Flow Sensors, with Glass Filled Nylon Body. Operating Range 3 GPM-50 GPM.		C1/LA801
	Irrigation Point of Connection		See Civil Plans
	Irrigation Lateral Line: PVC Schedule 40		C2/LA801
	Irrigation Mainline: PVC Schedule 40		C2/LA801
	Pipe Sleeve: PVC Schedule 40 Type pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.		C3/LA801

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PRECIP
C1	Rain Bird XCZ-100-LC	1"	Area for Drip Emitters	8.93	20	31.9	0.57 in/h
C2	Rain Bird PEB	1"	Shrub Spray	1.8	30	31.4	1.68 in/h
C3	Rain Bird PEB	1"	Shrub Spray	1.8	30	31.5	1.68 in/h
C4	Rain Bird XCZ-100-LC	1"	Area for Drip Emitters	2.97	20	27.4	0.38 in/h
C5	Rain Bird XCZ-100-LC	1"	Area for Drip Emitters	9.8	20	34.5	0.44 in/h
C6	Rain Bird PEB	1"	Shrub Spray	4.2	30	32.1	1.68 in/h
C7	Rain Bird PEB	1"	Shrub Spray	4.2	30	32.2	1.68 in/h

CRITICAL ANALYSIS

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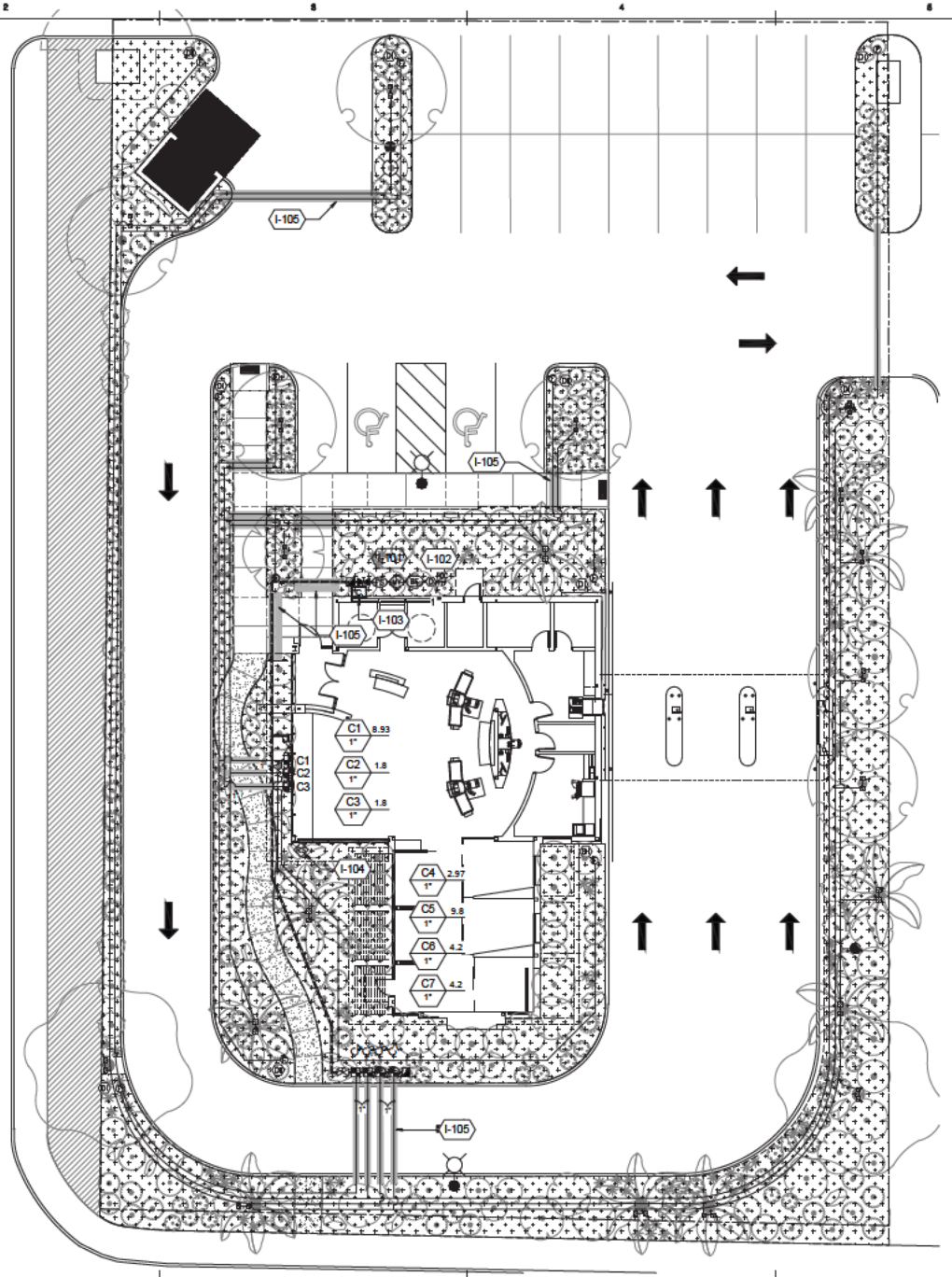
P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Custom Max Flow: 12 GPM
Flow Available: 12 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Pressure Available: 60 PSI

DESIGN ANALYSIS
Flow Velocity: 5 ft.sec.
Maximum Station Flow: 9.8 GPM
Flow Available at POC: 12 GPM
Residual Flow Available: 2.2 GPM

Critical Station: C5
Design Pressure: 20 PSI
Friction Loss: 2.41 PSI
Fittings Loss: 0.24 PSI
Elevation Loss: 0 PSI
Loss through Valve: 11.8 PSI
Pressure Req. at Critical Station: 34.5 PSI
Loss for Fittings: 0.33 PSI
Loss for Main Line: 3.34 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.3 PSI
Loss for Master Valve: 1.8 PSI
Critical Station Pressure at POC: 51.2 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 8.78 PSI



IRRIGATION SCHEDULE

CODE	DESCRIPTION
I-101	**IRRIGATION POINT OF CONNECTION** THERE IS ONE POINT OF CONNECTION ON THIS PROJECT IN THE APPROXIMATE LOCATION SHOWN. CONTRACTOR SHALL LOCATE AND CONNECT TO THE BUILD NG WATER SUPPLY L NE, DOWNSTREAM OF THE BU LDING WATER METER (PROVIDED BY OTHERS) WITH SCH 40 PVC AT DEPTH OF 48" OR PER LOCAL CODE, WHICHEVER IS GREATER, TO BACKFLOW PREVENTER. INSTALL ONE STOP & WASTE VALVE UPSTREAM OF BACKFLOW PREVENTER. INSTALL ONE FEBCO 825YA BACKFLOW PREVENTER IN A GUARDSHACK SECURITY ENCLOSURE. EXTEND SCH 40 PVC PIPE A MINIMUM OF 30" BEYOND ENCLOSURE TO ONE MANUAL DRA N VALVE. EXTEND SCH 40 PVC MA NLINE TO ONE MASTER VALVE, ONE FLOW SENSOR, ONE GATE VALVE, AND ONE QUICK COUPLER VALVE. EXTEND SCH 40 PVC MANIL NE TO VALVES AS SHOWN. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK.
I-102	**SYSTEM PRESSURE & FLOW** THIS PROJECT HAS BEEN DESIGNED FOR A REQUIRED MINIMUM STATIC PRESSURE OF **60 PSI** AND A MAXIMUM SAFE FLOW OF **10 GPM**. THE CONTRACTOR IS RESPONS BLE FOR VERIFY NG THE OPERAT NG PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEG NS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF DEFIC ENT EQU PMENT, HIGH/LOW PRESSURE OR LOW FLOW CONDITIONS ARE ENCOUNTERED. *** F THE CONTRACTOR FA LS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MOD FICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.*** **FLOW SENSOR** THE RAIN BIRD ULTRASONIC FLOW SENSOR REQUIRES A MINIMUM OF 0.3 GPM FOR PROPER FUNCTION. MULTIPLE ZONES MAY BE REQUIRED TO RUN AT THE SAME TIME TO ACH EVE THE FLOW SENSOR'S MINIMUM FLOW REQUIRMENT. MAXIMUM SAFE FLOW NOT TO EXCEED 50 GPM.
I-103	**CONTROLLER LOCATION** THERE IS ONE CONTROLLER ON THIS PROJECT. THE CONTROLLER SHALL BE WALL MOUNTED IN THE APPROXIMATE LOCATION INDICATED. LOCATION ON THE PLANS IS FOR REFERENCE ONLY, F NAL LOCATION TO BE DETERMINED ON SITE. THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS AND COORD NATE 120 VOLT POWER, ETHERNET, AND ALL NECESSARY CONDUIT AND SLEEVING WITH THE OWNER'S REPRESENTATIVE PRIOR TO START OF WORK. ALL EQUIPMENT AND CONNECTIONS SHALL CONFORM TO ALL LOCAL CODES. REFER TO ELECTRICAL ENGINEER NG AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING POWER FOR THE CONTROLLER. CONTRACTOR SHALL TEST WI FI SIGNAL AND INSTALL ALL NECESSARY EQUIPMENT TO GET A STRONG SIGNAL FOR INTERNET CONNECTION.
I-104	**IRRIGATION RAINF REEZE SENSOR** MOUNT RAIN BIRD WR2 SENSOR IN CLOSE PROXIMITY OF THE CONTROLLER. SENSOR SHALL BE MOUNTED IN LOCATION IN FULL SUN, OPEN TO RAINFALL, AND AWAY FROM HEAT SOURCES. SENSOR SHALL BE LOCATED NOR MORE THAN 700' (L NE OF SIGHT) FROM THE CONTROLLER. WALL MOUNT THE RECEIVER ADJACENT TO THE CONTROLLER PRIOR TO SENSOR INSTALLATION AND DISCRETELY RUN WIRING TO CONTROLLER. SENSOR SHALL BE SET TO TURN OFF AT 1/4" RAINFALL.
I-105	**IRRIGATION SLEEVING** **1. INSTALLATION OF SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.** SLEEVES SHALL BE NSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE RRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF WORK. 2. THE CONTRACTOR SHALL SLEEVE ALL RRIGATION DISTR BUTION L NES, VALVE CONTROL WIRES AND COMMUNICATION WIRES, UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC. 3. ALL SLEEVES SHALL EXTEND A MINIMUM OF 18 INCHES BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS. 4. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DR P TUB NG UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVING. PIPE SIZE/WI RE QTY — REQUIRED SLEEVE SIZE/QTY 3/4"-1" PIPING — 2" PVC (1) CONTROL WIRES — 2" PVC (1)

0 10 20 30 feet
1" = 10'

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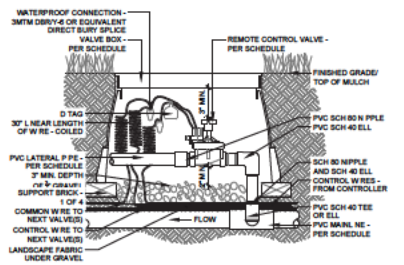
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LANDSCAPE IRRIGATION PLAN

LA700

GENERAL IRRIGATION NOTES

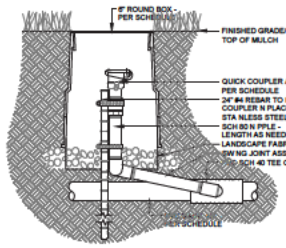
1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING OWNER'S REPRESENTATIVE.
4. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, ARCHITECTURAL PLANS, ELECTRICAL PLANS, GRADING AND DRAINAGE AND ALL ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS TO INSTALL THE IRRIGATION SYSTEM AND IT'S COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS AS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY AND ALL LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
7. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK, THE CONTRACTOR SHALL PAY FOR ANY AND ALL REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
8. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OR THE IRRIGATION SYSTEM AND IT'S COMPONENTS.
9. PLANT MATERIAL LOCATIONS TAKE PRECEDENTS OVER IRRIGATION LINES. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
10. IF IRRIGATION SLEEVING IS REQUIRED A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN BANKS OF SLEEVES USED FOR OTHER ONSITE UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED) CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
11. ALL VALVE BOXES / LIDS SHALL BE PLASTIC, COLOR GREEN OR TAN, WITH LOCKING COVERS, PER THE CONSTRUCTION DETAILS. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 2'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE AS PER THE CONSTRUCTION DETAIL.
12. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE.
13. LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" PVC DRIP LATERALS AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
14. SHRUBS SHALL BE IRRIGATED BY POINT SOURCE EMITTERS, SEE IRRIGATION LEGEND AND PLANS FOR DETAILS.
15. TREES SHALL BE IRRIGATED BY TWO (2) POP-UP SPRAY HEADS, SEE IRRIGATION LEGEND AND PLANS FOR DETAILS.
16. THE CONTRACTOR SHALL FINE TUNE / ADJUST THE IRRIGATIONS SYSTEM TO AVOID / REDUCE OVER-SPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
17. THE CONTRACTOR SHALL EXTEND THREE (3) SPARE CONTROL WIRES (ONE (1) COMMON AND TWO (2) CONTROL WIRES) FROM THE CONTROLLER TO THE END OF EACH MAINLINE RUN OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN A 10" ROUND VALVE BOX WITH A QUICK COUPLING VALVE. USE ONLY #14 OR #12 (WHEN NECESSARY) DIRECT BURY COPPER WIRE FOR ALL UNDERGROUND WIRING.
18. GROUNDING FOR THE IRRIGATION CONTROLLER TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. CONTACT THE MANUFACTURER FOR ADDITIONAL TECHNICAL ASSISTANCE.



C2 TURF VALVE ASSEMBLY

NOT TO SCALE P-CO-UFC5-31

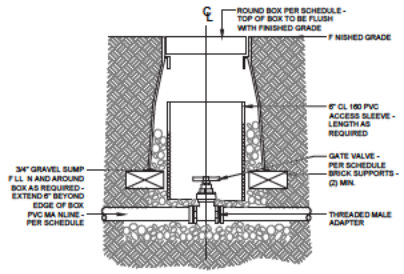
NOTES
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
2. PROV DE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH RECTORSEAL PIPE SEALANT OR EQUIVALENT



C3 QUICK COUPLER

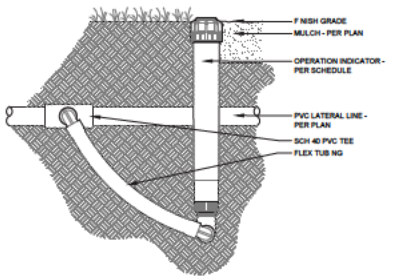
NOT TO SCALE

NOTES
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MAINL NE OR LATERAL L NE.
3. PROV DE GATE VALVE KEY - LENGTH AS NEEDED.



C4 GATE VALVE - 2-1/2" OR SMALLER

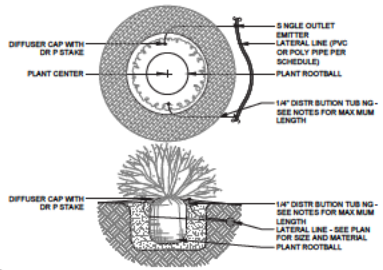
NOT TO SCALE



B2 DRIPLINE OPERATION INDICATOR (HUNTER)

NOT TO SCALE P-CO-UFC5-39

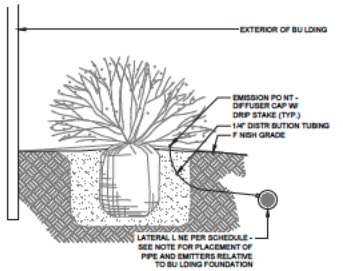
NOTES
1. TYPICAL MAX MUM LENGTH OF ONE DISTR BUTION TUBE SHALL BE 6', SEE NOTES FOR JOB SPEC FIC MAXIMUM LENGTH.
2. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
3. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
5. EMITTERS SHALL BE SELF-FLUSHING AND PRESSURE COMPENSATING UNLESS NOTED OTHERWISE.
6. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR D FFERENCES IN PLANT WATER REQUIREMENTS AND SUN EXPOSURE.
7. CONTRACTOR SHALL ENSURE HYDROZONES ARE ON SEPARATE VALVES AS SHOWN ON PLAN.



B3 SHRUB EMITTER

1" = 1'-0"

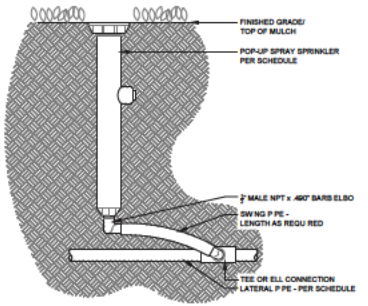
NOTES
1. ALL IRRIGATION TO BE A MINIMUM OF 5' FROM BUILDING, OR AS DEFINED WITHIN THE GEOTECH REPORT, WHICHEVER IS GREATER.



B4 SHRUB EMITTER PLACEMENT NEAR BUILDING

NOT TO SCALE P-CO-UFC5-45

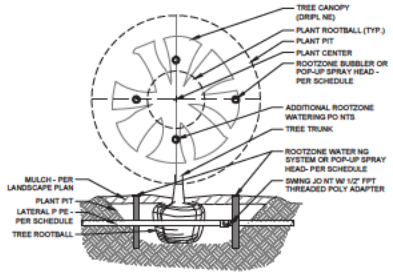
NOTES
1. SPRAY HEADS MUST HAVE BUILT IN PRESSURE REGULATING FEATURE.
2. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE CONDITION.
3. SPRINKLERS SHALL BE MIN. 12" FROM ANY WALLS OR BUILDING.
4. ADJUST ALL SPRINKLER HEADS TO AVOID OVERSPRAY ON ANY WALLS, HARDSCAPE, ETC.
5. DO NOT USE SEALANT OR TAPE ON THREADED INSERTS TO SPRINKLER HEAD.



A1 SHRUB POP-UP SPRAY - SWING PIPE ASSEMBLY

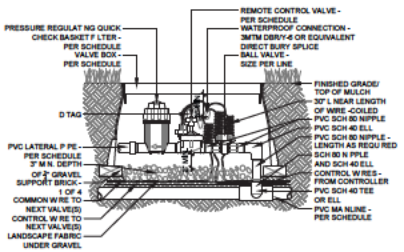
NOT TO SCALE P-CO-UFC5-48

NOTES
1. POSITION UNITS EVENLY SPACED AROUND TREE. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES, PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH.
3. WHEN INSTALL NG IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE ROOTZONE UNIT TO ALLOW FASTER WATER NF LTRATION AND ROOT PENETRATION.
4. AFTER ROOTZONE UNIT IS INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCK NG LID.



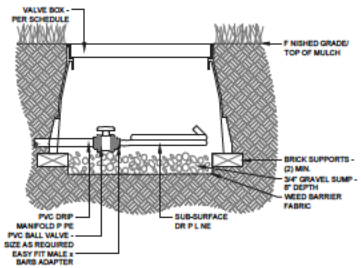
A2 TREE BUBBLER/POP-UP LAYOUT

1" = 1'-0"



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

NOT TO SCALE P-CO-UFC5-40



A4 DRIPLINE FLUSH - BALL VALVE

NOT TO SCALE

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Santa Clara, UT
Proposed Site Plan

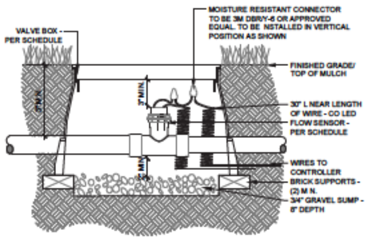
PROJECT NUMBER 26002

Δ	DATE	REVISION
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IRRIGATION DETAILS

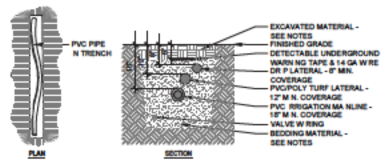
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NOTES
1. STRAIGHT P PE - 10 PIPE DIAMETERS UPSTREAM & 5 PIPE DIAMETERS DOWNSTREAM



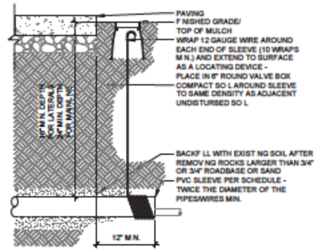
C1 FLOW SENSOR
NOT TO SCALE

NOTES
1. ALL MAINLINES TO BE NSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPEC FICATIONS.
2. ALL PVC P P NG TO BE SNAKED N TRENCHES AS SHOWN IN PLAN VIEW.
3. ALL 120 VOLT WIR NG IN CONDUIT TO BE NSTALLED AS PER LOCAL CODES.
4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE NSTALLED WITH N A VALVE BOX AND MADE WITH 3MTM DBR/Y-6 WATERPROOF CONNECTORS, OR APPROVED EQUAL.
5. BUNDLE AND TAPE W RING N 10' INTERVALS.
6. VALVE WIRES TO BE NSTALLED WITH N MAINL NE TRENCH WHEREVER POSS BLE.
7. BEDD NG MATERIAL SHALL BE 3/4" BASE OR SAND AND SHALL BE 3" BELOW LOWEST PIPE OR W RE AND 3" ABOVE HIGHEST P PE OR WIRE WITHIN TRENCH.
8. BEDD NG MATERIAL SHALL BE IN MA NLINE TRENCH ONLY.
9. BEDD NG IS NOT REQUIRED N POLYETHYLENE TUBING TRENCHES BUT NO ROCKS LARGER THAN 3/4".
10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 3/4" OR GREATER.
11. PIPE BEDD NG MATERIAL TO BE ROCK AND DEBRIS FREE, BACKF LL N 6" L FTS, PUDDLE WITH WATER BETWEEN LIFTS.

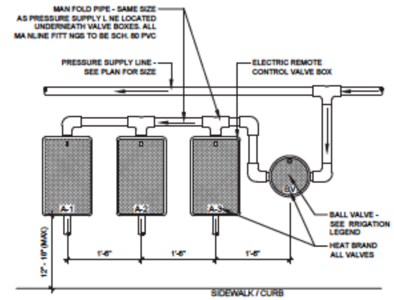


C2 IRRIGATION PIPE TRENCH
NOT TO SCALE

NOTES
1. ALL SLEEVES SHALL BE NSPECTED PRIOR TO BACKF LLING.
2. CAP SLEEVES WITH 90° FITTING AND EXTEND PIPE TO SURFACE UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVED.
5. MARK/STAMP - 'X' AND/OR NSTALL PLACARD AT BACK OF CURB OR ROOFING NAIL IN ASPHALT

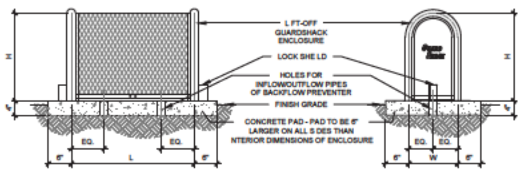


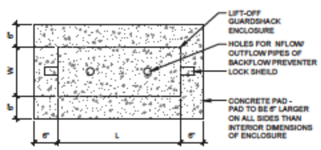
C3 IRRIGATION PIPE SLEEVING
NOT TO SCALE



C4 MANIFOLD
NOT TO SCALE

P-CO-UFC5-56



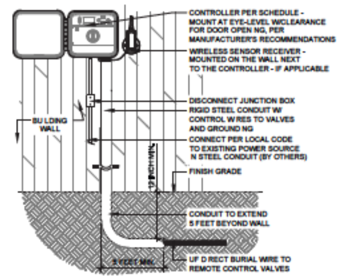


STANDARD LIFT-OFF GUARDSHACK INTERNAL DIMENSIONS	
GS-.5	10"W x 18"H x 12"L
GS-1	10"W x 24"H x 22"L
GS-2	10"W x 24"H x 30"L

B1 LIFT OFF GUARDSHACK ENCLOSURE
NOT TO SCALE

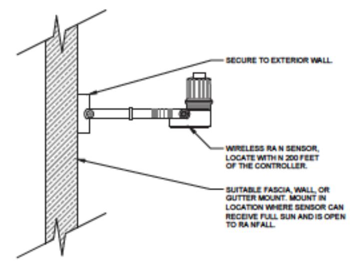
P-CO-UFC5-47

NOTES:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPEC FICATIONS.
2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPEC FICATIONS.
4. PROV DE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
5. PROV DE LOCK AND KEY FOR ENCLOSURE (F APPLICABLE).



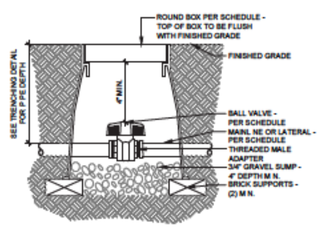
B3 CONTROLLER - WALL MOUNTED
NOT TO SCALE

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

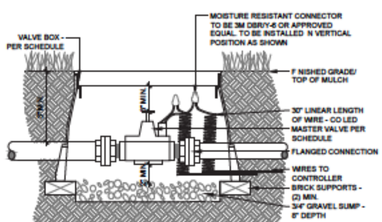


B4 RAIN SENSOR - WIRELESS
NOT TO SCALE

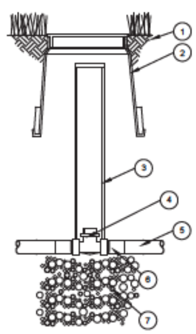
NOTES
1. COMPACT SO L AROUND BALL VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT, UNDISTURBED SUBGRADE.
2. DO NOT REST VALVE BOX OR ACCESS SLEEVE ON MA NLINE OR LATERAL LINE.
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.



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



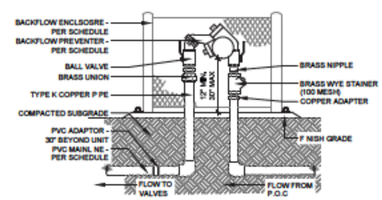
A2 MASTER VALVE
NOT TO SCALE



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN B RD VB-6RND
3. 2" CLASS 200 PVC SLEEVE
4. STOP & WASTE VALVE, SAME SIZE AS MAINLINE
5. SCH 40 PVC MAINL NE, BELL END
6. SCH 80 TOE NIPPLE
7. 3' X 3' X 3' OF 3/4-INCH WASHED GRAVEL

A3 STOP & WASTE VALVE
3" = 1'-0"

NOTES:
1. NSTALL PER LOCAL CODES AND MANUFACTURER'S SPEC FICATIONS.
2. PROV DE PVC P PE PROTECTION AROUND COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
3. BACKFLOW PREVENTION DEVICE(S) SHALL BE PLACED A M NIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERIVCE LINE.
4. PROV DE THRUST BLOCKS FOR L NES 2-1/2" OR LARGER.



A4 BACKFLOW PREVENTER - FEBCO 825YA
NOT TO SCALE

P-CO-UFC5-34

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Pioneer Parkway, CW Santa Clara Subdivision - Lot 1
Santa Clara, UT
Proposed Site Plan

PROJECT NUMBER 26002
DATE REVISION

IRRIGATION DETAILS

LA801

GENERAL NOTES:

A. THE ELECTRICAL CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, LANDSCAPE, AND CIVIL AND OTHER DRAWINGS PRIOR TO ROUGH-IN OF SITE ELECTRICAL EQUIPMENT AND COMPONENTS.

B. ALL CONDUIT ROUTING SHOWN IS THE PREFERRED ROUTING METHOD AND DOES NOT CORRELATE TO EXACT DISTANCES. SITE CONDITIONS AND OTHER FACTORS MAY CAUSE CONDUIT ROUTING TO BE ALTERED/SHIFTED TO WORK WITHIN THE CONFINES OF THE CONSTRUCTION IN THE FIELD.

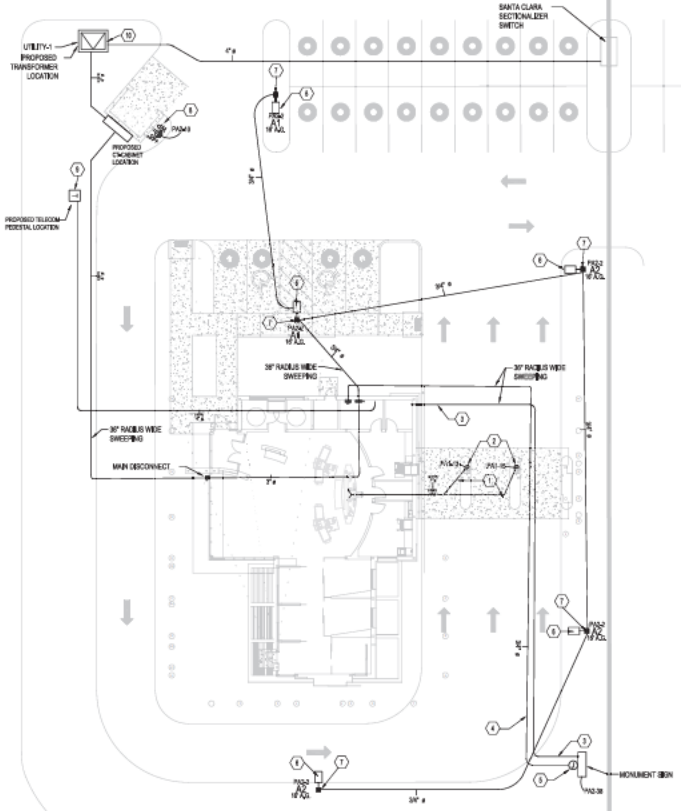
C. ALL UNDERGROUND CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE. CONDUIT DEPTHS FOR UTILITIES TO BE COORDINATED WITH JOINT TRENCH REPRESENTATIVE, WHICH ARE TYPICALLY 48" BELOW FINISH GRADE.

D. ALL UNDERGROUND CONDUITS NEAR SEEPAGE BEDS ARE TO BE ROUTED AROUND SEEPAGE BED AND NOT THROUGH IT.

E. CONDUITS FOR TELECOM/DATA AND POWER TO HAVE LONG SWEEPING BENDS AND NOT TIGHT TURNING CONDUIT BODIES.

KEYED NOTES ( ):

1. RUN CONDUITS FROM REMOTE TELLER STATION TO THE VAT CABINET. CONDUITS ARE FOR TELLER STATION AND AUDIO INTERFACE CABLING. PROVIDE CONDUIT STUBS WITH (CLEARLY) LABELED PULL STRINGS. COORDINATE WITH EQUIPMENT INSTALLER FOR LOCATIONS PRIOR TO ROUGH-IN.
2. TERMINATION LOCATIONS WILL NEED TO BE COORDINATED WITH EQUIPMENT SUPPLIER AND DRIVE-UP WINDROF CUT SHEETS. TELLER AND VAT STATIONS CAN SHARE THE SAME CIRCUIT. TIE BOTH TO THIS CIRCUIT.
3. FOR MONUMENT SIGN RUN 1" CONDUIT AT 24" BELOW GRADE FROM SIGN BACK TO THE LT RACK AND STUB UP. PROVIDE A PULL STRING IN CONDUIT. LOCATION TO BE COORDINATED WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.
4. FOR MONUMENT SIGN POWER RUN A 1" CONDUIT AT 24" BELOW GRADE FROM SIGN BACK TO LIGHTING CONTROL PANEL LOCATION IN THE ELECTRICAL ROOM AND STUB UP. PROVIDE A PULL STRING IN CONDUIT.
5. PROVIDE A LOCKABLE 14"W X 19"L X 12"D, IN GRADE PULL BOX FOR MONUMENT SIGN POWER. LOCATION TO BE DETERMINED IN FIELD WITH ARCHITECT PRIOR TO ROUGH-IN.
6. TIE EXTERIOR POLE LIGHTS FIXTURES THROUGH NEW MULTI-LIGHTING CONTACTOR. LIGHTS ARE PHOTOCELL CONTROLLED. RUN CONDUIT 24" BELOW GRADE. COORDINATE WORK WITH GENERAL CONTRACTOR. UTILIZE #10 CONDUCTORS FOR ALL EXTERIOR LIGHTS.
7. PROVIDE A 3' ABOVE FINISH GRADE CONCRETE POLE BASE FOR NEW POLE LIGHT FIXTURES REFER TO CONCRETE POLE BASE DETAIL FOR MORE INFORMATION. ALLOWABLE HEIGHT IS 16'.
8. INSTALL A 20 AMP, GFI OUTLET WITH WATERPROOF LOCKABLE COVER PLATE TO ALLOW IRRIGATION CONTROL PANEL TO PLUG INTO IT AND BE LOCKED. COORDINATE WITH G.C. FOR EXACT LOCATION. TIE TO UN-SWITCHED 120 VOLT POWER. IT'S PREFERRED IF POSSIBLE TO UTILIZE THE CONDUITS THAT PROVIDE POWER TO LIGHT POLES TO RUN THE CONDUCTORS.
9. PROPOSED TELECOM PEDESTAL LOCATION. CONDUITS TO STUB UP IN ELECTRICAL ROOM UNDER THE T, T-A, PROVIDE IN ONE OF THE 4" CONDUITS THREE 1-1/4" INNER-DUCTS. CONDUITS TO BE BURIED 36" UNDER GRADE. TELECOM PEDESTAL, CONDUIT ROUTES, AND STUB UP LOCATION ARE TO BE COORDINATED WITH G.C. AND CIVIL ENGINEER PRIOR TO ROUGH-IN. PULL STRINGS TO BE PROVIDED IN CONDUITS.
10. FURNISH AND INSTALL A 75 KVA MEDIUM VOLTAGE 12.5 KV PRIMARY 120/208 VOLT SECONDARY TRANSFORMER. TRANSFORMER LOCATION TO BE COORDINATED WITH GENERAL CONTRACTOR PRIOR TO ROUGH-IN.



A E102 ELECTRICAL SITE PLAN
SCALE: 1/16 = 1'-0"

PVE
1040 N 1200 WEST SALT LAKE CITY UTAH
T.801.359.3158 www.pve-i.com

FFKR ARCHITECTS
230 Pontillo Avenue • Salt Lake City, Utah 84104
o 801.521.5555 • ffkr.com

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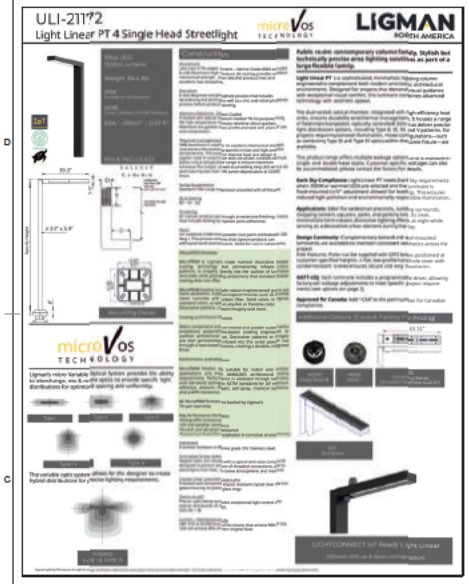
UFCU - Proposed Santa Clara Branch
Pioneer Parkway - CW Santa Clara Subdivision - Lot
Santa Clara, UT
Permit Set

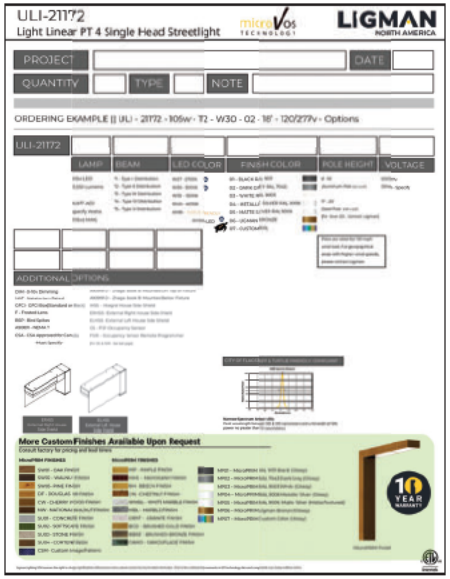
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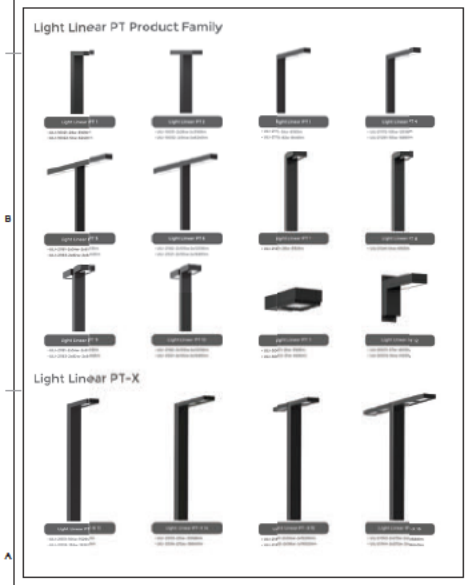
PROJECT # PVE No. 28094

DATE	STATUS

E102

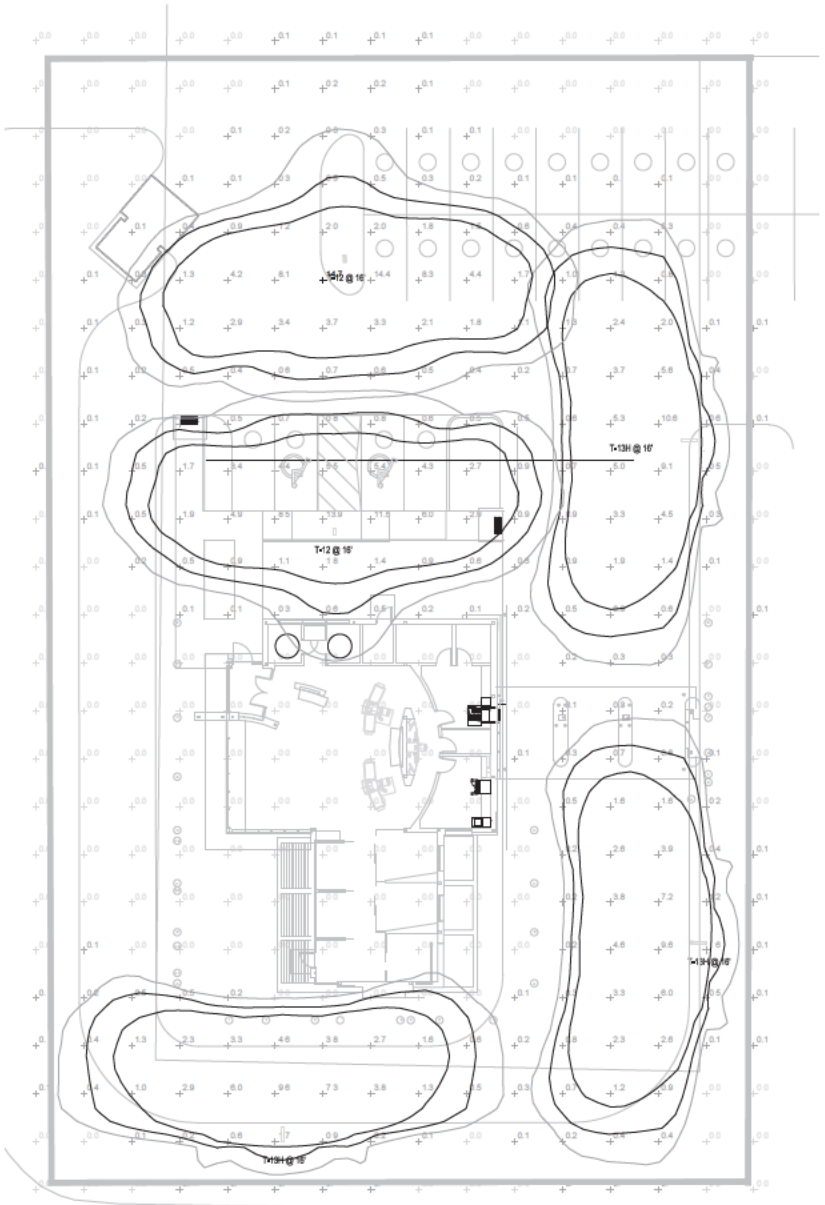












1 E101 SITE PHOTOMETRIC
SCALE: 1/16" = 1'-0"

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Permit Set

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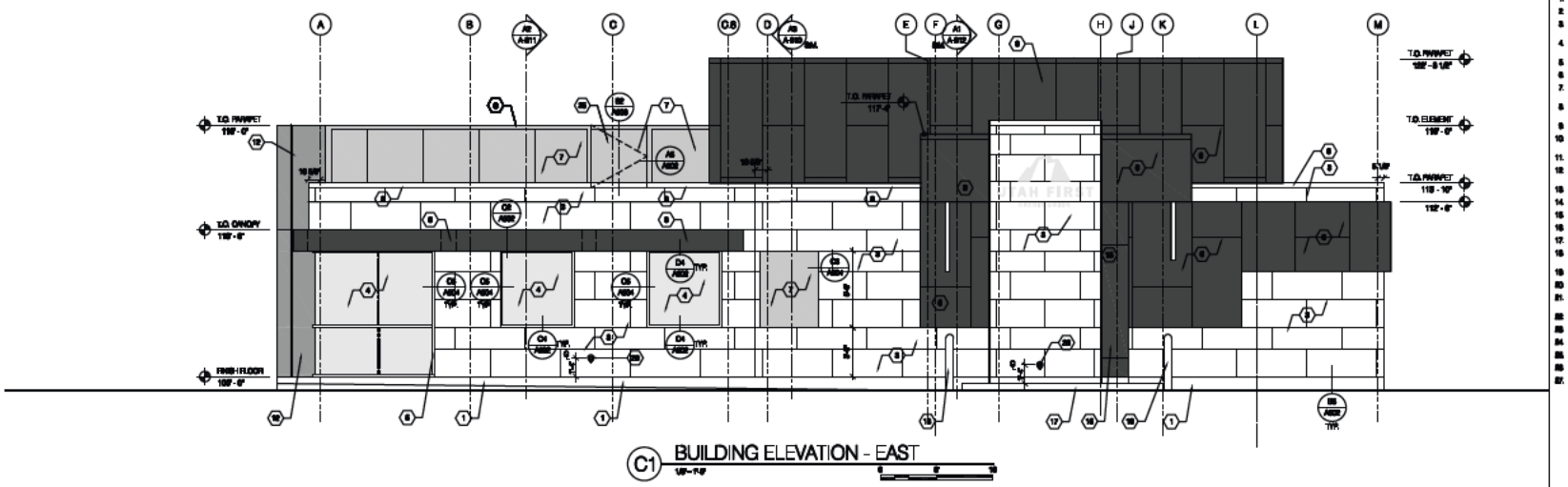
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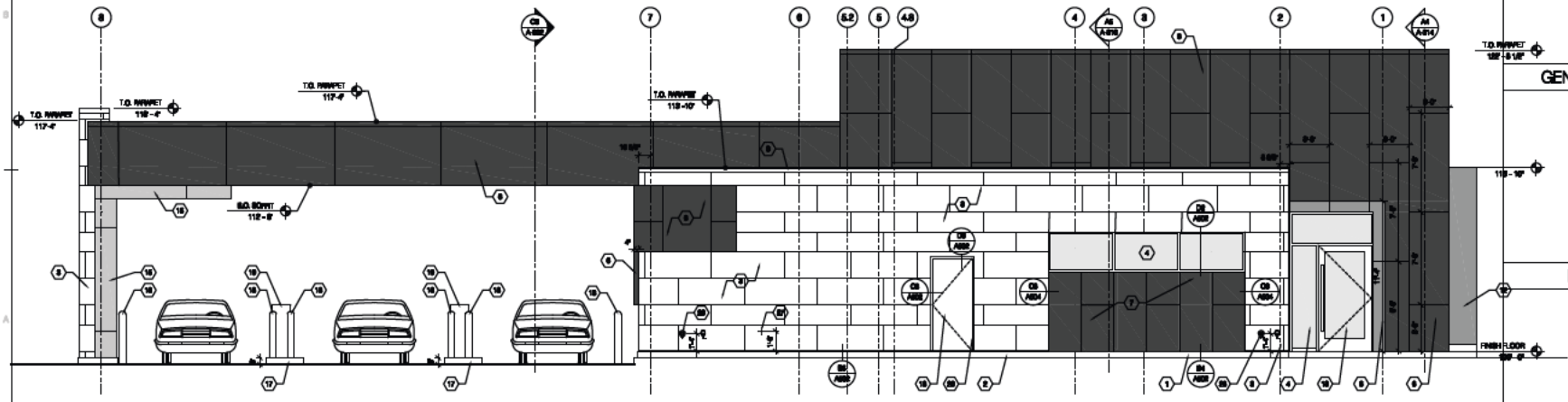
DATE	STATUS

SITE PHOTOMETRIC PLAN

E101



C1 BUILDING ELEVATION - EAST



A1 BUILDING ELEVATION - SOUTH

REFERENCE NOTES

1. CONCRETE FOUNDATION
2. SHD RUB ALL EXPOSED FOUNDATION
3. LIMESTONE PANELS 8-0" x 16" or 8-0" x 24": COLOR BY ARCHITECT
4. TINTED GLASS (EB-1); SCI ARRAN 70 (8) SCI AR GRAY (BUTT JOINTS, EVEN WITH VERTICAL SUPPORT)
5. ALUMINUM WINDOW FRAMING (EM-1) DARK BRONZE
6. EXTERIOR CLADDING (ACM-1); CH WOOD, GRAY
7. ALUMINUM COMPOSITE PANELS (ACM-2); NATURAL BRSH FINISH
8. PRE-FINISHED METAL CAP FLASHING, COLOR TO MATCH WALL FINISH
9. ALUMINUM FRAMED LOUVERED SHADE, DARK BRONZE
10. STEEL CANTILEVER BEAM W/ ALUMINUM COVER, DARK BRONZE
11. PCR-FINISHED ALUMINUM FLASHING, DARK BRONZE
12. BACK-LIT TRANSLUCENT PANEL WALL; SFORM CUSTOM PANEL, INSTALLED BY G.C.
13. DOOR, SEE SCHEDULE
14. CANTILEVERED BEAM W/ ACM-1
15. ALUMINUM COMPOSITE PANEL (ACM-3)
16. ACM COVER, MATCH CURTAIN WALL
17. 6" CONCRETE CURB
18. 6" ø STEEL BOLLARDS; CONCRETE FILLED (BOLLARD CONTR)
19. TELLER WAT SNEEZH
20. DOOR FRAME, (SEE SCHEDULE)
21. 4 x 8 RBB STEEL BOLLARD; CONCRETE FILLED (PAINTED)
22. ACCESS PANEL
23. ASM (SN CITI-STAR)
24. LED STIP LIGHTING
25. PARAPET DOOR (SEE SM/ ASSE)
26. SECONDARY ROOF DRAIN DOWNSPOUT
27. HOSE BIB W/ LOCKOUT

GENERAL NOTES

KEY PLAN

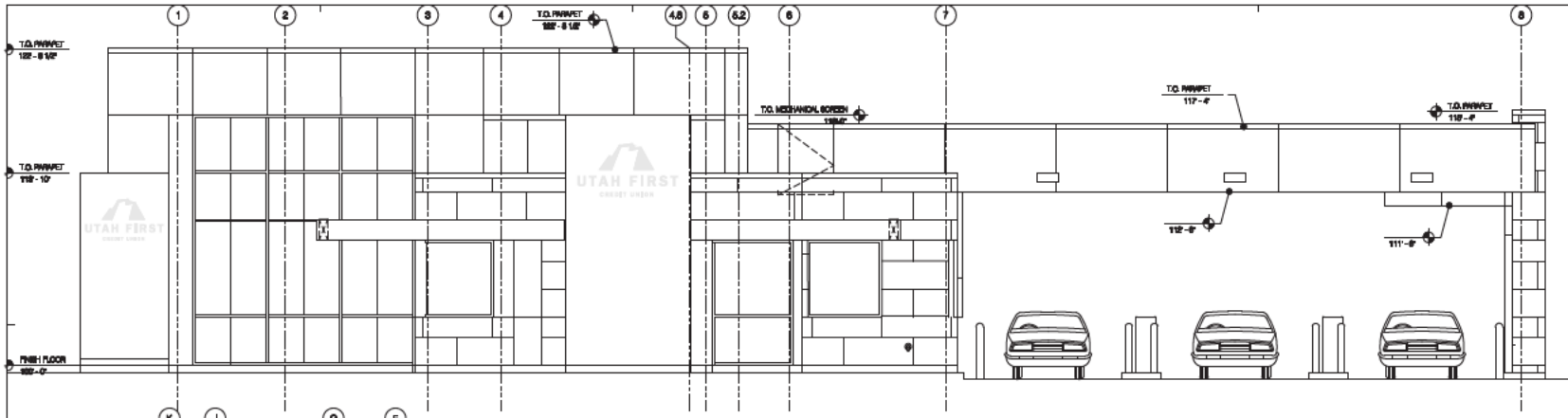
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UTAH FIRST CREDIT UNION

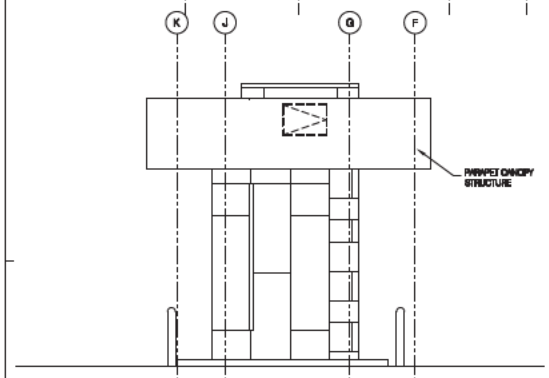
Utah First Credit Union - Proposed Santa Clara Branch
Pioneer Parkway - CW Santa Clara SubdMsion - Lot 1
Santa Clara, UT
Proposed Site Plan

BUILDING ELEVATIONS

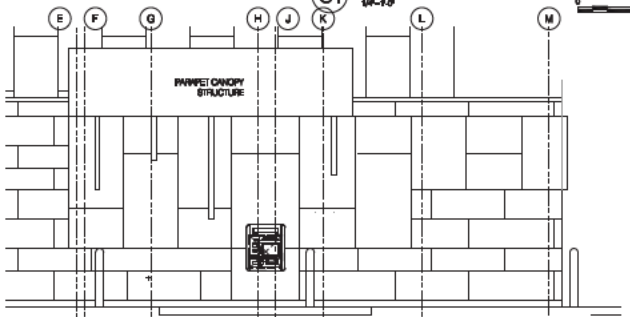
A-202



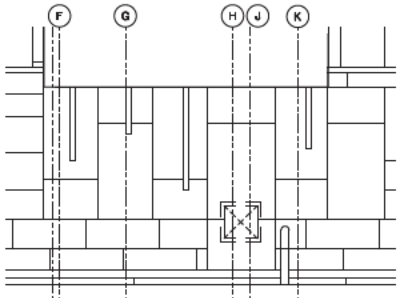
C1 BUILDING ELEVATION - SOUTH
1/4"=1'-0"



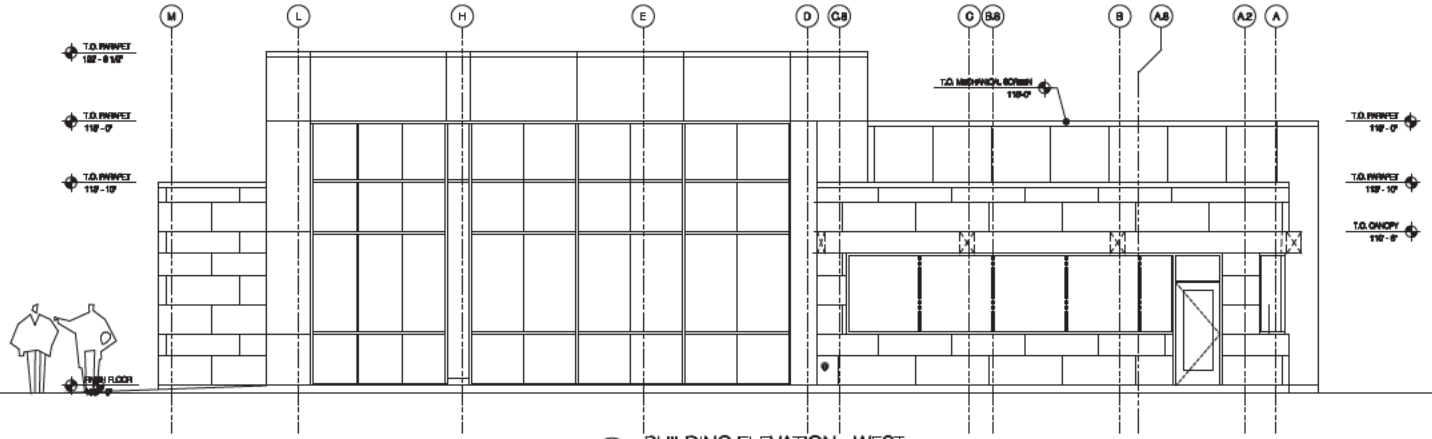
B1 BUILDING ELEVATION @ CANOPY LOOKING EAST
1/4"=1'-0"



B3 BUILDING ELEVATION @ CANOPY LOOKING WEST
1/4"=1'-0"



B5 ROUGH OPENING ATM FRAMING
1/4"=1'-0"



A1 BUILDING ELEVATION - WEST
1/4"=1'-0"

REFERENCE NOTES

1. CONCRETE FOUNDATION
2. EMD RUBBLE ALL EXPOSED FOUNDATION
3. PORCELAIN / WOOD PANEL SYSTEM. 7'-0" x 19'-0" or 7'-0" x 39'-0". COLOR BY ARCHITECT
4. TINTED GLASS (EX3-1): SOLARBAN 70 (2) SOLAR GRAY (SUNT_E2INTS, ENERGY CITY ER VERTICAL SUPPORT)
5. ALUMINUM WINDOW FRAMING (EM-1) DARK BRONZE
6. EXTERIOR CLADDING (ACM-3): CHARCOAL GRAY
7. ALUMINUM COMPOSITE PANELS (ACM-1): NATURAL BASIN FINISH
8. PRE-FINISHED METAL CAP FLASHING; COLOR TO MATCH / WALL FINISH
9. ALUMINUM FRAMED LOUVERED (5-WIDE); DARK BRONZE
10. STEEL CANTILEVER BEAM W/ ALUMINUM COVER; DARK BRONZE
11. PCN-FINISHED ALUMINUM FLASHING; DARK BRONZE.
12. BACK-LIT TRANSLUCENT PANEL WALL; (E)FORM CUSTOM PANEL, INSTALLED BY OWNERS VENDOR
13. DOOR; SEE SCHEDULE
14. CANTILEVERED BEAM W/ ACM-2
15. ALUMINUM COMPOSITE PANEL (ACM-5)
16. ACM COVER; MATCH CURTAIN WALL
17. 6" CONCRETE CURB
18. 6" ø STEEL BOLLARDS; CONCRETE FILLED (BOLLARD COVERS)
19. TELLER WET SYSTEM (BY OTHERS)
20. DOOR FRAME; (SEE SCHEDULE)
21. 4 x 8 HSS STEEL BOLLARD; CONCRETE FILLED (PAINTED)
22. ACCESS PANEL
23. ATM (BY OTHERS)
24. LED STRIP LIGHTING

GENERAL NOTES

A. NOT USED
B. NOT USED

KEY PLAN

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

BUILDING ELEVATIONS STONE COURSING

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REFERENCE NOTES

1. CONCRETE FOUNDATION
2. RAD RUBBLE EXPOSED FOUNDATION
3. LIMESTONE PANEL 8-5/8" x 16" or 8'-0" x 24" COLOR BY ARCHITECT
4. TINTED GLASS (EX-1); SOLARBAN 70(2) SOLAR GRAY (BUFF JOINTS, SEE TOTI ELEVATIONS, SUPPLY)
5. ALUMINUM WINDOW FRAMING (DM-1); DARK BRONZE
6. EXTERIOR CLADDING (ACM-1); CHARCOAL GRAY
7. ALUMINUM COMPOSITE PANEL II (ACM-II); NATURAL SATIN FINISH
8. PRE-FINISHED METAL CAP FLASHING; COLOR TO MATCH I WALL FINISH
9. ALUMINUM FRAMED LOUVERED (6-SIDE); DARK BRONZE
10. STEEL CANTILEVER BEAM W/ ALUMINUM COVER; DARK BRONZE
11. PCN FINISHED ALUMINUM FLASHING; DARK BRONZE
12. SMOKE/ LIGHT TRANSLUCENT PANEL WALL; SFORM CUSTOM PANEL, INSTALLED BY S.C.
13. DOOR; SEE SCH EDULE
14. CANTILEVERED BEAM W/ ACM-1
15. ALUMINUM COMPOSITE PANEL (ACM-II)
16. ACM COVER, MATCH I CURTAIN WALL
17. 8" CONCRETE CURB
18. 6" ø STEEL BOLLARDS; CONCRETE FILLED (BOLLARD COVERS)
19. TELLER WAY (SYSTEM)
20. DOOR FRAME; (SEE SCHEDULE)
21. 4"x 8" HSS STEEL BOLLARD; CONCRETE FILLED (PAINTED)
22. ACCESS PANEL
23. ATM (BY OTHERS)
24. LED STRIP LIGHTING
25. PARAPET DOOR (SEE SIM ILAR)
26. SECONDARY ROOF DRAIN DOWNSPOUT
27. HOSE BIB STUBOUT

GENERAL NOTES

A. NOT USED
B. NOT USED

KEY PLAN

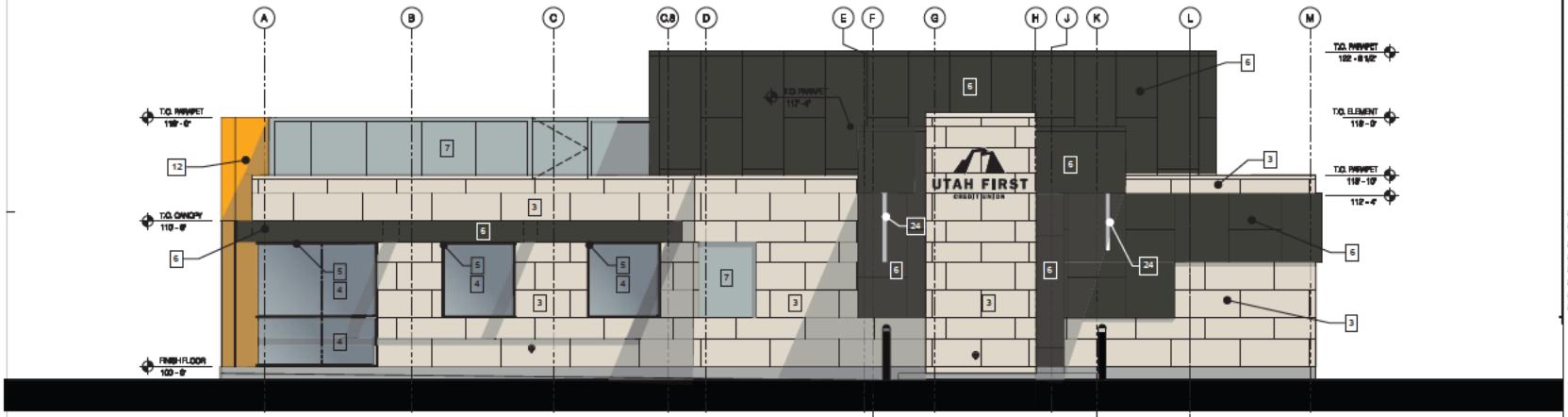
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UTAH FIRST CREDIT UNION

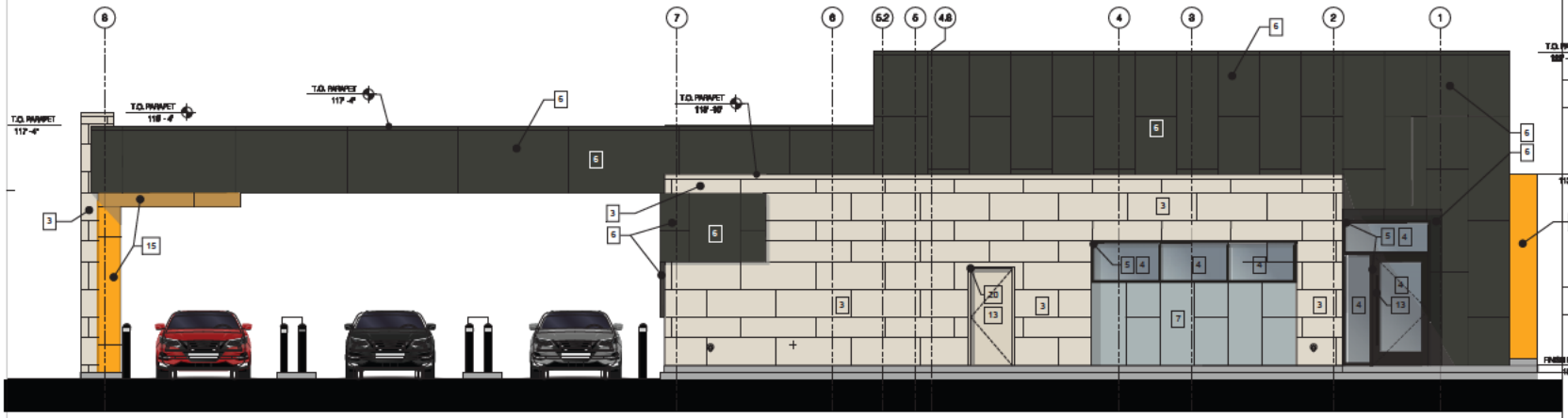
Utah First Credit Union - Proposed Santa Clara Branch
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Santa Clara, UT
Proposed Site Plan

BUILDING ELEVATIONS STONE COURSING

A-203



C1 BUILDING ELEVATION - EAST



A1 BUILDING ELEVATION - NORTH

REFERENCE NOTES

1. CONCRETE FOUNDATION
2. SAND RUBBLE EXPOSED FOUNDATION
3. LIMESTONE PANEL 8-0" x 16" or 8'-0" x 24" COLOR BY ARCHITECT
4. TINTED GLASS (EX-1); SOLARBAN 70(2) SOLAR GRAY (SUNT_2)/#13, CLEAR/ OTT-STH-STOTCH_SILKPRINT)
5. ALUMINUM WINDOW FRAMING (DM-1) DARK BRONZE
6. EXTERIOR CLADDING (ACM-1); CHARCOAL GRAY
7. ALUMINUM COMPOSITE PANELS (ACM-6); NATURAL SATIN FINISH
8. PRE-FINISHED METAL CAP FLASHING; COLOR TO MATCH WALL FINISH
9. ALUMINUM FRAMED LOUVERED SHADE; DARK BRONZE
10. STEEL CANTILEVER BEAM W/ ALUMINUM COVER; DARK BRONZE
11. PCN-FINISHED ALUMINUM FLASHING; DARK BRONZE
12. BACK-LIT TRANSLUCENT PANEL WALL; (FORM CUSTOM PANEL, INSTALLED BY G.C.
13. DOOR; SEE SCHEDULE
14. CANTILEVERED BEAM W/ ACM-1
15. ALUMINUM COMPOSITE PANEL (ACM-6)
16. ACM COVER; MATCH CURTAIN WALL
17. 6" CONCRETE CURB
18. 6" x STEEL BOLLARDS; CONCRETE FILLED (BOLLARD CONCRETE)
19. TELLER VAT SYSTEM
20. DOOR FRAME; (SEE SCHEDULE)
21. 4"x 6"x 0.5" STEEL BOLLARD; CONCRETE FILLED (PAINTED)
22. ACCESS PANEL
23. ATM (BY OTHERS)
24. LED STRIP LIGHTING
25. PARAPET DOOR (SEE SIM ABOVE)
26. SECONDARY ROOF DRAIN DOWNSPOUT
27. HOSE BIB & HOSEBOX

GENERAL NOTES

KEY PLAN

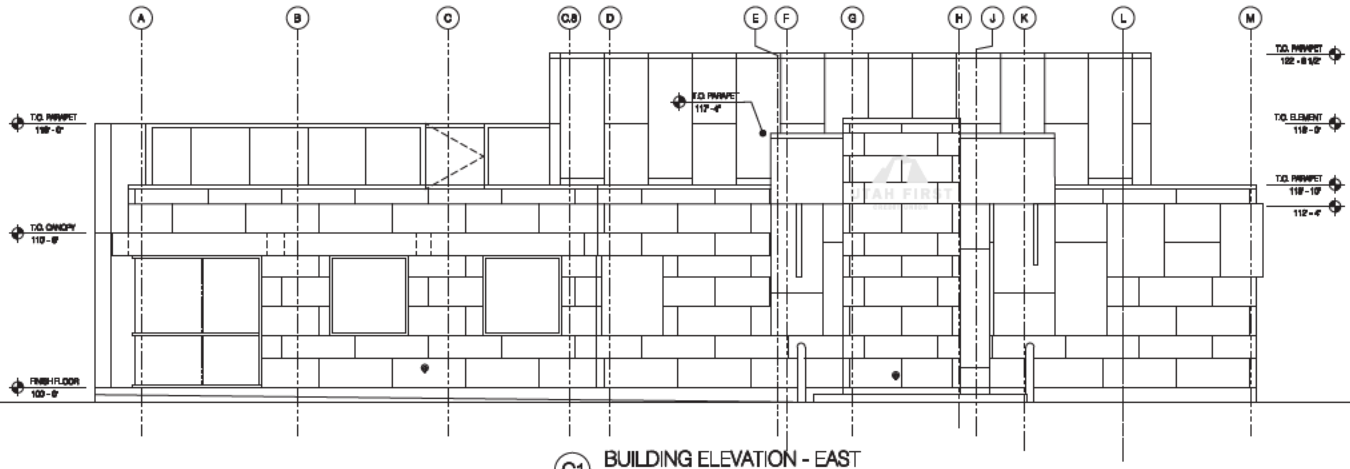
FFKR ARCHITECTS

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Santa Clara, UT
Proposed Site Plan

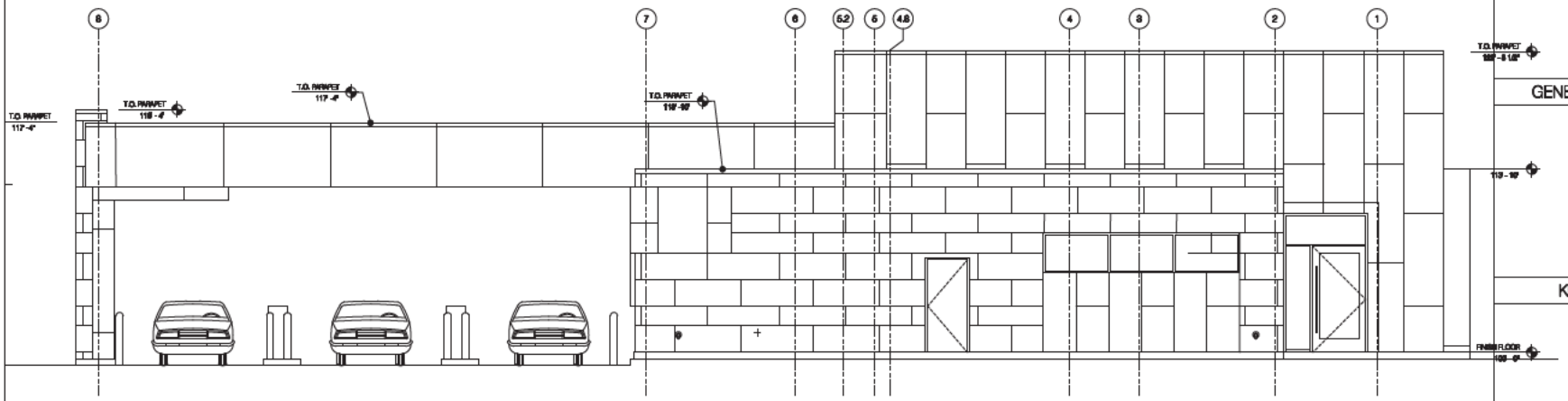
UTAH FIRST CREDIT UNION

BUILDING ELEVATIONS STONE COURSING

A-204



C1 BUILDING ELEVATION - EAST



A1 BUILDING ELEVATION - NORTH

REFERENCE NOTES

1. CONCRETE FOUNDATION
2. EMO RUS ALL EXPOSED FOUNDATION
3. PORCELAIN I-MOOMS PANEL SYSTEM. 7'-0" x 19" or 7'-0" x 39". COLOR BY ARCHITECT
4. TINTED GLASS (EX3-1): SOLARBAN 70 (2) SOLAR GRAY (SUNT_ACNTS, ENERGY CITI-ER VERTICAL SUPPORT)
5. ALUMINUM WINDOW FRAMING (EM-1) DARK BRONZE
6. EXTERIOR CLADDING (ACM-5): CHARCOAL GRAY
7. ALUMINUM COMPOSITE PANELS (ACM-1): NATURAL BASIN FINISH
8. PRE-FINISHED METAL CAP FLASHING; COLOR TO MATCH I WALL FINISH
9. ALUMINUM FRAMED LOUVERED (S-HIDE; DARK BRONZE
10. STEEL CANTILEVER BEAM W/ ALUMINUM COVER, DARK BRONZE
11. PCR-FINISHED ALUMINUM FLASHING, DARK BRONZE.
12. BACK-LIT TRANSLUCENT PANEL WALL; @FORM CUSTOM PANEL, INSTALLED BY G.C.
13. DOOR, SEE SCHEDULE
14. CANTILEVERED BEAM W/ ACM-2
15. ALUMINUM COMPOSITE PANEL (ACM-8)
16. ACM COVER; MATCH CURTAIN WALL
17. 6" CONCRETE CURB
18. 6" ø STEEL BOLLARDS; CONCRETE FILLED (BOLLARD COVERS)
19. TELLER WET SYSTEM
20. DOOR FRAME, (SEE SCHEDULE)
21. 4 x 8 HSS STEEL BOLLARD; CONCRETE FILLED (PAINTED)
22. ACCESS PANEL
23. ATM (BY OTHERS)
24. LED STRIP LIGHTING
25. PARAPET COOR (SEE SIM ABOVE)

GENERAL NOTES

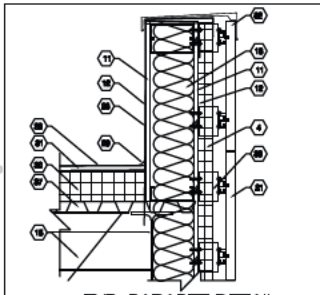
KEY PLAN

FFKR ARCHITECTS

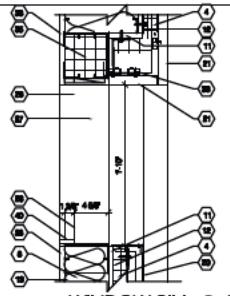
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BUILDING ELEVATIONS STONE COURSING

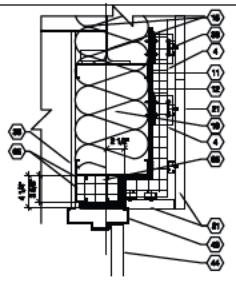
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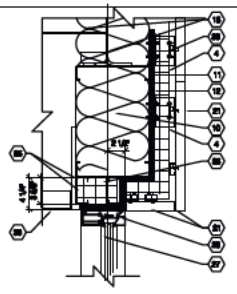
D1 TYP. PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"



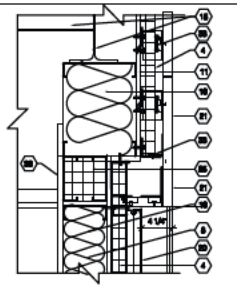
D2 WINDOW SILL @ ACM
SCALE: 1 1/2" = 1'-0"



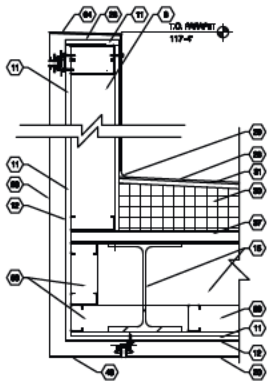
D3 DOOR HEAD @ STONE
SCALE: 1 1/2" = 1'-0"



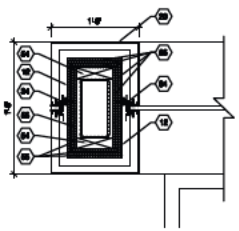
D4 WINDOW HEAD @ LIMESTONE
SCALE: 1 1/2" = 1'-0"



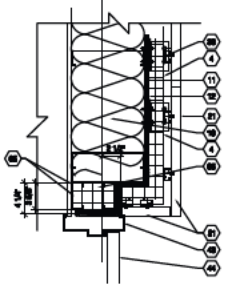
D5 LIMESTONE TO ACM HEAD
SCALE: 1 1/2" = 1'-0"



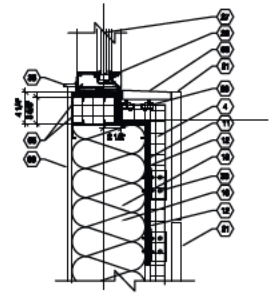
C1 PARAPET @ DRIVE UP
SCALE: 1 1/2" = 1'-0"



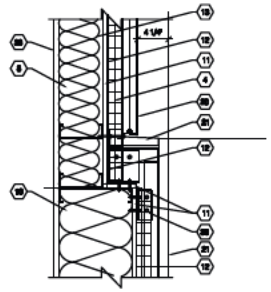
C2 SECTION @ ACM EYEBROW
SCALE: 1 1/2" = 1'-0"



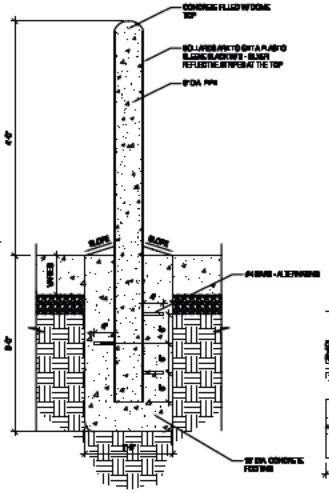
C3 DOOR JAMB @ STONE
SCALE: 1 1/2" = 1'-0"



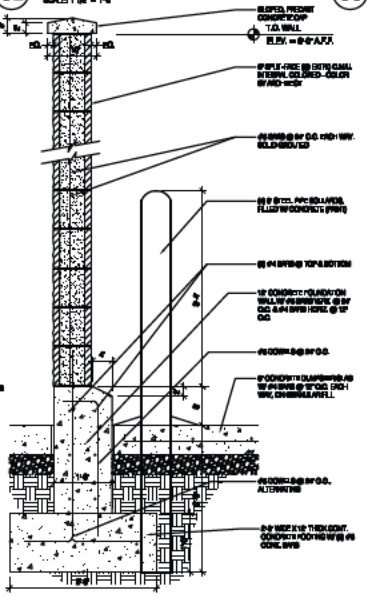
C4 WINDOW SILL @ LIMESTONE
SCALE: 1 1/2" = 1'-0"



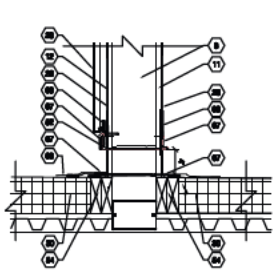
C5 LIMESTONE TO ACM SILL
SCALE: 1 1/2" = 1'-0"



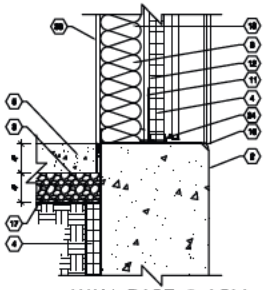
A1 BOLLARD DETAIL
1" = 1'-0"



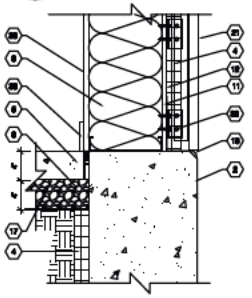
A2 DUMPSTER ENCLOSURE WALL SECTION
1" = 1'-0"



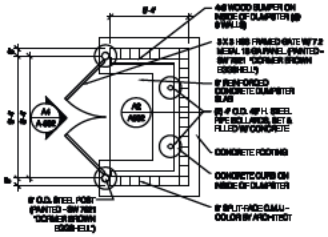
B3 SCUPPER AT SCREEN WALL
SCALE: 1 1/2" = 1'-0"



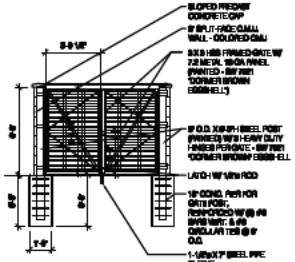
B4 WALL BASE @ ACM
SCALE: 1 1/2" = 1'-0"



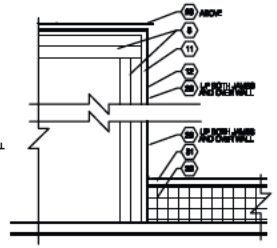
B5 WALL BASE @ LIMESTONE
SCALE: 1 1/2" = 1'-0"



A3 DUMPSTER ENCLOSER PLAN
SCALE: 1/4" = 1'-0"



A4 DUMPSTER ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"



A5 SCREEN WALL @ OPENING
SCALE: 1 1/2" = 1'-0"

REFERENCE NOTES

1. CONCRETE FOOTING (SEE STRUCTURAL)
2. CONCRETE STEM WALL (SEE STRUCTURAL)
3. 4" FREE DRAINING GRAVEL
4. 2" RIGID INSULATION
5. 4" CONCRETE SLAB ON GRADE
6. 6" CONCRETE SLAB ON GRADE
7. 6" CONCRETE CURB
8. 6" METAL STUDS @ 16" O.C.
9. 4" METAL STUDS @ 16" O.C.
10. 18" METAL STUDS @ 16" O.C.
11. 5/8" PLYWOOD SHEATHING
12. FLUID APPLIED MOISTURE BARRIER
13. BATT INSULATION
14. STEEL COLUMN (SEE STRUCTURAL)
15. STEEL BEAM (SEE STRUCTURAL)
16. METAL FLASHING
17. VAPOR BARRIER
18. 5/8" LINED SOFFIT W/ 5 EXPANSION
19. GYPSUM SOFFIT WITH 5 EXPANSION
20. ALUMINUM CLAD PANEL SYSTEM - ACM
21. LIMESTONE PANELS
22. E-FOAM SHINGLECRETE WALL PANEL SYSTEM
23. STAND-OFF MOUNTING SYSTEM. (SCREW INTO WALL @ SEAT ONLY)
24. ALUMINUM FLASHING W/ DRIP EDGE
25. ALUMINUM CURTAIN WALL SYSTEM
26. ALUMINUM WINDOW FRAME
27. 1" INSULATED GLASS, VERDICAR SNW 70 OR EQUAL
28. SINGLE PLY MEMBRANE
29. ROOF FIRE CANT STRIP
30. 6" RIGID POLYISO INSULATION
31. 1/2" FIBERGLASS COVER BOARD
32. ALUMINUM CAP FLASHING
33. CLIP SYSTEM FOR STONE PANELS
34. CLIP SYSTEM FOR ACM PANELS
35. MTL. STUD SICK BEAM
36. ACOUSTIC CEILING
37. METAL DECK
38. 5/8" CEMENTITIOUS PLUS
39. PAINT (SEE FINISH SCHEDULE)
40. SOLID SURFACE WINDOW SILL
41. PORCELAIN TILE (SEE FINISH SCHEDULE)
42. TERMINATION BAR & RESILIENT
43. DOOR FRAME (SEE SCHEDULE)
44. DOOR (SEE SCHEDULE)
45. STEEL TRUSS (SEE STRUCTURAL)
46. LINEAR METAL PANEL
47. 7" INSULATED SPANDREL PANEL
48. ACM SOFFIT PANEL
49. SUSPENDED GYP CEILING
50. LOUVERS-HOE SYSTEM
51. BREAK METAL COVER
52. SCUPPER
53. 3 5/8" METAL STUDS @ 16" O.C.
54. 2X NAILER
55. 5/8" PLYWOOD SHEATHING
56. ACM PARAPET CAP
57. 3 5/8" METAL STUD FRAMING
58. S-SHAPED SILL SHORE
59. TPO NON REINFORCED FLASHING
60. WATER OUT OFF MASTIC

GENERAL NOTES

A. NOT USED
B. NOT USED

KEY PLAN

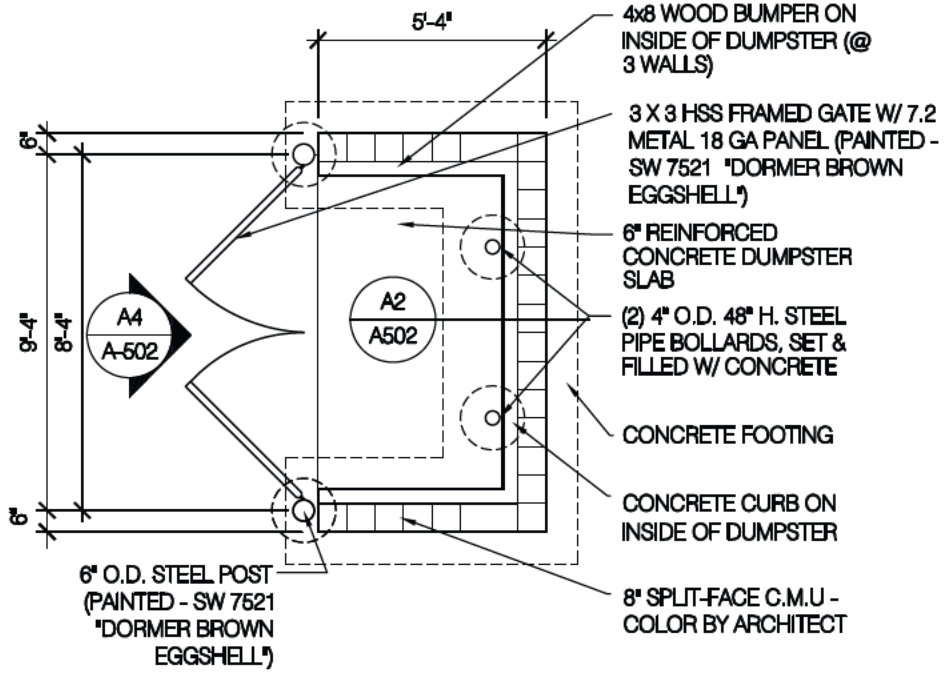
FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.8666 • FFKR.COM

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

UTAH FIRST CREDIT UNION

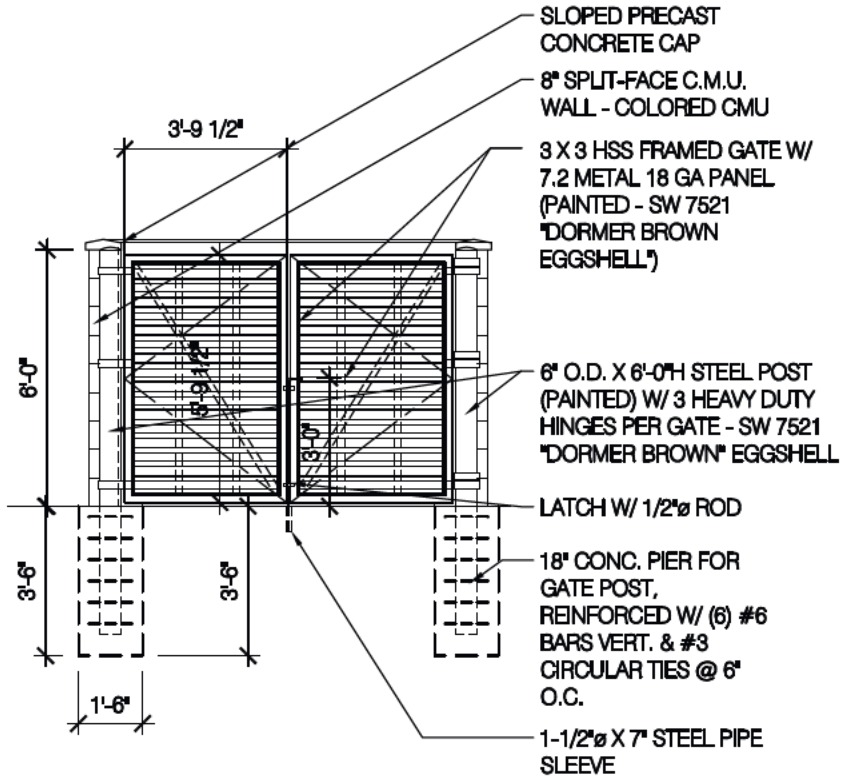
DETAILS

A-502



A3 DUMPSTER ENCLOSER PLAN

SCALE: 1/4" = 1'-0"



A4 DUMPSTER ENCLOSURE GATE ELEVATION

SCALE: 1/4" = 1'-0"



7. ACM Panels
Color: Charcoal

6. Insulated Glazing
Solarban 70 Grey

1. ACM Panels
Color: Custom Orange

2. ACM Panels
Color: Clear Anodized

3. Limestone Panels
Color: Dove White Sandblasted

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

5. Curtain Wall and Window Frame
Color: Dark Bronze

Utah First Credit Union - Santa Clara Branch
Exterior Building Materials

FFKR ARCHITECTS

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

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

GENERAL NOTES

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

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC (APPLIED GEOTECHNICAL ENGINEERING AND CONSULTANTS). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED OCTOBER 09, 2025. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF Utah)
) SS.
COUNTY OF Davis)

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

FULL NAME SIGNATURE: CWeiner
FULL NAME PRINT: Stephanie Heiner
COMMISSION NO.: #720943
EXPIRATION DATE: 01-23-2027

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

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

MORTGAGEE CONSENT TO RECORD

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

SIGNATURE: Lgadsby
PRINT NAME: Luke Gadsby
TITLE: AVP Commercial Lending

MORTGAGEE ACKNOWLEDGEMENT

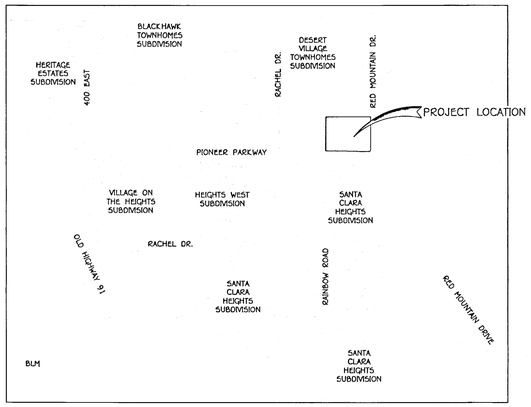
STATE OF Utah)
) S.S.
COUNTY OF Salt Lake)

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

NOTARY PUBLIC: AJBacke MY COMMISSION EXPIRES: May 6, 2027
NOTARY PUBLIC FULL NAME: A.J. Backe A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER: 730995 STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

AMENDMENT NOTE

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



VICINITY MAP
N.T.S

SURVEYOR'S CERTIFICATE

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

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

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

PROFESSIONAL LAND SURVEYOR — LIC. 5633341 — ADAM S. ALLEN — 02/27/26 — STATE OF UTAH

02/27/2026
DATE:

ADAM ALLEN, PLS #5633341

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE WESTERLY SUBDIVISION LINE OF SILVERADO SANTA CLARA RECORDED AS ENTRY #20230017569 ON JUNE 15, 2023 BY THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING LOCATED N0°37'40"E 33.28 FEET ALONG THE SECTION LINE AND S89°22'20"E 677.00 FEET FROM THE WEST CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: (1) N00°37'37"E 469.19 FEET; THENCE (2) N16°36'53"W 4.16 FEET; THENCE EAST 628.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF RED MOUNTAIN DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) S00°28'02"W 461.16 FEET; THENCE (2) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 24.99 FEET (RADIUS BEARS: N89°32'25"W) A DISTANCE OF 38.01 FEET THROUGH A CENTRAL ANGLE OF 88°50'45" CHORD: S44°56'58"W 35.03 FEET TO THE NORTHERLY RIGHT-OF-WAY OF PIONEER PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY N88°47'15"W, A DISTANCE OF 604.18 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.91 ACRES±.
CONTAINS 7 LOTS.

OWNER'S DEDICATION

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

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

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED DO HEREBY DEDICATE AND CONVEY TO THE CITY OF SANTA CLARA FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS, PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY FOR PIONEER PARKWAY.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 3RD DAY OF March, 2026.

ENCLAVE RED MOUNTAIN ROW LLC
(A DELAWARE LIMITED LIABILITY COMPANY)
SIGNATURE: CWeiner
PRINT NAME: COLIN WRIGHT
TITLE: MANAGER, THROUGH AFFILIATES

FINAL PLAT OF:
SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)
NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M
SANTA CLARA CITY, WASHINGTON COUNTY UTAH

SHEET 1 OF 2

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 25-044 CW VERA | DATE: 02/27/2026
FILE: FP-COMMERCIAL.DWG | SCALE: N/A

ENGINEER'S APPROVAL:
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE ON THIS OFFICE, THIS 10 DAY OF March 2026
ENGINEER
SANTA CLARA CITY, UTAH

CITY PLANNING DIRECTOR
ON THIS THE 6th DAY OF MARCH, A.D. 2026 THE CITY PLANNING DIRECTOR OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.
CITY PLANNING DIRECTOR
SANTA CLARA CITY, UTAH

CITY SURVEYOR'S CERTIFICATE:
I, THE SANTA CLARA CITY SURVEYOR, DO HEREBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. 3/11/26
CITY SURVEYOR
SANTA CLARA CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH
WE THE MAYOR AND CITY COUNCIL OF SANTA CLARA CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF IT'S MEETING OF THE 18 DAY OF MARCH, A.D. 2026, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.
CITY RECORDER, ~~DEPUTY~~ — MAYOR
SANTA CLARA CITY, UTAH — SANTA CLARA CITY, UTAH

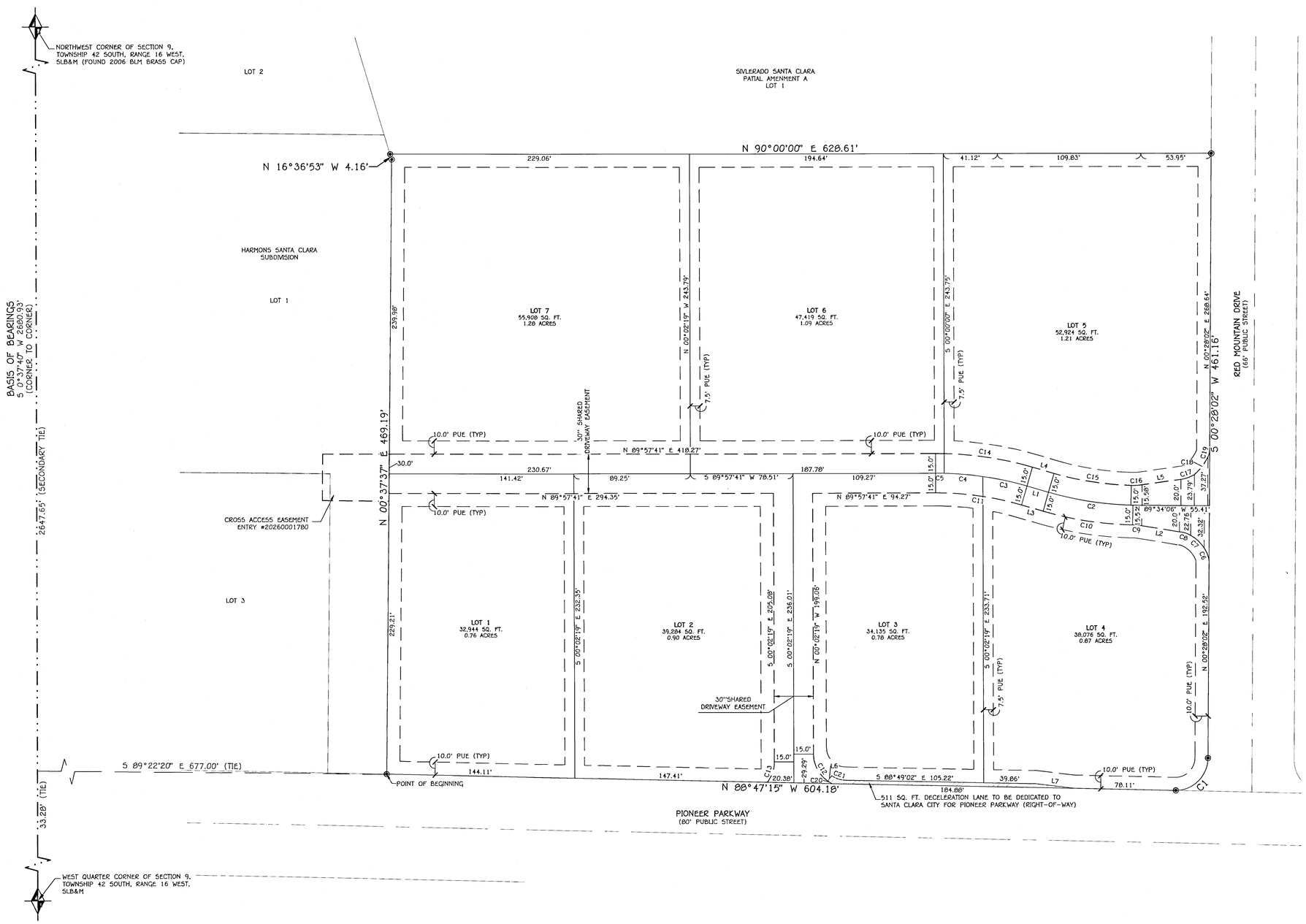
APPROVAL AS TO FORM:
APPROVED AS TO FORM, THIS 23rd DAY OF March A.D. 2026.
CITY ATTORNEY
SANTA CLARA CITY, UTAH

WASHINGTON COUNTY TREASURER:
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 26th DAY OF March A.D. 2026 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.
TREASURER
WASHINGTON COUNTY, UTAH

RECORDED NO.
DOC # 20260011954
Map (Conveying Property) Page 1 of 3
Washington County Recorder
03/30/2026 02:11:47 PM Fee $ 114.00
By COLE WEST
FEE:
COUNTY RECORDER
WASHINGTON COUNTY, UTAH

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

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



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

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

0 40' 80'
SCALE: 1" = 40'

LEGEND

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

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

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

AMENDMENT NOTE

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

FINAL PLAT OF:
SILVERADO SANTA CLARA SUBDIVISION PARTIAL AMENDMENT "B" (COMMERCIAL)
NW 1/4 SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST SLB&M
SANTA CLARA CITY, WASHINGTON COUNTY UTAH

SHEET 2 OF 2

C:\Dropbox\American\03 Projects\2025\25-044 Cole west Vera\03 Drawings\Survey Drawings\Final Plat\Commercial\2026.01.21 Commercial Final Plat.dwg

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

City Council
Christa Hinton
Dave Pond
Janene Burton
Mark Hendrickson
Justin Caplin

CITY COUNCIL

Meeting Date: October 14, 2026 **Agenda Item:** 5

Applicant: Santa Clara City **Requested by:** Jim McNulty

Subject: Chapter 17.80, Sensitive Lands Overlay Zone

Description:

City staff and the Hillside Committee have been working on a complete update of this chapter for several months. At this time, City staff is asking that the City Council consider adopting this rewrite/update to city code.

Recommendation: N/A

Attachments: N/A

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara, Utah 84765

Phone (435) 673-6712 Fax (435) 628-7338

CITY OF
SANTA CLARA
FOUNDED 1854

TO: Santa Clara City Council

FROM: Jim McNulty, Planning Director

DATE: October 14, 2026

RE: City Code, Chapter 17.80, Sensitive Lands Overlay Zone **(Public Meeting)**

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:

On October 8, 2026, the Planning Commission held a public hearing and forwarded a recommendation of approval to the City Council. City staff recommend that the City Council consider granting approval of for this code amendment (Chapter 17.80, Sensitive Lands Overlay Zone).

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.

DRAFT

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.

DRAFT

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.

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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:

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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.

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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.

G. 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').

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

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I. 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.

J. 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 were 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.

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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 text 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 flowing 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 flowing:

   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 ¼ 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).

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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.

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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:

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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.

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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.

DRAFT

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.

DRAFT

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.

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.

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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

DRAFT

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

City Council
Christa Hinton
Dave Pond
Janene Burton
Mark Hendrickson
Justin Caplin

CITY COUNCIL

Meeting Date: October 14, 2026 **Agenda Item:** 6

Applicant: Enlaw LLC (Black Desert) **Requested by:** Jim McNulty

Subject: PDR Amendment & Site Plan Review

Description:

Enlaw LLC, is requesting review and approval for a PDR Amendment and Site Plan for a permanent maintenance facility at Black Desert. The proposed Site Plan includes a maintenance office building, a mechanics building, a landscape building, and a golf cart and equipment storage building.

Recommendation: N/A

Attachments: N/A

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara, Utah 84765

Phone (435) 673-6712 Fax (435) 628-7338

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

Staff Report

PDR Amendment & Site Plan Review
Summary and Recommendation

Public Body: Santa Clara City Council
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 PDR 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 the required 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 prior to the October 8, 2026, public hearing. 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.

Request : PDC Amendment & Site Plan Review

STATE CODE CONSIDERATIONS

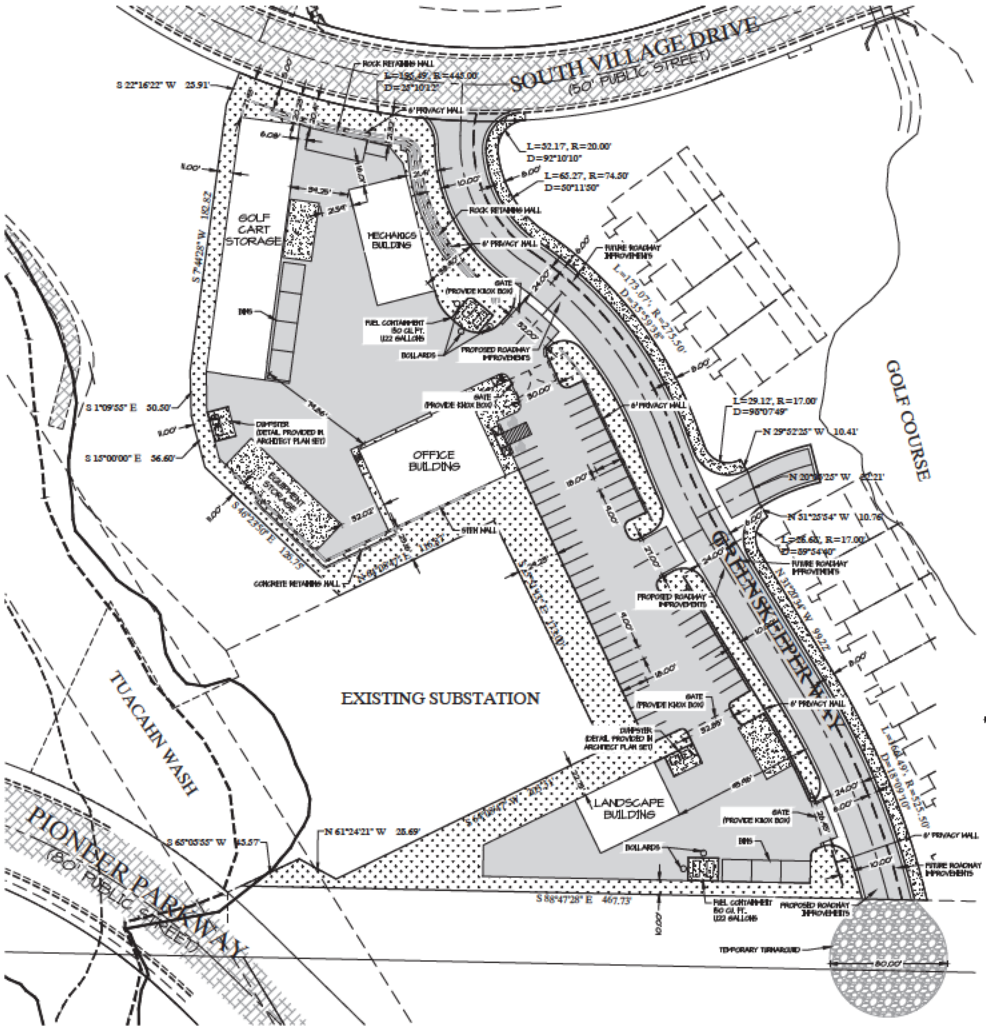
Utah Code, Section 10-20-503, includes requirements for a PDC Amendment. To amend the PDC Zone, a city must hold at least one public hearing. Additionally, a public hearing to consider a PDC Amendment of property requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all 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

On October 8, 2026, the Planning Commission held a public hearing and forwarded a recommendation of approval to the City Council. City staff recommend that the City Council review the PDR 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 City Council consider granting approval 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 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.
16. That a temporary road base turn-around with a 98' diameter is required for Greenskeeper Way.

Request : PDC Amendment & Site Plan Review





Know what's below.
Call before you dig.

SITE DATA

PARCEL NUMBER:
SC-6-2-4-440

SITE ADDRESS:
TBD

CURRENT ZONE:
PD

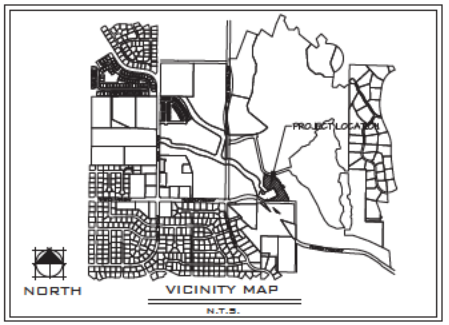
GENERAL PLAN:
MDR

PARCEL AREA:
TOTAL - 142,318 SQ. FT.
3.26 ACRES

PARKING:
BUSINESS OR PROFESSIONAL OFFICES: 1 SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA.

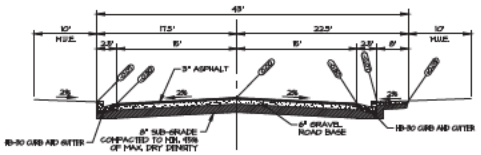
OFFICE BUILDING
TOTAL AREA - 4,884 SQ. FT.

TOTAL SPACES REQUIRED: 20
PROVIDED: 46
ADA ACCESSIBLE: 2
ADA VAN ACCESSIBLE: 2



LEGEND:

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE (6" PAD W/ MESH REINFORCEMENT)
- PROPOSED LANDSCAPE
- RIGHT OF WAY LINE
- RETAINING WALL



43' PUBLIC STREET CROSS SECTION
SCALE: N.T.S.

DATE: 8/26/25
JOB NO.: 4828-25-075
DESIGNED BY: DHH
CHECKED BY: JHB
TYPE: CONST. PLANS

DATE | REVISION

ROSENBERG ASSOCIATES
CIVIL ENGINEERS - LAND SURVEYORS

372 East Riverside Drive, Suite A&B
George, Utah 84770
Ph (435) 673-8586 Fx (435) 673-8587
www.rasLLC.com

SITE PLAN
FOR
BLACK DESERT MAINTENANCE BUILDING
SANTA CLARA
UTAH

SHEET
C2.0
2 OF 6 SHEETS



PLANT SCHEDULE

PHOTO	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CANOPY	QTY	DETAIL
TREES							
		African Sumac	Rhus lancea	2" Cal.	15'	5	
		Arizona Rosewood	Vauquelinia californica	1.5" Cal.	10'	16	
		Bubba Desert Willow	Chilopsis linearis 'Bubba'	2" Cal.	25'	8	
		Chilean Mesquite	Prosopis chilensis	2" Cal.	20'	9	
PALM TREES							
		Mexican Fan Palm	Washingtonia robusta	6' Ht.	15'	17	
PHOTO	**SYMBOL**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**SPACING**	**QTY**	**DETAIL**
SHRUBS							
		Beaked Yucca	Yucca rostrata	5 gal.	72" o.c.	8	
		Rosy Jane Gaura	Gaura lindheimeri 'Rosy Jane'	1 gal.	24" o.c.	46	
		Spanish Dagger	Yucca faxoniana	5 gal.	96" o.c.	5	
CACTI							
		Bunny Ears Prickly Pear	Opuntia microdasys	3 gal.	60" o.c.	27	
		Golden Barrel Cactus	Echinocactus grusonii	1 gal.	30" o.c.	38	
		Ocotillo	Fouquieria splendens	3 gal.	84" o.c.	7	
GRASSES							
		Deer Grass	Muhlenbergia rigens	3 gal.	48" o.c.	51	
SUCCULENTS							
		Artichoke Parry's Agave	Agave parryi huachucensis	3 gal.	48" o.c.	13	
		Jewel of Desert Amethyst Ice Plant	Delosperma cooperi 'DGAM13-1'	1 gal.	36" o.c.	29	
		Jewel of the Desert Peridot Ice Plant	Delosperma cooperi 'Jewel of Desert Peridot'	1 gal.	36" o.c.	29	
		Red Yucca	Yucca parviflora	3 gal.	48" o.c.	26	

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1	CHUNKY ROCK MULCH - BASALT	10,924 sf
2	3-8" ROCK MULCH - BASALT	13,638 sf
3	UNDULATING BERM - CHUNKY BASALT ROCK MULCH 8-12' W dw 6-8' Tall	11,245 sf
4	BASALT BOULDERS - 222 TOTAL 3-4'	

0 15 30 60
SCALE: 1"=30'

PARAGON LAND PROS

PARAGON LAND PROS
Salt Lake City Office
2600 N Ashton Blvd #200
Lehi, UT 84043
(801) 874-2441
(435) 375-8560

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING, PURPOSES OR IMPLEMENTATION.

Project Number # 657
Project Manager MW
Designed By HA

REVISIONS

DATE	DESCRIPTION

BDR GOLF MAINTENANCE FACILITY
Santa Clara, UT

CALL BLUE STAKES LOCATION CENTER – 811 – CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES. WWW.BLUESTAKES.COM

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PARAGON PROVIDED PLANTING MIX CALCULATIONS BASED ON THE 3D MODEL PROVIDED. CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR REVIEWING THE DESIGN AND PROVIDING THEIR OWN CALCULATIONS AND AREAS FOR THE PURPOSES OF COST ESTIMATING / BIDDING.

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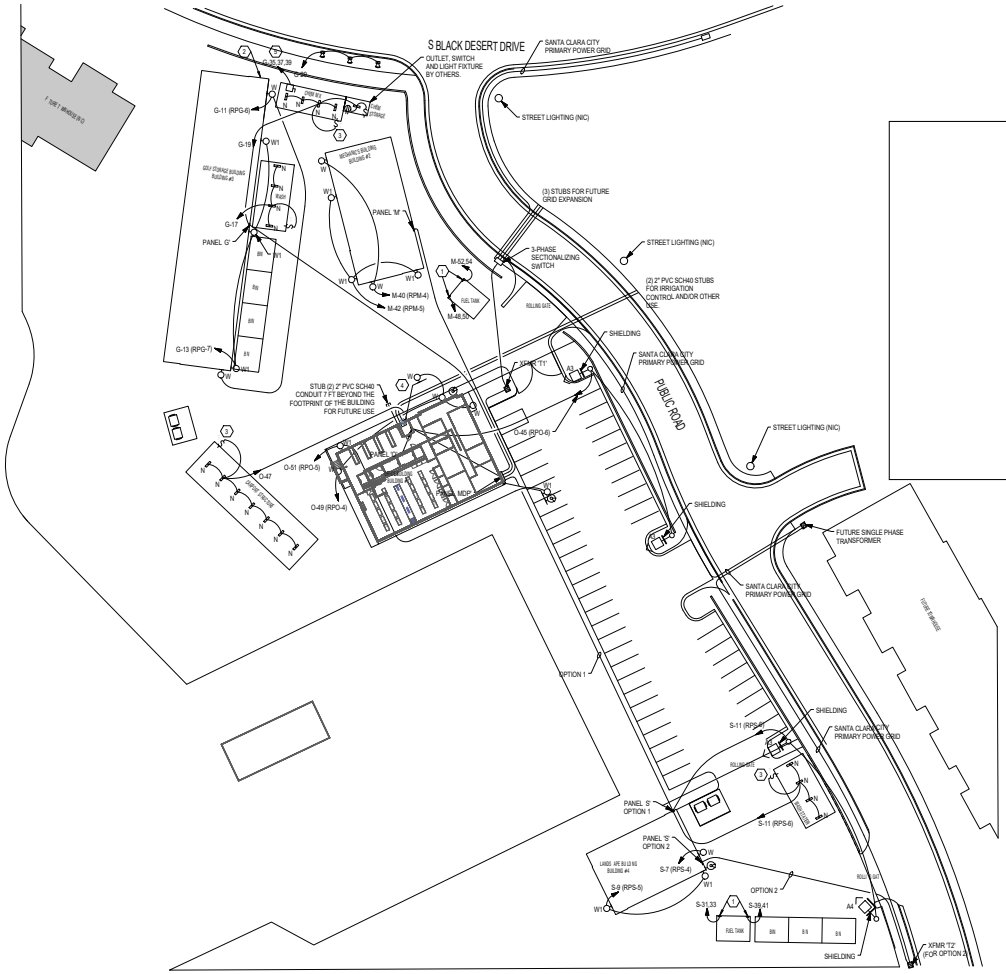
Issue Date Aug, 2026

LAYOUT PLAN

L101

KEYNOTES

1. PROVIDE 5.0 KVA SINGLE PHASE BUCK-BOOST TRANSFORMER FOR EACH FUEL PUMP. CONFIGURE WIRING PER MANUFACTURER'S DIAGRAM FOR 208V INPUT TO 240V OUTPUT. PROVIDE RED MUSHROOM-HEAD EMERGENCY SHUT-OFF SWITCH (E-STOP) WITH KEY TO RESET FUNCTION. DEVICE SHALL MEET THE HAZARDOUS-LOCATION RATING OF THE SITE.
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 INTERMATIC (OR EQUIVALENT) TIME CONTROL FUNCTION FOR CANOPY.
4. MOUNT LIGHT FIXTURE ABOVE MOUNTED SIGN. THE AREA OF THE SIGN IS 3' X 3'. COORDINATE EXACT MOUNTING HEIGHT WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
5. PROVIDE AND CONFIGURE RED MUSHROOM-HEAD EMERGENCY SHUT-OFF SWITCH (E-STOP) WITH KEY TO RESET FUNCTION. DEVICE SHALL MEET THE HAZARDOUS-LOCATION RATING OF THE SITE.



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

method studio
360 west aspen avenue
salt lake city, utah 84101
801 532 4422

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project:

Black Desert Maintenance Office (Building 1)

project#: 24.0565
date: 09-02-2026
revisions :

title:

ELECTRICAL SITE PLAN

RESOLUT

Project #: 250808

sheet:

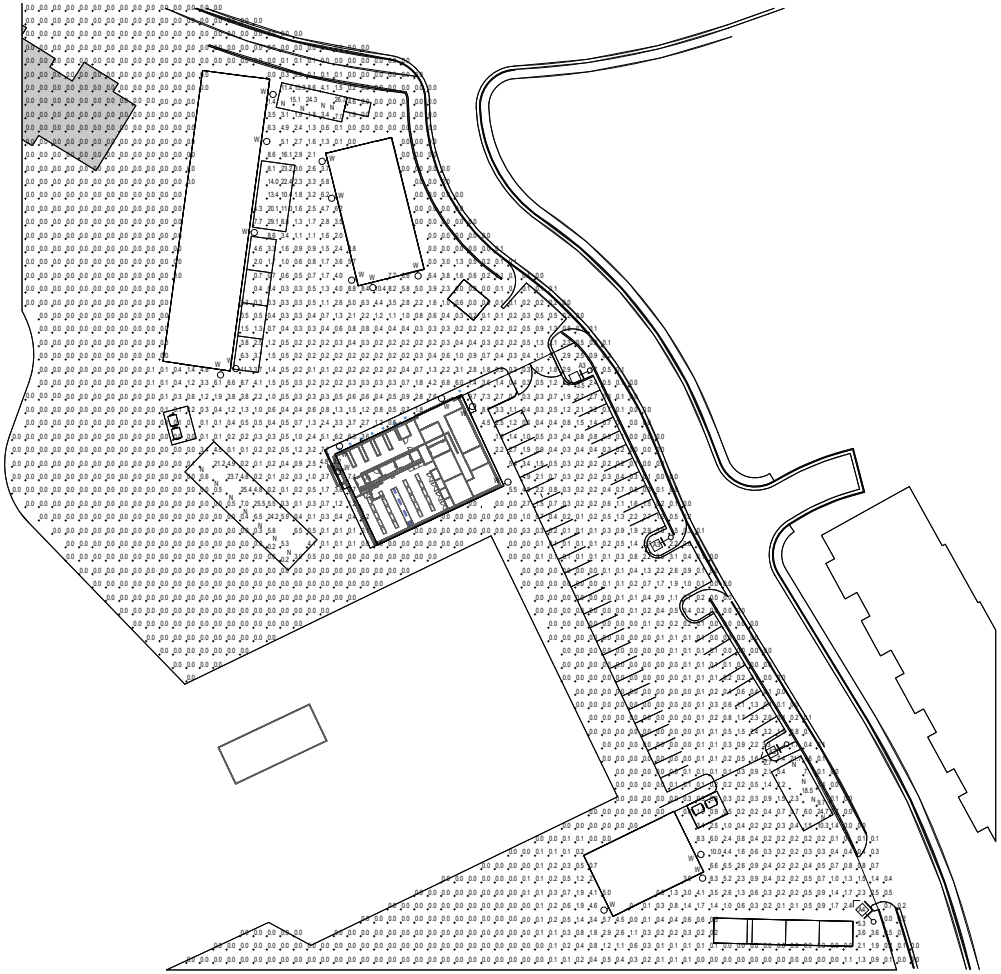
ES101

100% CONSTRUCTION DOCUMENT SET

8/18/2026 3:54:13 PM Autodesk Docs://Black Desert Golf Maintenance/Facility/M25080B_BDGO_Office_r22.rvt

KEYNOTES

1. PROVIDE 5.0 KVA SINGLE PHASE BUCK-BOOST TRANSFORMER FOR EACH FUEL PUMP. CONFIGURE WIRING PER MANUFACTURER'S DIAGRAM FOR 208V INPUT TO 240V OUTPUT. PROVIDE RED MUSHROOM-HEAD EMERGENCY SHUT-OFF SWITCH (E-STOP) WITH KEY TO RESET FUNCTION. DEVICE SHALL MEET THE HAZARDOUS-LOCATION RATING OF THE SITE.
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3. PROVIDE INTERMATIC (OR EQUIVALENT) TIME CONTROL FUNCTION FOR CANOPY.
4. MOUNT LIGHT FIXTURE ABOVE MOUNTED SIGN. THE AREA OF THE SIGN IS 5' X 3'. COORDINATE EXACT MOUNTING HEIGHT WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
5. PROVIDE AND CONFIGURE RED MUSHROOM-HEAD EMERGENCY SHUT-OFF SWITCH (E-STOP) WITH KEY TO RESET FUNCTION. DEVICE SHALL MEET THE HAZARDOUS-LOCATION RATING OF THE SITE.



1 PHOTOMETRIC PLAN
1" = 30'-0"

method studio
360 west aspen avenue
salt lake city, utah 84101
801 532 4422

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project:

Black Desert Maintenance Office (Building 1)

project#: 24.0565
date: 09-02-2026
revisions :

title:

PHOTOMETRIC PLAN

RESOLUT

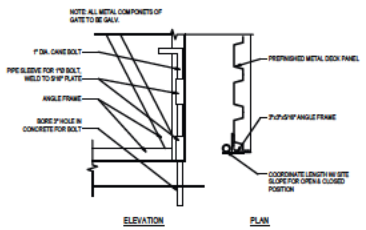
Project #: 250808

sheet:

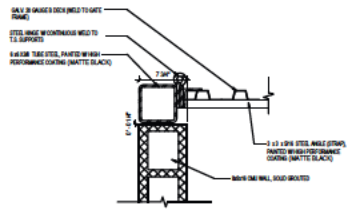
ES102

100% CONSTRUCTION DOCUMENT SET

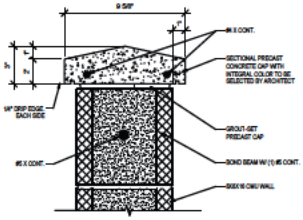
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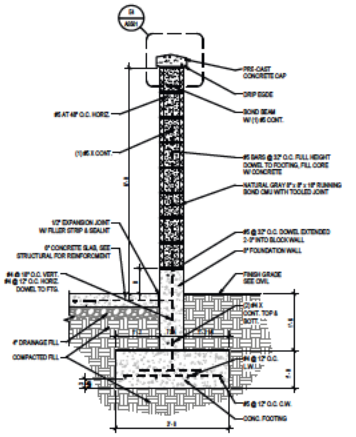
E2 CANE BOLT DETAIL
1 1/2" = 1'-0"



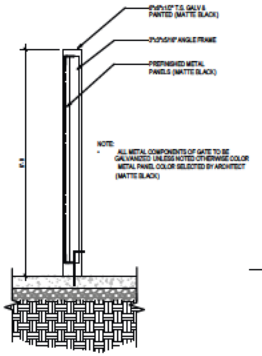
E3 TRASH ENCLOSURE GATE HINGE DETAIL
1 1/2" = 1'-0"



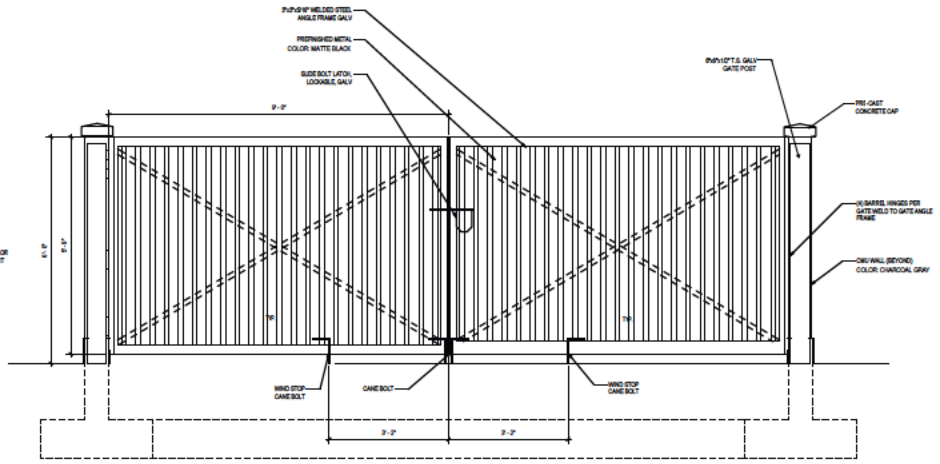
E4 CONCRETE CAP DETAIL
3" = 1'-0"



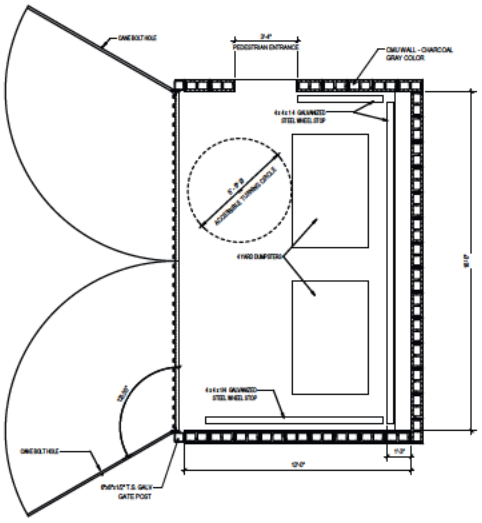
C5 DUMPSTER ENCLOSURE SCREEN WALL SECTION
3/4" = 1'-0"



A1 TRASH ENCLOSURE GATE SECTION
3/4" = 1'-0"



A2 TRASH ENCLOSURE GATE ELEVATION
3/4" = 1'-0"



A5 TRASH ENCLOSURE PLAN
3/8" = 1'-0"

method studio
360 west aspen avenue
salt lake city, utah 84101
801 532 4422

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project:
Black Desert Golf Maintenance Facility - Site

SANTA CLARA, UT

project#: 24.0905
date: 09-03-2025
revisions :

title:
SITE DETAILS - TRASH ENCLOSURE

sheet:
A053



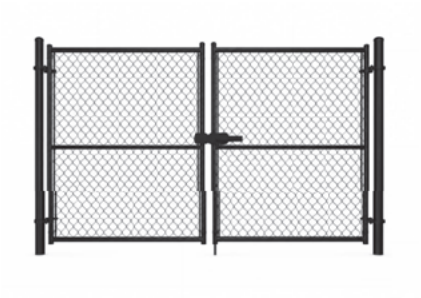
6'-0" TALL CMU LANDSCAPE WALL WITH SMOOTH DARK GRAY STUCCO FINISH. CONTINUOUS STUCCO FINISH ON ALL EXPOSED SURFACES. REFER TO STRUCTURAL PLANS FOR WALL DESIGN AND REINFORCEMENT. VERIFY FINAL WALL LOCATION AND HEIGHT PRIOR TO CONSTRUCTION.

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



MANUAL SLIDING VEHICLE GATE: PROVIDE BLACK POWDER-COATED STEEL SLIDING GATE WITH HORIZONTAL METAL SLATS, HEAVY-DUTY TRACK AND ROLLER SYSTEM, MANUAL PUSH/PULL OPERATION, POSITIVE GATE STOPS, GUIDE ROLLERS, AND LOCKABLE LATCH/HARDWARE. PROVIDE ALL REQUIRED SUPPORT POSTS, TRACK HARDWARE, AND COMPONENTS FOR SMOOTH AND SECURE MANUAL OPERATION. GATE SIZES: (1) 50'-0", (1) 40'-0", AND (1) 35'-0". VERIFY FINAL GATE LOCATIONS, OPENING WIDTHS, ROLL-BACK CLEARANCES, GRADES, AND REQUIRED SUPPORT CONDITIONS PRIOR TO FABRICATION.

3 ROLLING GATE
SCALE: NTS HD-32



28'-0" WIDE DOUBLE SWING VEHICLE ACCESS GATE. BLACK VINYL-COATED CHAIN LINK WITH BLACK POWDER-COATED STEEL FRAME, LOCKABLE LATCH, AND HEAVY-DUTY HINGES. PROVIDE ALL REQUIRED HARDWARE FOR COMPLETE INSTALLATION.

3 SWING GATE
SCALE: NTS HD-32



RENDERING NOTE: THE BERM SHOWN IS CONCEPTUAL ONLY. THE FINAL DESIGN WILL INCLUDE A 6'-0" TALL BERM FINISHED WITH CHUNKY BASALT ROCK MULCH TO MATCH THE FOREGROUND MATERIAL. THE SMALLER ROCK MULCH SHOWN ON THE BERM IS NOT REPRESENTATIVE OF THE FINAL DESIGN.

4 BERM EXAMPLE
SCALE: NTS HD-32

PARAGON LAND PROS
Salt Lake City Office
2600 N Ashton Blvd #200
Lehi, UT 84043
(801) 874-2442
(435) 375-6560

Signed Date _____

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Project Number # 657

Project Manager MW
Designed By HA

REVISIONS

DATE	DESCRIPTION

BDR GOLF MAINTENANCE FACILITY
Santa Clara, UT

CALL BLUE STAKES LOCATION CENTER — 811 — CALL TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF MEMBER UTILITIES. (UTILITIES)
WWW.BLUESTAKES.COM

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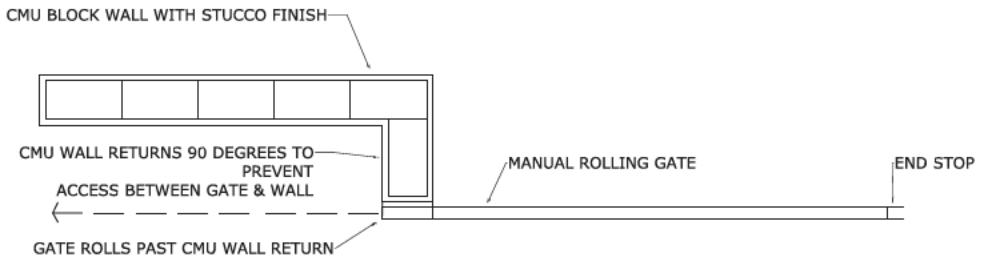
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Issue Date Aug, 2026

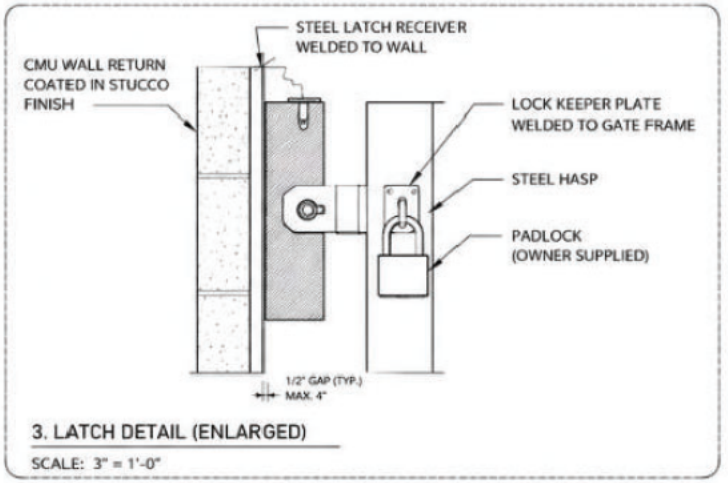
DETAIL SHEET

L301

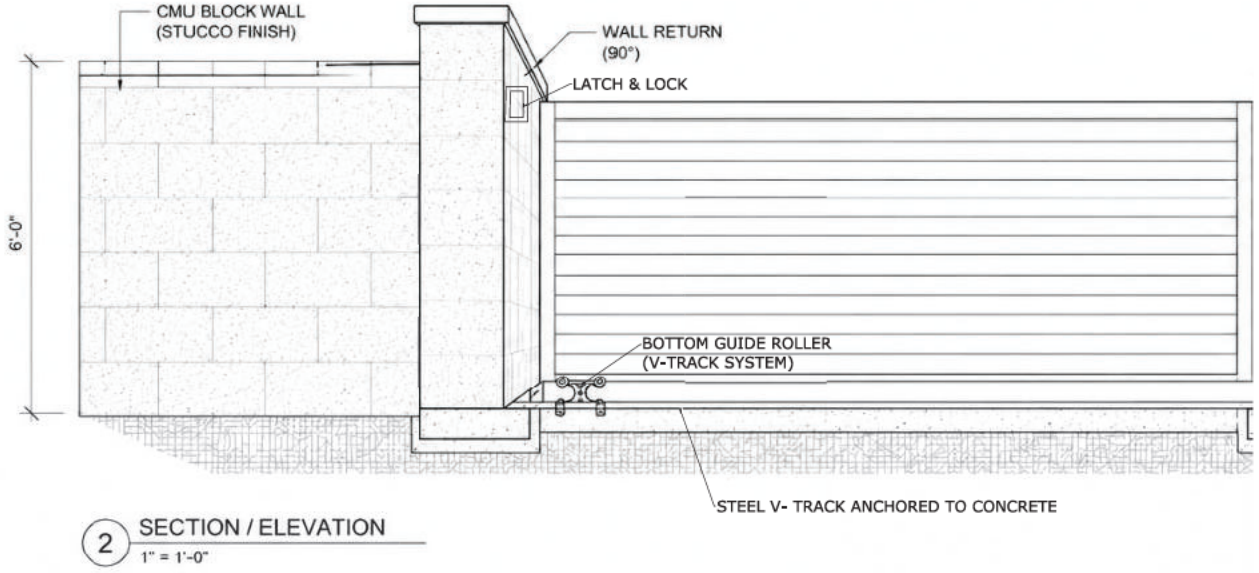
DETAIL OF CMU BLOCK WALL RETURN TO GATE



1 PLAN VIEW
SCALE: 1" = 1'-0"



3. LATCH DETAIL (ENLARGED)
SCALE: 3" = 1'-0"



2 SECTION / ELEVATION
1" = 1'-0"

NOTES:

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.

PARAGON LAND PROS

PARAGON LAND PROS
Salt Lake City Office
2600 N Ashton Blvd #200
Lehi, UT 84043
(801) 874-2442
(435) 375-8560

Signed Date

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Project Number # 657
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Designed By HA

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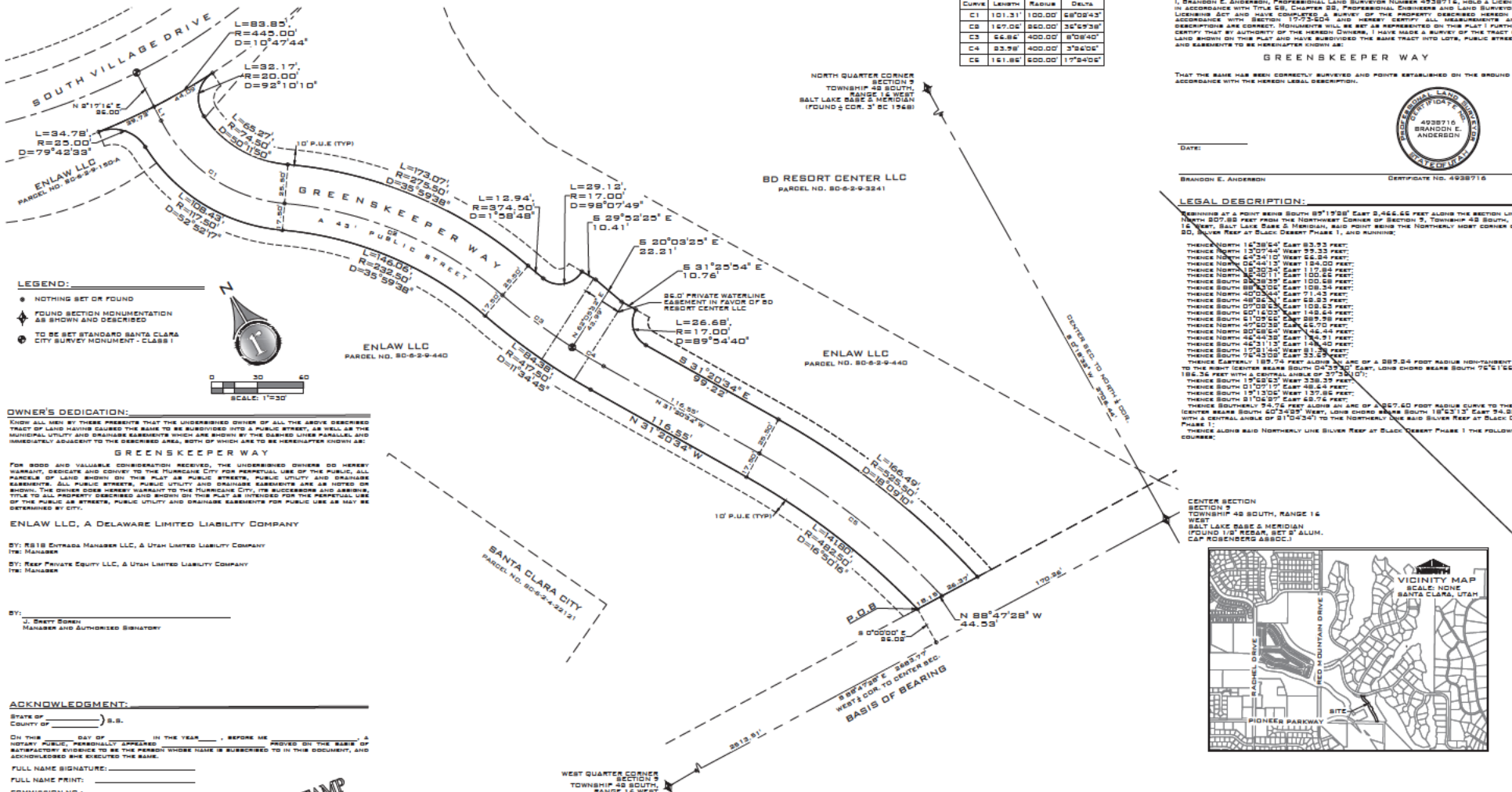
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Issue Date Aug, 2026

DETAIL SHEET

L401

5 of 12



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	101.31'	100.00'	58°03'43"
C2	167.05'	360.00'	26°34'38"
C3	56.86'	400.00'	8°08'40"
C4	83.98'	400.00'	12°01'56"
C5	161.86'	500.00'	17°24'06"

SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-604 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into lots, public streets and easements to be hereinafter known as:

GREENSKEEPER WAY

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

Date: _____

PROFESSIONAL LAND SURVEYOR
4938716
BRANDON E. ANDERSON
STATE OF UTAH

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

Beginning at a point being South 89°11'58" East 2,466.66 feet along the section line and North 207.88 feet from the Northwest Corner of Section 9, Township 42 South, Range 16 West, Salt Lake Base & Meridian, said point being the Northerly most corner of Lot 80, Silver Reef at Black Desert Phase 1, and running;

thence North 16°38'54" East 83.93 feet;
thence North 13°07'44" West 98.33 feet;
thence North 64°34'10" West 56.84 feet;
thence North 06°44'13" West 184.00 feet;
thence North 12°30'34" East 117.84 feet;
thence North 35°40'11" East 100.66 feet;
thence North 08°36'39" East 100.58 feet;
thence South 88°53'06" East 108.34 feet;
thence North 40°03'44" East 71.43 feet;
thence North 48°56'24" East 68.83 feet;
thence South 07°08'53" East 108.63 feet;
thence South 60°16'03" East 148.64 feet;
thence South 51°05'56" East 885.98 feet;
thence North 47°02'38" East 66.70 feet;
thence North 80°58'54" West 146.44 feet;
thence North 46°44'38" West 134.91 feet;
thence North 36°21'13" East 104.40 feet;
thence South 12°31'44" West 81.29 feet;
thence South 76°43'08" East 33.62 feet;
thence Easterly 189.74 feet along the arc of a 289.84 foot radius non-tangent curve to the right (center bears South 04°39'52" East, long chord bears South 76°15'56" East 186.36 feet with a central angle of 37°30'10");
thence South 19°58'53" West 338.39 feet;
thence South 01°07'17" East 48.64 feet;
thence South 19°13'06" West 137.85 feet;
thence South 81°06'07" East 68.74 feet;
thence Southerly 94.74 feet along an arc of a 267.60 foot radius curve to the right (center bears South 60°34'29" West, long chord bears South 18°23'13" East 94.22 feet with a central angle of 81°04'34") to the Northerly line said Silver Reef at Black Desert Phase 1;
thence along said Northerly line Silver Reef at Black Desert Phase 1 the following (8) courses;

LEGEND:

- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I

SCALE: 1"=30'

OWNER'S DEDICATION:

Know all men by these presents that the undersigned owner of all the above described tract of land having caused the same to be subdivided into a public street, as well as the municipal utility and drainage easements which are shown by the dashed lines parallel and immediately adjacent to the described area, both of which are to be hereinafter known as:

GREENSKEEPER WAY

For good and valuable consideration received, the undersigned owners do hereby warrant, dedicate and convey to the Hurricane City for perpetual use of the public, all parcels of land shown on this plat as public streets, public utility and drainage easements. All public streets, public utility and drainage easements are as noted or shown. The owner does hereby warrant to the Hurricane City, its successors and assigns, title to all property described and shown on this plat as intended for the perpetual use of the public as streets, public utility and drainage easements for public use as may be determined by city.

ENLAW LLC, A Delaware Limited Liability Company

By: RSIB Estrada Manager LLC, A Utah Limited Liability Company
Its: Manager

By: Reef Private Equity LLC, A Utah Limited Liability Company
Its: Manager

By: _____
J. Brett Soren
Manager and Authorized Signatory

ACKNOWLEDGMENT:

State of _____)
County of _____) s.s.

On this _____ day of _____ in the year____, before me _____, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same.

Full name signature: _____
Full name print: _____
Commission no.: _____
Expiration date: _____
A notary public commissioned in the state of _____

(Official Seal Not Required Per Utah Code Ann. 46-1-16(7))

DO NOT STAMP

GREENSKEEPER WAY

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)

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
368 East Riverside Drive, Suite A-9, St. George, Utah 84790 Ph (435) 673-8586 Fx (435) 673-8397, www.RACIVIL.COM

SURVEY-PLAT FILE NUMBER:	DATE:	DRAWN:
4838-26-07C	08/27/2026	S.B.A
JOB NUMBER:	SCALE: 1" = 30'	CHECKED: S.E.A.

ENGINEER'S APPROVAL:
The hereon 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 verify 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

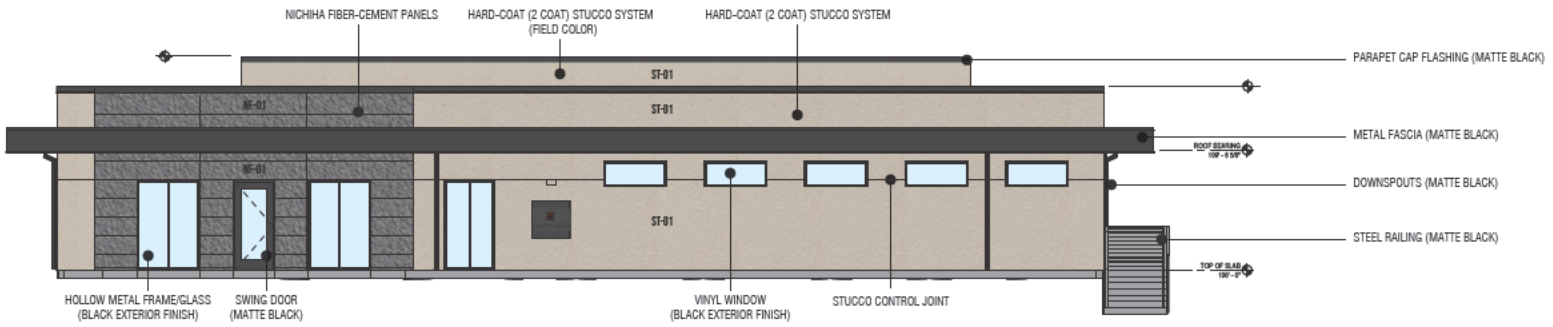
CITY SURVEYORS CERTIFICATE:
I, the Santa Clara City Surveyor, do hereby verify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office.
CITY SURVEYOR
SANTA CLARA CITY, UTAH

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

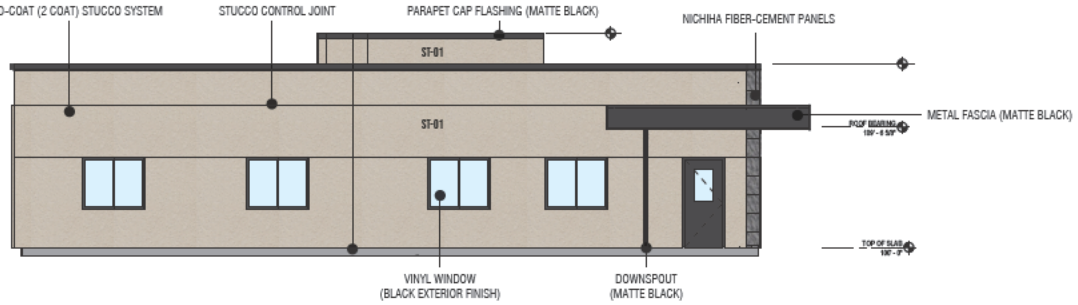
APPROVAL AS TO FORM:
Approved as to form, this _____ day of _____, A.D. 20__.
CITY ATTORNEY
SANTA CLARA CITY, UTAH

TREASURER APPROVAL
I, Washington County Treasurer, certify on this _____ day of _____, A.D. 20__ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.
WASHINGTON COUNTY TREASURER

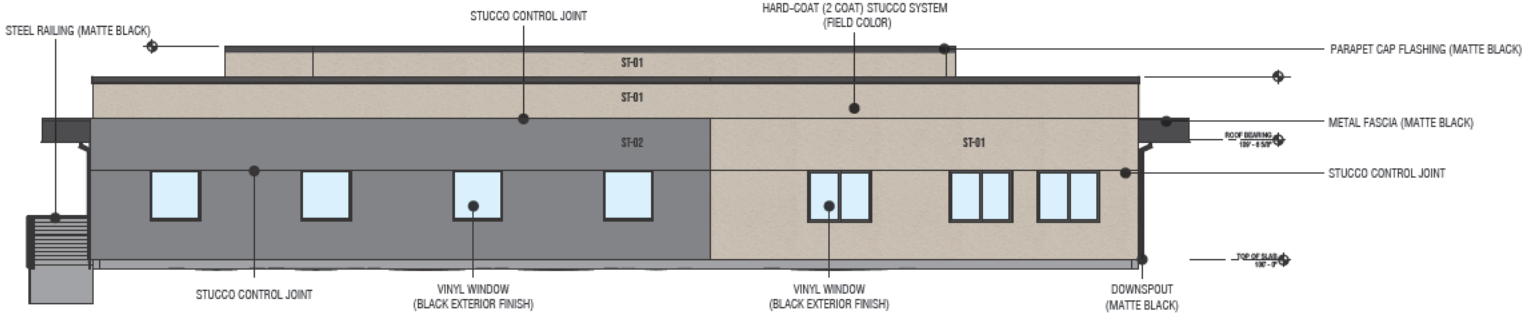
RECORDED NO.
FEE: _____
COUNTY RECORDER
WASHINGTON COUNTY, UTAH



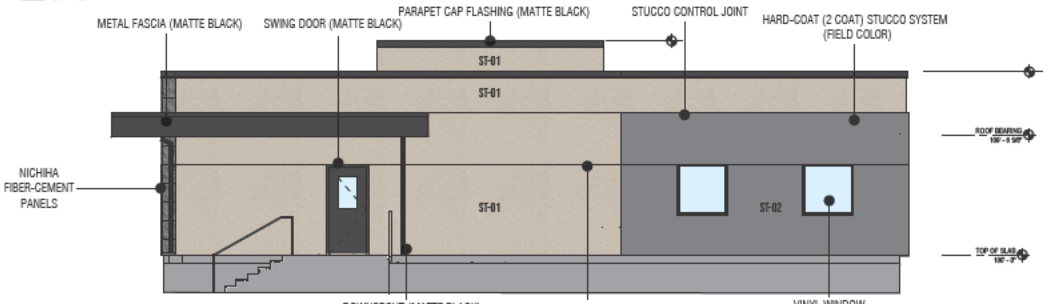
1 NORTH EXTERIOR ELEVATION - Presentation
1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION - Presentation
1/4" = 1'-0"



3 SOUTH EXTERIOR ELEVATION - Presentation
1/4" = 1'-0"



4 WEST EXTERIOR ELEVATION - Presentation
1/4" = 1'-0"

BUILDING AREA: 4,695 SF

MATERIAL LEGEND

CODE	HATCH	MATERIAL
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 A600
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: AMICO - STUDIO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)
ROOF		ROOF MEMBRANE: B.O.D. PRODUCT: CARLISLE SURE-FLEX PV, COLOR: GRAY

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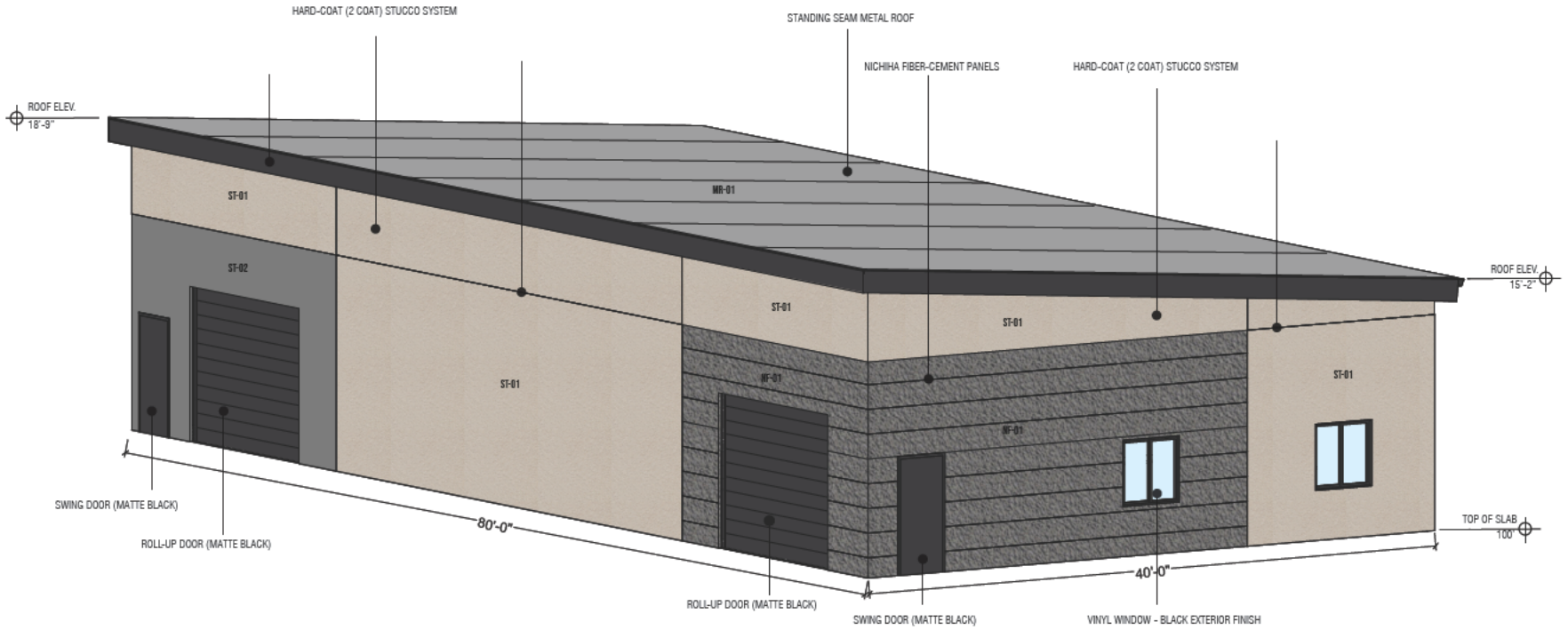
project:
Black Desert Maintenance Office (Building 1)

Santa Clara, Ut

project #: 24-2005
date: 09-03-2025
revisions :

title:
Presentation Exterior 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)
NF-01		NICHIHA FIBER-CEMENT PANELS
*		GLAZING (*REFER TO WINDOW SCHEDULE, SHEET SERIES A600
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: AMBCO - STUDIO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)

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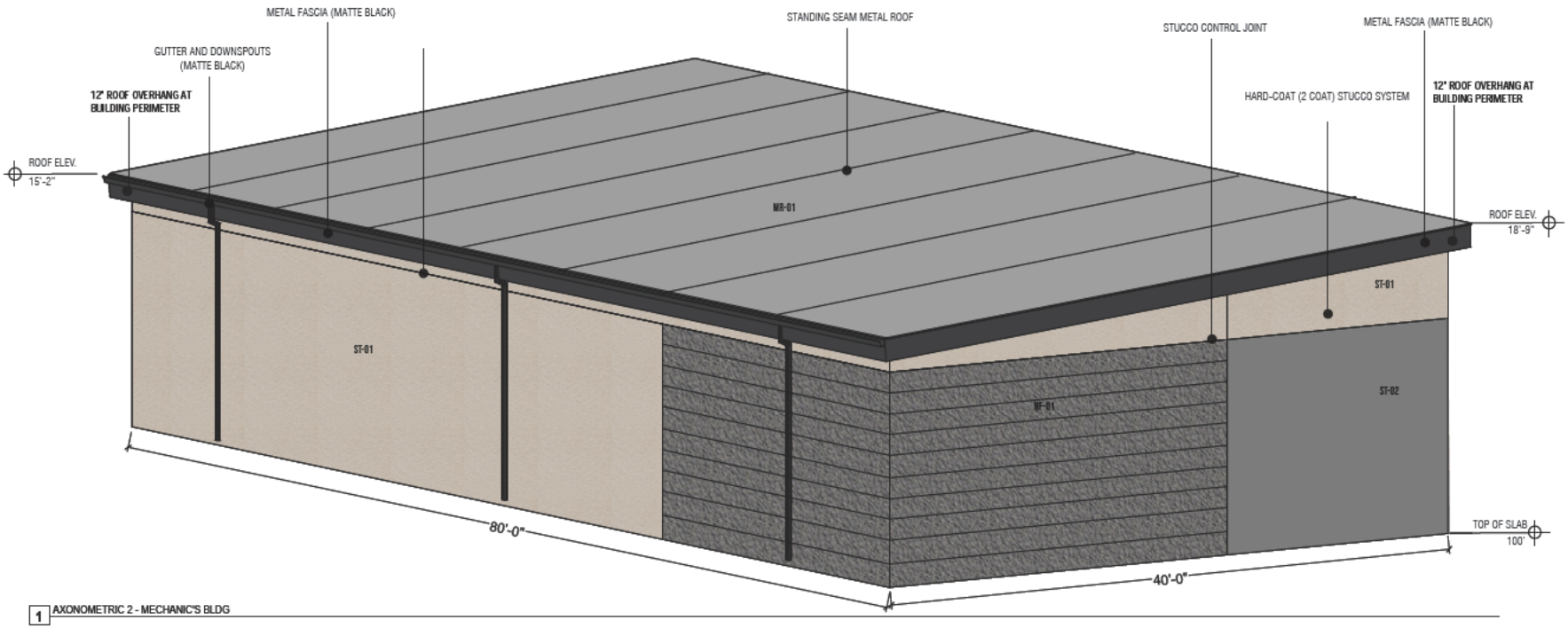
project:
Black Desert Golf Mechanic's Building - (Building 2)

Santa Clara, Ut

projects#: 24-0005
date: 09-03-2025
revisions :

title:
Axonometric Elevations

sheet:
A241



1 AXONOMETRIC 2 - 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		NICHIHA FIBER-CEMENT PANELS
-		GLAZING (*REFER TO WINDOW SCHEDULE, SHEET SERIES A600
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: AMICO - STUDIO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)

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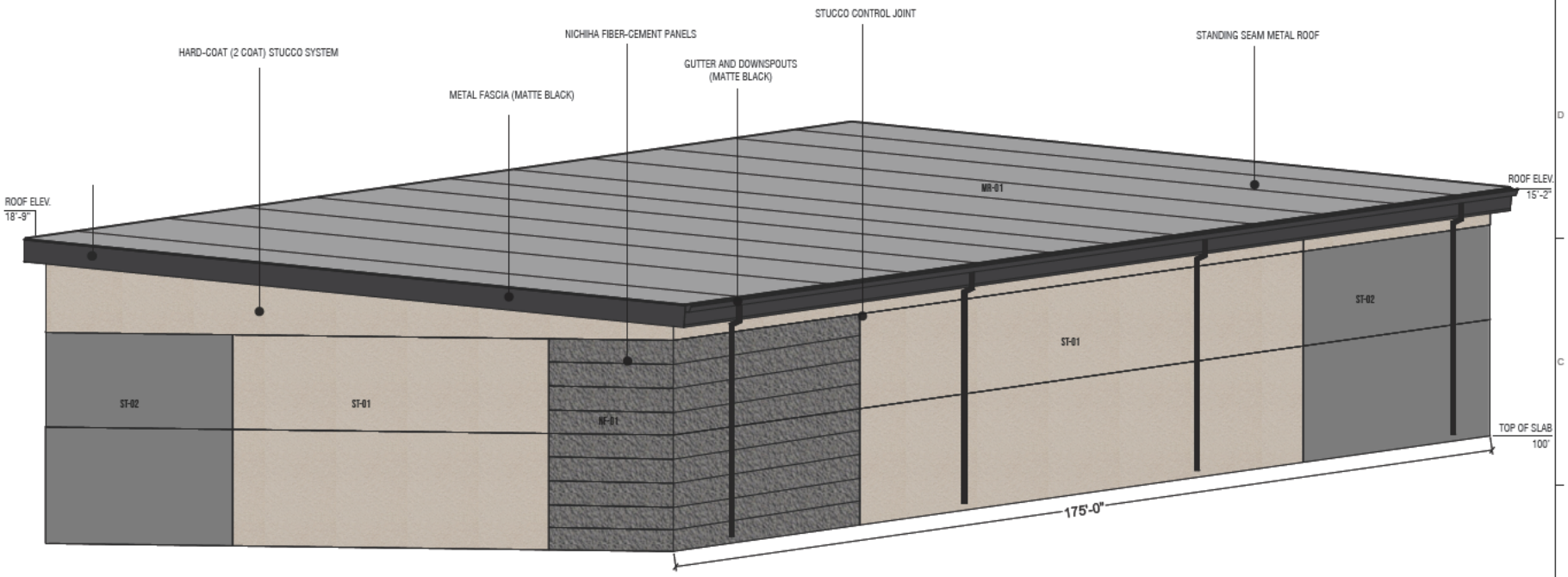
project:
Black Desert Golf Mechanic's Building - (Building 2)

Santa Clara, Ut

projects#: 24-0005
date: 09-03-2025
revisions :

title:
Axonometric Elevations

sheet:
A242



B1 AXONOMETRIC 1 PRESENTATION

BUILDING AREA: 7,000 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 A600
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 Storage Building - (Building 3)

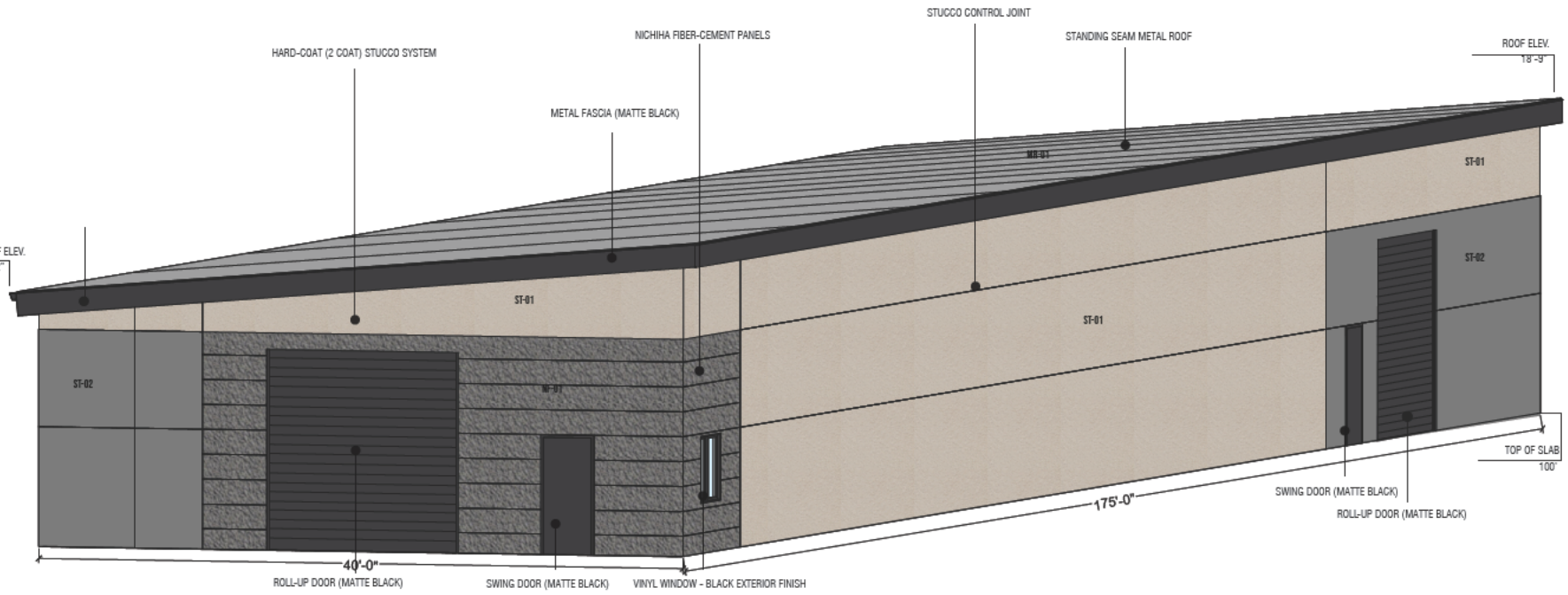
Santa Clara, Ut

projects#: 24-0005
date: 8-10-2026
revisions :

title:
Axonometric Elevation - Presentation

sheet:
A241

BID / PERMIT SET



B1 AXONOMETRIC 2 PRESENTATION

BUILDING AREA: 7,000 SF

MATERIAL LEGEND

CODE	HATCH	MATERIAL
MH-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		NICHIHA FIBER-CEMENT PANELS
-		GLAZING (*REFER TO WINDOW SCHEDULE, SHEET SERIES A600
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: ARISCO - STUCCO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)

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project:

Black Desert Golf Storage Building - (Building 3)

Santa Clara, Ut

projects#: 24-0005
date: 8-10-2026
revisions :

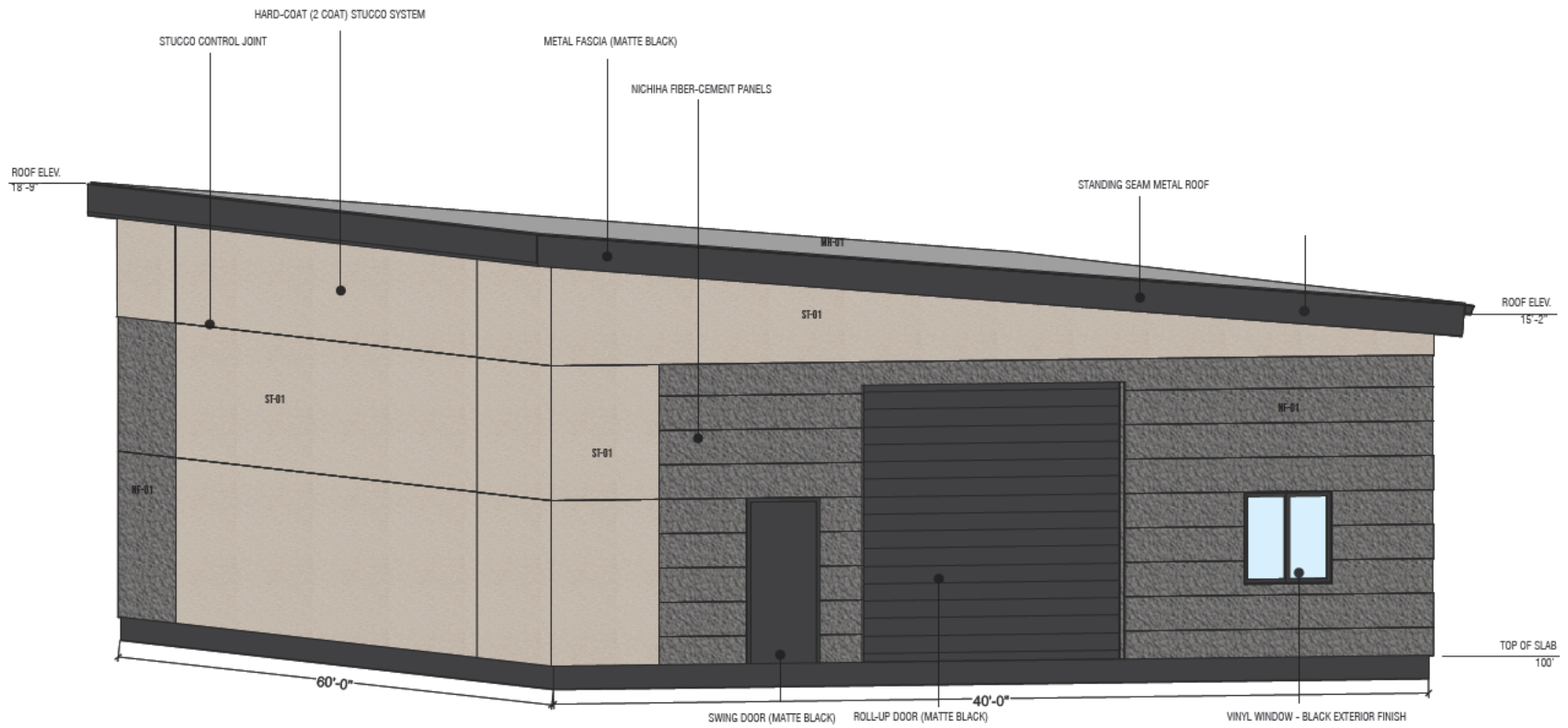
title:

Axonometric Elevation - Presentation

sheet:

A242

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B1 AXONOMETRIC 1 PRESENTATION

BUILDING AREA: 2,400 SF

MATERIAL LEGEND

CODE	MATCH	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 A600
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 Landscape Maintenance Building - (Building 4)

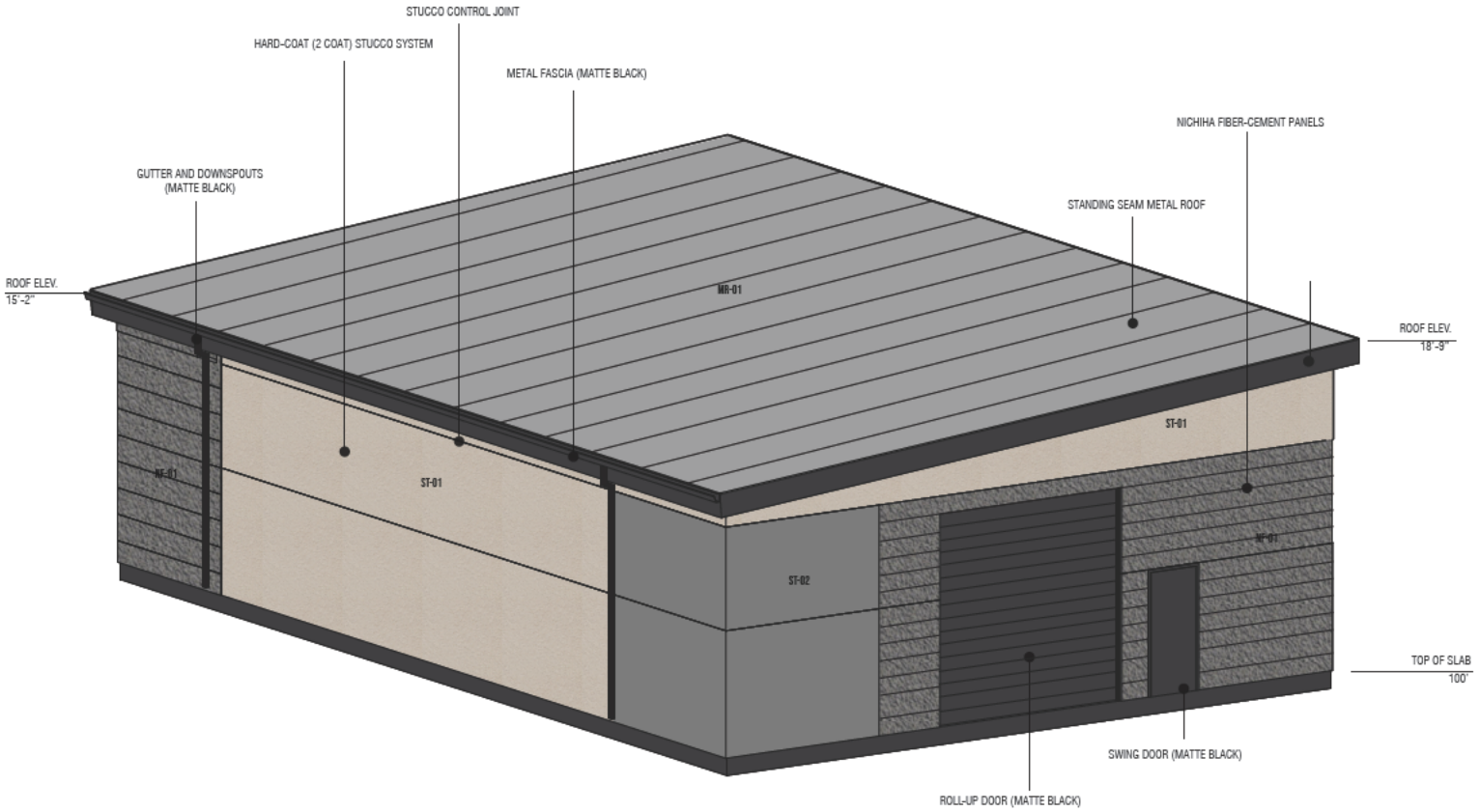
Santa Clara, Ut

projects#: 24-0005
date: 8-10-2026
revisions :

title:
Axonometric Elevation - Presentation

sheet:
A241

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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 A400
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: AMICO - STUDIO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)

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

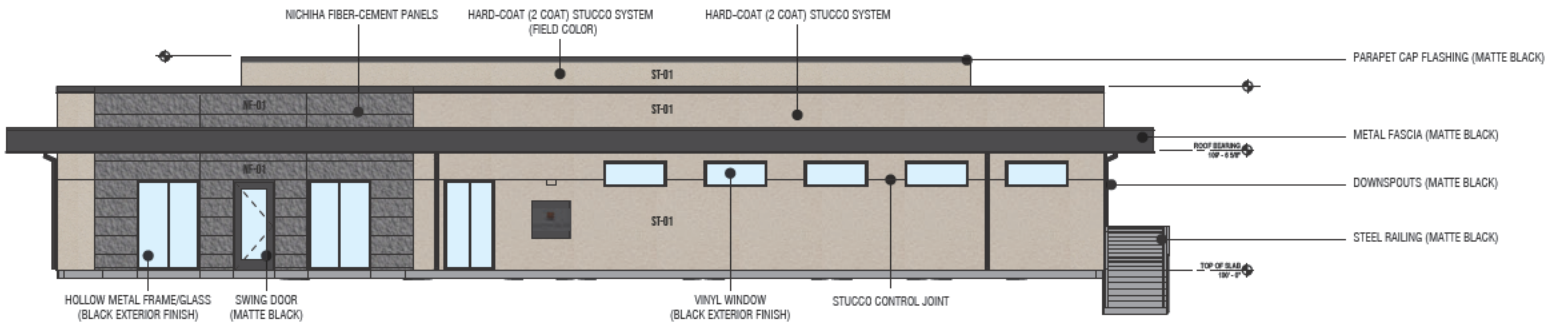
Santa Clara, Ut

projects#: 24-0005
date: 8-10-2026
revisions :

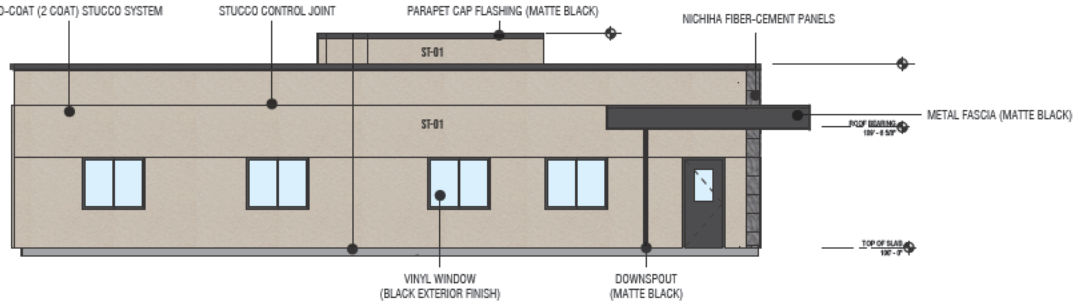
title:
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sheet:
A242

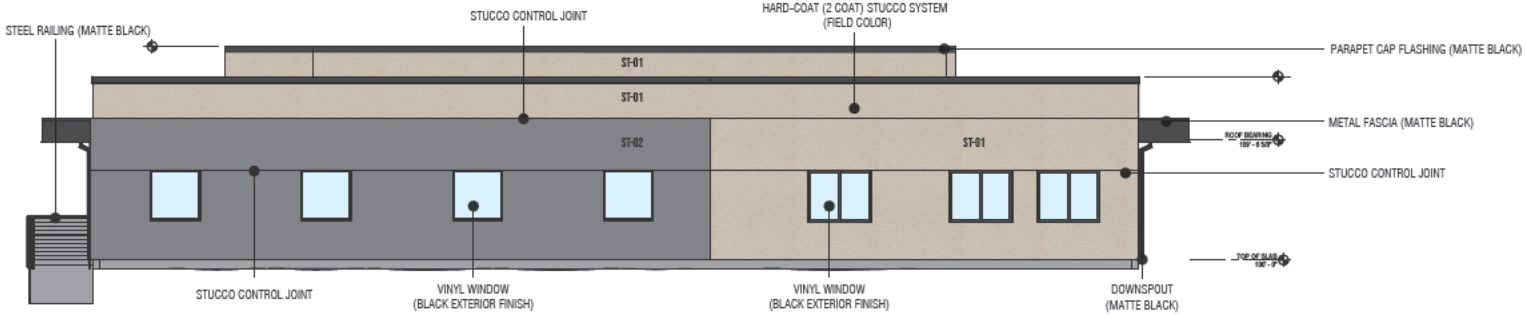
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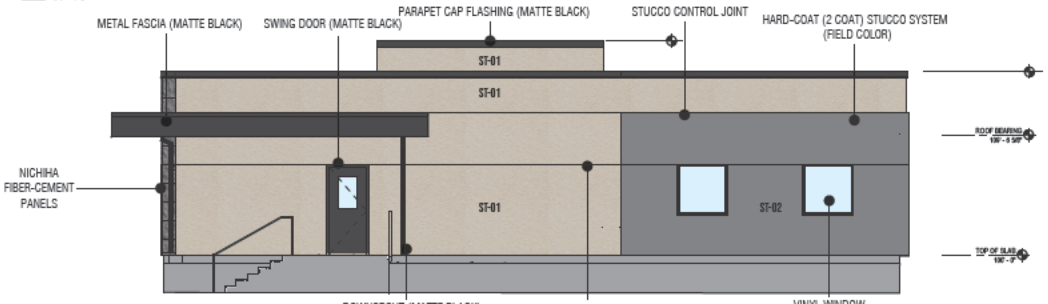
1 NORTH EXTERIOR ELEVATION - Presentation
1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION - Presentation
1/4" = 1'-0"



3 SOUTH EXTERIOR ELEVATION - Presentation
1/4" = 1'-0"



4 WEST EXTERIOR ELEVATION - Presentation
1/4" = 1'-0"

BUILDING AREA: 4,695 SF

MATERIAL LEGEND

CODE	HATCH	MATERIAL
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 A600
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: AMICO - STUDIO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)
ROOF		ROOF MEMBRANE: B.O.D. PRODUCT: CARLISLE SURE-FLEX PV, COLOR: GRAY

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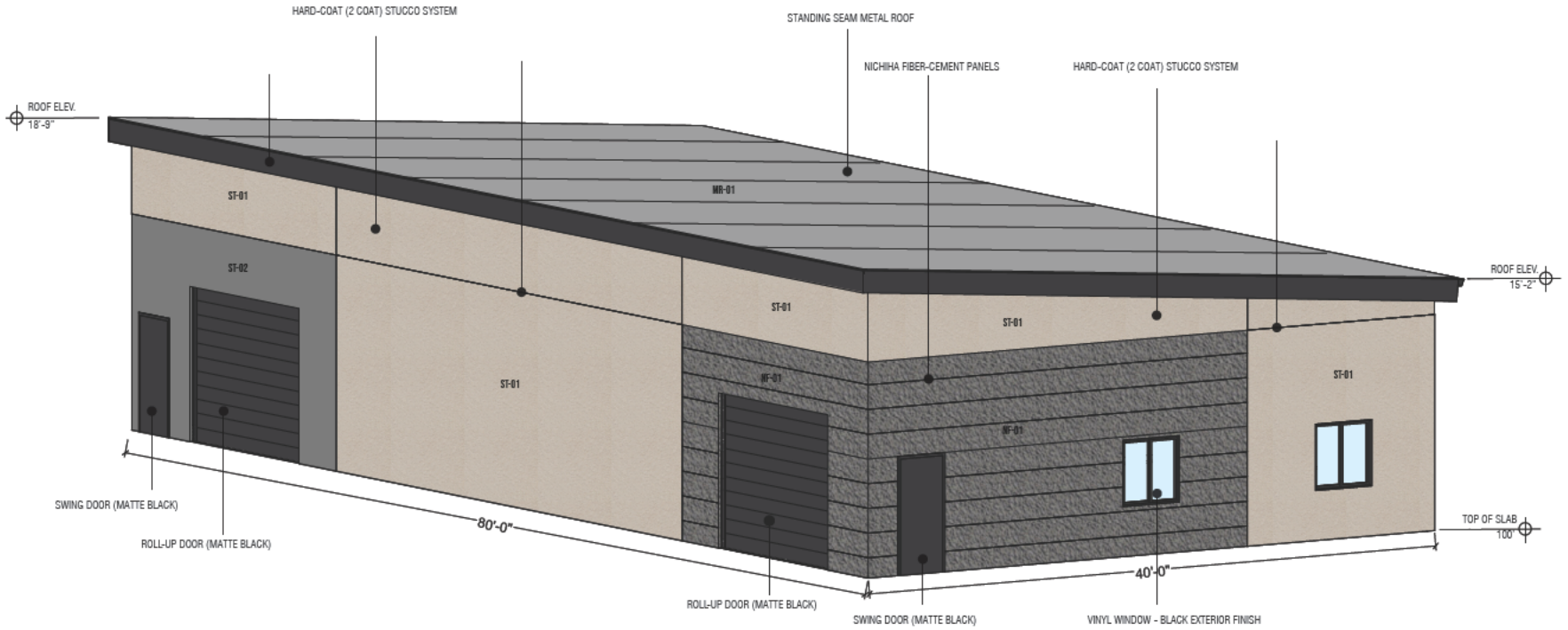
project:
Black Desert Maintenance Office (Building 1)

Santa Clara, Ut

project #: 24-2005
date: 09-03-2025
revisions :

title:
Presentation Exterior 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)
NF-01		NICHIHA FIBER-CEMENT PANELS
*		GLAZING (*REFER TO WINDOW SCHEDULE, SHEET SERIES A600
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: AMBCO - STUDIO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)

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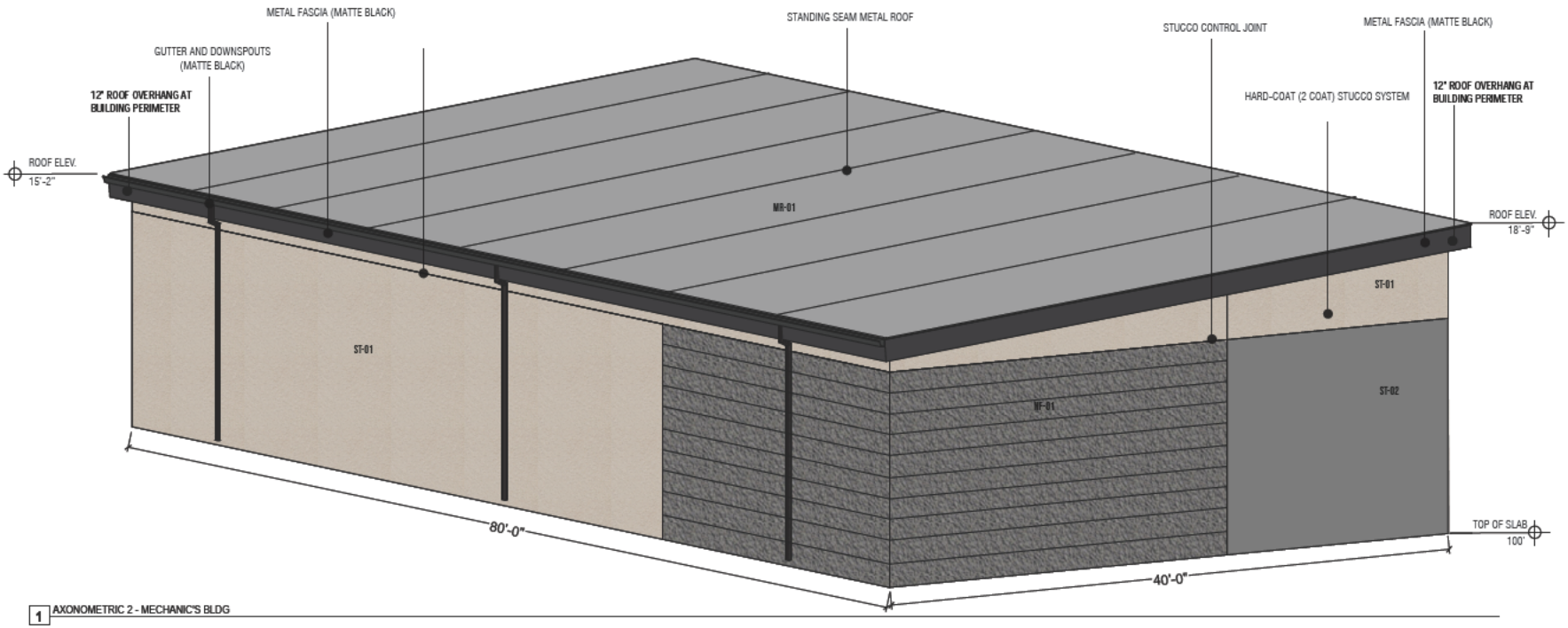
project:
Black Desert Golf Mechanic's Building - (Building 2)

Santa Clara, Ut

projects#: 24-0005
date: 09-03-2025
revisions :

title:
Axonometric Elevations

sheet:
A241



1 AXONOMETRIC 2 - 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		NICHIHA FIBER-CEMENT PANELS
-		GLAZING (*REFER TO WINDOW SCHEDULE, SHEET SERIES A600
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: AMICO - STUDIO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)

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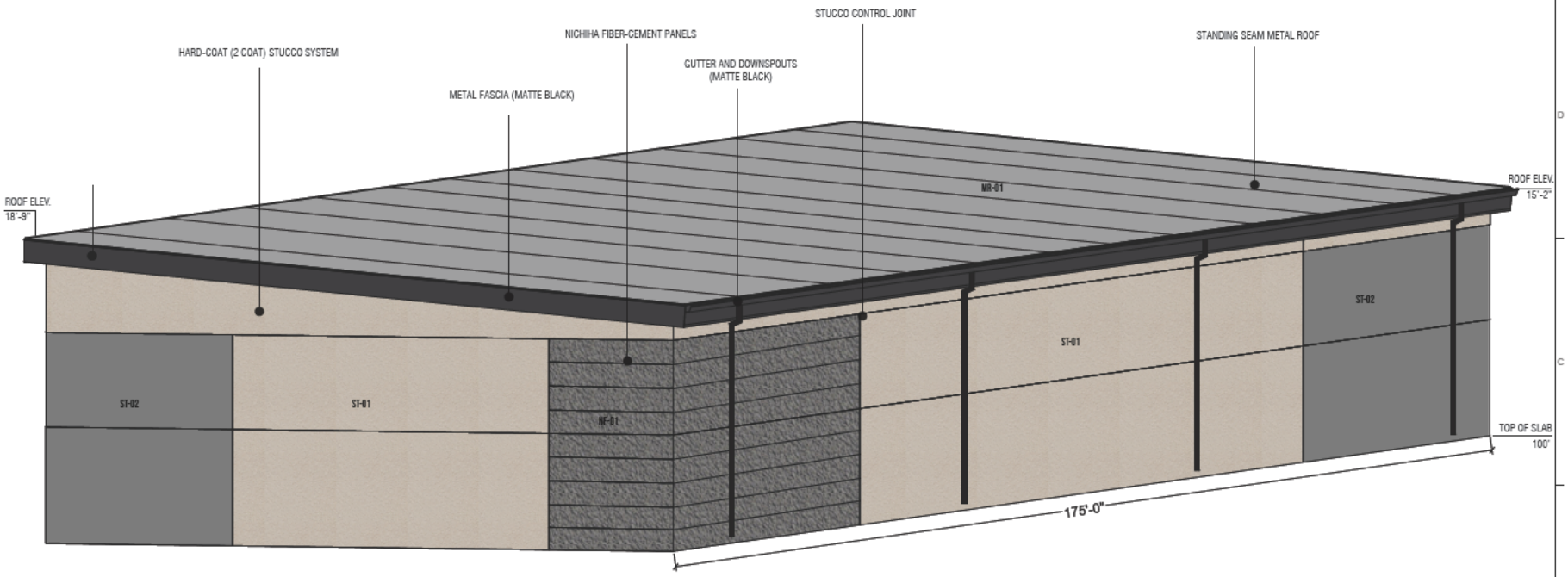
project:
Black Desert Golf Mechanic's Building - (Building 2)

Santa Clara, Ut

projects#: 24-0005
date: 09-03-2025
revisions :

title:
Axonometric Elevations

sheet:
A242



B1 AXONOMETRIC 1 PRESENTATION

BUILDING AREA: 7,000 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 A600
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 Storage Building - (Building 3)

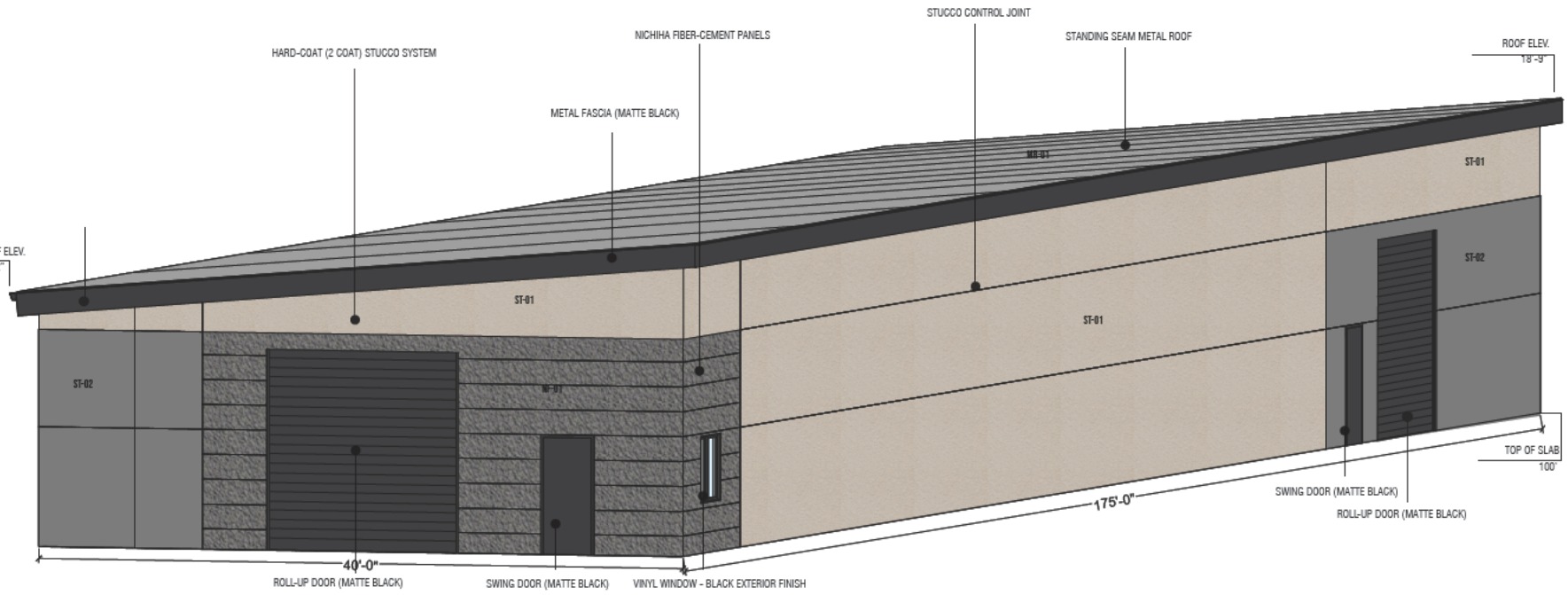
Santa Clara, Ut

projects#: 24-0005
date: 8-10-2026
revisions :

title:
Axonometric Elevation - Presentation

sheet:
A241

BID / PERMIT SET



B1 AXONOMETRIC 2 PRESENTATION

BUILDING AREA: 7,000 SF

MATERIAL LEGEND

CODE	HATCH	MATERIAL
MH-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		NICHIHA FIBER-CEMENT PANELS
-		GLAZING (*REFER TO WINDOW SCHEDULE, SHEET SERIES A600
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: ARISCO - STUCCO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)

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project:

Black Desert Golf Storage Building - (Building 3)

Santa Clara, Ut

projects#: 24-0005
date: 8-10-2026
revisions :

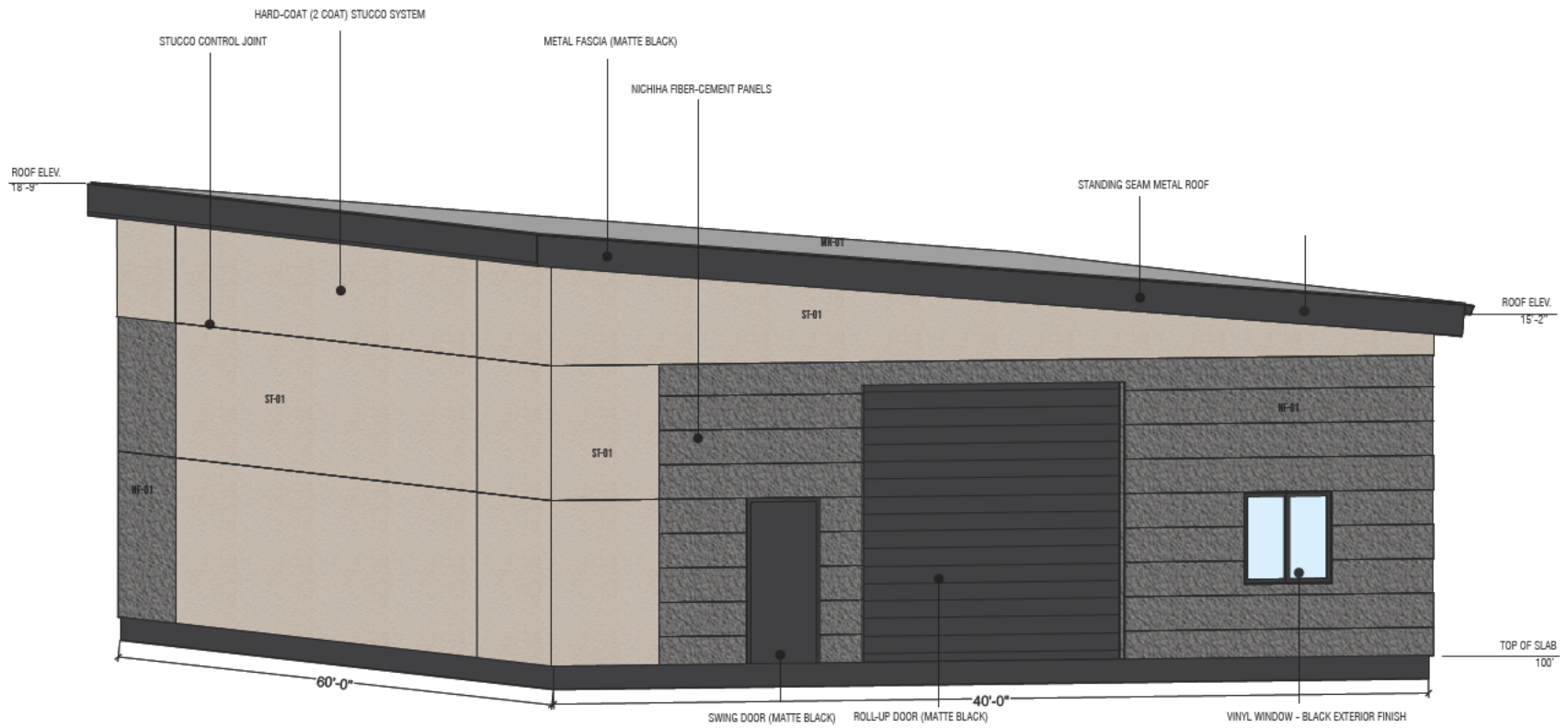
title:

Axonometric Elevation - Presentation

sheet:

A242

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B1 AXONOMETRIC 1 PRESENTATION

BUILDING AREA: 2,400 SF

MATERIAL LEGEND

CODE	MATCH	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 A600
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 Landscape Maintenance Building - (Building 4)

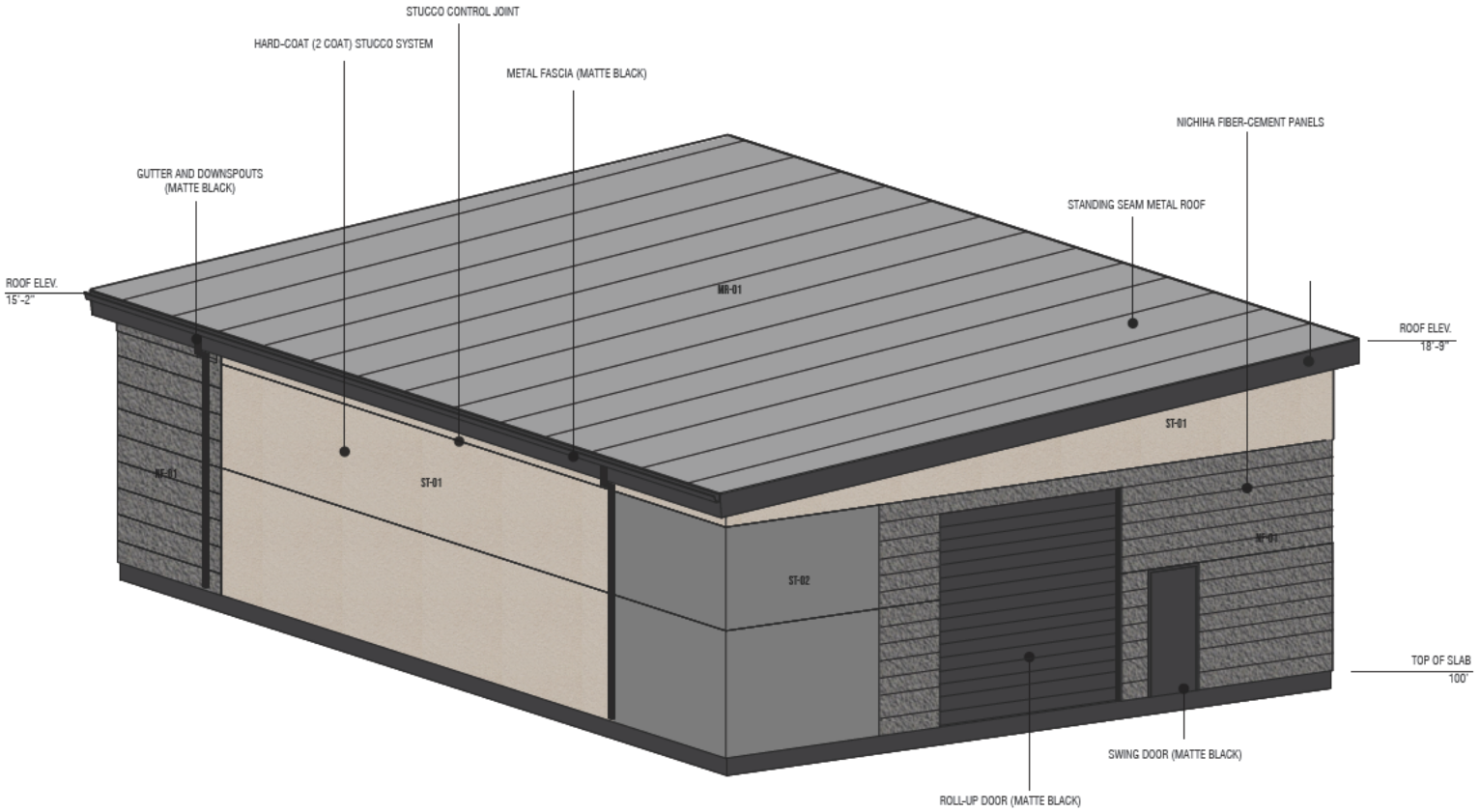
Santa Clara, Ut

projects#: 24-0005
date: 8-10-2026
revisions :

title:
Axonometric Elevation - Presentation

sheet:
A241

BID / PERMIT SET



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 A400
WINDOWS		VINYL WINDOWS: B.O.D. PRODUCT: AMICO - STUDIO COLLECTION FOR HORIZONTAL SLIDING AND FIXED WINDOWS (WHITE INTERIORS, BLACK EXTERIOR COLOR)

method studio
360 west aspen avenue
salt lake city, utah 84101
801 532 4422

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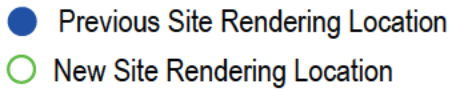
projects#: 24-0005
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A242

BID / PERMIT SET

Black Desert Golf Maintenance Facility
Site Rendering Locations
September 1, 2026









ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

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 storge 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.

RED MOUNTAIN RESORT
Future Tunnel
North Village
Parking
SNOW CANYON PKWY
Boardwalk Village
Tunnel
Driving Range
Club 73
Putting
Golf Village
WESTCLIFF WAY
Trailhead
BLACK DESERT DR
RESORT CENTER
Utah Tech Golf Complex
RANCH ROAD
Waterpark
Family Village
Conservation Hill
Pickle Complex
The Oasis
CITY OF IVINS
CITY OF SANTA CLARA
Nursery
RED MOUNTAIN DRIVE
Future Residential
"Rock Mountain"
Event and Overflow Surface Parking (17 acres)
Future Residential
South Village

Black Desert - Overall Site

C1 Topographic Exhibit

Scale: 1" = 300' (24x36)

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF
SANTA CLARA
FOUNDED 1854

City Council
Christa Hinton
Dave Pond
Janene Burton
Mark Hendrickson
Justin Caplin

CITY COUNCIL

Meeting Date: October 14, 2026 **Agenda Item:** 7

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

Subject: Interlocal Agreement for Spence Gunn Project

Description:

Discussion and action on the interlocal agreement between Washington County and City of Santa Clara for funding to assist with the Spencer Gunn Memorial Ballfield Enhancement Project

Recommendation: Approval **Attachments:** N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara, Utah 84765

Phone (435) 673-6712 Fax (435) 628-7338

agreement # [illegible]

R-2020-3830

INTERLOCAL AGREEMENT BETWEEN WASHINGTON COUNTY, UTAH, AND THE CITY OF SANTA CLARA FOR FUNDING TO ASSIST IN THE SPENCER GUNN MEMORIAL BALLFIELD ENHANCEMENT PROJECT

This Interlocal Agreement ("Agreement") by and between the City of Santa Clara ("City") with offices at 2603 Santa Clara Drive, Santa Clara, Utah 84765 and Washington County, Utah, ("County") with offices at 111 East Tabernacle Street, St. George, Utah 84770 and is effective as of September 16, 2026, (the "Effective Date").

RECITALS

WHEREAS, Washington County receives tourism tax revenues, colloquially referred to as TRT and TRCC, that may only be spent to promote and establish tourism and recreation in the County;

WHEREAS, TRT may only be spent to establish and promote tourism, recreation, film, and conventions, and to acquire, lease, construct, furnish, maintain, and operate tourism-related facilities, Utah Code Ann. § 17-78-701 *et seq*;

WHEREAS, TRCC may only be spent to finance tourism promotion and to develop, operate, and maintain certain facilities, including convention, cultural, recreational, and tourism facilities, Utah Code Ann. § 59-12-601 *et seq*;

WHEREAS, pursuant to Utah Code Annotated 11-13-1 *et seq*., public agencies are authorized to enter into mutually advantageous agreements for joint or cooperative action and both City and the County are public agencies as defined in Utah Code Annotated 11-13-103(19);

WHEREAS, the Washington County Tourism Tax Advisory Board ("TAB") shall make recommendations to the county legislative body on the best use of tourism tax revenues;

WHEREAS, events and projects that promote and establish tourism and recreation often request funds from the county tourism tax revenues;

WHEREAS, Washington County Code 2-6-5(C) establishes that funding to other governmental agencies for capital projects shall be done through an interlocal agreement;

WHEREAS, City is preparing to complete the Spencer Gunn Memorial Ballfield Enhancement Project ("Project");

WHEREAS, the Project will provide enhanced recreational amenities and improved safety at the Spencer Gunn Memorial Ballfield;

WHEREAS, the approximate total cost of the Project is $362,815.22;

WHEREAS, City will contribute approximately $227,815.22 to total project costs and City has requested funds from TAB to assist with the construction of the Project;

WHEREAS, TAB recommends approving $135,000.00 of County TRT and/or TRCC funding for the Project; and

WHEREAS, County desires to provide funding to City to complete the construction of this Project.

THEREFORE, the parties agree as follows:

AGREEMENT

1.1 County Funding. County shall provide City the sum of $135,000.00 ("Funding") to be used by the City solely to cover expenses associated with the Project, as presented in City' application for funding ("Exhibit A"). County will provide City the Funding within .

1.2 City Obligation. Starting the Effective Date, City shall provide County with quarterly written updates on the progress of the Project. Upon completion of the Project, City shall provide County with a final report. All reports should demonstrate that the Project is being completed in accordance with the Project description and timeline identified in the Project application and presentation to the TAB.

1.3 Return of Funding. County reserves the right to require City to return the funds, in whole or part, if the Project has failed to meet the Timeline identified in this Agreement or the Project is no longer practicable. City may request County for a Timeline extension; such a request must be in writing and approved by the TAB and the Washington County Board of Commissioners.

1.4 Timeline. The Project is expected to be completed by the following date: Spencer Gunn Memorial Ballfield Enhancement Project December 31, 2027.

1.5 City's Use of Funds. City agrees to use the Funding for the Project in compliance with all applicable state laws, including but not limited to Utah Code Annotated 59-12-301 *et seq.* and 59-12-601 *et seq.*

1.6 Required Signage. In cooperation with City, County will be allowed to place signage at the Project site with the Greater Zion and/or Washington County logos, such signage will contain language acknowledging the use of the Funding.

2. INTERLOCAL AGREEMENT REQUIREMENTS

2.1 Resolution. To the extent that this Agreement is governed by Utah Code Ann. 11-13-202.5, each Party agrees to comply with the provisions set forth in 11-13-202.5.

2.2 Attorney Review. This Agreement has been submitted to attorneys authorized to represent the public agencies for review as to proper form and compliance with applicable law in accordance with Utah Code Ann. 11-13-202.5.

2.3 Term. This Agreement shall be effective as of September 16, 2026 and will terminate no later than December 31, 2027, in accordance with Section 3.9 of this Agreement.

2.4 Filing. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party.

2.5 No Interlocal Entity. No separate legal entity is created by the terms of this Agreement. To the extent that this Agreement requires administration other than as set forth herein, it shall be administered by the duly assigned employees of the Parties. No real or personal property shall be acquired jointly by the parties as a result of this Agreement. To the extent that a Party acquires, holds, and disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

3. GENERAL TERMS

3.1 Authorization. Each individual executing this Agreement does represent and warrant to each other so signing (and each other entity for which another person may be signing) that he or she has been duly authorized to sign this Agreement in their capacity and for the entities set forth.

3.2 Recitals. The Recitals contained in this Agreement are incorporated into the Agreement.

3.3 Severability. The articles, sections, paragraphs, sentences, clauses, and phrases of this Agreement, and the application thereof, are expressly declared to be severable. If any such article, section, paragraph, sentence, clause, or phrase, or the application thereof, shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining articles, sections, paragraphs, sentences, clauses, or phrases, or applications, of this Agreement.

3.4 Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Utah, without giving effect to the principles of conflict of laws. Any dispute regarding this Agreement shall only be brought in a state or federal court of competent jurisdiction in the State of Utah. Each Party hereby irrevocably submits to the exclusive jurisdiction of any such court for purposes of any action arising out of this Agreement.

3.5 Captions. The Captions to the various Articles and Sections of this Agreement are for convenience and ease of reference only, and neither define, limit, augment, nor describe the scope, content, and/or intent of this Agreement or any part or parts hereof.

3.6 Counterparts. This Agreement may be executed simultaneously in one or more counterpart(s), each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3.7 No Partnership or Joint Venture. Neither any other provisions contained in this Agreement nor any acts of any Party shall be deemed or construed by another Party or by any third person to create the relationship of partnership or shared venture of any association between the Parties, other than contractual relationships stated in this Agreement.

3.8 Waiver. The failure of either Party at any time or times to demand strict performance by the other of any of the terms, covenants or conditions set forth herein shall not be construed as a continuing waiver or relinquishment thereof and each may at any time demand strict and complete performance by the other of said terms, covenants and conditions.

3.9 Termination of Agreement. This Agreement shall be in full force and effect and be legally binding upon the Parties only after its approval and execution by the governing bodies of each of the Parties. This Agreement shall terminate at the completion of the Project and City's production of the final Report to County.

3.10 No Third-Party Beneficiary. This Agreement is intended for the benefit of the Parties and is not for the benefit of, nor may any provision hereof be enforced by, any other person or entity.

3.11 Entire Agreement. This Agreement contains the entire agreement between the County and City concerning its subject matter and shall not be modified except by written agreement duly executed by the Parties hereto. There are no oral understandings or agreements not set forth herein.

(Signatures on next page)

SANTA CLARA CITY

_____ Date: _____

Jarett Waite, Mayor

ATTEST:

_____

City Recorder

APPROVED AS TO FORM:

_____

City Attorney

WASHINGTON COUNTY

_____ Date: _____

Adam Snow, Chair
Washington County Commission

ATTEST:

_____

Ryan Sullivan
Washington County Clerk-Auditor

APPROVED AS TO FORM:

_____

Dep. County Attorney