CITY OF
SANTA CLARA

MAYOR
Jarett Waite

CITY MANAGER
Brock Jacobsen

NOTICE AND AGENDA

SANTA CLARA SPECIAL MEETING
Wednesday, November 4, 2026
Time: 4:00 pm

AGENDA

CITY COUNCIL
Christa Hinton
Dave Pond
Janene Burton
Mark Hendrickson
Justin Caplin

NOTICE is hereby given that the Santa Clara City Council will hold a Regular Meeting on the 4th day of November 2026 in the City Hall located at 2603 Santa Clara Drive, Santa Clara, Utah, which meeting will begin at 4:00 pm. The agenda for the meeting is as follows:

1 Call to Order:

2 Opening Ceremony:

- Pledge of Allegiance: Councilman Caplin - Opening Comments: Councilman Caplin

3 Conflicts and Disclosures:

4 Working Agenda

A. Public Hearing(s) 4:00 pm: 1. Public Hearing to receive public comments Parks Impact Fee Amendment. 2. Public Hearing to receive public comments Construction Design Standards to add Rockery and Segmental Block Retaining Walls. 3. Public Hearing to receive public comments on Chapter 15.34, Geologic Hazards. B. Consent Agenda: 1. Approval of Minutes and Claims: - October 14, 2026, City Council Work and Regular Meeting - Claims through November 4, 2026 2. Calendar of Events: - 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) - December 9, 2026, City Council Work and Regular Meeting

Attachments:

Minutes and Claims.pdf

4.A Action to consider approval Parks Impact Fees and adopt Resolution No. 2026-20R. Presented by Ryan VonCannon, Parks Director.

Approve 2026 Parks Impact Fee Amendment

Attachments:

combined-pdf-2026-10-29-162911.pdf
Resolution No. 2026-20R Parks Impact Fee Update.pdf

4.B Action to consider approval to update the Construction Design Standards to add Rockery and Segmental Block Retaining Walls, section 4.3.5 and adopt Resolution No. 2026-21R. Presented by Casey Stratton, Public Works Director.

Request to approve the addition of section 4.3.5 for rockery and concrete segmented block walls to Construction Standards

Attachments:

Draft Santa Clara Rockery and Segmental Block Wall Standard Specifications (10-1-2026)..docx
Resolution No. 2026-21R Update Construction Design Standards to add Rockery and Segmental Block Retaining.pdf

4.C Action to consider approval Chapter 15.34, Geologic Hazards and adopt Ordinance No. 2026-22. Presented by Jim McNulty, Planning Director.

The Sensitive Lands Overlay Zone SLOZ was adopted by City Ordinance #2026-19 on October 14, 2026. City staff is requesting that the City Council consider adopted Chapter 15.34, Geologic Hazards. Approval and adoption of this ordinance will promote and protect the health, safety, and welfare of citizens of Santa Clara City.

Attachments:

CC Memo_Chapter 15.34_Geologic Hazards_November 4 2026.docx
Chapter 15.34 Geologic Hazards 10-19-2026_Working Draft.docx
Ordinance No. 2026-22, City Code Chapter 15.34, Geologic Hazards.pdf

4.D St. George Regional Hospital Intermountain Health Update. Presented by Joelle Jacobsen, Market Director of Operations.

4.E Action to consider approval of an Equipment Bid Award for South Hills Substation Project. Presented by Gary Hall, Power Director.

Santa Clara Power has retained the services of ICPE for engineering and bid procurement for the long lead time equipment for the South Hills substation that is in the 2028 budget year. It is the intent to award bids on 6 separate items based on, but not limited to, engineers suggestions, matching existing equipment, lead times, spec conformance, and pricing.

Attachments:

063037 - XFMR Bid Eval 10.8.26[80].pdf
063037 - CB Bid Eval 69 Breaker 10.26.26[7].pdf
063037 - Voltage Reg Bid Eval 10.7.26.pdf
063037 - Recloser Bid Eval 10.7.26.pdf
063037 - VT & CT Bid Eval 10.7.26.pdf
063037 - GOAB Bid Eval 10.7.26.pdf

4.F Action to consider approval of a Partial Plat Amendment for South Village at Black Desert Subdivision, Lots 24 and 25. Presented by Jim McNulty, Planning Director.

Brandon Anderson with Rosenberg Engineering is requesting to amend the South Village @ Black Desert Subdivision. The proposal includes amending Lot 24 and Lot 25. The property owner is requesting approval with the purpose of removing the common lot line between the two adjoining lots to allow for one large building lot.

Attachments:

South Village @ BD_ Partial Amd_CC Report_November 4 2026.docx
Survey-Fplat Amendment.pdf
3. South Village (TRC) - Partial Plat Amendment.pdf

4.G Action to consider approval of a Partial Plat Amendment for Santa Clara Heights Subdivision, Phase Y, Lots 10 and 11. Presented by Jim McNulty, Planning Director.

Terry Wilde is requesting to amend the Santa Clara Heights, Phase Y Subdivision. This involves Lots 10 and 11 of the subdivision. A staff report has been attached.

Attachments:

Santa Clara Heights Y_ Plat Amd_CC Report_November 4 2026.docx
Lot 10 & 11 Map.pdf
Partial Plat Amd Lots 10 & 11.pdf

4.H Action to consider approval Rezoning and Amended Site Plan for property located at 2920 Santa Clara Drive to rezone the property from the Historic District/R-1-10 Zone to the Historic District/Mixed Use Zone and approve Ordinance No. 2026-23.

Tresa Frei is proposing to remove the existing home located at 2920 Santa Clara Drive to allow for construction of a new single-family home with a studio allowing for commercial use (esthetician business). A staff report has been attached.

Attachments:

2920 SCD_Tresa Frei Rezone_CC Report_November 4 2026.docx
4.0 LANDIS SITE PLAN 9-3-26.pdf
Updated Home Plan_September 29 2026.pdf
FREI 2 Lot Subdivision.pdf
Vector Engineering Report 9-30-26.pdf
SC City Ord 2026-23 Rezone HD-R-1-10 to HD-MU and Amended Site Plan - 2920 Santa Clara Dr 102826 mje.pdf

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 29th 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, CMC City Recorder

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SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, OCTOBER 14, 2026
MEETING MINUTES

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, October 14, 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 (via Zoom)
Councilman Dave Pond
Councilwoman Christa Hinton
Councilwoman Janene Burton
Councilman Justin Caplin

Staff Present: Matt Ence, City Attorney
Selena Nez, City Recorder
Jim McNulty, Planning Director
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

1. Call to Order

Mayor Jarett Waite called the Santa Clara City Council Work Meeting to order at 4:01 p.m. Present from the council were Councilman David Pond, Councilwoman Christa Hinton, Councilwoman Burton and Councilman Justin Caplin and Mark Hendrickson (via Zoom).

2. Working Agenda

A. General Business:

1. Discussion regarding Bison Proposed Art Design. Presented by Mayor Waite, Councilwoman Hinton and Councilman Pond.

Councilman Pond explained that the earlier renderings from the originally selected artist did not fit the vision the city had in mind. He, Councilwoman Hinton, and Mayor Waite asked Utah Tech to reopen the selection and resubmitted three artists. The preferred artist, who was one of the original three but had been unavailable, is now available. She submitted two renderings. The first depicts a bison painted as a bison, with a Swiss flag and the "Santa Clara 250" mark commemorating the 250th anniversary of the Declaration of Independence. The second depicts a bison painted like a cow. Councilman Pond said the group did not like the second design and recommended moving forward with the first. He said the timeline would ideally allow the bison to be unveiled as part of the Samichlaus event.

Councilwoman Hinton added that the artist suggested a Swiss-heritage bell, affixed to the bison rather than painted on, as an option. She said the city had shared the Swiss flag and the leather strap that holds a cowbell as Swiss elements, then invited the artist's own creativity. She felt the result was creative and distinct from other bison around town while retaining a simple, realistic look.

Councilwoman Burton asked about the significance of the flowers in the design. Councilman Hendrickson said they represent the wildflowers of the Swiss mountains, and that many early Swiss homes along Santa Clara Drive had the same flowers in their front yards. Councilwoman Burton said

she had expected the design to be more historic, like the previous design, though she found this one pretty. Councilman Pond said the main reason for changing artists was that the first artist asked the city to dictate the design, whereas this artist brought creativity and vision to the project.

Councilman Caplin said the first design was beautiful, that he did not care for the cow design, and that he liked the idea of an affixed bell. Councilman Hendrickson agreed that a true bison with the bell was the right approach. Mayor Waite said the design's visual impact for people driving into town was the key consideration, since highly detailed work would only be seen up close. He asked council members to send further feedback to him, Councilwoman Hinton, or Councilman Pond by mid-next week to preserve the timeline for the unveiling. No formal action was taken.

2. **Discussion regarding Council Procedure. Presented by Mayor Waite.**

Mayor Waite explained that the Council Policies and Procedures were adopted in 2013 and amended in 2014. The proposed revisions update state code references, clarify existing language, and add new provisions based on his review of more than 50 meetings and approximately 20 policy documents from other cities. Council members favored keeping the document separate from city code and posting it on the city website in an ADA-accessible format. The table of contents may be restored if desired.

Section 3.4, Recognition by the Mayor. The Council discussed whether formal recognition should be required before members speak. Some members favored a more informal approach, particularly during work meetings, while others supported greater formality during regular meetings to maintain decorum, ensure equal participation, and prevent members from speaking over one another. The mayor agreed to bring the item back for further consideration.

Section 3.5, Agenda Requests. Council members discussed clarifying the process for agenda requests. A single council member may submit a request to the city manager. If the mayor or city manager declines the request, two council members may submit the same request to have it placed on the agenda. The mayor will seek staff assistance to clarify the language.

Section 3.6, Private Discourse and Distractions. The Council discussed limiting private side conversations and texting between members during meetings. The mayor explained that the intent is to prevent distracting communications between council members. He clarified that the policy would not restrict necessary medical device use.

Sections 4 and 5, Electronic and Special Meetings. Revisions update the definition of electronic meetings to reflect current state code, remove the newspaper notice requirement, and clarify special meeting provisions. The City Attorney confirmed that certain language was taken directly from Utah Code. Faith leaders, including the Saint George Interfaith Council, were added as options for invocations.

Communications and Appearances (Public Comment). The proposed policy establishes a limited public forum on each Council agenda, allowing three minutes per speaker with a fifteen-minute total time limit. The Council discussed restrictions on comments regarding agenda items, the purpose of preventing previously heard matters from being reopened, and whether the total time limit was appropriate. Members generally supported having clear public comment procedures, although some expressed differing opinions on the restrictions. Speakers who cannot be heard may return at a future meeting or email the Council.

Consent Agenda and Calendar of Events. The revisions establish a consent agenda and allow council members to remove any item for separate discussion. The City Attorney recommended listing the calendar of events as a separate informational agenda item because it does not require approval. Council members supported keeping the calendar available for discussion of meeting cancellations or rescheduling. The mayor will review the language regarding conflicts of interest and consent agenda items.

Sections 5.3 and 6, Meetings and Mayor’s Duties. Updates reflect the current work meeting schedule of the second and fourth Wednesdays at 4:00 PM and include staff reports. The term “executive

session" was replaced with "closed session." The Council also discussed the mayor's duties, selection of a temporary presiding officer when the mayor and mayor pro tem are absent, and procedures for maintaining decorum. Additional revisions clarify how members may appeal a ruling that they are out of order and establish that members should be recognized before speaking.

Sections 7 through 11, Meeting Procedures and Conduct. Revisions remove show cause hearings, clarify notification requirements when items are continued, and remind members that tabling must comply with state law. The Council discussed how applicants provide names, addresses, and postage for notices, with the city handling the mailings. The City Attorney recommended requiring only a speaker's name during public hearings but agreed to conduct additional research after council members raised concerns about identifying residents and those living near city boundaries. Other revisions clarify conduct expectations, warnings, and grounds for expulsion.

Mayor Waite stated that the document was not up for a decision at this meeting and asked council members to submit additional comments. The item will return for further discussion at a future work meeting, possibly in December. No formal action was taken.

3. **Discussion regarding 2027 Legislative Priorities. Presented by Lance Haynie, Government Affairs Director.**

Government Affairs Director Lance Haynie presented a document that formalizes the guide he uses in discussions with state legislators and members of Congress. Its state priorities include municipal fiscal stability and local revenues, preserving local authority over taxes and property tax; local authority and municipal government, opposing restrictions on local decisions; housing, growth, and community infrastructure, supporting flexible housing tools and opposing mandatory densities and lot sizes; water security and resource planning, including securing land conveyances for city infrastructure such as a tank located on BLM land; reliable and affordable energy, including transmission lines; municipal liability and tort reform, opposing retroactive liability and unpredictable damages and maintaining governmental immunity; public safety, emergency response, and local code administration, including wildfire mitigation resources and local control over building inspections; and government transparency, data privacy, and technology, including accountability for the volume of AI-generated GRAMA requests. He also listed public lands and community development.

Mr. Haynie said the one new element on which he sought feedback was direct impacts on Santa Clara residents, which would allow engagement on matters that affect residents but not the city as an entity. He gave the example of regulation of non-commercial drones, currently controlled by the FAA. Councilman Caplin supported very limited engagement on matters of general concern to residents. Mr. Haynie said he would bring any such item to the council before engaging. Councilwoman Hinton preferred that the city's legislative engagement stay focused on city interests, noting that legislation affecting residents could be very broad. Councilwoman Burton asked whether such items would be posted on the website. Mr. Haynie said nothing like that has been posted to date, and Councilwoman Hinton said the website should be kept germane to city business. No other member commented.

Mr. Haynie then summarized the federal priorities, which include federal lands and community development, such as BLM land; reliable and affordable energy, including dispatchable power and small modular reactors; resilient infrastructure, disaster mitigation, and emergency response, including funding for a new station and FEMA and flood mitigation; federal appropriations and accessible grant programs, including simplifying application processes; housing affordability and supply; permitting and regulatory reform; and broadband technology and municipal right-of-way, including preserving local control over deployment. He noted that the document is a living document and no vote was needed. No formal action was taken.

4. **Discussion regarding proposed revision of Construction Design Standards to add Rock Cut Slopes section 4.3.5. Presented by Casey Stratton, Public Works Director.**

Public Works Director Casey Stratton explained that discussions in the sensitive lands committee meetings about rockery and segmental block retaining walls led to a proposal to add a new section

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4.3.5 to Section 4.3, the earthwork section of the Construction Design Standards. The proposed section has sixteen subsections covering height limitations, terracing, separation requirements and proximity to homes and pools, site preparation, construction monitoring, backfill, geogrid reinforcement, rock selection and placement with geotechnical pre-approval, segmental block concrete specifications, wall drainage, surface drainage, batter (steepness), slopes above and below walls, structural analysis, and inspections. Mr. Stratton said he would rely on Rick for engineering questions. Mayor Waite said the proposal looked excellent. Council members had no questions. No formal action was taken.

5. **Discission regarding Parks Impact Fees Study Update. Presented by Ryan VonCannon, Parks Director.**

Parks and Recreation Director Ryan VonCannon presented an adjustment to the impact fee study, which he had previewed in his earlier report. Two trail changes were made. The Clary Hills Trail, planned to connect to Santa Clara Drive, had been changed to a bike lane in the previous amendment through a miscommunication and was restored to a trail. The Pioneer Parkway Trail was realigned because it runs along Pioneer Parkway with no buffer, which presents a safety concern, and because future development may require widening for a turn or center lane. The timing is important because Mark Weston and Black Desert are developing in the area and are willing to work with the city. Mr. VonCannon showed on the map that the trail would be moved north across the Weston property near the Black Desert maintenance building and tied back into the existing trail past the substation, removing the section along the road.

Mr. VonCannon explained that the cemetery level of service was changed from acres per thousand residents to plots per capita, with the dollar amount unchanged. This allows the city to plan for columbarium burials if only limited land is available, with roughly 1.6 million dollars available. In response to a council question, he confirmed that each niche in a columbarium counts as a plot. He said the changes raised the maximum impact fee by 8 dollars and all other elements remained the same as the last amendment. Councilwoman Hinton confirmed the trail removal near the substation. No formal action was taken.

3. **Staff Reports**

Mayor Waite announced that, due to time, staff reports would be moved to the next regular meeting.

4. **Adjournment**

Mayor Waite adjourned the work meeting at 5:35 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, OCTOBER 14, 2026
MEETING MINUTES

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Regular Meeting on Wednesday, October 14, 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 (via Zoom)

Staff Present: Matt Ence, City Attorney
Selena Nez, City Recorder
Jim McNulty, Planning Director
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
Rob Merrick
Koko Head

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1. Call to Order

Mayor Jarett Waite called the regular scheduled meeting to order at 6:03 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 (via Zoom).

2. Opening Ceremony

Pledge of Allegiance: Mayor Waite

Opening Comments: Marina Anderson from the Center for Spiritual Living

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 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
   - 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)

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

C. General Business

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

Fire Chief Dan Cazier presented the revised map as a continuation of earlier discussions. Areas near Black Desert and parts of the Tuacahn Wash had been removed at the Council's direction. Chief Cazier explained that the buffer along the Santa Clara River had been corrected. It was now drawn as a perimeter around burnable fuel plus 0.0625 mile (330 feet), rather than a centerline buffer of 0.125 mile. On the east side, the boundary followed the power line road and excluded existing built property. He expected the mapped area to shrink as the South Hills developed. Buildings within the zone would be built to fire-rated assembly standards, and existing access points to remote areas would be maintained.

Councilman Caplin thanked the Chief for narrowing the map to the western portion of the city. Chief Cazier added that the lighter, shorter fuels in the area produce shorter flame lengths, though ember spread and significant risk remained, especially along the Santa Clara River.

Motion: Councilman Pond moved to APPROVED the Wildland Urban Interface (WUI) City map and adopt Resolution No. 2026-19R. Councilwoman Hinton seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

2. Action to consider approval 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.

Mayor Waite reported that new developments and requests from the applicant had arisen. Staff asked that items 2 and 3 be tabled so they could continue working with the applicant and bring the items back to the Council.

Motion: Councilman Caplin moved to TABLE 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. Councilman Hendrickson seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

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.

Mayor Waite reported that new developments and requests from the applicant had arisen. Staff asked that items 2 and 3 be tabled so they could continue working with the applicant and bring the items back to the Council.

Motion: Councilman Caplin moved to TABLE to create a Public Utility easement to parcel # SC-6-2-15-345, SC-82-A-1, SC-78-C and SC-78-B-1A on Neil Walters property and adopt Resolution No. 2026-18R. Councilman Hendrickson seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

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.

Planning Director Jim McNulty presented the application from Rob Merrick of FFK Architects on behalf of Utah First Credit Union. It proposed a 3,300 square foot office building on a site of just over 0.75 acre, west of the Pioneer Parkway and Red Mountain Drive intersection and east of the Harmons shopping center. The property rezoning and project plan were recommended by the Planning Commission on June 26, 2025, and approved by the Council on July 9, 2025. A development agreement was recorded in October 2025.

Mr. McNulty reviewed the site plan:

- Access: Two access points from Sego Lily, a 30-foot private driveway, with a required cross-access easement to Harmons and a deceleration lane already installed by Cole West.
- Drive-through: Three drive-through aisles with ample queuing and adequate turning radii.
- ADA route: An accessible route to Pioneer Parkway, suggested by Planning Commission and added as condition 14.
- Parking: Twenty-two spaces provided against 13 required.
- Open space: Just under 10,000 square feet, or 30 percent of the site.
- Lighting: A photometric plan was submitted, with parking lot lighting limited to 16 feet in height.
- Dumpster enclosure: To be CMU with solid metal gates.
- Signage: To be reviewed separately by the Planning Commission under the PD zone.

Mr. Merrick described the sandstone panel exterior, charcoal and black ACM accents, screened mechanical equipment, and a TPO membrane roof. He said the backlit translucent signature elements would be dimmed on a timer, from 10 PM to 7 AM in summer and from 5 PM to 7 AM in winter, to reduce impacts on existing residences to the south and future residential to the north.

Notice of the September 17, 2026 public hearing was sent to property owners within 300 feet, and no responses were received. The Planning Commission recommended approval.

Councilman Caplin asked about sidewalks along Sego Lily Drive. Mr. McNulty explained that sidewalks would run along Pioneer Parkway and Red Mountain Drive only, and that Sego Lily Drive would function as a shared drive allowing pedestrians to walk between lots. Councilman Pond asked about the dimming schedule. Mr. McNulty replied that the lighting would remain on at all times but drop to roughly half intensity during the dimming periods. He added that the Council could change the winter start time to 6 PM if it preferred. City Attorney Matt Ence confirmed that the conditions of approval were written into the proposed ordinance.

Motion: Councilwoman Burton moved to APPROVE the PDC Amendment and Site Plan for Lot 1 of the Silverado Santa Clara Amended Commercial Subdivision allowing for a Utah First Credit Union and adopt Ordinance No. 2026-20 including the conditions presented. Councilman Pond seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

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.

Mr. McNulty summarized the background. The Council adopted a moratorium on April 27, 2026, and a committee was formed in May to rewrite the ordinance, which had not been updated since 2008. The committee included Rick Rosenberg (chair), Dave Black, Logan Blake, Melodee Finlinson, Wayne Rogers, Casey Stratton, Dan Cazier, and Mr. McNulty. It held 11 meetings of 90 to 120 minutes each. Representatives of Black Desert and Clary Hills were invited to the bi-weekly coordination meetings and received the draft on August 31. Test cases for portions of both projects were run on September 21. The Council and Planning Commission held a joint workshop on September 2, and the Planning Commission recommended approval after a public hearing on October 8, 2026. A user-friendly online mapping tool had been created for the zone, and a flowchart for property owners was prepared by committee member Melodee.

Mr. Rosenberg explained that the committee started with the existing ordinance and reviewed five other cities' ordinances. The new chapter was reorganized from about six subsections to sixteen and places greater emphasis on geologic hazards. He walked through the mapped hazards: slopes, FEMA flood plains, erosion, landslides, liquefaction, rockfall, expansive soils, and areas of critical environmental concern. He noted that of the 30 homes lost in the 2005 flooding, 28 were lost to erosion.

Key provisions he described included:

- Applicability: The ordinance applies to land within the general plan sensitive lands map, slopes over 15 percent, cuts or fills over 12 feet, exposed rock outcroppings larger than 10 by 10 feet, mapped geologic hazards, and stream corridors draining more than 0.15 square mile. It also applies to platted lots that require a building permit.
- Sensitive Lands Review Board: It replaces the Hillside Review Board with five members, three professionals and two residents. All alternates and citizen members must reside in the city, and three members constitute a quorum.
- Review process: A pre-application meeting with the Technical Review Committee and a third-party dispute resolution process paid for by the developer. Mr. Rosenberg said the city would need to expand its engineering pool to include geotechnical expertise.
- Submittal requirements: Two-foot topography, slope analysis, grading plan, limits of disturbance, cross sections, and building envelopes. Envelopes for single-family lots must be at least 5,000 square feet, and commercial envelopes must fit the approved PD zoning document.
- Retaining walls and cut slopes: Limited to 16 feet total, with a 10-foot maximum for any single wall. Wall construction standards were placed in the city's construction standards.
- Drainage: Washes conveying over 150 cfs remain open channels. Surface drainage may not be discharged onto undisturbed areas.
- Construction sequencing: Grading and walls must be completed before building permits are issued. Xeriscape only is allowed in expansive soils, and roof drains must be piped to the street where the geotechnical report recommends it. Notices of hazards will be recorded on plats.
- Exemptions: Previously disturbed land, defined anomalies under 0.25 acre, and master-plan public infrastructure such as Hamlin Parkway.
- Land preservation: Options include recorded deed restrictions, dedication to the city, density transfers or clustering, HOA common area, or development agreement alternatives. A disturbed area mitigation and preservation plan is required.
- Inspection: Qualified inspectors are required during construction.

Mr. Rosenberg noted that a separate geologic hazards chapter would come to the Council the following month. Councilwoman Hinton asked about homes already built on the rim and cliffs. Mr. Rosenberg replied that existing homes are affected only if they seek a building permit for new work, though the maps would help owners understand their risks and insurance needs. Councilman Caplin expressed appreciation for the added protections. Mr. Rosenberg thanked the developers for participating in the case study. Mayor Waite called the work a "Herculean effort."

Motion: Councilwoman Hinton moved to APPROVE Chapter 17.80, Sensitive Lands Overlay Zone and Adopt Ordinance No. 2026-19. Councilman Hendrickson seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

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.

Mr. McNulty presented a PDR amendment and site plan for a permanent golf course maintenance facility on about 3.23 acres in Area 5 of Black Desert. The 2021 development agreement permits uses ancillary to the golf course. The site would contain four buildings: a maintenance office of just under 5,000 square feet, a 3,254 square foot mechanic building, a 2,400 square foot landscape building, and an equipment and golf cart storage building of just over 7,000 square feet. Buildings would be 18 to 19 feet tall. They would use two

stucco colors, steel-colored fiber cement panels, matte black trim, and either a gray PVC membrane or low-pitch standing seam metal roofs. Staff had asked for added color and material variety on visible elevations.

The site would have three access points on Greenskeeper Way. The road would have a 43-foot private right-of-way with partial improvements: 24 feet of asphalt, 2.5-foot curb and gutter, and a 10-foot landscape strip, with the remainder to be built when adjacent property develops. A temporary road-base turnaround, with a diameter of about 96 feet as reviewed by the fire chief, was added as condition 16.

Mr. McNulty discussed relocating the multipurpose trail. The lower trail along Pioneer Parkway presented a safety concern and a conflict with the power substation, and the parkway was expected to be widened. The proposed alignment would move the trail north along Greenskeeper Way and South Village Drive, then back south on the west side of the substation. It would be 10 feet wide, in concrete in two sections and asphalt on the southwestern portion. The existing 5-foot sidewalk on South Village Drive would be widened through an easement. Staff would work with the lava rock rather than remove it where possible.

Other site details covered:

- Parking: Forty-six spaces were provided, including two ADA spaces, exceeding the requirement.
- Landscaping: 0.79 acre, or 24 percent of the site.
- Lighting: Parking lot lighting limited to 16 feet.
- Dumpsters: Two enclosures.
- Fuel containment: Two areas, to be built per plan and inspected by the fire department.
- Perimeter wall: A stucco-finished CMU wall.
- Gates: Sliding gates at the north and south entrances with Knox boxes, and a chain link gate at the center entrance.
- Retaining walls: Walls along South Village Drive and a portion of Greenskeeper Way must meet chapter 17.28.
- Public notice and hearing: Notice was given and no public responses were received. The Planning Commission held a hearing on October 8, 2026 and recommended approval.

Matt Ence noted that a pending quiet title action concerning the strip of land between Black Desert and the Mark Weston property would affect the timing of the road dedication plat. That plat would return to the Council separately. Koko Head, managing counsel for Black Desert, thanked the city and staff and stated that Black Desert was participating with Mr. Weston in resolving the quiet title action, and had cooperated on the cul-de-sac and trail alignment. He said the buildings were designed to follow the Black Desert color scheme to remain unobtrusive.

Councilwoman Hinton asked about the trail alignment and width, and Mr. McNulty confirmed the loop concept. Councilman Hendrickson commented, "What an improvement." Mayor Waite reminded the Council to include the ordinance number in the motion. After Councilwoman Hinton observed that the 10-foot trail width was not among the numbered conditions, Mr. Ence advised that the Council could add it as an express condition and leave the implementation to staff and the developer. Councilwoman Burton accepted the amendment and Councilman Caplin agreed as seconder.

Motion: Councilwoman Burton moved to APPROVE PDR Amendment and Site Plan application for a permanent maintenance facility at Black Desert and adopt Ordinance No. 2026-21, and amended to add a seventeenth condition that the multipurpose trail be 10 feet wide. Councilman Caplin seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

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

Government Affairs Director Lance Haynie reported that the city applied for TRT and TRCC funds for the Spence Gunn project, which includes updated lighting and fencing. Washington County offered $135,000 of the approximate $227,815 project cost through an interlocal agreement, which Mr. Ence had reviewed with no issues. Mayor Waite explained that the agreement was brought to the Council for approval because previous funding awards had not required one. Councilwoman Hinton asked about the match. Mr. Haynie replied that

the city had requested a larger match, but the county's TAB board recommended a lesser amount. He stated that he had seen nothing in writing precluding future funding requests.

Motion: Councilman Hendrickson moved to APPROVE Interlocal agreement for Washington County Funds for Spence Gunn Project and authorize signature by the Mayor. Councilman Pond seconded the motion. Roll call vote: Hendrickson - Aye, Pond - Aye, Hinton - Aye, Burton - Aye and Caplin - Aye. Motion passed unanimously.

5. Reports

A. Staff / Mayor / Council Reports

Various department heads provided updates:

Police Chief, Jaron Studley reported:

- The Huntsman World Senior Games were underway, and the PGA event had been uneventful. A peaceful protest involving approximately 45 people was monitored safely.
- Progress was being made on a dispatch Memorandum of Understanding (MOU) that would bill participating entities according to usage. The agreement is estimated to save the two cities $25,000 to $30,000, with a target start date in February.
- The county task force was expanding to include the Internet Crimes Against Children task force, which had received approximately 300 referrals that year, with about 70 still awaiting review.
- He planned to request an additional detective in January and would share cost details with Council Members individually.

Parks Director, Ryan VonCannon reported:

- Provided updates on the Senior Games, university volunteer classes working tree planting on the Bonneli Trail and cemetery sod replacement.
- Parks staff would attend the Southern Greens Conference on October 27, 2026.

Power Director, Gary Hall reported:

- Crews were terminating cable at the Black Desert Silver Reef phase.
- The fall outage work at the Veyo power plant had been completed.
- He would be traveling the following week to attend UAMPS meetings and view a linear generator in California for the board retreat.
- In response to Councilman Caplin's question about a recent outage involving a transformer owned by UAMPS and maintained by Rocky Mountain Power, Mr. Hall said he would provide an update to the Council after the UAMPS meetings.

Public Works Director, Casey Stratton reported:

- Work had begun with UDOT on the new Tuacahn Wash Trail and on Hamlin Parkway from Rachel Drive to the east side of the Tuacahn Wash.
- The SITLA developers would relocate the City's 16-inch well waterline into the future Hamlin Parkway alignment.
- The Clara Crossing developer would repair sunken water valves on Gates Lane, which might require a one-night closure.

Planning Director, Jim McNulty had nothing to report

Government Affairs Director Lance Haynie reported:

- Website accessibility work to meet ADA requirements was underway with Pope Tech.
- An RFP for fire and EMS services in the unincorporated area was due Monday.

- A joint meeting with Senator Ipson and Representative Walter, along with Ivins City, was planned for after the League conference.

Mayor / Council Reports

Councilman Justin Caplin reported on Swiss Days and on community council meetings at Lava Ridge Intermediate and Santa Clara Elementary. Lava Ridge enrollment was declining, Santa Clara Elementary was installing entry security cameras, and Lava Ridge had increased pick-up and drop-off traffic. He also congratulated Snow Canyon on its homecoming victory.

Councilwoman Janene Burton praised the Swiss Days staff and parade and reported on youth council work painting rocks for the Veterans Day celebration and on the Santa Clara 250 lecture series. She congratulated three Youth Council members who received Sterling Scholar recognition.

Councilwoman Christa Hinton announced a Fire Prevention Week breakfast and open house on Saturday from 8:30 to 11:00 at the Rachel Station. She also announced the next Santa Clara 250 lecture on November 4 at 7 PM at town hall, featuring Dan Frei on local veterans, and the Veterans Day celebration on November 11 at the cemetery from 9:30 to 10:30 AM. She commended the Swiss Days and Black Desert event operations.

Councilman Dave Pond thanked staff and committee members for Swiss Days.

Councilman Mark Hendrickson reported that the Flood Control Authority approved its budget, which included Santa Clara projects on the lower Tuacahn Wash and Santa Clara River, including grade control at Swiss Village. He also served as the witness for Donna Jean Wilde's Guinness record plank of 5 hours and 7 minutes.

Mayor Waite reported positive public feedback on Swiss Days and attended the recap meeting. Topics there included finding a path forward for the car show, improving parade spacing, and possibly adding a second Friday bingo session. He also attended the PGA tournament and the Washington County Mayors Association meeting, where a TRT grant training revealed that grants now require a 50 percent cash match with no in-kind credit. At a Community Development Block Grant training, he learned that unused funds had remained in prior years. He said the city would explore applying, potentially for a generator to make city hall a cooling center or for an ambulance.

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 8:24 p.m.

_____
Selena Nez
City Recorder

Approved: _____

DRAFT

City of Santa Clara
Check Register
Checking 1889 - 10/21/2026 to 10/21/2026

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
BATT, MINDY	73149	2026 ROYALTY G	09/01/2026	10/21/2026	126.73	2026 ROYALTY DRESS REIMBURSEMENT	104610-223 - MISS SANTA CLARA PA	
					$126.73			
BUCKS ACE SANTA CLARA	73150	7456	10/19/2026	10/21/2026	13.99	LOCK FOR TOOL BOX	535310-250 - OPERATING SUPPLIES	
					$13.99			
FREI, SARA	73151	2026 ROYALTY R	09/01/2026	10/21/2026	278.14	2026 ROYALTY REIMBURSEMENT	104610-223 - MISS SANTA CLARA PA	
					$278.14			
GEN DIGITAL INC - LIFELOCK	73152	10010738846	10/15/2026	10/21/2026	431.04	LIFELOCK WITH NORTH BENEFIT	102256-000 - PAYROLL DEDUCTIONS	
					$431.04			
GP INNOVATIVE SOLUTIONS, LLC	73153	136024	10/08/2026	10/21/2026	329.00	FP HI-CAP POST INK CARTRIDGE	104130-240 - OFFICE SUPPLIES	
					$329.00			
ICPE, INC.	73154	SAN063-035-092	10/09/2026	10/21/2026	922.50	ENGINEERING - ELECTRICAL LEVEL V	535310-975 - ELECTRIC IMPACT FEE	107
					$922.50			
KS STATE BANK	73155	70552-10-2026	10/07/2026	10/21/2026	2,587.00	VAC-CON MUDLINGER TRUCK	535310-825 - LEASE PAYMENTS	
KS STATE BANK	73155	70552-11-2026	10/21/2026	10/21/2026	2,587.00	VAC-CON MUDLINGER TRUCK	535310-825 - LEASE PAYMENTS	
KS STATE BANK	73155	70552-12-2026	10/21/2026	10/21/2026	2,587.00	VAC-CON MUDLINGER TRUCK	535310-825 - LEASE PAYMENTS	
					$7,761.00			
					$7,761.00			
L.N. CURTIS & SONS	73156	INV1118023	10/06/2026	10/21/2026	42.61	KEEPER, G1 REGULATOR	104230-454 - SAFETY EQUIPMENT	
L.N. CURTIS & SONS	73156	INV1121580	10/16/2026	10/21/2026	503.05	LARGE G1 FIRE SERVICE FACEPIECE	104230-250 - OPERATING SUPPLIES	
					$545.66			
					$545.66			
LIFE ASSIST, INC	73157	2195618	09/01/2026	10/21/2026	1,484.12	MEDICAL SUPPLIES	104230-250 - OPERATING SUPPLIES	
LIFE ASSIST, INC	73157	2198048	09/04/2026	10/21/2026	1,060.10	MEDICAL SUPPLIES	104230-250 - OPERATING SUPPLIES	
LIFE ASSIST, INC	73157	2198601	09/11/2026	10/21/2026	572.00	MEDICAL SUPPLIESM	104230-250 - OPERATING SUPPLIES	
LIFE ASSIST, INC	73157	2208615	09/21/2026	10/21/2026	1,129.84	MEDICAL SUPPLIES	104230-250 - OPERATING SUPPLIES	
LIFE ASSIST, INC	73157	2208633	09/21/2026	10/21/2026	623.79	MEDICAL SUPPLIES	104230-250 - OPERATING SUPPLIES	
LIFE ASSIST, INC	73157	2209079	10/01/2026	10/21/2026	318.00	MEDICAL SUPPLIES	104230-250 - OPERATING SUPPLIES	
LIFE ASSIST, INC	73157	2216471	10/07/2026	10/21/2026	112.00	MEDICAL SUPPLIES	104230-250 - OPERATING SUPPLIES	
LIFE ASSIST, INC	73157	2220129	10/07/2026	10/21/2026	1,479.75	MEDICAL SUPPLIES	104230-250 - OPERATING SUPPLIES	
					$6,779.60			
					$6,779.60			
LINS SUPERMARKETS INC	73158	01-613126	10/01/2026	10/21/2026	193.20	2026 SWISS MISS - MR EXPENSES	104610-209 - LITTLE SWISS MISS &	
					$193.20			
MEGAPRO	73159	103506	09/30/2026	10/21/2026	264.00	YOUTH COUNCIL - POLO SHIRTS	104110-501 - YOUTH CITY COUNCIL	
					$264.00			
PELORUS METHODS, INC.	73160	261101	10/01/2026	10/21/2026	4,700.00	SOFTWARE & SUPPORT/ FY26 AUDIT	104135-310 - IT SERVICES	
					$4,700.00			
RDO EQUIPMENT CO	73161	R01032R3	09/23/2026	10/21/2026	4,092.08	BACKHOE LOADER - ANNUAL CONTRACT	104410-825 - LEASE PAYMENTS	
RDO EQUIPMENT CO	73161	R01032R3	09/23/2026	10/21/2026	4,092.08	BACKHOE LOADER - ANNUAL CONTRACT	515110-825 - LEASE PAYMENTS	
RDO EQUIPMENT CO	73161	R01032R3	09/23/2026	10/21/2026	4,092.09	BACKHOE LOADER - ANNUAL CONTRACT	535310-825 - LEASE PAYMENTS	
					$12,276.25			
					$12,276.25			

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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ROSENBERG ASSOCIATES	73162	40363	10/13/2026	10/21/2026	1,520.00	LAND SURVEYOR 3 - VRLT CONSERVATION EAS	104410-320 - ENGINEERING SERVIC	
					$1,520.00			
STATE OF UTAH / BLDG	73163	JULY - SEPT 202	09/30/2026	10/21/2026	1,442.74	BUILDING SURCHARGE JUL-SEP 2026	104240-940 - INTERGOVT CHARGES	
					$1,442.74			
SUNRISE ENGINEERING, LLC	73164	ARIV1017032	10/01/2026	10/21/2026	750.00	WESTERN CORRIDOR ALIGNMENT STUDY	104410-320 - ENGINEERING SERVIC	
SUNRISE ENGINEERING, LLC	73164	ARIV1017033	10/01/2026	10/21/2026	4,025.00	SANTA CLARA MISC STORM WATER	545410-320 - ENGINEERING SERVIC	
SUNRISE ENGINEERING, LLC	73164	ARIV1017034	10/01/2026	10/21/2026	2,911.75	SANTA CLARA MISC SUBDIVISION REVIEW	104410-320 - ENGINEERING SERVIC	
					$7,686.75			
					$7,686.75			
UPPER CASE PRINTING INK.	73165	4982	10/07/2026	10/21/2026	232.89	BACK OF BILL PRINTING	104130-370 - PROFESSIONAL SERVI	
					$232.89			
UTAH VALLEY UNIVERSITY/BUS.O	73166	AC30799	10/08/2026	10/21/2026	30.00	WRITTEN EXAM - ADAM HEYDER	104230-360 - TRAINING	
					$30.00			
VEHICLE LIGHTING SOLUTIONS I	73167	2740	10/09/2026	10/21/2026	135.00	INSTALL MED BOX ABOVE SECURITY LOCKER	104230-253 - REPAIRS & MAINTENA	
VEHICLE LIGHTING SOLUTIONS I	73167	2772	10/14/2026	10/21/2026	733.00	RADIO REPAIRS - UTAH STATE CONTRACT	104230-453 - WILDLAND FIRE	
					$868.00			
					$868.00			
WASHINGTON COUNTY SOLID WA	73168	217699	09/30/2026	10/21/2026	15,659.63	3150 UNITS GARBAGE & 2443 BLUECAN	104430-312 - RECYCLING CHARGE	
WASHINGTON COUNTY SOLID WA	73168	217699	09/30/2026	10/21/2026	43,533.00	3150 UNITS GARBAGE & 2443 BLUECAN	104430-311 - SOLID WASTE DISPOS	
					$59,192.63			
					$59,192.63			
WASHINGTON COUNTY- HCP	73169	JULY - SEPT 202	09/30/2026	10/21/2026	31,423.03	HCP IMPACT FEES JUL-SEP 2026	102260-000 - HCP IMPACT FEES - CO	
					$31,423.03			
					$137,017.15			

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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ANIXTER, INC.	73170	6925226-00	10/16/2026	10/27/2026	1,963.10	LED COBRA HEADS FOR STOCK	535310-466 - POWER LINES/POLES	
					$1,963.10			
BABAUTA, ERIC BOWEN	70708X	102726	10/27/2026	10/27/2026	-75.00	offset for ck#70708	101580-000 - SUSPENSE	
					($75.00)			
BOREL, SHIRLEY	70603X	102726	10/27/2026	10/27/2026	-10.00	offset for ck#70603	101580-000 - SUSPENSE	
					($10.00)			
BUCKS ACE SANTA CLARA	73171	7165	07/07/2026	10/27/2026	19.98	BLK AND YELLOW STORAGE TOTE	104230-250 - OPERATING SUPPLIE	
BUCKS ACE SANTA CLARA	73171	7252	08/06/2026	10/27/2026	19.58	RIVET AUM	104510-250 - OPERATING SUPPLIE	
BUCKS ACE SANTA CLARA	73171	7367	09/12/2026	10/27/2026	194.97	BLUE RHINO 20 LB EXCHANGE	104230-250 - OPERATING SUPPLIE	
BUCKS ACE SANTA CLARA	73171	7368	09/12/2026	10/27/2026	-129.00	BLUE RHINO 20 LB EXCHANGE	104230-250 - OPERATING SUPPLIE	
BUCKS ACE SANTA CLARA	73171	7386	09/21/2026	10/27/2026	46.99	BATTERY	104230-250 - OPERATING SUPPLIE	
BUCKS ACE SANTA CLARA	73171	7464	10/21/2026	10/27/2026	100.31	PAINT & SUPPLIES FOR GEN OFFICE	535310-260 - BUILDING MAINTENA	
					$252.83			
					$252.83			
CAMS 3D PRINTS	73172	INV-2026-001	10/21/2026	10/27/2026	3,726.00	WATER METER ASSEMBLY	515110-461 - WATER METERS	
					$3,726.00			
CHAISSON, MICHAEL DAVID	70918X	102725	10/27/2026	10/27/2026	-48.73	offset for ck#70918	101580-000 - SUSPENSE	
					($48.73)			
DOMINION ENERGY	ACG102726	SEPTEMBER 20	10/27/2026	10/27/2026	7.62	NEW RESTROOM - GUBLER	104510-270 - UTILITIES	
DOMINION ENERGY	ACH102726	SEPTEMBER 20	10/27/2026	10/27/2026	25.88	RACHEL FIRE STATION	104230-270 - UTILITIES-SC	
					$33.50			
HOWARD, LORI LOUISE	70846X	102726	10/27/2026	10/27/2026	-245.00	offset for ck#70846	101580-000 - SUSPENSE	
					($245.00)			
HURRICANE FAMILY PHARMACY	73173	JULY 2026 PHAR	08/31/2026	10/27/2026	965.00	JULY 2026 PHARMACY	104230-250 - OPERATING SUPPLIE	
					$965.00			
INDEPENDENT INSPECTIONS	73174	101626-009	10/26/2026	10/27/2026	337.50	INSPECTIONS	104240-370 - PROFESSIONAL SER	
					$337.50			
KNOX COMPANY	73175	INV-KA-573770	10/15/2026	10/27/2026	193.58	KNOX BOX AT CITY YARD	535310-260 - BUILDING MAINTENA	
KNOX COMPANY	73175	INV-KA-573770	10/15/2026	10/27/2026	193.59	KNOX BOX AT CITY YARD	104410-260 - BUILDING MAINTENA	
KNOX COMPANY	73175	INV-KA-573770	10/15/2026	10/27/2026	193.59	KNOX BOX AT CITY YARD	104510-260 - BUILDING MAINTENA	
					$580.76			
					$580.76			
L.N. CURTIS & SONS	73176	INV1123095	10/21/2026	10/27/2026	979.88	SMALL G1 FIRE SERVICE	104230-454 - SAFETY EQUIPMENT	
					$979.88			
LENT, HAYLEY MAKELL	73177	265201227	10/26/2026	10/27/2026	100.00	REVENUE FUNDS	103511-000 - FINES AND PENALTIE	
					$100.00			
LIFEMED SAFETY, INC.	73178	INV260653	10/22/2026	10/27/2026	2,475.00	STRYKER TROLLEY BATTERY	104230-253 - REPAIRS & MAINTEN	
LIFEMED SAFETY, INC.	73178	INV260659	10/22/2026	10/27/2026	3,295.00	STRYKER BATTERY PACK FOR USE	104230-250 - OPERATING SUPPLIE	
					$5,770.00			
					$5,770.00			
LOPEZ, MARLON PENA	70875X	102726	10/27/2026	10/27/2026	-125.00	offset for ck#70875	101580-000 - SUSPENSE	
					($125.00)			

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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
MDH DEVELOPMENT	73179	Refund: 2002547	10/02/2023	10/27/2026	28.64	Refund: 2002547 - MDH DEVELOPMENT	531311-000 - ACCOUNTS RECEIVA	
					$28.64			
MILLER, LOGAN JEREMY	70847X	102726	10/27/2026	10/27/2026	-17.64	offset for ck#70847	101580-000 - SUSPENSE	
					($17.64)			
MONTOYA, DAVID TODD	73180	255200556	10/26/2026	10/27/2026	150.00	BAIL / BOND REFUND	102560-000 - BAIL & RESTITUTION	
					$150.00			
NEW WAVE CONSTRUCTION	73181	Refund: 2005743	10/26/2026	10/27/2026	110.26	Refund: 2005743 - NEW WAVE CONSTRUCTION	531311-000 - ACCOUNTS RECEIVA	
					$110.26			
PAGE, RACHEL RAE	73182	265201733	10/26/2026	10/27/2026	100.00	REVENUE FUNDS	103511-000 - FINES AND PENALTIE	
					$100.00			
RYAN, SAXXON JESS	70371X	102726	10/27/2026	10/27/2026	-171.68	offset for ck#70371	101580-000 - SUSPENSE	
					($171.68)			
SEVY, JIM	73183	92824 - BAND	09/24/2024	10/27/2026	100.00	OOMPAH BAND FOR SWISS DAYS	104610-213 - ENTERTAINMENT	
					$100.00			
SQUIRE & COMPANY,PC	73184	309707	09/30/2026	10/27/2026	2,675.00	FISCAL YEAR 2026 AUDIT	525210-340 - ACCOUNTING & AUDI	
SQUIRE & COMPANY,PC	73184	309707	09/30/2026	10/27/2026	10,000.00	FISCAL YEAR 2026 AUDIT	535310-340 - ACCOUNTING & AUDI	
SQUIRE & COMPANY,PC	73184	309707	09/30/2026	10/27/2026	13,000.00	FISCAL YEAR 2026 AUDIT	515110-340 - ACCOUNTING & AUDI	
					$25,675.00			
					$25,675.00			
TAYLOR, JAMES AMMON	70854X	102726	10/27/2026	10/27/2026	-500.00	offset for ck#70854	101580-000 - SUSPENSE	
					($500.00)			
UTAH STATE DIVISION OF FINANC	x999	102726-Unclaime	10/27/2026	10/27/2026	4,599.36	Unclaimed property sent to State of Utah	101580-000 - SUSPENSE	
					$4,599.36			
WEST COAST CODE CONSULTAN	73185	UT26-556E-007	10/01/2026	10/27/2026	105.00	JUSTIN RAY RESIDENCE ESS	104240-370 - PROFESSIONAL SER	
					$105.00			
WESTERN UNITED ELECTRIC SU	73186	6188065	10/20/2026	10/27/2026	574.54	200 AMP INSULATED CAPS FOR SOLACE 5-6	535310-254 - NEW SUBDIVISION E	
WESTERN UNITED ELECTRIC SU	73186	6188066	10/20/2026	10/27/2026	3,612.35	PUPI CROSSARMS F/STOCK	535310-466 - POWER LINES/POLES	
WESTERN UNITED ELECTRIC SU	73186	6188403	10/22/2026	10/27/2026	1,191.15	CADWELD SUPPLIES FOR STOCK	535310-466 - POWER LINES/POLES	
					$5,378.04			
					$5,378.04			
WOLSEY, CALVIN MARK	70338X	102726	10/27/2026	10/27/2026	-160.00	offset for check #70338	101580-000 - SUSPENSE	
					($160.00)			
					$49,601.82			

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF SANTA CLARA

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

CITY COUNCIL

Meeting Date: November 4, 2026 **Agenda Item:** 4.A

Applicant: Not provided **Requested by:** Ryan VonCannon

Subject: Action to consider approval Parks Impact Fees and adopt Resolution No. 2026-20R. Presented by Ryan VonCannon, Parks Director.

Description

Approve 2026 Parks Impact Fee Amendment

Recommendation: Not provided

Cost: Not provided

Legal Approval: Not provided

Finance Approval: Not provided

Budget Approval: Not provided

Attachments (2)

1. combined-pdf-2026-10-29-162911.pdf 490.73 KB
2. Resolution No. 2026-20R Parks Impact Fee Update.pdf 107.58 KB · v2

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at (435) 673-6712 at least 24 hours prior to the meeting.

FIRST AMENDMENT TO THE MAY 2025 UPDATE OF THE SANTA CLARA, UTAH PARKS & TRAILS MASTER PLAN IMPACT FEE FACILITIES PLAN AND ANALYSIS

INTRODUCTION

This document amends the May 2025 Update to the Santa Clara, Utah Parks and Trails Impact Fee Facilities Plan & Impact Fee Analysis (the Adopted Plan) to reflect changes in planned facilities and impact fee calculations. The amendment is twofold. First, it revises the methodology used to calculate cemetery impact fees by basing the Level of Service (LOS) calculation on the number of cemetery plots rather than total cemetery acreage. Second, it modifies the planned alignment of the Lava Flow Trail to accommodate the proposed widening of Pioneer Parkway and changes the bike lane on Clary Hills Drive to a paved trail. The two changes outlined in this amendment affect Sections III and IV of the Adopted Plan. All tables, figures, and equations requiring updates in the Adopted Plan are included in this amendment. Population growth projections and the estimated construction cost per unit remain consistent with the Adopted Plan and have not been modified as part of this amendment.

PARKS & TRAILS IMPACT FEE FACILITIES PLAN

RECOMMENDED IMPROVEMENTS

The cemetery parks have been analyzed based on the number of plots in this amendment. There are currently 3,116 plots owned and 200 remaining to be purchased, for a total of 3,316 plots. This amendment changes the recommended cemetery improvements to have an increase of 3,944 plots. Additional plots can come from either an expanded cemetery footprint or columbarium options. The cost estimates in this amendment assume all 3,944 plots will be columbarium plots at $430 per plot. This is based on historic columbarium construction pricing.

The Adopted Plan also identified 158,053 linear feet of proposed trails. The adjustment to Lava Flow Trail and Clary Hills Drive Trail increases the proposed trails to 162,815 linear feet. Table III.B-1 of the Adopted Plan has been amended to show these changes.

Amended Table III.B- 1:Recommended Improvements

Park/Trail Project	Total Cost	% I.F. Eligible	I.F. Eligible Cost
Gubler Park Phase 4	$ 1,736,000	100.0%	$ 1,736,000
Graf River Park	$ 84,000	100.0%	$ 84,000
Linear Park	$ 10,000	100.0%	$ 10,000
Skate Park	$ 450,000	100.0%	$ 450,000
Cemetery Park Addition	$ 1,696,000	100.0%	$ 1,696,000
Tobler Park	$ 884,000	100.0%	$ 884,000
Planned Trails	$ 1,867,000	100.0%	$ 1,867,000
Future Parks & Trails Impact Fee Facilities Plan & Impact Fee Analysis Updates	$ 70,000	100.0%	$ 70,000
Engineering & Incidentals	$ 2,200,000	100.0%	$ 2,200,000
TOTALS	$ 8,997,000	100.0%	$ 8,997,000

PLANNED PARKS

The amended Existing Cemetery Parks LOS calculation is given below.

Amended Existing Cemetery Parks LOS:

$$\frac{3{,}316 \text{ plots}}{\left(\frac{8{,}836 \text{ People}}{1{,}000}\right)} = \underline{\underline{375.3}} \text{ plots}/1{,}000 \text{ people}$$

The target LOS is set to maintain a LOS of 375 plots/1,000 people for cemetery parks. The amended additional cemetery plots required to maintain the target LOS is given below for each planning period.

Amended Additional Cemetery Plots Required in 2034:

$$\left(\frac{375 \text{ plots}}{1{,}000 \text{ people}}\right)(13{,}079) = \mathbf{4{,}905\ plots}$$

Amended Additional Cemetery Plots Required in 2044:

$$\left(\frac{375 \text{ plots}}{1{,}000 \text{ people}}\right)(19{,}361) = \mathbf{7{,}260\ plots}$$

Amended Additional Cemetery Plots Required at Build-out:

$$\left(\frac{375 \text{ plots}}{1{,}000 \text{ people}}\right)(24{,}466) = \mathbf{9{,}175\ plots}$$

Table III.C-1 has been updated to show the cemetery LOS over each planning period based on the amended recommended improvements.

Amended Table III.C- 1: Santa Clara Parks Level of Service

Category	Existing LOS	LOS by 2034 with only Recommended Improvements	LOS by 2044 with only Recommended Improvements	LOS by Build-out with only Recommended Improvements	Target LOS by Build-out
Recreational Parks (acres/1,000 people)	4.8	4.3	2.9	2.3	4.5
Cemetery (plots/1,000 people)	375	375	375	375	375
Aesthetic/Historical (acres/1,000 people)	3.4	2.5	1.7	1.3	2.0

PLANNED TRAILS

The trail realignment for the Lava Flow Trail is planned to be completed by 2044 and be paved. The Clary Hills Drive trail was originally categorized as a future bike lane in the Adopted Plan but has been amended to be a planned paved trail. Table III.D-1 has been amended to show these changes.

Amended Table III.D- 1: Santa Clara Existing and Planned Trails

EXISTING & PLANNED TRAILS			
Description		Length	
Existing Trails- Paved (2024)		45,698	Feet
Existing Trails- Unpaved (2024)		74,986	Feet
Planned Trails- Paved (2044)		15,561	Feet
Planned Trails- Unpaved (2044)		26,570	Feet
	TOTAL	162,815	Feet

The amended Trails LOS calculation is given below.

Amended Trails LOS by 2044 after Recommended Improvements:

$$\frac{\mathbf{162{,}815\ Feet}}{\mathbf{19{,}361\ People}} = \underline{\underline{8.4}}\ ft/capita$$

The target LOS for trails has been set to 5 feet per person. The following calculation shows the additional trail needed by subtracting the projected planning horizon LOS from the target LOS and multiplying by the 2044 population.

Amended Additional Trail Requirement:

$$\left(\frac{5\ feet}{person} - \frac{8.4\ feet}{person}\right)(19{,}361\ people) = \mathbf{-65{,}827.4\ feet}$$

These calculations suggest that the City could decrease their trails by 65,827.4 feet or delay improvements and reach the existing LOS target goal. As with parks, it should be noted that it is acceptable to exceed the target goal so a decrease in trail length or delay in construction is not necessary.

Table III.D-2 lists all the existing and planned parks and trails that have not yet been completed. This table shows the effective area anticipated after the improvements recommended in this amendment are complete.

Amended Table III.D- 2: Santa Clara Existing and Planned Improvements

EXISTING & PLANNED PARKS			
Description	Area (Acres)	% Comp. After Rec.	Area after
Recreational Parks			
Blackrock Park (Vineyards)	2.3	100%	2.3
BMX Bike Park	2.0	100%	2.0
Gubler Park Ph. 1	13.6	100%	13.6
Gubler Park Ph. 2-3	9.3	100%	9.3
Gubler Park Phase 4	2.1	100%	2.1
Graf River Park	8.4	100%	8.4
Little League Park	5.0	100%	5.0
Canyon View Park	6.1	100%	6.1
Linear Park	4.5	100%	4.5
Skate Park	1.0	100%	1.0
Swiss Pioneer Memorial Park	1.2	100%	1.2
Swiss Days Park	0.7	100%	0.7
Boomer Park	0.5	100%	0.5
Cemetery			
Cemetery Park	3.7	100%	3.7
Cemetery Park Addition	2.8	100%	2.8
Aesthetic/Historical			
Pioneer Memorial Park	0.5	100%	0.5
Leavitt Park (City Hall Reception Park)	0.6	100%	0.6
Santa Clara Dr. Streetscape	1.1	100%	1.1
Arboretum	26.4	100%	26.4
Heritage Square	1.0	100%	1.0
Tobler Park	2.5	100%	2.5
TOTAL PARKS	95.4		95.4
Trails			
Trail- Paved	17.4	100%	17.4
Trail- Unpaved	9.3	100%	9.3
TOTAL TRAILS	26.7		26.7
GRAND TOTAL PARKS & TRAILS	122.1		122.1

PARKS & TRAILS IMPACT FEE FACILITIES PLAN

PROPOSED IMPACT FEE

Methodology for the amendment has remained consistent with the Adopted Plan for determining the percent impact fee eligibility. All improvements remain 100% impact fee eligible. The proposed impact fee is found by dividing the total impact fee eligible amount for the recommended improvements among the new users projected by the end of the planning horizon in 2044. The new Maximum Impact Fee has been determined to be $2,380 per ERU. Figure IV.C-1 shows this calculation and the amended Figure is included below.

AMENDED TABLE IV.C-1
CITY OF SANTA CLARA
IMPACT FEE ANALYSIS FY2024
PARKS AND TRAILS PLAN

IMPACT FEE CALCULATIONS (See Appendix B for probable costs for each project)		Jul-26
Recreational Parks		
Total Estimated Project Cost		$ 2,280,000
% of New Project Cost Due to New Growth	100.0%	
Impact Fee Eligible Cost for Recommended Improvements		$ 2,280,000
Existing Level of Service (Acres/1,000 People)	4.8	
Level of Service with Recommended Improvements	2.9	
Target Level of Service	4.5	
Additonal Park Area (Acres) Needed to Meet Requirement	31.0	
Total Impact Fee Eligible Cost		$ 2,280,000
Cemetery		
Total Estimated Project Cost		$ 1,696,000
% of New Project Cost Due to New Growth	100.0%	
Impact Fee Eligible Cost for Recommended Improvements		$ 1,696,000
Existing Level of Service (plots/1,000 People)	375.3	
Level of Service with Recommended Improvements	375.0	
Target Level of Service	375.0	
Additonal Park Area (plots) Needed to Meet Requirement	0.0	
Total Impact Fee Eligible Cost		$ 1,696,000

AMENDED TABLE IV.C-1 (CONT.)

CITY OF SANTA CLARA

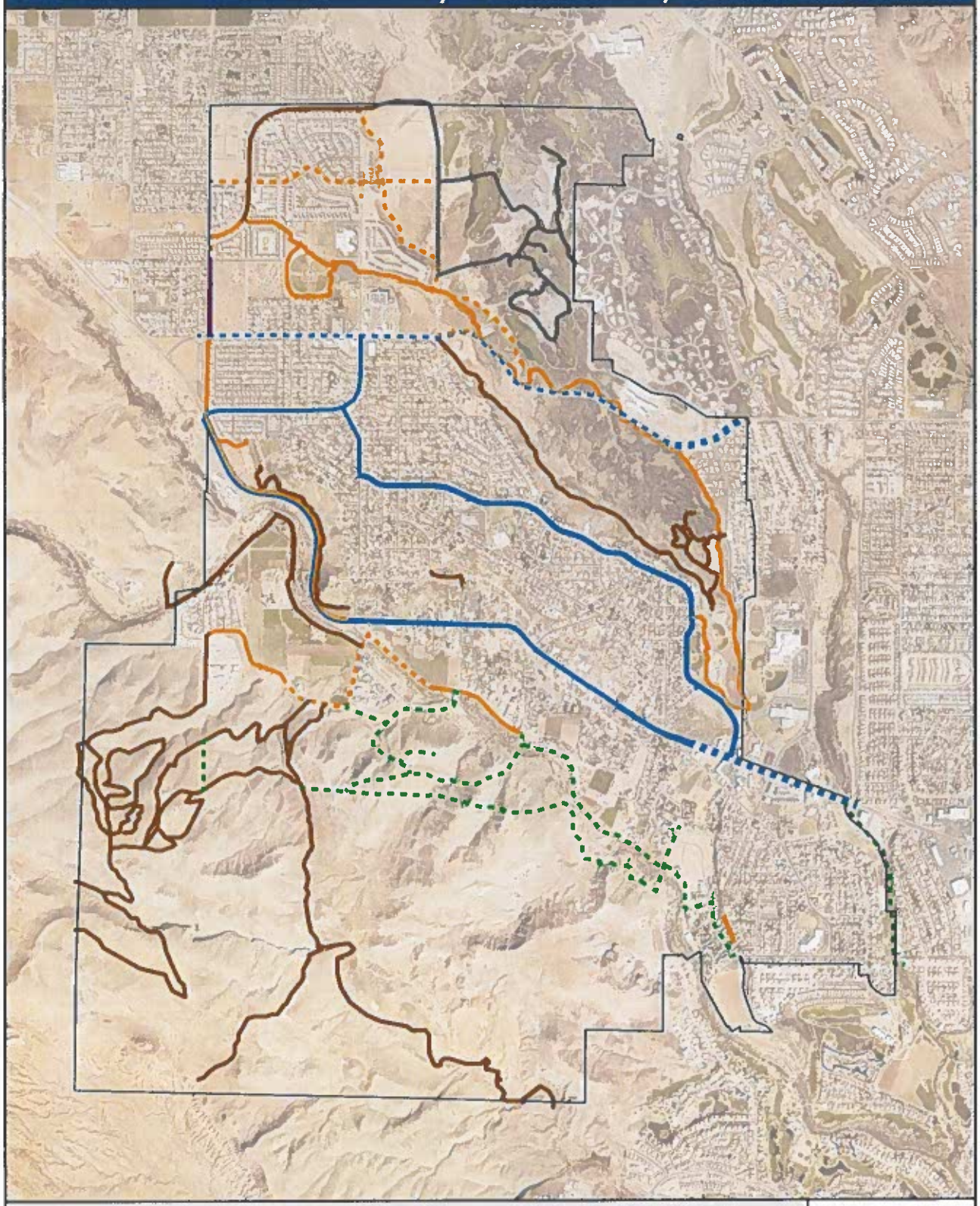
IMPACT FEE ANALYSIS FY2024

PARKS AND TRAILS PLAN

		Jul-26
Aesthetic/Historical		
Total Estimated Project Cost		$ 884,000
% of New Project Cost Due to New Growth	100.0%	
Impact Fee Eligible Cost for Recommended Improvements		$ 884,000
Existing Level of Service (Acres/1,000 People)	3.4	
Level of Service with Recommended Improvements	1.7	
Target Level of Service	2.0	
Additonal Park Area (Acres) Needed to Meet Requirement	5.8	
Total Impact Fee Eligible Cost		$ 884,000
Trails		
Total Estimated Project Cost		$ 1,867,000
% of New Project Cost Due to New Growth	100.0%	
Impact Fee Eligible Cost for Recommended Improvements		$ 1,867,000
Existing Level of Service (Ft./Person)	13.7	
Level of Service with Recommended Improvements	8.3	
Target Level of Service	5.0	
Additonal Trail (Feet) Needed to Meet Requirement	0.0	
Total Impact Fee Eligible Cost		$ 1,867,000
Miscellaneous		
Total Estimated Project Cost		$ 2,270,000
% of New Project Cost Due to New Growth	100.0%	
Impact Fee Eligible Cost for Recommended Improvements		$ 2,270,000
Total Impact Fee Eligible Amount		$ 8,997,000
No. of ERUs (2024)		3,174
Future ERU's (2044)		6,954
No. of New ERU's Due to Growth		3,780
Maximum Impact Fee = Total Eligible Cost / New ERU's		$ 2,380 /ERU
Proposed Impact Fee for Santa Clara City (FY2024) =		$ 2,380 /ERU

Exhibit III.D-1
Santa Clara City Planned Trail System

MAP DATE: 07.22.2026



Legend

- Existing Bike Lane
- Existing Paved Trail
- Existing Unimproved Trail
- Black Desert Installed Paved
- Developer Installed Paved Trail
- Future Bike Lane
- Future Paved Trail
- Planned Trails
- City Boundary

0 0.15 0.3 Miles

SANTA CLARA

SUNRISE ENGINEERING

SUNRISE ENGINEERING, INC.
11 North 300 West, Washington, Utah 84780
Tel: (435) 652-8450 Fax: (435) 652-8416
Engineer's Opinion of Probable Cost

2024 - PARKS & TRAILS IMPACT FEE ANALYSIS Aug-26
Santa Clara, Utah MG/nw

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	Attributible to New Growth	Total Cost
Recreational Park Improvements						
Gubler Park Phase 4						
1	Pickleball Courts	6	EA	$ 85,000.00	100.0%	$ 510,000
2	20 X 20 Pavilion	1	EA	$ 120,000.00	100.0%	$ 120,000
3	Landscaping	80,000	SF	$ 2.50	100.0%	$ 200,000
4	Dugout Covers	8	EA	$ 12,000.00	100.0%	$ 96,000
5	New Splash Pad	1	LS	$ 750,000.00	100.0%	$ 750,000
6	Batting Cages	4	EA	$ 15,000.00	100.0%	$ 60,000
					Total	**$ 1,736,000.00**
Graf River Park						
7	Neighborhood Park	8.4	ACRE	$ 10,000.00	100.0%	$ 84,000
					Total	**$ 84,000.00**
Linear Park						
8	Landscaping	1	LS	$ 10,000.00	100.0%	$ 10,000
					Total	**$ 10,000.00**
Skate Park						
9	Skate Park	1	AC	$ 450,000.00	100.0%	$ 450,000
					Total	**$ 450,000.00**
					Total Recreational Park Improvements	**$ 2,280,000.00**

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2024 - PARKS & TRAILS IMPACT FEE ANALYSIS Aug-26
Santa Clara, Utah MG/nw

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	Attributible to New Growth	Total Cost
Cemetery Park Improvements						
Cemetery Park Addition						
10	Columbarium Wall Plots	3,944	EA	$ 430.00	100.0%	$ 1,695,920
					Total	**$ 1,696,000.00**
Cemetery Park Addition (Land Acquisition)						
11	Landscaping	0	LS	$ 200,000.00	100.0%	$ -
12	Land Acquisition	0	AC	$ 500,000.00	100.0%	$ -
					Total	$ -
					Total Cemetery Park Improvements	**$ 1,696,000.00**
Aesthetic/Historical Improvements						
Tobler Park						
13	40 x 60 Educational Building and Restroom	1	LS	$ 540,000.00	100.0%	$ 540,000
14	20 x 30 Storage Building	1	LS	$ 105,000.00	100.0%	$ 105,000
15	Fencing	1,500	LF	$ 50.00	100.0%	$ 75,000
16	Pavilions and outdoor seating	1	LS	$ 75,000.00	100.0%	$ 75,000
17	Bituminous surface course 2-1/2"	15,500	SF	$ 0.45	100.0%	$ 6,975
18	Curb and Gutter	575	LF	$ 28.00	100.0%	$ 16,100
19	Sidewalk 6"x4'	575	LF	$ 30.00	100.0%	$ 17,250
20	Landscaping	15,500	SF	$ 1.50	100.0%	$ 23,250
21	Bonneli Road Improvements	1	LS	$ 15,000.00	100.0%	$ 15,000
22	Bonneli Trail	1	LS	$ 10,000.00	100.0%	$ 10,000
					Total	**$ 884,000.00**
					Total Aesthetic/Historical Park Improvements	**$ 884,000.00**
Trail Improvements						
Planned Trails						
23	Planned Trails- Paved	15,561	LF	$ 120.00	100.0%	$ 1,867,363
24	Planned Trails- Unpaved	26,570	LF	$ 80.00	100.0%	$ 2,125,562
					Total	**$ 1,867,000.00**
					Total Trail Improvements	**$ 1,867,000.00**

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2024 - PARKS & TRAILS IMPACT FEE ANALYSIS Aug-26
Santa Clara, Utah MG/nw

NO.	DESCRIPTION	Estimated Quantity	Units	Unit Price	Attributible to New Growth	Total Cost
Miscellaneous Improvements						
Future Parks & Trails Impact Fee Facilities Plan & Impact Fee Analysis Updates						
25	Impact Fee Facilities Plan & Impact Fee Analysis	2	EA	$ 35,000.00	100%	$ 70,000
					Total	**$ 70,000.00**
					Total Miscellaneous Improvements	**$ 70,000.00**
					Grand Total Improvements-Construction	**$ 6,797,000.00**
Engineering & Incidentals						
26	Administrative Services	1%	Est.			$ 150,000
27	Engineering Design	11%	L.S.			$ 1,000,000
28	Construction Observation	11%	Est.			$ 1,000,000
29	Miscellaneous Engineering		Est.			$ 50,000
					Total	**$ 2,200,000.00**
					TOTAL PROJECT COST	**$ 8,997,000.00**

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

IV. PARKS & TRAILS IMPACT FEE ANALYSIS

A. EXISTING IMPACT FEE AMOUNT

Existing Parks & Trails Impact Fees for Santa Clara City are set at $4,175 per ERU. This value was set by the City based on the projections used in the 2019 Parks and Trails Impact Fee Analysis update.

B. PERCENT IMPACT FEE ELIGIBLE

A project is considered impact fee eligible if it is needed to retain the existing LOS or LOS target goal should future growth occur. The city currently exceeds their LOS goals in all categories. This means they can choose to try and maintain their existing LOS and still receive impact fee eligibility even though it is greater than their goals.

All planned park and trail improvements are considered 100% impact fee eligible because LOS would drop below the existing LOS if growth were to occur and no improvements were made within the 20-year planning period. This was determined by dividing the acreage required to maintain LOS by the total planned acreage with all recommended improvements.

Table III.B-1 shown previously is a summary of the recommended improvements for each park as well as a summary of the amounts considered impact fee eligible for each project. It should be noted that the South Hills Adventure Park is not included in the table. This project is still planned but not expected to be started during the 20-year planning horizon and is therefore not included in the impact fee analysis.

C. PROPOSED IMPACT FEE

The proposed impact fee is found by dividing the total impact fee eligible amount for recommended improvements among the amount of new users projected for the end of the planning horizon in 2044. The estimated costs were determined by evaluating costs of other parks and trails in the area and have been rounded down to be conservative. Costs for recommended improvements are included as Appendix B.

This method of determining the maximum impact fee that can be assessed is demonstrated in Table IV.C-1 on the following pages.

The number listed as the "Maximum Impact Fee" represents the maximum amount that can be charged per ERU. It is up to the city council to determine the actual rate that will be charged. The maximum impact fee shown by this analysis is $2,372 per ERU. This is

CITY OF SANTA CLARA
RESOLUTION NO. 2026-20R

A RESOLUTION AMENDING THE CITY OF SANTA CLARA PARKS IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Santa Clara City, Utah (the "City"), periodically reviews and updates its impact fee facilities plans and impact fee analyses to ensure that impact fees accurately reflect the City's anticipated growth, infrastructure needs, and associated costs; and

WHEREAS, the City Council finds it necessary to amend the City's impact fee study to address changes to planned trail facilities and the methodology used to calculate the cemetery level of service; and

WHEREAS, on October 14, 2026, Parks Director Ryan VonCannon presented proposed adjustments to the City's impact fee study during a City Council work meeting; and

WHEREAS, the proposed amendments increase the maximum impact fee by approximately eight dollars ($8.00), with all other elements of the impact fee study remaining unchanged from the previous amendment; and

WHEREAS, notice of a public hearing to consider the proposed amendments to the City's impact fee study was posted at least ten (10) days before the public hearing scheduled for November 4, 2026, in accordance with applicable Utah law; and

WHEREAS, the City Council has determined that the proposed amendments are in the best interest of the City and its residents and will assist the City in planning for future infrastructure and recreational needs associated with anticipated growth; and

WHEREAS, the amended impact fee study is attached hereto as Exhibit "A" and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Clara, Utah, that the Parks Impact Fee Facilities Plan and Impact Fee Analysis is hereby amended as outlined in Exhibit "A," attached hereto and incorporated by reference.

Effective Date: This Resolution shall take effect ninety (90) days after the day on which it is approved by the City Council of Santa Clara City, Utah, in accordance with Utah Code § 11-36a-401(2).

PASSED AND ADOPTED by the City Council of Santa Clara City, Utah, this **4th day of November, 2026.**

SANTA CLARA CITY

_____
Jarett Waite, Mayor

ATTEST:

_____
Selena Nez, City Recorder

EXHIBIT "A"

PARKS & TRAILS IMPACT FEE

EXISTING MAXIMUM	PROPOSED MAXIMUM
$2,372.00	$2,380.00

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF SANTA CLARA

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

CITY COUNCIL

Meeting Date: November 4, 2026 **Agenda Item:** 4.B

Applicant: Not provided **Requested by:** Casey Stratton

Subject: Action to consider approval to update the Construction Design Standards to add Rockery and Segmental Block Retaining Walls, section 4.3.5 and adopt Resolution No. 2026-21R. Presented by Casey Stratton, Public Works Director.

Description

Request to approve the addition of section 4.3.5 for rockery and concrete segmented block walls to Construction Standards

Recommendation: Not provided

Cost: Not provided

Legal Approval: Not provided

Finance Approval: Not provided

Budget Approval: Not provided

Attachments (2)

1. Draft Santa Clara Rockery and Segmental Block Wall Standard Specifications (10-1-2026)..docx 52.89 KB
2. Resolution No. 2026-21R Update Construction Design Standards to add Rockery and Segmental Block Retaining.pdf 208.05 KB

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at (435) 673-6712 at least 24 hours prior to the meeting.

PROPOSED ADDITION TO SANTA CLARA CITY CONSTRUCTION DESIGN STANDARDS

4.3.5 ROCKERY AND SEGMENTAL BLOCK RETAINING WALLS. The requirements for design and construction of Rockery and Segmental Block Retaining Walls within the City.

4.3.5.1 HEIGHT LIMITATIONS. The height of any single rockery and segmental block retaining wall shall not exceed a maximum height of ten feet (10').

4.3.5.2 TERRACING. The total combined height of all rockery and segmental block walls shall not exceed sixteen feet (16').

Terraced retaining walls shall be separated by a minimum distance of one-half (½) the largest exposed of the two walls as measured from the top face of the lower wall to the bottom face of the upper wall. The bench between the two walls shall have a maximum slope of 10 horizontal to 1 vertical (10h:1v).

Terraced retaining walls with a separation of at least two times the height (2h) of the largest exposed height of the two walls from face of wall to face of wall shall be considered as separate walls for analysis purposes and applicability to this section. If walls are within 2h, then the combined height of the terraced walls shall be used for limitation of height not to exceed sixteen feet (16').

B. Any rockery or segmental block retaining walls that are adjacent to public streets, or visible to the public, shall be designed to include landscaping between the walls (bench area). Landscape design shall include the following factors: separation between walls, backfill zone for drainage, controlled drip systems, no deep-rooted vegetation, and maintenance of landscaping.

The rockery or segmental block wall design must explicitly state that the walls were designed to accommodate water. If the walls cannot be designed to accommodate water, rock mulch and desertscape or xeriscape plants should be used.

4.3.5.3 SEPARATION REQUIREMENTS. The separation from the face of rockery and segmental block walls to a building/ structure footing and/or pool shall be at least ten feet (10'), or
as outlined in the International Building Code. This provision applies to building/ structure footings and/or pools at the low and high sides of the wall.

Ornamental fences, guards, or screen walls shall be a minimum of three feet (3') from the front face at the top of the rockery/segmental block retaining wall, or to the back of the rock/block. Ornamental fences, guards, or screen walls shall have their own foundations and not rely on the retaining wall for structural support.

Where the minimum retaining wall separation requirements exceed that of the land use setback zone, additional design analysis and calculations, along with a geotechnical letter shall be submitted to the City for a retaining wall separation exception to this standard for accessory buildings, structures, and/or pools.

At property lines, the retaining wall shall be constructed on the property it is retaining. No retaining wall component shall extend beyond the property line. Property lines may be located between (in the middle of) terraced retaining walls provided the walls are separated by a distance of at least 2h (h of tallest exposed height of the 2 walls), from face of wall to face of wall.

No component of a rockery or segmental block retaining wall shall be constructed within public rights of way or trails.

4.3.5.4 SITE PREPARATION. As a minimum, subgrade preparation within the limits of the wall construction shall be performed in accordance with the City Standard Specifications 4.3.2.3. Additional subgrade preparation such as over excavation and recompaction may be required in the geotechnical report. Groundwater discovered during construction shall not be ignored and shall be addressed by the Geotechnical Engineer.

4.3.5.5 MONITORING. The phases of rockery and segmental block wall construction, including site preparation, shall be monitored in accordance with the inspection frequency schedule specified on the construction drawings prepared by the Design Engineer. The Geotechnical Engineer employed by the Owner/Contractor shall verify that the nature and quality of the materials being used are appropriate and that the construction is in accordance with the engineered design. The Geotechnical Engineer shall verify to the City in writing that the materials and construction of the rockery/segmental block wall as-built is in accordance with the engineered design after construction is complete.

4.3.5.6 BACKFILL. Backfill materials shall consist of quality fill materials meeting the requirements specified by the Design Engineer and the geotechnical report. Backfill shall be placed in uniform lifts not to exceed six to twelve inches (6" - 12") in thickness as specified by the geotechnical report before compaction.

4.3.5.7 BACKFILL COMPACTION AND TESTING. Compaction shall be in accordance with the geotechnical report recommendations. The maximum lift thickness shall be decreased as necessary to obtain the specified density. Compaction within three feet (3') of the back of the facing units shall be accomplished with walk-behind compactors. No heavy equipment shall be operated within three feet (3') of the back of the rocks/blocks. Density tests to verify compaction shall be taken at random locations. At least two (2) tests per one hundred feet (100') of wall length per one and a half feet (1½') of backfill shall be taken. In critical locations, the Geotechnical Engineer may request additional testing.

4.3.5.8 GEOGRID REINFORCEMENT. Mechanically stabilized earth (MSE) retaining walls shall be reinforced with geogrid as specified by the Design Engineer. Geogrid design embedment length shall be measured from the back of the rock or segmental block facing units. Geogrid shall be positively connected to the block facing units. No substitutions of geogrid reinforcement products shall be allowed unless specifically approved by the Design Engineer. Gravity segmental block retaining walls generally do not require fill reinforcement in their design.

4.3.5.9 ROCK SELECTION AND PLACEMENT. The rock source shall be preapproved by the Geotechnical Engineer. The Contractor shall have sufficient space and stockpile material available to select from among a number of rocks for each space in the rockery wall to be filled. Rock shall be of a generally cubical, tabular or rectangular shape. Rounded rocks shall not be used. Internal void spaces in the facing shall be kept to a minimum. Prior to being placed, rocks shall be inspected and approved by the Geotechnical Engineer. Basal keyway rocks shall have a minimum width extending back into the wall of at least one third (1/3) the exposed height of the wall tier. Rocks shall be placed to decrease in size with increasing wall height. Cap rocks shall have a minimum width of two feet (2') extending back into the wall.

Rocks shall be placed to bear on good flat-to-flat surfaces. The long dimension of the rocks shall extend back toward the cut/fill face. Except for basal rocks, rocks shall bear on at least two (2) or more other rocks. The base rocks shall be embedded at least one foot (1') to provide a keyway into unyielding soil competent subgrade soils. Additional embedment may be required by the Design Engineer.

4.3.5.10 SEGMENTAL BLOCK RETAINING WALL UNITS Concrete used in the production of the precast modular block units shall be first-purpose, fresh concrete. It shall not consist of returned, reconstituted, surplus or waste concrete. It shall be an original production mix meeting the requirements of ASTM C94 and have a

minimum net average twenty-eight (28) days compressive strength of 4,000 psi. The concrete shall have adequate freeze/thaw protection and meet the requirements of ASTM C 1372. Higher strengths may be required by the Design Engineer based on site conditions.

All units shall be: (a) obtained from the same manufacturer, (b) sound, and (c) free of cracks or other defects that would interfere with the proper placing of the unit or significantly impair the strength or permanence of the construction. Any cracks or chips observed during construction shall fall within the guidelines outlined in ASTM C 1372.

Except for basal blocks, each block unit shall bear on at least two (2) blocks. The base blocks shall be embedded at least 1 foot to provide a keyway into unyielding soil competent subgrade soils. Additional embedment may be required by the Design Engineer.

Segmental block units shall match the color, surface finish, and dimension for height, width, depth, and batter as shown on the drawings.

If pins or clips are used to interconnect block units, they shall consist of a non-degrading polymer or galvanized steel and be made for the express use with the block units supplied.

Any cap adhesives shall meet the requirements of the block unit manufacturer.

4.3.5.11 WALL DRAINAGE. Wall drainage behind the retaining walls shall include a free draining gravel layer and filter fabric with a drainpipe daylighting to a proper outlet. A synthetic drainage composite may be used behind segmental block walls if a materials specific shear testing is completed to determined friction properties between the backfill and synthetic drainage composite. A synthetic drainage composite shall not be used behind rock walls.

If the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted. If the retained soils or backfill is free draining as substantiated through appropriate testing, then drainage material may be omitted from the design.

4.3.5.12 SURFACE DRAINAGE. Surface drainage shall be directed away from the rockery/block wall face to a positive and permanent discharge well away and beyond the retaining walls. The surrounding site shall be graded such that water cannot flow over the top of the retaining walls.

4.3.5.13 BATTER. The batter (steepness) of a rock wall face shall not exceed one horizontal to six vertical (1h:6v).

Batter requirements for segmental block retaining wall shall be noted on the design drawings from the Design Engineer. The steepness of the wall face shall not exceed the block Manufacturer's design recommendations.

4.3.5.14 SLOPES. Slopes above and below rockery and segmental block retaining walls shall not exceed two horizontal to one vertical (2:1); shall be noted on the drawings; and shall be included in the stability analyses and the design considerations.

4.3.5.15 STRUCTURAL ANALYSIS. Structural analysis of rockery retaining walls should be in general accordance with the current Federal Highway Administration (FHWA) Guidelines for Rockery Walls for both static and seismic forces with minimum factors of:

	Static	Seismic
Sliding	1.5	1.1
Overturning	2.0	1.5
Bearing	2.5	1.5
Global	1.5	1.1

Structural analysis of stacked segmental block retaining walls should be in general accordance with the current National Concrete Masonry Association (NCMA) Design Manual for both static and seismic forces with minimum factors of:

	Static	Seismic
Sliding	1.5	1.1
Overturning	2.0	1.1
Bearing	3.0	1.5
Global	1.5	1.1

The following analysis provisions shall apply:

1. The maximum unit weight of the rocks and blocks used in the design of a wall system shall be specific to the construction material used.
2. The maximum coefficient of friction between rocks or blocks in a wall system shall be specific to the construction material used.
3. Terraced walls shall be considered as a single retaining wall system for design purposes, unless separated by a horizontal distance equal to or greater than 2h (h of tallest exposed height of the walls) measured from top of exposed face of the lower wall to base of exposed face of the upper wall.
4. Surcharge loading conditions with a horizontal distance equal to the height of the upper most wall shall be taken into consideration in the analysis. The distance shall be measured from the exposed face of the upper most wall.
5. Specifications shall be provided to clearly define acceptance criteria for rock or block materials.
6. Retaining wall shall be designed assuming wet conditions.

The design engineer shall provide design details specific to the location and conditions with a professional stamp. The design engineer shall provide upon request a printout of the input and output of the files with factors of safety within the applicable design standard used as follows:
1. Design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear, and global stability.
2. Calculations shall include analysis under static and seismic loads.
3. Factors of safety results shall be presented to the nearest hundredth.
4. Seismic loads shall be based on the Peak Ground Acceleration (PGA) as determined from probabilistic analysis for the maximum credible earthquake, with spectral acceleration factored for site conditions in accordance with the current International Building Code.
5. Upon request, a cross-sectional view of each analysis shall be provided, and the printout of the input and output files in an appendix.
6. The Design Engineer shall include wall drainage details, if applicable.
7. The Design Engineer shall acknowledge that the site is suitable for the retaining wall.
8. The Design Engineer shall specify an inspection frequency schedule on the drawings

4.3.5.16 INSPECTIONS. Construction of rockery and segmental block retaining walls shall be observed by a qualified geotechnical engineer employed by the owner/contractor and shall include all phases of construction. Testing shall be at the frequency specified by the design engineer. Rock material used in construction shall be specifically preapproved by the geotechnical engineer.

Upon completion of the wall, the geotechnical engineer shall submit a final compliance report to the authority having jurisdiction. The report shall include a summary of testing

and observations per the Pre-Wall Geotechnical Data Sheet provided as part of the construction permit. The report shall provide a professional opinion as to the compliance with the design recommendations and acceptance of the construction. All pertinent compaction testing results shall be included with the final report.

CITY OF SANTA CLARA
RESOLUTION NO. 2026-21R

A RESOLUTION OF THE SANTA CLARA CITY COUNCIL APPROVING AN AMENDMENT TO THE SANTA CLARA CITY CONSTRUCTION DESIGN STANDARDS TO ADD SECTION 4.3.5, ROCKERY AND SEGMENTAL BLOCK RETAINING WALLS

WHEREAS, pursuant to Santa Clara City Code Chapter 16.24, public infrastructure improvements and applicable construction activities within the City are required to comply with the City's adopted standards and specifications; and

WHEREAS, the City Council has adopted general conditions, standards, and instructions for design and construction entitled the "Santa Clara City Construction Design Standards" (hereafter the "Standards"); and

WHEREAS, the City has identified a need to establish additional requirements governing the design and construction of rockery and segmental block retaining walls to promote consistency, safety, and compliance with applicable engineering standards; and

WHEREAS, discussions during the Sensitive Lands Committee meetings regarding rockery and segmental block retaining walls resulted in a proposal to add a new Section 4.3.5 to Section 4.3, Earthwork, of the Santa Clara City Construction Design Standards; and

WHEREAS, the proposed Section 4.3.5 establishes requirements for the design and construction of rockery and segmental block retaining walls within the City, including height limitations, terracing, separation requirements, proximity to homes and pools, site preparation, construction monitoring, backfill, geogrid reinforcement, rock selection and placement, geotechnical pre-approval, segmental block concrete specifications, wall drainage, surface drainage, wall batter, slopes above and below walls, structural analysis, and inspections; and

WHEREAS, the City Council considered the proposed amendment at its work meeting held on October 14, 2026, the proposed addition of Section 4.3.5, and the City Council discussed the proposal; and

WHEREAS, the City Council held a public hearing on November 4, 2026, following public notice posted at least ten (10) days before the hearing, to receive public comment regarding the proposed amendment to the Santa Clara City Construction Design Standards; and

WHEREAS, the City Council finds that adopting standards for rockery and segmental block retaining walls will promote consistent engineering practices, provide clear construction requirements, and protect the health, safety, and welfare of Santa Clara residents and the public in general; and

WHEREAS, the proposed addition of Section 4.3.5, Rockery and Segmental Block Retaining Walls, to the Santa Clara City Construction Design Standards is attached hereto as **Exhibit "A"** and incorporated herein by reference.

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

SECTION 1. AMENDMENT TO CONSTRUCTION DESIGN STANDARDS

The Santa Clara City Council hereby approves and adopts an amendment to the Santa Clara City Construction Design Standards by adding Section 4.3.5, entitled "Rockery and Segmental Block Retaining Walls," to Section 4.3, Earthwork.

Section 4.3.5, as set forth in Exhibit "A," is hereby incorporated into the Santa Clara City Construction Design Standards and shall be applied to applicable rockery and segmental block retaining wall projects within the City.

SECTION 2. COMPLIANCE

All applicable rockery and segmental block retaining walls shall be designed, constructed, and inspected in accordance with the Santa Clara City Construction Design Standards, including the requirements established in Section 4.3.5, and other applicable City requirements.

SECTION 3. EFFECTIVE DATE

This Resolution shall become effective on the date it is adopted by the Santa Clara City Council.

RESOLVED by a duly constituted quorum of the Santa Clara City Council this **4th day of November, 2026.**

SANTA CLARA CITY

_____
Jarett Waite, Mayor

ATTEST:

_____
Selena Nez, City Recorder

EXHIBIT "A"

PROPOSED ADDITION TO SANTA CLARA CITY
CONSTRUCTION DESIGN STANDARDS

4.3.5 ROCKERY AND SEGMENTAL BLOCK RETAINING WALLS. The requirements for design and construction of Rockery and Segmental Block Retaining Walls within the City.

4.3.5.1 HEIGHT LIMITATIONS. The height of any single rockery and segmental block retaining wall shall not exceed a maximum height of ten feet (10').

4.3.5.2 TERRACING. The total combined height of all rockery and segmental block walls shall not exceed sixteen feet (16').

Terraced retaining walls shall be separated by a minimum distance of one-half (½) the largest exposed of the two walls as measured from the top face of the lower wall to the bottom face of the upper wall. The bench between the two walls shall have a maximum slope of 10 horizontal to 1 vertical (10h:1v).

Terraced retaining walls with a separation of at least two times the height (2h) of the largest exposed height of the two walls from face of wall to face of wall shall be considered as separate walls for analysis purposes and applicability to this section. If walls are within 2h, then the combined height of the terraced walls shall be used for limitation of height not to exceed sixteen feet (16').

B. Any rockery or segmental block retaining walls that are adjacent to public streets, or visible to the public, shall be designed to include landscaping between the walls (bench area). Landscape design shall include the following factors: separation between walls, backfill zone for drainage, controlled drip systems, no deep-rooted vegetation, and maintenance of landscaping.

The rockery or segmental block wall design must explicitly state that the walls were designed to accommodate water. If the walls cannot be designed to accommodate water, rock mulch and desertscape or xeriscape plants should be used.

4.3.5.3 SEPARATION REQUIREMENTS. The separation from the face of rockery and

segmental block walls to a building/ structure footing and/or pool shall be at least ten feet (10'), or
as outlined in the International Building Code. This provision applies to building/ structure footings and/or pools at the low and high sides of the wall.

Ornamental fences, guards, or screen walls shall be a minimum of three feet (3') from the front face at the top of the rockery/segmental block retaining wall, or to the back of the rock/block. Ornamental fences, guards, or screen walls shall have their own foundations and not rely on the retaining wall for structural support.

Where the minimum retaining wall separation requirements exceed that of the land use setback zone, additional design analysis and calculations, along with a geotechnical letter shall be submitted to the City for a retaining wall separation exception to this standard for accessory buildings, structures, and/or pools.

At property lines, the retaining wall shall be constructed on the property it is retaining. No retaining wall component shall extend beyond the property line. Property lines may be located between (in the middle of) terraced retaining walls provided the walls are separated by a distance of at least 2h (h of tallest exposed height of the 2 walls), from face of wall to face of wall.

No component of a rockery or segmental block retaining wall shall be constructed within public rights of way or trails.

4.3.5.4 SITE PREPARATION. As a minimum, subgrade preparation within the limits of the wall construction shall be performed in accordance with the City Standard Specifications 4.3.2.3. Additional subgrade preparation such as over excavation and recompaction may be required in the geotechnical report. Groundwater discovered during construction shall not be ignored and shall be addressed by the Geotechnical Engineer.

4.3.5.5 MONITORING. The phases of rockery and segmental block wall construction, including site preparation, shall be monitored in accordance with the inspection frequency schedule specified on the construction drawings prepared by the Design Engineer. The Geotechnical Engineer employed by the Owner/Contractor shall verify that the nature and quality of the materials being used are appropriate and that the construction is in accordance with the engineered design. The Geotechnical Engineer shall verify to the City in writing that the materials and construction of the rockery/segmental block wall as-built is in accordance with the engineered design after construction is complete.

4.3.5.6 BACKFILL. Backfill materials shall consist of quality fill materials meeting the requirements specified by the Design Engineer and the geotechnical report. Backfill shall be placed in uniform lifts not to exceed six to twelve inches (6” - 12”) in thickness as specified by the geotechnical report before compaction.

4.3.5.7 BACKFILL COMPACTION AND TESTING. Compaction shall be in accordance with the geotechnical report recommendations. The maximum lift thickness shall be decreased as necessary to obtain the specified density. Compaction within three feet (3’) of the back of the facing units shall be accomplished with walk-behind compactors. No heavy equipment shall be operated within three feet (3’) of the back of the rocks/blocks. Density tests to verify compaction shall be taken at random locations. At least two (2) tests per one hundred feet (100') of wall length per one and a half feet (1½') of backfill shall be taken. In critical locations, the Geotechnical Engineer may request additional testing.

4.3.5.8 GEOGRID REINFORCEMENT. Mechanically stabilized earth (MSE) retaining walls shall be reinforced with geogrid as specified by the Design Engineer. Geogrid design embedment length shall be measured from the back of the rock or segmental block facing units. Geogrid shall be positively connected to the block facing units. No substitutions of geogrid reinforcement products shall be allowed unless specifically approved by the Design Engineer. Gravity segmental block retaining walls generally do not require fill reinforcement in their design.

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Rocks shall be placed to bear on good flat-to-flat surfaces. The long dimension of the rocks shall extend back toward the cut/fill face. Except for basal rocks, rocks shall bear on at least two (2) or more other rocks. The base rocks shall be embedded at least one foot (1’) to provide a keyway into unyielding soil competent subgrade soils. Additional embedment may be required by the Design Engineer.

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minimum net average twenty-eight (28) days compressive strength of 4,000 psi. The concrete shall have adequate freeze/thaw protection and meet the requirements of ASTM C 1372. Higher strengths may be required by the Design Engineer based on site conditions.

All units shall be: (a) obtained from the same manufacturer, (b) sound, and (c) free of cracks or other defects that would interfere with the proper placing of the unit or significantly impair the strength or permanence of the construction. Any cracks or chips observed during construction shall fall within the guidelines outlined in ASTM C 1372.

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Any cap adhesives shall meet the requirements of the block unit manufacturer.

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Batter requirements for segmental block retaining wall shall be noted on the design

drawings from the Design Engineer. The steepness of the wall face shall not exceed the block Manufacturer's design recommendations.

4.3.5.14 SLOPES. Slopes above and below rockery and segmental block retaining walls shall not exceed two horizontal to one vertical (2:1); shall be noted on the drawings; and shall be included in the stability analyses and the design considerations.

4.3.5.15 STRUCTURAL ANALYSIS. Structural analysis of rockery retaining walls should be in general accordance with the current Federal Highway Administration (FHWA) Guidelines for Rockery Walls for both static and seismic forces with minimum factors of:

	Static	Seismic
Sliding	1.5	1.1
Overturning	2.0	1.5
Bearing	2.5	1.5
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Structural analysis of stacked segmental block retaining walls should be in general accordance with the current National Concrete Masonry Association (NCMA) Design Manual for both static and seismic forces with minimum factors of:

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Sliding	1.5	1.1
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The following analysis provisions shall apply:
1. The maximum unit weight of the rocks and blocks used in the design of a wall system shall be specific to the construction material used.
2. The maximum coefficient of friction between rocks or blocks in a wall system shall be specific to the construction material used.
3. Terraced walls shall be considered as a single retaining wall system for design purposes, unless separated by a horizontal distance equal to or greater than 2h (h of tallest exposed height of the walls) measured from top of exposed face of the lower wall to base of exposed face of the upper wall.

4. Surcharge loading conditions with a horizontal distance equal to the height of the upper most wall shall be taken into consideration in the analysis. The distance shall be measured from the exposed face of the upper most wall.
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6. Retaining wall shall be designed assuming wet conditions.

The design engineer shall provide design details specific to the location and conditions with a professional stamp. The design engineer shall provide upon request a printout of the input and output of the files with factors of safety within the applicable design standard used as follows:
1. Design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear, and global stability.
2. Calculations shall include analysis under static and seismic loads.
3. Factors of safety results shall be presented to the nearest hundredth.
4. Seismic loads shall be based on the Peak Ground Acceleration (PGA) as determined from probabilistic analysis for the maximum credible earthquake, with spectral acceleration factored for site conditions in accordance with the current International Building Code.
5. Upon request, a cross-sectional view of each analysis shall be provided, and the printout of the input and output files in an appendix.
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7. The Design Engineer shall acknowledge that the site is suitable for the retaining wall.
8. The Design Engineer shall specify an inspection frequency schedule on the drawings

4.3.5.16 INSPECTIONS. Construction of rockery and segmental block retaining walls shall be observed by a qualified geotechnical engineer employed by the owner/contractor and shall include all phases of construction. Testing shall be at the frequency specified by the design engineer. Rock material used in construction shall be specifically preapproved by the geotechnical engineer.

Upon completion of the wall, the geotechnical engineer shall submit a final compliance report to the authority having jurisdiction. The report shall include a summary of testing and observations per the Pre-Wall Geotechnical Data Sheet provided as part of the construction permit. The report shall provide a professional opinion as to the compliance with the design recommendations and acceptance of the construction. All pertinent compaction testing results shall be included with the final report.

Mayor
Jarett Waite

City Manager
Brock Jacobsen

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

CITY COUNCIL

Meeting Date: November 4, 2026 **Agenda Item:** 4.C

Applicant: Not provided **Requested by:** Jim McNulty

Subject: Action to consider approval Chapter 15.34, Geologic Hazards and adopt Ordinance No. 2026-22. Presented by Jim McNulty, Planning Director.

Description

The Sensitive Lands Overlay Zone SLOZ was adopted by City Ordinance #2026-19 on October 14, 2026. City staff is requesting that the City Council consider adopted Chapter 15.34, Geologic Hazards. Approval and adoption of this ordinance will promote and protect the health, safety, and welfare of citizens of Santa Clara City.

Recommendation: Not provided

Cost: Not provided

Legal Approval: Not provided

Finance Approval: Not provided

Budget Approval: Not provided

Attachments (3)

1. CC Memo_Chapter 15.34_Geologic Hazards_November 4 2026.docx 152.11 KB
2. Chapter 15.34 Geologic Hazards 10-19-2026_Working Draft.docx 101.61 KB
3. Ordinance No. 2026-22, City Code Chapter 15.34, Geologic Hazards.pdf 449.00 KB

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at (435) 673-6712 at least 24 hours prior to the meeting.

CITY OF
SANTA CLARA
FOUNDED 1854

TO: Santa Clara City Council

FROM: Jim McNulty, Planning Director

DATE: November 4, 2026

RE: City Code, Chapter 15.34, Geologic Hazards **(Public Hearing)**

The City Council adopted Ordinance #2026-19 on October 14, 2026. The adoption of this ordinance enacted Chapter 17.80, Sensitive Lands Overlay Zone SLOZ. City staff and the Hillside Committee worked to get the SLOZ adopted prior to City Ordinance #2026-07 expiring. This ordinance allowed for a temporary land use regulation/moratorium to be implemented within six-months.

The next step in the process includes the adoption of Chapter 15.34, Geologic Hazards. Currently, the City does not have a Geologic Hazards ordinance in place. Approval and adoption of this ordinance will promote and protect the health, safety, and welfare of citizens of Santa Clara City. Rick Rosenberg discussed this item with the City Council on October 14, 2026. The Council was in favor of this item proceeding to adoption.

A copy of the draft document has been included for review. The draft is based off the UGS model ordinance.

State Code Requirements:

Utah State Code, Section 10-3-707, includes requirements to codify a City Ordinance. To codify City Ordinance, the City Council must hold a public hearing. Additionally, a public hearing to consider an ordinance requires a 10-day notice which requires the date, time, and place of the public hearing. City staff have determined that all State Code requirements have been met with this application.

Recommendation:

City staff recommend that the City Council consider adopting City Ordinance #2026-22 to include the addition of Chapter 15.43, Geologic Hazards, to City Code.

CHAPTER 15.34
GEOLOGIC HAZARDS

SECTION:

15.34.010: Purpose

15.34.020: Definitions

15.34.030: Applicability

15.34.040: Geologic Hazard Study Areas

15.34.050: Geologic Hazard Investigations and Reports Required for Development

15.34.060: Minimum Investigator Professional Qualifications

15.34.070: Preliminary Activities

15.34.080: Building Permits on Parcels Recorded Before Effective Date of Ordinance

15.34.090: Geologic Hazard Investigations

15.34.100: Geologic Hazard Field Review

15.34.110: Geologic Hazard Reports

15.34.120: Submittal and Certification of Geologic Hazard Reports

15.34.130: Disclosure When a Geologic Hazard Report is Required

15.34.140: Warning and Disclaimer

15.34.150: Change of Use

15.34.160: Hold Harmless Agreement

15.34.170: Conflicting Regulations

15.34.010: PURPOSE:

The purpose of this geologic hazard ordinance is to promote and protect the health, safety, and welfare of the citizens of Santa Clara, protect the infrastructure and financial health of Santa Clara, and minimize adverse effects of geologic hazards to public health, safety, and property by encouraging wise land use and development.

DRAFT

15.34.020: DEFINITIONS:

As used in this geologic hazard ordinance, 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.

BUILDABLE AREA: Based on an accepted geologic hazard investigation report, the portion of a site not impacted by geo-logic 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.

CITY COUNCIL: The City Council of Santa Clara.

CIVIL ENGINEER: A Civil Engineer registered with the Utah Division of Professional Licensing and licensed to practice as a Professional Engineer in the State of Utah. meeting the requirements of Section 1.6.

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.

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, roadways, and other land uses.

ENGINEERING GEOLOGIST: A Utah-licensed Professional Geologist, who, through education, training, and experience, practices in the field of engineering geology and geologic hazards meeting the requirements of Section 1.6.

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.

DRAFT

ESSENTIAL FACILITY: Buildings and other structures in-tended 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.

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]: and includes, but not limited to, liquefaction, landslides, slope stability, rock-falls, and other hazards.

GEOLOGIC HAZARD STUDY AREA: A potentially hazardous area as defined in Section 1.4 of this ordinance within which 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 meeting the requirements of Section 1.6.

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 the earth sciences, and requires the knowledge of engineering laws, formulas, construction techniques, and performance evaluation.

GOVERNING BODY: The City of Santa Clara, or a designee of the City Council.

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, gut-ter, sidewalk, water and sanitary sewer lines, storm sewers, flood control facilities, and other similar facilities.

INTERNATIONAL BUILDING CODE (IBC): The latest, statewide adopted International Code Council International Building Code (Utah Code Title 15A,) and the latest International Residential Code (IRC).

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, de-bris avalanches, and rockfalls.

LEGAL LOT OF RECORD: A parcel of land which meets all zoning requirements to be eligible for the development of a dwelling, habitable structure, or other facility or structure, pursuant to all Santa Clara requirements.

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LIQUEFACTION: A sudden, large decrease in shear strength of a saturated, cohesionless soil 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.

MOISTURE SENSITIVE SOILS AND BEDROCK: Soils and bedrock susceptible to hydro-collapse, expansion, and/or dissolution and capable of causing structural damage to buildings, concrete flatwork, and roadways when wetted. Moisture sensitive soils and bedrock are generally considered adverse construction conditions and not geologic hazards because they rarely cause rapid, catastrophic damage or are a threat to life safety.

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.

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.

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

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

STRUCTURE DESIGNED FOR HUMAN OCCUPANCY: Any residential dwelling or any other structure used or intended for supporting or sheltering any use or occupancy by humans or businesses, includes all Risk Category II structures as defined in the currently adopted International Building Code, but does not include an accessory building that houses no accessory dwelling unit or business.

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

SANTA CLARA CITY: The Santa Clara Public Services Director, City Engineer, Planning Director, Building Official, Fire Chief, Sensitive Lands Review Board member(s), or another City of Santa Clara employee or designee.

15.34.030: APPLICABILITY:

The regulations contained in this ordinance shall apply to all lands under the jurisdiction of Santa Clara City. Every legal lot of record, lot in a proposed land subdivision, and parcel within a Geologic Hazard Study Area as defined by this ordinance must have a safe buildable area for the intended use. Each buildable area must also have access from the nearest existing public or private street which is free of unreasonable and unacceptable

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geologic hazards. Any geologic hazards which must be mitigated to provide a buildable area with acceptable and reasonable access must be mitigated prior to issuance of the final plat approval.

Detached accessory buildings that are not designed for human occupancy are not required to comply with the provisions of this ordinance. In addition, the remodeling of existing structures designed for human occupancy may occur without compliance with this ordinance, if no expansion of the existing structure footprint, foundation, and no structure use change is proposed. Complete or substantial demolition and replacement of structures shall comply with this ordinance.

As defined in the statewide adopted latest International Building Code (IBC), Table 1604.5, Santa Clara considers IBC Risk Category III buildings and other structures to represent a substantial hazard to human life in the event of failure, except that any structure 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.

15.34.040: GEOLOGIC:

Geologic Hazard Study Areas that Santa Clara City finds to be of significance to the health, safety, and welfare of the citizens of Santa Clara are defined in Section 1.9 as, but are not necessarily limited to:

- Landslide and Slope Instability Hazard areas; and
- Flooding and Erosion Hazard areas; and
- Liquefaction Hazard areas; and;
- Rockfall Hazard areas; and

15.34.050: GEOLOGIC HAZARD IVESTIGATIONS AND REPORTS REQUIRED FOR DEVELOPMENT:

Any applicant requesting land-use approval for a concept plan; preliminary or final plats; a commercial, institutional, or one-, two-, and multi-family dwelling conditional use permit; or site plan approval on a parcel or parcels of land within a Geologic Hazard Study Area or where there are known or readily apparent geologic hazards and the area is not included within a current Geologic Hazard Study Area, shall submit to Santa Clara three stamped paper copies and one an unlocked PDF digital copy of a site-specific geologic hazard investigation report that specifically relates to the geologic hazards present on and adjacent to that may affect the site.

15.34.060: MINIMUM INVESTIGATOR PROFESSIONAL QUALIFICATIONS:

Geologic hazard investigations often involve engineering geology, geotechnical engineering, and civil/hydrology engineering. Engineering geology investigations shall be performed under the direct supervision of a Utah-licensed Professional Geologist specializing in engineering geology and geologic hazards. Geotechnical engineering investigations shall be performed under the direct supervision of a Utah-licensed

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Professional Engineer specializing in geotechnical engineering. Civil / hydrology investigations shall be performed under the direct supervision of a Utah-licensed Professional Civil Engineer specializing in Hydrology as defined in section 1.6. Proof of qualifications shall be provided to Santa Clara upon request.

Engineering Geologist: The minimum qualifications required by Santa Clara City for an Engineering Geologist, include:

1. An undergraduate or graduate degree in geology, engineering geology, or geological engineering, or closely related field, from an accredited college or university; and
2. Five full-time years of experience in a responsible position in the field of engineering geology and geologic hazards in Utah, or in a state with similar geologic hazards and regulatory environment, and experience demonstrating the geologist's knowledge and application of appropriate techniques in geologic hazard investigations; and
3. An active Utah Professional Geologist license in good standing.

Geotechnical Engineer: The minimum qualifications required by Santa Clara for a Geotechnical Engineer, include:

1. A graduate degree in civil or geological engineering, with an emphasis in geotechnical engineering; or a B.S. degree in civil engineering with 12 semester hours credit in geotechnical engineering, or course content closely related to evaluation of geologic hazards; and
2. Five full-time years of experience in a responsible position in the field of geotechnical engineering and geologic hazards in Utah, or in a state with similar geologic hazards and regulatory environment, and experience demonstrating the engineer's knowledge and application of appropriate techniques in geologic hazard investigations; and
3. An active Utah Professional Civil Engineer license in good standing.

Civil/Hydrological Engineer: The minimum qualifications required by Santa Clara for a Civil/Hydrological Engineer, include:

1. A graduate degree in civil or geological engineering, with an emphasis in hydrological engineering; or a B.S. degree in civil engineering with 12 semester hours credit in hydrological engineering, or course content closely related to evaluation of flooding and erosion geologic hazards; and
2. Five full-time years of experience in a responsible position in the field of geotechnical engineering and geologic hazards in Utah, or in a state with similar geologic hazards and regulatory environment, and experience demonstrating the engineer's knowledge and application of appropriate techniques in geologic hazard investigations; and
3. An active Utah Professional Civil Engineer license in good standing.

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15.34.070: PRELIMINARY ACTIVITIES:

This section shall apply to any geologic hazard investigation for the purpose of determining the feasibility of land-use approval for a concept plan; preliminary or final plat approval; a commercial, institutional, or one-, two-, or multi-family dwelling conditional use permit; site plan approval; or for the purpose of exploring, evaluating, or establishing locations for permanent improvements. A geologic hazard report shall be submitted to Santa Clara as part of the land-use application, pursuant to the requirements of this ordinance, for any proposed development in a Geologic Hazard Study Area.

A. Prior to a land-use application, the applicant shall schedule a scoping meeting with Santa Clara to evaluate the Engineering Geologist's and Geotechnical Engineer's investigative approach and work plan. The investigation approach should allow for flexibility due to unexpected site conditions. Field findings may require modifications to the work plan. At this meeting, the applicant shall present a work plan that includes the locations of anticipated geologic hazards and proposed subsurface exploratory excavations, such as test pits, borings, and cone penetrometer test (CPT) soundings, which meet the minimum acceptable regional standards of practice, this ordinance, and includes:

    1. A property location map; and
    2. A geologic map; and
    3. A topographic map with contours; and
    4. A slope map or lidar imagery, if available; and
    5. A map showing the location of the proposed development, including structures, roads, depths of basements and foundations, etc.; locations of proposed subsurface exploration, such as trenches, borings, test pits, etc.; with a description of the proposed development; and
    6. A map showing the slope stability analysis cross-section locations, if existing landslides are present on or near the proposed site and/or slope instability is anticipated.

    Upon successful completion of a scoping meeting, an application for an [excavation or grading] permit, as necessary, may be submitted to Santa Clara.

B. Santa Clara will arrange for a Utah-licensed Professional Geotechnical Engineer or Geologist to attend the scoping meeting on behalf of the City, at the applicant's expense. The Santa Clara Geotechnical Engineer/Geologist will provide verbal feedback to the applicant and their consultants regarding their proposed work plan and the requirements of this article. Reimbursement to the City for the direct costs of any outsourced staff shall be paid by the applicant prior to the acceptance of a land-use or building permit application; and

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C. As required by this code and except as otherwise noted herein, no person shall commence or perform any land disturbance, grading, excavation, relocation of earth, or any other land disturbance activity, without first obtaining an excavation or grading permit. Application for an excavation or grading permit shall be filed with Santa Clara on forms furnished by the City for such purposes only after a scoping meeting has taken place; and

D. The applicant shall specify a primary contact responsible for coordination with Santa Clara during the land disturbance activities.

15.34.080: BUILDING PERMITS ON PARCELS RECORDED BEFORE EFFECTIVE DATE OF ORDINANCE:

E. The following submittals and processes are required prior to the issuance of a building permit for a new or replacement structure designed for human occupancy and additions to structures designed for human occupancy for all parcels recorded prior to the effective date hereof which are on property noted as [restricted (R) or otherwise designated] for geologic hazard reasons on a recorded plat or within designated Geologic Hazard Study Areas:

1. A statement from an Engineering Geologist identifying the presence or absence of any geologic hazards and describing the buildable area on the lot for the proposed structure; and
2. A statement from a Geotechnical Engineer verifying that the slope stability of the proposed structure location will have a ≥1.1 dynamic (pseudostatic) and ≥1.5 static factor of safety. The statement shall clearly identify the anticipated conditions, such as the seismic ground acceleration and pseudostatic coefficients used, and any required mitigation measures to achieve the required factors of safety; and
3. A statement from a Utah-licensed Professional Structural Engineer stating that they have reviewed the geologic and geotechnical reports, which may be combined into one report, and that they have de-signed the structure in accordance with the report recommendations, accounting for any identified geo-logic and geotechnical hazards in accordance with the currently statewide adopted International Building Code and related standards; and
4. Written verification from the consultant's issuer of professional errors and omissions liability insurance, in the amount of $2,000,000.00 per consultant, which covers the licensed Professional Engineering Geologist, Geotechnical Engineer, and Structural Engineer, and which are in effect on the date of issuance of the building permit by the City Building Official; and
5. A Hold Harmless Agreement on a City approved form, which is executed and recorded on the subject property; and
6. A Geologic Hazards Disclosure on a City approved form, which is executed and recorded for the subject property; and

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7. All conditions of the adopted statewide building and fire codes (see https://le.utah.gov/xcode/ Title15A/15A.html) must be adhered to.

F. Prior to the issuance of a Certificate of Occupancy for a new or replacement structure designed for human occupancy, and additions to structures designed for hu-man occupancy for all parcels recorded prior to the effective date hereof, and which are within a Geologic Hazards Study Area:

1. An Excavation Inspection Report shall be submitted by a Geotechnical Engineer to the City Building Official prior to footing placement, which verifies that the proposed building was in accordance with the recommendations of the geologic and geotechnical re-ports, which may be combined into one report; and
2. The City Building Official may require, at any time, written verification from a Geotechnical Engineer or a Utah-licensed Professional Structural Engineer, that the structure conforms to the recommendations of the original reports and designs, and if not, provides appropriate as-built drawings documenting the changes; and
3. All requirements of the statewide adopted Utah State Construction and Fire Codes Act (https://le.utah.gov/xcode/Title15A/15A.html) must be met.

15.34.090: GEOLOGIC HAZARD INVESTIGATIONS:

Each geologic hazard investigation and report shall be site-specific and shall identify all known or suspected potential geologic hazards, whether previously identified or unrecognized, that may affect the subject property, both on and adjacent to the property. A geologic hazard report may be combined with a geotechnical report and/or contain information on multiple hazards.

A. LANDSLIDES AND SLOPE INSTABILITY HAZARD INVESTIGATIONS: Landslides are the downslope movement of earth materials and can cause significant property damage, injury, and/or death. The evaluation of landslides generally requires quantitative slope stability analyses, involving Engineering Geologists and Geotechnical Engineers experienced in landslide investigation, analysis, and mitigation. Considering the complexity inherent in performing slope stability analyses, additional effort beyond the minimum standards presented herein may be required at some sites to adequately address slope stability.

1. Landslide and Slope Instability Hazard Maps can be found on the city website at https://maps.santaclarautah.gov/sensitivelands under the Landslide Susceptibility layer show the location of previous landsliding, areas of potential slope instability/landsliding. Properties within these areas require submittal and review of a site-specific geologic hazard report discussing landslide hazards and/or potential slope instability, prior to receiving a land-use or building permit from Santa Clara. It is the responsibility of the applicant to retain a qualified Engineering Geologist and Geotechnical Engineer to perform the slope stability analysis.

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2. Landslide hazard and slope instability investigations (field investigation, laboratory testing, and analyses) and reports shall conform with the latest edition of the UGS Guidelines for Evaluating Landslide Hazards in Utah. Investigations shall also address the potential for surficial instability, rock slope instability, and soil creep on all slopes that may affect the proposed development, be affected by the proposed development, and along access roads and utility corridors.

3. When evaluating site conditions to determine the need for slope stability analyses, off-property conditions shall be considered (both up-slope to the tops of ad-jacent, ascending slopes and down-slope to and be-yond the toes of adjacent, descending slopes). Also, the professionals shall demonstrate that the proposed hillside development will not affect adjacent sites or limit adjacent property owners' ability to develop their sites.

4. An Engineering Geologist shall provide appropriate input to the Geotechnical Engineer with respect to the potential impact of the geology, stratigraphy, and hydrologic conditions on slope stability. The shear strength and other geotechnical properties shall be evaluated by the Geotechnical Engineer. Qualified Engineering Geologists may assess and quantitatively evaluate slope stability; however, the Geotechnical Engineer shall perform all design stability calculations. Ground motion parameters for use in seismic stability analysis may be provided by either the Engineering Geologist or the Geotechnical Engineer.

5. The potential effects of soil creep shall be addressed where any proposed structure is planned near an existing fill or natural slope. The potential effects on the proposed development shall be evaluated and mitigation measures proposed, including appropriate setback recommendations that consider the potential effects of creep forces.

6. The minimum acceptable static factor of safety (FS) is 1.5 for both overall and surficial slope stability and for a calibrated pseudostatic analysis using Stewart and others (2003) or other method pre-approved by Santa Clara.

7. If the long-term static FS is ≤1.5, mitigation measures shall be required to bring the factor of safety up to the required level or the project may be redesigned to achieve a minimum FS of ≥1.5; and
   a. The temporary stability of excavations shall be evaluated, and mitigation measures shall be recommended as necessary to obtain a minimum FS of ≥1.3; and
   b. Long-term slope stability shall be analyzed using the highest known and anticipated groundwater level along with groundwater sensitivity analyses; and
   c. Slope stability and analysis input parameters, such as groundwater elevations and conditions, cannot

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be contingent on uncontrollable factors, such as limiting landscape irrigation, etc.; and

d. Where back-calculation is appropriate, shear strengths utilized for design shall be no higher than the lowest strength computed using back calculation. If a professional proposes to use shear strengths higher than the lowest back-calculated value, justification shall be required. Assumptions used in back-calculations regarding pre-sliding topography and groundwater conditions at failure must be discussed and justified.

8. Pseudostatic methods for evaluating seismic slope stability are acceptable if minimum factors of safety are satisfied, and due consideration is given in the selection of the seismic coefficient (k) reduction in material shear strengths, and the factor of safety for pseudostatic conditions; and Pseudostatic seismic slope stability analyses can be performed using the procedure described in latest edition of the UGS Guidelines for Evaluating Landslide Hazards in Utah as appropriate.

9. When slope stability hazards are determined to exist on a project, measures to mitigate impacts from those hazards shall be implemented. Some guidance regarding mitigation measures and methods include:
   a. Hazard avoidance; or
   b. Grading to improve slope stability; and/or
   c. Reinforcement of the slope and/or improvement of the soil within the slope.

10. On some projects or portions of, such as non-habitable structures, and non-structural natural-slope areas, full mitigation of seismic slope displacements may not be possible, due to physical and/or economic constraints. In those cases, partial mitigation, to the extent that it prevents structural collapse, injury, and loss of life, may be possible if consistent with IBC design criteria, and if it is approved by Santa Clara. The applicability of partial mitigation to specific projects shall be evaluated on a case-by-case basis.

11. For developments when full mitigation of seismic slope displacements is not implemented, a Notice of Geologic Hazard shall be recorded with the proposed development describing the displacement hazard at issue and the partial mitigation employed. The Notice shall clearly state that the seismic displacement hazard at the site has been reduced by partial mitigation but not eliminated. In addition, the owner shall assume all risks, waive all claims against Santa Clara and its consultants, and indemnify and hold Santa Clara and its consultants harmless from all claims arising from the partial mitigation of the seismic displacement hazard.

B. FLOODING AND EROSION HAZARD INVESTIGATIONS: Flooding is the overflow of water onto lands that are normally dry and is the most prevalent and destructive (on an annual basis) geologic hazard affecting the Santa Clara area. Damage from flooding includes inundation of land and property, extreme bank

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erosion, deposition of sediment and debris, and the force of the water itself, which can damage property. Floodplain and Erosion Hazard maps are found on the city website at https://maps.santaclarautah.gov/sensitivelands under the Erosion Hazard Zone layer. Flooding and erosion hazard investigations shall be included in a Storm Drainage Report and Management Plan prepared in accordance with the requirements of Chapter 15.34 Flood Damage Prevention, and the Washington County Flood Control Authority Storm Drainage Systems Design and Management Manual, and the Santa Clara City Standards for Design and Construction.

C. LIQUEFACTION HAZARD INVESTIGATIONS: Liquefaction is a process by which strong shaking during an earthquake causes the ground to temporarily lose its strength and to behave like a viscous liquid rather than a solid material. Liquefaction can cause buildings to tip and settle; roads to crack and deform, buried storage tanks to rise towards the surface; and other types of damage to buildings and infrastructure. The Liquefaction hazard map found on the city website at https://maps.santaclarautah.gov/sensitivelands under Liquefaction Susceptibility layer shows the location of potential liquefaction during an earthquake. Liquefaction hazard investigation reports shall conform with the requirements described below and be prepared by a qualified Geotechnical Engineer as defined above.

1. A liquefaction-hazard investigation shall be performed for:
    a. All Critical Facilities and IBC Risk Category III and IV facilities, regardless of whether the site lies within a designated Geologic Hazard Study Area or not; and
    b. All Industrial and Commercials structures, and IBC Category II(b) Structures, within the designated Geologic Hazard Study Area. The project Structural Engineer must provide documentation that the building is designed to accommodate the predicted ground settlements and displacements in such a manner as to be protective of life (collapse prevention) during and after the design seismic event.

2. The investigation of liquefaction hazard is an inter-disciplinary practice. The site investigation report must be prepared by a qualified Geotechnical Engineer, who must have competence in the field of seismic hazard evaluation and mitigation. Because of the differing expertise and abilities of qualified Engineering Geologists and Geotechnical Engineers, the scope of the site investigation report for a project may require that both types of professionals prepare and review the report, each practicing in the area of their expertise. The Geotechnical and Structural Engineers shall develop all mitigation and design recommendations.

3. Except for the derivation of input ground motion, liquefaction-hazard investigations shall be performed in general accordance with the latest version of *Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California* (Martin

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and Lew, 1999). Additional protocol for liquefaction-hazard investigations is provided in Youd and Idriss (1997, 2001), *Assessment of the Liquefaction Susceptibility of Fine-Grained Soils* (Bray and Sancio, 2006), *SPT-Based Liquefaction Triggering Procedures* (Idriss and Boulanger, 2010), and the *State of the Art and Practice in the Assessment of Earthquake-Induced Soil Liquefaction and Its Consequences* (Committee on State of the Art and Practice in Earthquake Induced Soil Liquefaction Assessment, 2016). Acceptable factors of safety for liquefaction are shown in Table 1.

Table 1. Minimum factors of safety for various International Building Code facility types.

Type of Facility	Minimum Factor of Safety (FS)
Critical Facilities including Essential or Hazardous Facilities and Special Occupancy structures	1.3
IBC Category III and IV Structures	
Industrial and Commercial Structures	1.25
IBC Category II(b) Structures	

4. The following screening criteria may be applied to determine if further quantitative evaluation of liquefaction hazard is required:
   a. If the estimated maximum past-, current-, and maximum-future-groundwater-levels (i.e., the highest groundwater level applicable for liquefaction-hazard analyses) are determined to be deeper than 50 feet below the existing ground surface or proposed finished grade (whichever is deeper), liquefaction-hazard assessments are not required. For soil materials that are located above the groundwater level, a quantitative assessment of seismically induced settlement is required; and
   b. If bedrock underlies the site, those materials need not be considered liquefiable, and no analysis of their liquefaction potential is necessary; and
   c. If the corrected Standard Penetration Test (SPT) blow count, $(N_1)60$, is ≥ 33 in all samples with an acceptable number of blow counts recorded, liquefaction-hazard assessments are not required. If CPT soundings are made, the corrected CPT tip resistance, q_{c1N}, should be ≥ 180 in all soundings in sandy soils; otherwise, liquefaction-hazard assessments are needed; and
   d. If plastic soils with a Plasticity Index (PI) ≥ 18 are encountered during site exploration, those materials may be considered non-liquefiable. Additional acceptable screening criteria regarding the effects of plasticity on liquefaction susceptibility are presented in Boulanger and Idriss (2004),

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Bray and Sancio (2006), and Seed and others (2003). Youd and others (2002) provide additional guidance on analyzing lateral spreads.

If the screening investigation clearly demonstrates the absence of liquefaction hazards at a project site and Santa Clara concurs, the screening investigation will satisfy the site investigation report requirement for liquefaction hazards. If not, a quantitative evaluation is required to assess the liquefaction hazards.

5. Liquefaction hazard reports shall include boring logs, geologic cross-sections, laboratory data, a de-tailed explanation pertaining to how idealized sub-surface conditions and parameters used for the analyses were developed, analytical results and software output files, and summaries of the liquefaction-hazard analyses and conclusions regarding liquefaction potential and likely types and magnitudes of ground failure. Additional information and/or data may be requested to facilitate Santa Clara City's review.

D. ROCKFALL HAZZARD INVESTIGATIONS: Rockfall is a type of landslide and a natural mass-wasting process that involves the dislodging and rapid downslope movement of individual rocks and rock masses. The Rockfall Hazard map found on the city website at https://maps.santaclarautah.gov/sensitivelands under the Rockfall Hazard layer shows the locations areas of potential rockfall and recommended special study areas. Rock-fall hazard investigations and reports shall conform with the *Guidelines for Evaluating Rockfall Hazards in Utah* (Lund and Knudsen, 2020; UGS Circular 128, Chapter 7,

E. MOISTURE SENSITIVE SOILS AND ROCK INVESTIGATIONS: Moisture sensitive soil and rock constraints consist of collapsible soils, expansive soil and rock, and soluble soil and rock. Areas impacted by these soils can be found on the city website at https://maps.santaclarautah.gov/sensitivelands under the Expansive Soil & Rock Susceptibility layer.. Geotechnical Investigations should specifically address the presence or absence of these problem soils and rock and provide recommendations for mitigation if present. In accordance with the following minimum guidelines.

1. Expansive Soil and Rock: Expansive soil and rock contain a significant percentage of clay minerals that can absorb water directly into their crystal structure when wetted and therefore increase in volume as they get wet. The resulting expansion forces can be greater than 10,000 pounds per square foot and can easily exceed the loads imposed by small structures, resulting in cracked foundations and other structural damage. Where expansive clay or rock is or will be present within 20 feet of finish grade elevations, special grading and foundation design considerations should be anticipated.

   (Minimum number of explorations, minimum exploration depths, specific laboratory testing, etc. may be discuss potential mitigation procedures (i.e. current standards of practice where expansive clay is or will be present within 20 feet, etc.)?

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2. Collapsible Soils: Collapsible soils have considerable dry strength and stiffness in their dry natural state but can collapse (settle) greater than 3 percent of the susceptible deposit thickness when wetted causing damage to property and structures. The engineering properties of these soils can generally be improved by overexcavation, moisture conditioning and recompaction. The required overexcavation depths will be determined by the amount of low-density soils encountered during the geotechnical investigation(s), the planned structural loads, footing dimensions, and pad elevations relative to the natural grade.
3. Soluble Soil and Rock: Gypsum-bearing soil and rock are subject to dissolution of the gypsum which causes a loss of internal structure and volume. Dissolution of gypsum may lead to foundation problems that affect roads. Additionally, when gypsum weathers it forms dilute sulfuric acid and sulfate, which can react with cement, corroding and weakening unprotected concrete. Sulfate-resistant cement is typically required in high-gypsum areas.

15.34.100: GEOLOGIC HAZARD FIELD REVIEW:

A field review by Santa Clara may be required during subsurface exploration activities (test pits, drilling, etc.) to allow the City to evaluate the subsurface conditions, such as the presence or absence of landslides, etc. with the applicant's consultant. Discussions about questionable features or appropriate setback distances are appropriate, but Santa Clara will not assist with field logging, explaining stratigraphy, or give approval of the proposed development during the field review. Exploratory test pits when excavated shall be open, safe, and in compliance with applicable federal Occupational Safety and Health Administration, and a field log completed by the time of the review. The applicant must provide a minimum notice of [2 days] to Santa Clara for scheduling the field review.

15.34.110: GEOLOGIC HAZARD REPORTS:

1. Geologic hazard reports shall meet the submittal and preparation requirements of this ordinance, the *Guidelines for Conducting Engineering-Geology Investigations and Preparing Engineering-Geology Re-ports in Utah* (Bowman and Lund, 2020; UGS Circular 128, Chapter 2, https://doi.org/10.34191/c-128), and the following:
2. A 1:24,000-scale geologic map with references, showing the general surface geology, including landslides, rockfall, alluvial fans, bedrock geology where exposed, bedding attitudes, faults, other geologic structural features, and the location of any other known geologic hazards; and
3. A detailed site geologic map and geologic cross section(s), at a scale equal to or more detailed than 1 inch = 100 feet to illustrate local geologic structure. The site geologic map shall include locations of all subsurface exploratory trenches, test pits, borings, etc., and site-specific geologic mapping performed as part of the geologic hazard investigation, including boundaries and features related to any geologic hazards, topography, and drainage. The site geologic map must show the location and boundaries of the property, geologic hazards, delineation of any recommended setback distances from hazards, and recommended locations for

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structures. Buildable and non-buildable areas shall be clearly identified; and

4. Boring and test pit logs, when applicable, shall be prepared with standard geologic and engineering nomenclature and format. Copies of field logs may be requested by Santa Clara City for review during the project;
5. Conclusions and recommendations, clearly supported by adequate data included in the report, that summarize the characteristics of the geologic hazards, and that address the potential effects of the geologic conditions and geologic hazards on the proposed development and occupants thereof, particularly in terms of risk and potential damage; and
6. An evaluation of whether mitigation measures are required, including an evaluation of multiple, viable mitigation options that include specific recommendations for avoidance or mitigation of the effects of the hazards, consistent with the purposes set forth in Section 1.1, including design or performance criteria for engineered mitigation measures and all supporting calculations, analyses, modeling or other methods, and assumptions. Final design plans and specifications for engineered mitigation must be signed and stamped by a qualified Utah-licensed Engineer (specializing in geotechnical or civil) and/or Structural Engineer, as appropriate; and
7. A statement by the Engineering Geologist shall be provided regarding the suitability of the site for the proposed development from a geologic hazard perspective; and
8. All geologic hazard reports shall be signed and stamped by the Utah-licensed professional(s) that prepared the reports in accordance with Utah Code 58-76-603. When a submitted report does not contain adequate data to support its findings, additional or more de-tailed investigations shall be required by Santa Clara to ex-plain and/or quantify the geologic hazard and/or to describe how mitigation measures recommended in the report are appropriate and adequate.

15.34.120: SUBMITTAL AND CERTIFICATION OF GEOLOGIC HAZARD REPORTS:

All applicants for land use approval within a Geologic Hazard Study Area shall prepare and submit a geologic hazard report (may be combined with geotechnical and/or other geologic reports) pursuant to the requirements of this article prior to any consideration for a concept plan; preliminary or final plat; commercial, institutional, or one-, two-, and multi-family dwelling; or any conditional use permit which requires site plan approval. The applicant must include with the geologic report, a mitigation plan that defines how the identified hazards or limitations will be addressed without impacting or adversely affecting off-site areas. Mitigation measures must be reasonable and practical to implement, especially if such measures require on-going maintenance by property owners.

Santa Clara City may set other requirements as are necessary to mitigate any geologic hazards and to ensure that the purposes of this article are met. These requirements may include, but are not limited to:

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1. Additional or more detailed investigations to understand or quantify the hazards and/or determine whether mitigation measures recommended in the report are adequate; and
2. Specific mitigation requirements, establishing buildable and non-buildable areas, limitations on slope grading, controls on grading, and/or revegetation; and
3. Prior to receiving a grading, excavation, or building permit, final grading plans, when required, shall be prepared, signed and sealed by the Utah licensed Engineering Geologist and Geotechnical Engineer that prepared the geologic hazard and geotechnical report(s) to verify that their recommendations have been appropriately incorporated in the final grading plan and that building locations are approved; and
4. As-built grading plans, when required, shall be pre-pared, signed, and sealed by the Utah licensed Engineering Geologist and Geotechnical Engineer that prepared the geologic hazard and geotechnical report(s) to verify that their recommendations have been appropriately incorporated and that building locations are approved, prior to the issuance of a building permit; and
5. Grading plans, when required, shall include, at a minimum, the following:
    a. Maps of existing and proposed contours and the source and accuracy of topographic data used; and
    b. Present and proposed slopes for each graded area; and
    c. Existing and proposed drainage patterns; and
    d. Location and depth of all proposed cuts and fills; and
    e. Description of the methods to be employed to achieve soil and/or rock stabilization and compaction, as appropriate; and
    f. Location and capacities of proposed structures, and drainage and erosion control measures based on maximum runoff for a 100-year storm or greater; and
    g. Location of existing buildings, structures, roads, wells, retention and other basins, and on-site sew-age disposal systems on or within 100 feet of the site that may be affected by the proposed grading and construction; and
6. Other Requirements: Santa Clara City may set other requirements such as:
    b. Installation of monitoring equipment, time schedules for completion of the mitigation and phasing of development, etc.;
    c. Requirements necessary to protect the health, safety, and welfare of the citizens of Santa Clara, protect the infrastructure and financial health of Santa Clara, and mini-ze potential adverse effects of geologic hazards to the public health, safety, and property as a condition of approval of any development which requires a geologic hazard report.
    d. Requiring the Engineering Geologist and Geotechnical Engineer that prepared

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the geologic hazard and/or geotechnical report(s) be on site, at the cost of the applicant, during certain phases of construction.

6. Should a geologic report be found deficient with respect to this ordinance and/or the current, regional state of practice, a letter will be provided to the applicant summarizing the specific deficiencies.

7. No final inspection shall be completed, Certificate of Occupancy issued, or performance bond released until the Engineering Geologist and Geotechnical Engineer who signed, stamped, and approved the report(s), provides a statement in writing, that the completed development, improvements, and structures conform to the descriptions and requirements contained within the report, and that all the required inspections were made and approved by the Engineering Geologist and Geotechnical Engineer that prepared said report(s). If the preparing Engineering Geologist and Geotechnical Engineer are unavailable, an Engineering Geologist and Geotechnical Engineer, similarly qualified and licensed in Utah, shall provide the certifications.

8. An applicant may appeal any decision made under the provisions of this article only after the land-use authority has issued a final decision and shall set forth the specific grounds or issues upon which the appeal is based. The appeal shall be submitted in writing to Santa Clara City in accordance with the appeals provision ordinances of Santa Clara City and current State of Utah code.

15.34.130: DISCLOSURE WHEN A GEOLOGIC HAZARD REPORT IS REQUIRED:

Whenever a geologic hazard report is required under this article; the owner of the parcel shall record a notice running with the land on a form provided by Santa Clara prior to the approval of any development or subdivision of such parcel or commencement of construction activity. Disclosure shall include signing a *Disclosure and Acknowledgment Form* provided by Santa Clara, which includes:

1. Notice that the parcel is located within a Geologic Hazard Study Area or as otherwise defined in this article; and
2. Notice that a geologic hazard report was prepared and is available for public inspection in Santa Clara files.
3. Where geologic hazards, related setbacks, and non-buildable areas are delineated in a subdivision, the owner shall also place additional notification on the plat stating the above information, prior to final approval of the plat by Santa Clara.

15.34.140: WARNING AND DISCLAIMER:

The Geologic Hazard Study Areas designated herein represent only those potentially geologic hazardous areas known to Santa Clara and should not be construed to include all possible potential hazard areas. The geologic hazard ordinance and the Geologic Hazard

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Study Areas may be amended as new information becomes available, pursuant to procedures set forth in this ordinance. The provisions of this ordinance do not in any way assure or imply that areas outside the Geologic Hazard Study Areas are free from the possible adverse effects of geologic hazards. This article shall not create any liability on the part of Santa Clara, its officers, reviewers, or employees thereof, for any damages from geologic hazards that result from reliance on this ordinance or any administrative requirement or decision lawfully made hereunder.

15.34.150: CHANGE OF USE:

No change-in-use which results in the conversion of a building or structure from one not used for human occupancy to one that is so used shall be permitted unless the building or structure complies with the provisions of this article.

15.34.160: HOLD HARMLESS AGREEMENT:

Applicants receiving any permit or approval within a Geologic Hazard Study Area shall be required to sign and record on the property a *Hold Harmless Agreement* available from Santa Clara.

15.34.170: CONFLICTING REGULATIONS:

In cases of conflict between the provisions of existing zoning classifications, building codes, the subdivision ordinance, or any other ordinance of Santa Clara and this geologic hazard ordinance, the most restrictive provision shall apply.

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CITY OF SANTA CLARA, UTAH
ORDINANCE NO. 2026-22

AN ORDINANCE AMENDING THE SANTA CLARA CITY MUNICIPAL CODE BY ADDING CHAPTER 15.34, "GEOLOGIC HAZARDS," ESTABLISHING REGULATIONS FOR DEVELOPMENT IN AREAS SUBJECT TO GEOLOGIC HAZARDS; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Santa Clara, Utah, has adopted regulations governing land use and development within the City to protect the public health, safety, and welfare; and

WHEREAS, the City currently does not have a dedicated Geologic Hazards chapter in its Municipal Code to establish regulations addressing geologic hazards associated with development; and

WHEREAS, the City Council adopted Ordinance No. 2026-19 on October 14, 2026, enacting Chapter 17.80, Sensitive Lands Overlay Zone (SLOZ), to establish additional land use regulations for sensitive lands within the City; and

WHEREAS, the adoption of Chapter 17.80 was intended to establish permanent land use regulations before the expiration of the temporary land use regulation and moratorium authorized under City Ordinance No. 2026-07; and

WHEREAS, the City has determined that the adoption of Chapter 15.34, "Geologic Hazards," is a necessary next step in establishing appropriate regulations for development in areas subject to geologic hazards; and

WHEREAS, the proposed Chapter 15.34 is based on the Utah Geological Survey (UGS) model ordinance and is intended to provide standards and requirements addressing geologic hazards associated with land development within the City; and

WHEREAS, the proposed ordinance was discussed with the City Council Work meeting on October 14, 2026, and the City Council expressed support for proceeding with the proposed regulations; and

WHEREAS, the City Council held a duly noticed public hearing on November 4, 2026, to receive public comment regarding the proposed addition of Chapter 15.34, "Geologic Hazards," to the Santa Clara City Municipal Code; and

WHEREAS, the City Council has reviewed the proposed ordinance, supporting materials, and recommendations from City staff regarding the adoption of Chapter 15.34, "Geologic Hazards"; and

WHEREAS, the City Council finds that adopting regulations governing geologic hazards will promote orderly development, reduce potential risks associated with geologic hazards, protect public health and safety, and serve the best interests of Santa Clara City and its residents;

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

SECTION 1. Addition of Chapter 15.34

The Santa Clara City Municipal Code is hereby amended to add Chapter 15.34, "Geologic Hazards," as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

SECTION 2. Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is declared invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 3. Effective Date

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

ADOPTED AND APPROVED by a duly constituted quorum of the City Council of the City of Santa Clara, Utah, this **4th day of November, 2026.**

IN WITNESS THERETO:

_____

Jarett Waite, Mayor

ATTEST:

_____

Selena Nez, City Recorder

EXHIBIT "A"

CHAPTER 15.34
GEOLOGIC HAZARDS

CHAPTER 15.34

GEOLOGIC HAZARDS

SECTION:

15.34.010: Purpose

15.34.020: Definitions

15.34.030: Applicability

15.34.040: Geologic Hazard Study Areas

15.34.050: Geologic Hazard Investigations and Reports Required for Development

15.34.060: Minimum Investigator Professional Qualifications

15.34.070: Preliminary Activities

15.34.080: Building Permits on Parcels Recorded Before Effective Date of Ordinance

15.34.090: Geologic Hazard Investigations

15.34.100: Geologic Hazard Field Review

15.34.110: Geologic Hazard Reports

15.34.120: Submittal and Certification of Geologic Hazard Reports

15.34.130: Disclosure When a Geologic Hazard Report is Required

15.34.140: Warning and Disclaimer

15.34.150: Change of Use

15.34.160: Hold Harmless Agreement

15.34.170: Conflicting Regulations

15.34.010: PURPOSE:

The purpose of this geologic hazard ordinance is to promote and protect the health, safety, and welfare of the citizens of Santa Clara, protect the infrastructure and financial health of Santa Clara, and minimize adverse effects of geologic hazards to public health, safety, and property by encouraging wise land use and development.

15.34.020: DEFINITIONS:

As used in this geologic hazard ordinance, 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.

BUILDABLE AREA: Based on an accepted geologic hazard investigation report, the portion of a site not impacted by geo-logic 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.

CITY COUNCIL: The City Council of Santa Clara.

CIVIL ENGINEER: A Civil Engineer registered with the Utah Division of Professional Licensing and licensed to practice as a Professional Engineer in the State of Utah. meeting the requirements of Section 1.6.

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.

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, roadways, and other land

uses.

ENGINEERING GEOLOGIST: A Utah-licensed Professional Geologist, who, through education, training, and experience, practices in the field of engineering geology and geologic hazards meeting the requirements of Section 1.6.

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.

ESSENTIAL FACILITY: Buildings and other structures in-tended 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.

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]: and includes, but not limited to, liquefaction, landslides, slope stability, rock-falls, and other hazards.

GEOLOGIC HAZARD STUDY AREA: A potentially hazardous area as defined in Section 1.4 of this ordinance within which 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 meeting the requirements of Section 1.6.

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 the earth sciences, and requires the knowledge of engineering laws, formulas, construction techniques, and performance evaluation.

GOVERNING BODY: The City of Santa Clara, or a designee of the City Council.

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, gut-ter, sidewalk, water and sanitary sewer lines, storm sewers, flood control facilities, and other similar facilities.

INTERNATIONAL BUILDING CODE (IBC): The latest, statewide adopted International Code Council International Building Code (Utah Code Title 15A,) and the latest International Residential

Code (IRC).

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, de-bris avalanches, and rockfalls.

LEGAL LOT OF RECORD: A parcel of land which meets all zoning requirements to be eligible for the development of a dwelling, habitable structure, or other facility or structure, pursuant to all Santa Clara requirements.

LIQUEFACTION: A sudden, large decrease in shear strength of a saturated, cohesionless soil 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.

MOISTURE SENSITIVE SOILS AND BEDROCK: Soils and bedrock susceptible to hydro-collapse, expansion, and/or dissolution and capable of causing structural damage to buildings, concrete flatwork, and roadways when wetted. Moisture sensitive soils and bedrock are generally considered adverse construction conditions and not geologic hazards because they rarely cause rapid, catastrophic damage or are a threat to life safety.

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.

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.

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

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

STRUCTURE DESIGNED FOR HUMAN OCCUPANCY: Any residential dwelling or any other structure used or intended for supporting or sheltering any use or occupancy by humans or businesses, includes all Risk Category II structures as defined in the currently adopted International Building Code, but does not include an accessory building that houses no accessory dwelling unit or business.

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

SANTA CLARA CITY: The Santa Clara Public Services Director, City Engineer, Planning Director, Building Official, Fire Chief, Sensitive Lands Review Board member(s), or another City of Santa Clara employee or designee.

15.34.030: APPLICABILITY:

The regulations contained in this ordinance shall apply to all lands under the jurisdiction of Santa Clara City. Every legal lot of record, lot in a proposed land subdivision, and parcel within a Geologic Hazard Study Area as defined by this ordinance must have a safe buildable area for the intended use. Each buildable area must also have access from the nearest existing public or private street which is free of unreasonable and unacceptable geologic hazards. Any geologic hazards which must be mitigated to provide a buildable area with acceptable and reasonable access must be mitigated prior to issuance of the final plat approval.

Detached accessory buildings that are not designed for human occupancy are not required to comply with the provisions of this ordinance. In addition, the remodeling of existing structures designed for human occupancy may occur without compliance with this ordinance, if no expansion of the existing structure footprint, foundation, and no structure use change is proposed. Complete or substantial demolition and replacement of structures shall comply with this ordinance.

As defined in the statewide adopted latest International Building Code (IBC), Table 1604.5, Santa Clara considers IBC Risk Category III buildings and other structures to represent a substantial hazard to human life in the event of failure, except that any structure 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.

15.34.040: GEOLOGIC:

Geologic Hazard Study Areas that Santa Clara City finds to be of significance to the health, safety, and welfare of the citizens of Santa Clara are defined in Section 1.9 as, but are not necessarily limited to:

- Landslide and Slope Instability Hazard areas; and
- Flooding and Erosion Hazard areas; and
- Liquefaction Hazard areas; and;
- Rockfall Hazard areas; and

15.34.050: GEOLOGIC HAZARD IVESTIGATIONS AND REPORTS REQUIRED FOR DEVELOPMENT:

Any applicant requesting land-use approval for a concept plan; preliminary or final plats; a commercial, institutional, or one-, two-, and multi-family dwelling conditional use permit; or site plan approval on a parcel or parcels of land within a Geologic Hazard Study Area or where there are known or readily apparent geologic hazards and the area is not included within a current

Geologic Hazard Study Area, shall submit to Santa Clara three stamped paper copies and one an unlocked PDF digital copy of a site-specific geologic hazard investigation report that specifically relates to the geologic hazards present on and adjacent to that may affect the site.

15.34.060: MINIMUM INVESTIGATOR PROFESSIONAL QUALIFICATIONS:

Geologic hazard investigations often involve engineering geology, geotechnical engineering, and civil/hydrology engineering. Engineering geology investigations shall be performed under the direct supervision of a Utah-licensed Professional Geologist specializing in engineering geology and geologic hazards. Geotechnical engineering investigations shall be performed under the direct supervision of a Utah-licensed Professional Engineer specializing in geotechnical engineering. Civil / hydrology investigations shall be performed under the direct supervision of a Utah-licensed Professional Civil Engineer specializing in Hydrology as defined in section 1.6. Proof of qualifications shall be provided to Santa Clara upon request.

Engineering Geologist: The minimum qualifications required by Santa Clara City for an Engineering Geologist, include:

1. An undergraduate or graduate degree in geology, engineering geology, or geological engineering, or closely related field, from an accredited college or university; and
2. Five full-time years of experience in a responsible position in the field of engineering geology and geologic hazards in Utah, or in a state with similar geologic hazards and regulatory environment, and experience demonstrating the geologist's knowledge and application of appropriate techniques in geologic hazard investigations; and
3. An active Utah Professional Geologist license in good standing.

Geotechnical Engineer: The minimum qualifications required by Santa Clara for a Geotechnical Engineer, include:

1. A graduate degree in civil or geological engineering, with an emphasis in geotechnical engineering; or a B.S. degree in civil engineering with 12 semester hours credit in geotechnical engineering, or course content closely related to evaluation of geologic hazards; and
2. Five full-time years of experience in a responsible position in the field of geotechnical engineering and geologic hazards in Utah, or in a state with similar geologic hazards and regulatory environment, and experience demonstrating the engineer's knowledge and application of appropriate techniques in geologic hazard investigations; and
3. An active Utah Professional Civil Engineer license in good standing.

Civil/Hydrological Engineer: The minimum qualifications required by Santa Clara for a Civil/Hydrological Engineer, include:

1. A graduate degree in civil or geological engineering, with an emphasis in hydrological

engineering; or a B.S. degree in civil engineering with 12 semester hours credit in hydrological engineering, or course content closely related to evaluation of flooding and erosion geologic hazards; and

2. Five full-time years of experience in a responsible position in the field of geotechnical engineering and geologic hazards in Utah, or in a state with similar geologic hazards and regulatory environment, and experience demonstrating the engineer's knowledge and application of appropriate techniques in geologic hazard investigations; and
3. An active Utah Professional Civil Engineer license in good standing.

15.34.070: PRELIMINARY ACTIVITIES:

This section shall apply to any geologic hazard investigation for the purpose of determining the feasibility of land-use approval for a concept plan; preliminary or final plat approval; a commercial, institutional, or one-, two-, or multi-family dwelling conditional use permit; site plan approval; or for the purpose of exploring, evaluating, or establishing locations for permanent improvements. A geologic hazard report shall be submitted to Santa Clara as part of the land-use application, pursuant to the requirements of this ordinance, for any proposed development in a Geologic Hazard Study Area.

A. Prior to a land-use application, the applicant shall schedule a scoping meeting with Santa Clara to evaluate the Engineering Geologist's and Geotechnical Engineer's investigative approach and work plan. The investigation approach should allow for flexibility due to unexpected site conditions. Field findings may require modifications to the work plan. At this meeting, the applicant shall present a work plan that includes the locations of anticipated geologic hazards and proposed subsurface exploratory excavations, such as test pits, borings, and cone penetrometer test (CPT) soundings, which meet the minimum acceptable regional standards of practice, this ordinance, and includes:
    1. A property location map; and
    2. A geologic map; and
    3. A topographic map with contours; and
    4. A slope map or lidar imagery, if available; and
    5. A map showing the location of the proposed development, including structures, roads, depths of basements and foundations, etc.; locations of proposed subsurface exploration, such as trenches, borings, test pits, etc.; with a description of the proposed development; and
    6. A map showing the slope stability analysis cross-section locations, if existing landslides are present on or near the proposed site and/or slope instability is anticipated.

Upon successful completion of a scoping meeting, an application for an [excavation or grading] permit, as necessary, may be submitted to Santa Clara.

B. Santa Clara will arrange for a Utah-licensed Professional Geotechnical Engineer or Geologist to attend the scoping meeting on behalf of the City, at the applicant's expense. The Santa Clara Geotechnical Engineer/Geologist will provide verbal feedback to the applicant and their consultants regarding their proposed work plan and the requirements of this article. Reimbursement to the City for the direct costs of any outsourced staff shall be paid by the applicant prior to the acceptance of a land-use or building permit application; and

C. As required by this code and except as otherwise noted herein, no person shall commence or perform any land disturbance, grading, excavation, relocation of earth, or any other land disturbance activity, without first obtaining an excavation or grading permit. Application for an excavation or grading permit shall be filed with Santa Clara on forms furnished by the City for such purposes only after a scoping meeting has taken place; and

D. The applicant shall specify a primary contact responsible for coordination with Santa Clara during the land disturbance activities.

15.34.080: BUILDING PERMITS ON PARCELS RECORDED BEFORE EFFECTIVE DATE OF ORDINANCE:

E. The following submittals and processes are required prior to the issuance of a building permit for a new or replacement structure designed for human occupancy and additions to structures designed for human occupancy for all parcels recorded prior to the effective date hereof which are on property noted as [restricted (R) or otherwise designated] for geologic hazard reasons on a recorded plat or within designated Geologic Hazard Study Areas:

1. A statement from an Engineering Geologist identifying the presence or absence of any geologic hazards and describing the buildable area on the lot for the proposed structure; and
2. A statement from a Geotechnical Engineer verifying that the slope stability of the proposed structure location will have a ≥1.1 dynamic (pseudostatic) and ≥1.5 static factor of safety. The statement shall clearly identify the anticipated conditions, such as the seismic ground acceleration and pseudostatic coefficients used, and any required mitigation measures to achieve the required factors of safety; and
3. A statement from a Utah-licensed Professional Structural Engineer stating that they have reviewed the geologic and geotechnical reports, which may be combined into one report, and that they have de-signed the structure in

accordance with the report recommendations, accounting for any identified geologic and geotechnical hazards in accordance with the currently statewide adopted International Building Code and related standards; and

4. Written verification from the consultant's issuer of professional errors and omissions liability insurance, in the amount of $2,000,000.00 per consultant, which covers the licensed Professional Engineering Geologist, Geotechnical Engineer, and Structural Engineer, and which are in effect on the date of issuance of the building permit by the City Building Official; and
5. A Hold Harmless Agreement on a City approved form, which is executed and recorded on the subject property; and
6. A Geologic Hazards Disclosure on a City approved form, which is executed and recorded for the subject property; and
7. All conditions of the adopted statewide building and fire codes (see https://le.utah.gov/xcode/ Title15A/15A.html) must be adhered to.

F. Prior to the issuance of a Certificate of Occupancy for a new or replacement structure designed for human occupancy, and additions to structures designed for hu-man occupancy for all parcels recorded prior to the effective date hereof, and which are within a Geologic Hazards Study Area:

1. An Excavation Inspection Report shall be submitted by a Geotechnical Engineer to the City Building Official prior to footing placement, which verifies that the proposed building was in accordance with the recommendations of the geologic and geotechnical re-ports, which may be combined into one report; and
2. The City Building Official may require, at any time, written verification from a Geotechnical Engineer or a Utah-licensed Professional Structural Engineer, that the structure conforms to the recommendations of the original reports and designs, and if not, provides appropriate as-built drawings documenting the changes; and
3. All requirements of the statewide adopted Utah State Construction and Fire Codes Act (https://le.utah.gov/xcode/Title15A/15A.html) must be met.

15.34.090: GEOLOGIC HAZARD INVESTIGATIONS:

Each geologic hazard investigation and report shall be site-specific and shall identify all known or suspected potential geologic hazards, whether previously identified or unrecognized, that may affect the subject property, both on and adjacent to the property. A geologic hazard report may be combined with a geotechnical report and/or contain information on multiple hazards.

A. LANDSLIDES AND SLOPE INSTABILITY HAZARD INVESTIGATIONS: Landslides are the downslope movement of earth materials and can cause significant property damage, injury, and/or death. The evaluation of landslides generally requires quantitative slope

stability analyses, involving Engineering Geologists and Geotechnical Engineers experienced in landslide investigation, analysis, and mitigation. Considering the complexity inherent in performing slope stability analyses, additional effort beyond the minimum standards presented herein may be required at some sites to adequately address slope stability.

1. Landslide and Slope Instability Hazard Maps can be found on the city website at https://maps.santaclarautah.gov/sensitivelands under the Landslide Susceptibility layer show the location of previous landsliding, areas of potential slope instability/landsliding. Properties within these areas require submittal and review of a site-specific geologic hazard report discussing landslide hazards and/or potential slope instability, prior to receiving a land-use or building permit from Santa Clara. It is the responsibility of the applicant to retain a qualified Engineering Geologist and Geotechnical Engineer to perform the slope stability analysis.

2. Landslide hazard and slope instability investigations (field investigation, laboratory testing, and analyses) and reports shall conform with the latest edition of the UGS Guidelines for Evaluating Landslide Hazards in Utah. Investigations shall also address the potential for surficial instability, rock slope instability, and soil creep on all slopes that may affect the proposed development, be affected by the proposed development, and along access roads and utility corridors.

3. When evaluating site conditions to determine the need for slope stability analyses, off-property conditions shall be considered (both up-slope to the tops of ad-jacent, ascending slopes and down-slope to and be-yond the toes of adjacent, descending slopes). Also, the professionals shall demonstrate that the proposed hillside development will not affect adjacent sites or limit adjacent property owners' ability to develop their sites.

4. An Engineering Geologist shall provide appropriate input to the Geotechnical Engineer with respect to the potential impact of the geology, stratigraphy, and hydrologic conditions on slope stability. The shear strength and other geotechnical properties shall be evaluated by the Geotechnical Engineer. Qualified Engineering Geologists may assess and quantitatively evaluate slope stability; however, the Geotechnical Engineer shall perform all design stability calculations. Ground motion parameters for use in seismic stability analysis may be provided by either the Engineering Geologist or the Geotechnical Engineer.

5. The potential effects of soil creep shall be addressed where any proposed structure is planned near an existing fill or natural slope. The potential effects on the proposed development shall be evaluated and mitigation measures proposed, including appropriate setback recommendations that consider the potential effects of creep forces.

6. The minimum acceptable static factor of safety (FS) is 1.5 for both overall and surficial slope stability and for a calibrated pseudostatic analysis using Stewart and others (2003) or other method pre-approved by Santa Clara.

7. If the long-term static FS is ≤1.5, mitigation measures shall be required to bring the factor of safety up to the required level or the project may be redesigned to achieve a minimum FS of ≥1.5; and
   a. The temporary stability of excavations shall be evaluated, and mitigation measures shall be recommended as necessary to obtain a minimum FS of ≥1.3; and
   b. Long-term slope stability shall be analyzed using the highest known and anticipated groundwater level along with groundwater sensitivity analyses; and
   c. Slope stability and analysis input parameters, such as groundwater elevations and conditions, cannot
      be contingent on uncontrollable factors, such as limiting landscape irrigation, etc.; and
   d. Where back-calculation is appropriate, shear strengths utilized for design shall be no higher than the lowest strength computed using back calculation. If a professional proposes to use shear strengths higher than the lowest back-calculated value, justification shall be required. Assumptions used in back-calculations regarding pre-sliding topography and groundwater conditions at failure must be discussed and justified.

8. Pseudostatic methods for evaluating seismic slope stability are acceptable if minimum factors of safety are satisfied, and due consideration is given in the selection of the seismic coefficient (k) reduction in material shear strengths, and the factor of safety for pseudostatic conditions; and Pseudostatic seismic slope stability analyses can be performed using the procedure described in latest edition of the UGS Guidelines for Evaluating Landslide Hazards in Utah as appropriate.

9. When slope stability hazards are determined to exist on a project, measures to mitigate impacts from those hazards shall be implemented. Some guidance regarding mitigation measures and methods include:
   a. Hazard avoidance; or
   b. Grading to improve slope stability; and/or
   c. Reinforcement of the slope and/or improvement of the soil within the slope.

10. On some projects or portions of, such as non-habitable structures, and non-structural natural-slope areas, full mitigation of seismic slope displacements may not be possible, due to physical and/or economic constraints. In those cases, partial mitigation, to the extent that it prevents structural collapse, injury, and loss of life, may be possible if consistent with IBC design criteria, and if it is approved by Santa Clara. The applicability of partial mitigation to specific projects shall be evaluated on a case-by-case basis.

11. For developments when full mitigation of seismic slope displacements is not implemented, a Notice of Geologic Hazard shall be recorded with the proposed development describing the displacement hazard at issue and the partial mitigation employed. The Notice shall clearly state that the seismic displacement hazard at the site has been reduced by partial mitigation but not eliminated. In addition, the owner shall assume all risks, waive all claims against Santa Clara and its consultants, and indemnify and hold Santa Clara and its consultants harmless from all claims arising from the partial mitigation of the seismic displacement hazard.

B. FLOODING AND EROSION HAZARD INVESTIGATIONS: Flooding is the overflow of water onto lands that are normally dry and is the most prevalent and destructive (on an annual basis) geologic hazard affecting the Santa Clara area. Damage from flooding includes inundation of land and property, extreme bank erosion, deposition of sediment and debris, and the force of the water itself, which can damage property. Floodplain and Erosion Hazard maps are found on the city website at https://maps.santaclarautah.gov/sensitivelands under the Erosion Hazard Zone layer. Flooding and erosion hazard investigations shall be included in a Storm Drainage Report and Management Plan prepared in accordance with the requirements of Chapter 15.34 Flood Damage Prevention, and the Washington County Flood Control Authority Storm Drainage Systems Design and Management Manual, and the Santa Clara City Standards for Design and Construction.

C. LIQUEFACTION HAZARD INVESTIGATIONS: Liquefaction is a process by which strong shaking during an earthquake causes the ground to temporarily lose its strength and to behave like a viscous liquid rather than a solid material. Liquefaction can cause buildings to tip and settle; roads to crack and deform, buried storage tanks to rise towards the surface; and other types of damage to buildings and infrastructure. The Liquefaction hazard map found on the city website at https://maps.santaclarautah.gov/sensitivelands under Liquefaction Susceptibility layer shows the location of potential liquefaction during an earthquake. Liquefaction hazard investigation reports shall conform with the requirements described below and be prepared by a qualified Geotechnical Engineer as defined above.

1. A liquefaction-hazard investigation shall be performed for:
    a. All Critical Facilities and IBC Risk Category III and IV facilities, regardless of whether the site lies within a designated Geologic Hazard Study Area or not; and
    b. All Industrial and Commercials structures, and IBC Category II(b) Structures, within the designated Geologic Hazard Study Area. The project Structural Engineer must provide documentation that the building is designed to accommodate the predicted ground settlements and displacements in such a

manner as to be protective of life (collapse prevention) during and after the design seismic event.

2. The investigation of liquefaction hazard is an inter-disciplinary practice. The site investigation report must be prepared by a qualified Geotechnical Engineer, who must have competence in the field of seismic hazard evaluation and mitigation. Because of the differing expertise and abilities of qualified Engineering Geologists and Geotechnical Engineers, the scope of the site investigation report for a project may require that both types of professionals prepare and review the report, each practicing in the area of their expertise. The Geotechnical and Structural Engineers shall develop all mitigation and design recommendations.

3. Except for the derivation of input ground motion, liquefaction-hazard investigations shall be performed in general accordance with the latest version of *Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California* (Martin and Lew, 1999). Additional protocol for liquefaction-hazard investigations is provided in Youd and Idriss (1997, 2001), *Assessment of the Liquefaction Susceptibility of Fine-Grained Soils* (Bray and Sancio, 2006), *SPT-Based Liquefaction Triggering Procedures* (Idriss and Boulanger, 2010), and the *State of the Art and Practice in the Assessment of Earthquake-Induced Soil Liquefaction and Its Consequences* (Committee on State of the Art and Practice in Earthquake Induced Soil Liquefaction Assessment, 2016). Acceptable factors of safety for liquefaction are shown in Table 1.

Table 1. Minimum factors of safety for various International Building Code facility types.

Type of Facility	Minimum Factor of Safety (FS)
Critical Facilities including Essential or Hazardous Facilities and Special Occupancy structures	1.3
IBC Category III and IV Structures	
Industrial and Commercial Structures	1.25
IBC Category II(b) Structures	

4. The following screening criteria may be applied to determine if further quantitative evaluation of liquefaction hazard is required:
   a. If the estimated maximum past-, current-, and maximum-future-groundwater-levels (i.e., the highest groundwater level applicable for liquefaction-hazard analyses) are determined to be deeper than 50 feet below the existing ground surface or proposed finished grade (whichever is deeper), liquefaction-hazard assessments are not required. For soil materials that are located above the groundwater level, a quantitative assessment of seismically induced settlement is required; and
   b. If bedrock underlies the site, those materials need not be considered liquefiable, and no analysis of their liquefaction potential is necessary; and
   c. If the corrected Standard Penetration Test (SPT) blow count, $(N_1)60$, is ≥ 33 in all samples with an acceptable number of blow counts recorded, liquefaction-hazard assessments are not required. If CPT soundings are made, the corrected CPT tip resistance, q_{c1N}, should be ≥ 180 in all soundings in sandy soils; otherwise, liquefaction-hazard assessments are needed; and
   d. If plastic soils with a Plasticity Index (PI) ≥ 18 are encountered during site exploration, those materials may be considered non-liquefiable. Additional acceptable screening criteria regarding the effects of plasticity on liquefaction susceptibility are presented in Boulanger and Idriss (2004), Bray and Sancio (2006), and Seed and others (2003). Youd and others (2002) provide additional guidance on analyzing lateral spreads.

   If the screening investigation clearly demonstrates the absence of liquefaction hazards at a project site and Santa Clara concurs, the screening investigation will satisfy the site investigation report requirement for liquefaction hazards. If not, a quantitative evaluation is required to assess the liquefaction hazards.

5. Liquefaction hazard reports shall include boring logs, geologic cross-sections, laboratory data, a de-tailed explanation pertaining to how idealized sub-surface conditions and parameters used for the analyses were developed, analytical results and software output files, and summaries of the liquefaction-hazard analyses and conclusions regarding liquefaction potential and likely types and magnitudes of ground failure. Additional information and/or data may be requested to facilitate Santa Clara City's review.

D. ROCKFALL HAZZARD INVESTIGATIONS: Rockfall is a type of landslide and a natural mass-wasting process that involves the dislodging and rapid downslope movement of individual rocks and rock masses. T h e Rockfall Hazard map found on the city website at https://maps.santaclarautah.gov/sensitivelands under the Rockfall Hazard layer shows the locations areas of potential rockfall and recommended special study areas. Rock-fall hazard investigations and reports shall conform with the *Guidelines for Evaluating Rockfall Hazards in Utah* (Lund and Knudsen, 2020; UGS Circular 128, Chapter 7,

E. MOISTURE SENSITIVE SOILS AND ROCK INVESTIGATIONS: Moisture sensitive soil and rock constraints consist of collapsible soils, expansive soil and rock, and soluble soil and rock. Areas impacted by these soils can be found on the city website at https://maps.santaclarautah.gov/sensitivelands under the Expansive Soil & Rock Susceptibility layer.. Geotechnical Investigations should specifically address the presence or absence of these problem soils and rock and provide recommendations for mitigation if present. In accordance with the following minimum guidelines.

1. Expansive Soil and Rock: Expansive soil and rock contain a significant percentage of clay minerals that can absorb water directly into their crystal structure when wetted and therefore increase in volume as they get wet. The resulting expansion forces can be greater than 10,000 pounds per square foot and can easily exceed the loads imposed by small structures, resulting in cracked foundations and other structural damage. Where expansive clay or rock is or will be present within 20 feet of finish grade elevations, special grading and foundation design considerations should be anticipated.
   (Minimum number of explorations, minimum exploration depths, specific laboratory testing, etc. may be discuss potential mitigation procedures (i.e. current standards of practice where expansive clay is or will be present within 20 feet, etc.)?
2. Collapsible Soils: Collapsible soils have considerable dry strength and stiffness in their dry natural state but can collapse (settle) greater than 3 percent of the susceptible deposit thickness when wetted causing damage to property and structures. The engineering properties of these soils can generally be improved by overexcavation, moisture conditioning and recompaction. The required overexcavation depths will be determined by the amount of low-density soils encountered during the geotechnical investigation(s), the planned structural loads, footing dimensions, and pad elevations relative to the natural grade.
3. Soluble Soil and Rock: Gypsum-bearing soil and rock are subject to dissolution of the gypsum which causes a loss of internal structure and volume. Dissolution of gypsum may lead to foundation problems that affect roads. Additionally, when gypsum weathers it forms dilute sulfuric acid and sulfate, which can react with cement, corroding and weakening unprotected concrete. Sulfate-resistant cement is typically required in high-gypsum areas.

15.34.100: GEOLOGIC HAZARD FIELD REVIEW:

A field review by Santa Clara may be required during subsurface exploration activities (test pits, drilling, etc.) to allow the City to evaluate the subsurface conditions, such as the presence or absence of landslides, etc. with the applicant's consultant. Discussions about questionable features or appropriate setback distances are appropriate, but Santa Clara will not assist with field logging, explaining stratigraphy, or give approval of the proposed development during the field review. Exploratory test pits when excavated shall be open, safe, and in compliance with applicable federal Occupational Safety and Health Administration, and a

field log completed by the time of the review. The applicant must provide a minimum notice of [2 days] to Santa Clara for scheduling the field review.

15.34.110: GEOLOGIC HAZARD REPORTS:

1. Geologic hazard reports shall meet the submittal and preparation requirements of this ordinance, the *Guidelines for Conducting Engineering-Geology Investigations and Preparing Engineering-Geology Re-ports in Utah* (Bowman and Lund, 2020; UGS Circular 128, Chapter 2, https://doi.org/10.34191/c-128), and the following:
2. A 1:24,000-scale geologic map with references, showing the general surface geology, including landslides, rockfall, alluvial fans, bedrock geology where exposed, bedding attitudes, faults, other geologic structural features, and the location of any other known geologic hazards; and
3. A detailed site geologic map and geologic cross section(s), at a scale equal to or more detailed than 1 inch = 100 feet to illustrate local geologic structure. The site geologic map shall include locations of all subsurface exploratory trenches, test pits, borings, etc., and site-specific geologic mapping performed as part of the geologic hazard investigation, including boundaries and features related to any geologic hazards, topography, and drainage. The site geologic map must show the location and boundaries of the property, geologic hazards, delineation of any recommended setback distances from hazards, and recommended locations for structures. Buildable and non-buildable areas shall be clearly identified; and
4. Boring and test pit logs, when applicable, shall be prepared with standard geologic and engineering nomenclature and format. Copies of field logs may be requested by Santa Clara City for review during the project;
5. Conclusions and recommendations, clearly supported by adequate data included in the report, that summarize the characteristics of the geologic hazards, and that address the potential effects of the geologic conditions and geologic hazards on the proposed development and occupants thereof, particularly in terms of risk and potential damage; and
6. An evaluation of whether mitigation measures are required, including an evaluation of multiple, viable mitigation options that include specific recommendations for avoidance or mitigation of the effects of the hazards, consistent with the purposes set forth in Section 1.1, including design or performance criteria for engineered mitigation measures and all supporting calculations, analyses, modeling or other methods, and assumptions. Final design plans and specifications for engineered mitigation must be signed and stamped by a qualified Utah-licensed Engineer (specializing in geotechnical or civil) and/or Structural Engineer, as appropriate; and
7. A statement by the Engineering Geologist shall be provided regarding the suitability of the site for the proposed development from a geologic hazard perspective; and

8. All geologic hazard reports shall be signed and stamped by the Utah-licensed professional(s) that prepared the reports in accordance with Utah Code 58-76-603. When a submitted report does not contain adequate data to support its findings, additional or more de-tailed investigations shall be required by Santa Clara to ex-plain and/or quantify the geologic hazard and/or to describe how mitigation measures recommended in the report are appropriate and adequate.

15.34.120: SUBMITTAL AND CERTIFICATION OF GEOLOGIC HAZARD REPORTS:

All applicants for land use approval within a Geologic Hazard Study Area shall prepare and submit a geologic hazard report (may be combined with geotechnical and/or other geologic reports) pursuant to the requirements of this article prior to any consideration for a concept plan; preliminary or final plat; commercial, institutional, or one-, two-, and multi-family dwelling; or any conditional use permit which requires site plan approval. The applicant must include with the geologic report, a mitigation plan that defines how the identified hazards or limitations will be addressed without impacting or adversely affecting off-site areas. Mitigation measures must be reasonable and practical to implement, especially if such measures require on-going maintenance by property owners.

Santa Clara City may set other requirements as are necessary to mitigate any geologic hazards and to ensure that the purposes of this article are met. These requirements may include, but are not limited to:

1. Additional or more detailed investigations to understand or quantify the hazards and/or determine whether mitigation measures recommended in the report are adequate; and
2. Specific mitigation requirements, establishing buildable and non-buildable areas, limitations on slope grading, controls on grading, and/or revegetation; and
3. Prior to receiving a grading, excavation, or building permit, final grading plans, when required, shall be prepared, signed and sealed by the Utah licensed Engineering Geologist and Geotechnical Engineer that prepared the geologic hazard and geotechnical report(s) to verify that their recommendations have been appropriately incorporated in the final grading plan and that building locations are approved; and
4. As-built grading plans, when required, shall be pre-pared, signed, and sealed by the Utah licensed Engineering Geologist and Geotechnical Engineer that prepared the geologic hazard and geotechnical report(s) to verify that their recommendations have been appropriately incorporated and that building locations are approved, prior to the issuance of a building permit; and
5. Grading plans, when required, shall include, at a minimum, the following:

    a. Maps of existing and proposed contours and the source and accuracy of

topographic data used; and

b. Present and proposed slopes for each graded area; and

c. Existing and proposed drainage patterns; and

d. Location and depth of all proposed cuts and fills; and

e. Description of the methods to be employed to achieve soil and/or rock stabilization and compaction, as appropriate; and

f. Location and capacities of proposed structures, and drainage and erosion control measures based on maximum runoff for a 100-year storm or greater; and

g. Location of existing buildings, structures, roads, wells, retention and other basins, and on-site sew-age disposal systems on or within 100 feet of the site that may be affected by the proposed grading and construction; and

6. Other Requirements: Santa Clara City may set other requirements such as:

b. Installation of monitoring equipment, time schedules for completion of the mitigation and phasing of development, etc.;

c. Requirements necessary to protect the health, safety, and welfare of the citizens of Santa Clara, protect the infrastructure and financial health of Santa Clara, and mini-ze potential adverse effects of geologic hazards to the public health, safety, and property as a condition of approval of any development which requires a geologic hazard report.

d. Requiring the Engineering Geologist and Geotechnical Engineer that prepared the geologic hazard and/or geotechnical report(s) be on site, at the cost of the applicant, during certain phases of construction.

6. Should a geologic report be found deficient with respect to this ordinance and/or the current, regional state of practice, a letter will be provided to the applicant summarizing the specific deficiencies.

7. No final inspection shall be completed, Certificate of Occupancy issued, or performance bond released until the Engineering Geologist and Geotechnical Engineer who signed, stamped, and approved the report(s), provides a statement in writing, that the completed development, improvements, and structures conform to the descriptions and requirements contained within the report, and that all the required inspections were made and approved by the Engineering Geologist and Geotechnical Engineer that prepared said report(s). If the preparing Engineering Geologist and Geotechnical Engineer are unavailable, an Engineering Geologist and Geotechnical Engineer, similarly qualified and licensed in Utah, shall provide the certifications.

8. An applicant may appeal any decision made under the provisions of this article only after the land-use authority has issued a final decision and shall set forth the specific

grounds or issues upon which the appeal is based. The appeal shall be submitted in writing to Santa Clara City in accordance with the appeals provision ordinances of Santa Clara City and current State of Utah code.

15.34.130: DISCLOSURE WHEN A GEOLOGIC HAZARD REPORT IS REQUIRED:

Whenever a geologic hazard report is required under this article; the owner of the parcel shall record a notice running with the land on a form provided by Santa Clara prior to the approval of any development or subdivision of such parcel or commencement of construction activity. Disclosure shall include signing a *Disclosure and Acknowledgment Form* provided by Santa Clara, which includes:

1. Notice that the parcel is located within a Geologic Hazard Study Area or as otherwise defined in this article; and
2. Notice that a geologic hazard report was prepared and is available for public inspection in Santa Clara files.
3. Where geologic hazards, related setbacks, and non-buildable areas are delineated in a subdivision, the owner shall also place additional notification on the plat stating the above information, prior to final approval of the plat by Santa Clara.

15.34.140: WARNING AND DISCLAIMER:

The Geologic Hazard Study Areas designated herein represent only those potentially geologic hazardous areas known to Santa Clara and should not be construed to include all possible potential hazard areas. The geologic hazard ordinance and the Geologic Hazard Study Areas may be amended as new information becomes available, pursuant to procedures set forth in this ordinance. The provisions of this ordinance do not in any way assure or imply that areas outside the Geologic Hazard Study Areas are free from the possible adverse effects of geologic hazards. This article shall not create any liability on the part of Santa Clara, its officers, reviewers, or employees thereof, for any damages from geologic hazards that result from reliance on this ordinance or any administrative requirement or decision lawfully made hereunder.

15.34.150: CHANGE OF USE:

No change-in-use which results in the conversion of a building or structure from one not used for human occupancy to one that is so used shall be permitted unless the building or structure complies with the provisions of this article.

15.34.160: HOLD HARMLESS AGREEMENT:

Applicants receiving any permit or approval within a Geologic Hazard Study Area shall be required to sign and record on the property a *Hold Harmless Agreement* available from Santa Clara.

15.34.170: CONFLICTING REGULATIONS:

In cases of conflict between the provisions of existing zoning classifications, building codes, the subdivision ordinance, or any other ordinance of Santa Clara and this geologic hazard ordinance, the most restrictive provision shall apply.

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF
SANTA CLARA

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

CITY COUNCIL

Meeting Date: November 4, 2026 **Agenda Item:** 4.D

Applicant: Not provided **Requested by:** Not provided

Subject: St. George Regional Hospital Intermountain Health Update. Presented by Joelle Jacobsen, Market Director of Operations.

Description

Not provided

Recommendation: Not provided

Cost: Not provided

Legal Approval: Not provided

Finance Approval: Not provided

Budget Approval: Not provided

Attachments (0)

No attachments provided.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at (435) 673-6712 at least 24 hours prior to the meeting.

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF SANTA CLARA

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

CITY COUNCIL

Meeting Date: November 4, 2026 **Agenda Item:** 4.E

Applicant: Not provided **Requested by:** Gary Hall

Subject: Action to consider approval of an Equipment Bid Award for South Hills Substation Project. Presented by Gary Hall, Power Director.

Description

Santa Clara Power has retained the services of ICPE for engineering and bid procurement for the long lead time equipment for the South Hills substation that is in the 2028 budget year. It is the intent to award bids on 6 separate items based on, but not limited to, engineers suggestions, matching existing equipment, lead times, spec conformance, and pricing.

Recommendation: Not provided

Cost: Not provided

Legal Approval: Not provided

Finance Approval: Not provided

Budget Approval: Not provided

Attachments (6)

1. 063037 - XFMR Bid Eval 10.8.26[80].pdf 132.68 KB
2. 063037 - CB Bid Eval 69 Breaker 10.26.26[7].pdf 120.54 KB
3. 063037 - Voltage Reg Bid Eval 10.7.26.pdf 107.84 KB

4. 063037 - Recloser Bid Eval 10.7.26.pdf 109.14 KB
5. 063037 - VT & CT Bid Eval 10.7.26.pdf 110.51 KB
6. 063037 - GOAB Bid Eval 10.7.26.pdf 96.37 KB

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at (435) 673-6712 at least 24 hours prior to the meeting.

Santa Clara City - South Hills Substation

67/12.47kV 12MVA Power Transformer (Qty: 1)

Date: 10/8/2026

Major Material Bid Evaluation

Design Specifications	**10/11.2/12.5/14MVA: ONAN/ONAN/(ONAN/ONAF)/(ONAN/ONAF)** **3-Phase, 60HZ, 55°/65°C Rise** **High Voltage (Delta): 67.0kV** **High Voltage BIL: 350kV** **Low Voltage (Wye): 12.47kV** **Low Voltage BIL: 150kV** **Coolant: Mineral Oil** **De-Energized Tap Changer, 5 Position: ± 2 @ 2.5%** **3 - HV Lightning Arresters: 52kV Rating, 42.0kV MCOV** **3 - LV Lightning Arresters: 9kV Rating, 7.65kV MCOV** **Qty: 2/Bushing - HV CTs - 600/5 Ratio - C400** **Qty: 2/Bushing - LV CTs - 1200/5 Ratio - C400** **Qty: 1 - Neutral CT - 1200/5 Ratio - C400** **-20°F to +120°F Ambient Temp. Range** **Altitude: 3000'** **Seismic: Site Class BC**

Vendor	Peterson Co.	Pacific Power Reps	Core Power Products	Electrotech	Nexus Power	WEG (Direct)
Manufacturer	**Pennsylvania Transformer Technology, Inc.**	**Virginia-Georgia Transformer**	**GE Prolec - Waukesha**	**Siemens**	**Hitachi**	**WEG**
Quoted Specifications	10/11.2/12.5//14MVA: ONAN/ONAF 3-Phase, 60Hz, 55°/65°C Rise High Voltage (Delta): 67kV High Voltage BIL: 350kV Low Voltage (Wye): 12.47kV Low Voltage BIL: 150kV Coolant: Oil Impedence, H-X: 6% at 10MVA De-Energized Tap Changer, 5 Position: ± 2 @ 2.5% 3 - HV Lightning Arresters: 42kV MCOV 3 - LV Lightning Arresters: 7.65kV MCOV Qty: 3/Phase - HV CTs - Not Mentioned Qty: 3/Phase - LV CTs - Not Mentioned Qty: 2 - LV Neutral CTs - Not Mentioned Ambient Temp. Range: Not Mentioned Altitude: Not Mentioned Seismic Rating: Not Mentioned	10/11.2/12.5//14MVA: ONAN/ONAF 3-Phase, 60Hz, 55°/65°C Rise High Voltage (Delta): 67kV High Voltage BIL: 350kV Low Voltage (Wye): 12.47kV Low Voltage BIL: 150kV Coolant: Type II Mineral Impedence, H-X: 8.00% ± 7.50% at 10MVA De-Energized Tap Changer, 5 Position: ± 2 @ 2.5% 3 - HV Lightning Arresters: 54kV Class, 42kV MCOV 3 - LV Lightning Arresters: 9kV Class, 7.65kV MCOV Qty: 2/Phase - HV CTs - 600:5 - C400 Qty: 2/Phase - LV CTs - 1200:5 - C400 Qty: 1/Phase - LV Neutral CTs - 1200:5 - C400 Ambient Temp. Range: -29°C to +49°C Altitude: <3,300' Seismic Zone: Medium	10/12.5//14MVA: ONAN/ONAF/ 3-Phase, 60Hz, 55°/65°C Rise High Voltage (Delta): 67kV High Voltage BIL: 350kV Low Voltage (Wye): 12.47kV Low Voltage BIL: 150kV Coolant: Oil Impedence, H-X: 6% at 10MVA De-Energized Tap Changer, 5 Position: ± 2 @ 2.5% 3 - HV Lightning Arresters: Not Mentioned 3 - LV Lightning Arresters: Not Mentioned Qty: 3/Phase - HV CTs - Not Mentioned Qty: 3/Phase - LV CTs - Not Mentioned Qty: 2 - XV Neutral CTs - Not Mentioned Qty: 1 - XV Winding Gauge - Not Mentioned Ambient Temp. Range: Not Mentioned Altitude: Not Mentioned Seismic Rating: Not Mentioned	10/11.2/12.5//14MVA: ONAN/ONAF 1 3-Phase, 60Hz, 55°/65°C Rise High Voltage (Delta): 67kV High Voltage BIL: 350kV Low Voltage (Wye): 12.47kV Low Voltage BIL: 150kV Coolant: Mineral oil* Impedence, H-X: 6% ± 7.50% at 10MVA De-Energized Tap Changer, 5 Position: ± 2 @ 2.5% 3 - HV Lightning Arresters: 42kV MCOV (Class not Mentioned) 3 - LV Lightning Arresters: 7.65kV MCOV (Class not Mentioned) Qty: 2/Bushing, 2/Bushing - HV CTs - 600:5, 2000:5 - C400 (Total: 12)*** Qty: 1/X2 Phase - LV CTs - WTI** (Total: 1) Qty: 2 - XV Neutral CTs - Not Mentioned Qty: 1 - XV Winding Gauge - Not Mentioned Ambient Temp. Range: <40°C Altitude: <3,280' Seismic Rating: Not Mentioned	10/12.5//14MVA: ONAN/ONAF 3-Phase, 60Hz, 55°/65°C Rise High Voltage (Delta): 67kV High Voltage BIL: 350kV Low Voltage (Wye): 12.47kV Low Voltage BIL: 150kV Coolant: Mineral oil Impedence, H-X: 6 De-Energized Tap Changer, 5 Position: ± 2 @ 2.5% 3 - HV Lightning Arresters: 54kV Class, 42kV MCOV 3 - LV Lightning Arresters: 9kV Class, 7.65kV MCOV Qty: 2/Phase - HV CTs - 600:5 - C400 Qty: 2/Phase - LV CTs - 1200:5 - C400 Qty: 1 - XV Neutral CTs - 1200:5 - C400 Ambient Temp. Range: -20°C to 40°C Altitude: <3,300' Seismic Rating: Medium	10/12.5//14MVA: ONAN/ONAF 3-Phase, 60Hz, 55°/65°C Rise High Voltage (Delta): 67kV High Voltage BIL: Not Mentioned Low Voltage (Wye): 12.47kV Low Voltage BIL: Not Mentioned Coolant: Oil Impedence, H-X: 6% at 10MVA De-Energized Tap Changer, 5 Position: Not mentioned 3 - HV Lightning Arresters: Not Mentioned 3 - LV Lightning Arresters: Not Mentioned Qty: 3/Phase - HV CTs - Not Mentioned Qty: 3/Phase - LV CTs - Not Mentioned Qty: 2 - XV Neutral CTs - Not Mentioned Qty: 1 - XV Winding Gauge - Not Mentioned Ambient Temp. Range: Not Mentioned Altitude: Not Mentioned Seismic Rating: Not Mentioned
Physical Characteristics	Overall Height: 165" Overall Width: 123" Overall Depth: 151" Total Weight: 62,689lbs Oil Volume: 2,294gal Sound Level: 68dB Sound Level (w/ Fans): 70dB	Overall Height: 148" Overall Width: 128" Overall Depth: 169" Total Weight: 51,750lbs Oil Volume: Not Mentioned Sound Level: Standard NEMA TR-1 (dBA) Sound Level (w/ Fans): Not Mentioned	Overall Height: 169" Overall Width: 181" Overall Depth: 156" Total Weight: 71,685lbs Oil Volume: 2,440gals Sound Level: 68dB Sound Level (w/ Fans): 71dB	Overall Height: 190" Overall Width: 182.5" Overall Depth: 252.5" Total Weight: 126,544lbs Oil Volume: 6,167gals Sound Level: 71dBA Sound Level (w/ Fans): 73dBA	Overall Height: 135" Overall Width: 130" Overall Depth: 110" Total Weight: 63,500lbs Oil Volume: 2,479gals Sound Level: 68dBA Sound Level (w/ Fans): 73dBA	Overall Height: 157" Overall Width: 136" Overall Depth: 157" Total Weight: 66,835lbs Oil Volume: 2,119gals Sound Level: 68dB Sound Level (w/ Fans): 70dB
Base Cost	**$1,034,725.00**	**$756,400.00**	**$1,192,800.00**	**$1,204,222.00**	**$826,200.00**	**$849,782.00**
Freight	Included*	$35,000.00	$73,058.00	$34,500.00	Not Included	$57,000.00
Offload Cost	$73,200.00	$32,471.00	$20,476.00	$17,250.00	Not Included	$25,000.00
Assembly/Testing Cost	$25,000.00	$43,850.00	$24,900.00	$170,000.00	Not Included	$40,000.00
Tariffs (If Applicable)						$173,088.00
No Load Loss Cost	$148,920.00	$155,928.00	Not Included	$402,960.00	Not Included	$148,920.00
Load Loss Cost	$166,032.00	$226,910.00	Not Included	$170,644.00	Not Included	$187,708.00
SFRA Test Cost	Not Included	$11,550.00	Not Included	$29,400.00	Not Included	Not Included
Mineral Oil	Included	Included	Included	$60,285.00	Not Included	Included
Overall Total Cost with Loss Eval	$1,447,877.00	$1,262,109.00	Undertermined	$2,089,261.00	Undetermined	$1,481,498.00
Total Unit Order Cost	**$1,132,925.00**	**$879,271.00**	**$1,311,234.00**	**$1,515,657.00**	**$826,200.00**	**$1,144,870.00**
Approval Drawing Delivery (weeks)	24 ARO	16-18 AOA	30, before scheduled shipment	22-24 ARO	12 AAO	16
Equipment Delivery (weeks)	**88-92**	**55-60**	**84-120**	**101-103 ARO**	**82 AAO**	**105-110 ARO**
Warranty	12 Months from erection, or 18 Months from date of shipment	12/18 Months Standard Warranty	60 months from first energization/use or 66 months from delivery	18 months from energization or 24 months from delivery, whicever occurs first.	12 months after installation or 18 months after date of shipment, whichever is first	12/18 months
Notes:	**Manufactured in Raeford, NC** 1) Extended Warranties: 18 Months: +0.5% 24 Months: +0.5% 36 Months: +1.0% 48 Months: +1.5% 60 Months: +2.00% 2) Transformer will be shipped completely assembled. 3) Short Circuit Testing is not included, PTT doesn't offer it at this time. 4) Seismic testing/analysis are not included. Transformer designed to withstand medium seismic load. 5) Certain specifications are not mentioned (see above). Can we get these? 6) SFRA Test not included * DAP	**Manufactured in Roanoke, VA** 1) Transformer will be shipped completely assembled and oil filled. 2) Freight is prepaid. 3) All quoted prices for offloading, testing, installation, supervision, or any other post-delivery services provided in the proposal are estimates only and are not to be interpreted as fixed prices. 4) To ensure validity of Warranty coverage, Virigina - Georgia Transformer requires Dissolved Gas Analysis (DGA) reports of the supplied unit to be provided every year for the period of Warranty coverage. 6) No Load Loss Cost and Load Loss Costs are high 7) Impedance rated higher than specified	**Manufactured in Goldsboro, NC** 1) Freight & Rigging (I put Rigging price as "Offload Cost" on this document) are provided as an estimate only. Actual cost plus 25% will be nivoicedc after F&R (Freight & Rigging) invoices are received. 2) Field Services [includes Assembly and Testing] are provided as an estimate only, with Project Mangement providing price adjustment prior to shipment. 3) No-Load and Load Losses were not provided. 4) Transformer will be shipped oil filled by truck to our specified pad. 5) Seismic Analysis adder cost is $27,950.	**Manufactured in Tenjo, Columbia** 1) Taxes not included in quote. 2) Oil and transportation costs (including any offloading) are included as budget estimates only and will be billed at cost +15% upon completion of work. 3) Prices are subjec to the price escalation formula referenced in section 2.1.1 and this price is only valid if all units will be ordered and delivered at the same time. 4) Prices may not be exempt from sales tax. 5) Seismic bracing is included, but seismic rating isn't mentioned. 6) SEL-2414 appears to be included in price but is not explicitly. May need to ask for clarification on this. 7) Transformer will not be shipped completely assembled. The items requiring assembly will be "Main tank without oil, liquid, with dry air and positive pressure. The cooler, air terminal enclosure and bushings will be removed for the transport facility. The fragile parts will be covered and protercted against impacts." 8) Seller's proposal pricing excludes all tariffs, taxes, and other governmental charges associated with importation of the equipment to be provided. *Type II ASTM-D-3487, Ergon Hyvolt II NG or CrossTrans 206. **Are there any other low side CT's? ***High side and low side CT's seem to be incorrect in proposal.	**Manufactured in South Boston, MA** 1) No Short Circuit Test will be done. No Switching Impulse or Front of Wave Impulse will be done. 2) No Load Loss Cost, Load Loss Cost, SFRA Test Cost, SEL-2414 Transformer Monitor Cost, and Mineral Oil Cost was not mentioned in proposal. May need to reach out to see if these are included in quoted price. **3) Total Unit Order Cost is inconclusive due to insufficient detail and incomplete info.** *Seller pays the cost of transporting goods to a certain destination. **Doesn't include tariffs issued after January 20th, 2025.	**Manufactured in Mexico** 1) Lead time is only an estimate based on the date quoted. Lead time will be assessed at the time of order. 2) Field Engineering Service (flat rate per diem): $40,000 3) Transformer will not be completely assembled. (LV Bushing, HV arresters, LV arresters, Brakets, Radiators, Fans). 4) Many design specs and details not provided.
Recommended Supplier:	**Virginia-Georgia Transformer (via PPR); based on cost and lead time** *(Assuming losses are acceptable and clarification on listed design impedance).*					

Santa Clara City - South Hills Substation

69kV SF6 Circuit Breaker 1200A (Qty: 1)

Bid Evaluation

Date: 10/26/2026

Design Specifications	Type: Dead-Tank Voltage: 69kV (Nominal), 72.5kV (Max) Insulation Level - Impulse Voltage, BIL: 350kV (@ 3,000' ASL) Insulation Level - Low Frequency, RMS: 160kV Nominal Frequency: 60Hz Rated Voltage Range Factor, K: 1.0 Rated Continuous Current, RMS: 1200A Rated Short Circuit Current, RMS: 40kA Rated Interrupting Time, Hz: 3 Cycles Max. Closing & Latching Capability, RMS: 108kA Short-Time Current Carrying Capability, RMS: 40kA Minimum Bushing Creep: 73" Minimum Phase Spacing: 37" Interrupting Medium: SF6 Control Voltage: 48VDC Auxiliary Power: 240/120VAC Spring Recharge Motor (if applicable): 48VDC 1200:5 MR C800 CTs (Qty: 12) -20°F to +125°F Ambient Temp. Range Wind Loaded for 100mph		
Vendor	Nexus Power	ElectroTech	EMA
Manufacturer	**ABB/Hitachi**	**Siemens**	**EMA**
Type	Dead Tank		Dead Tank
Quoted Specifications	Voltage: 72.5kV (Max) Insulation Level - Impulse Voltage, BIL: 350kV @ ≤ 3,000' Insulation Level - Low Frequency, RMS: 160kV (Dry) Nominal Frequency: 60Hz Rated Voltage Range Factor, K: Rated Continuous Current, RMS: 1200A Rated Short Circuit Current, RMS: 40kA Rated Interrupting Time, Hz: 3 Cycles Closing & Latching Capability, RMS: 104kA Short-Time Current Carrying Capability, RMS: 40kA Bushing Creep: 72" Phase Spacing: Interrupting Medium: SF6 Control Voltage: 48VDC Auxiliary Power: 120/240VAC Spring Recharge Motor (if applicable): 48VDC 1200:5 MR C800 CTs (Qty: 12) -40° C to +52° C w/out Tank Heaters	Voltage: 69kV (Nominal) Insulation Level - Impulse Voltage, BIL: 350kV @ ≤ 3,300' Insulation Level - Low Frequency, RMS: 160kV (Dry) Nominal Frequency: 60Hz Rated Voltage Range Factor, K: Rated Continuous Current, RMS: 1200A Rated Short Circuit Current, RMS: 40kA Rated Interrupting Time, Hz: 3 Cycles Closing & Latching Capability, RMS: Short-Time Current Carrying Capability, RMS: 40kA Bushing Creep: 114" Phase Spacing: Interrupting Medium: SF6 Control Voltage: 48VDC Auxiliary Power: 120VAC Spring Recharge Motor (if applicable): 120VAC/48VDC 1200:5 MR C800 CTs (Qty: 12) -40° C w/out Tank Heaters	Voltage: 69kV, 72.5kV (Max) Insulation Level - Impulse Voltage, BIL: 350kV @ 3,000' Insulation Level - Low Frequency, RMS: 160kV (Dry) Nominal Frequency: 50/60Hz Rated Voltage Range Factor, K: Rated Continuous Current, RMS: 1200A Rated Short Circuit Current, RMS: 40kA Rated Interrupting Time, Hz: 3 Cycles Closing & Latching Capability, RMS: 104kA Short-Time Current Carrying Capability, RMS: 40kA Bushing Creep: 53.7mm/kV* Phase Spacing: 45.1" Interrupting Medium: SF6 Control Voltage: 48VDC Auxiliary Power: 120/240VAC Spring Recharge Motor (if applicable): 48VDC 1200:5 MR C800 CTs (Qty: 12) -30° C to +50° C Rated for Wind Speed 93.2mph
Cost Each	$166,003.00	$124,298.00	$100,200.00
Cost (Qty: 1)	**$166,003.00**	**$124,298.00**	**$100,200.00**
Cost SF6 Gas	$1,000.00	Included	$1,800.00
Freight	Included*	Included	Included**
Tariff Costs (If Applicable)	$14,730.00	$1,996.00	
Total Cost Per Unit	$181,733.00	$126,294.00	$102,000.00
Overall Total Cost (Qty:1)	**$181,733.00**	**$126,294.00**	**$102,000.00**
Approval Drawings (weeks)	Provided w// Quote*	8 months prior to delivery	3-4
Delivery (weeks)	**110-114**	**85-95**	**48-50**
Field Engineering Service	Not Included	Not Included	Not Included
Warranty	(12) months after energization or (18) months after shipment	12 months after being placed in service or 18 months after shipment (whichever expires first)	5 yrs from delivery date
Notes:	**Manufactured in Pennsylvania** * CPT Destination (No offloading) ** Approvals drawings not submitted separately, included with proposal as final approval for proposed breaker. 1) Trip Coil Monitor Not Included 2) "The Tariff adder does not need to be ordered with the breakers. It is an anchor point calculated as per today's tariff situation." 3) "Tools & Accessories" adder cost for $4,500.	1) Tariffs will be assessed 3 months before delivery and adjusted if required. 2) Maximum operating temperature wasn't provided. 3) Field engineering costs are not included in this proposal. Field Service Contact Information is provided on page 5. 4) Auxiliary transformer for auxiliary power is not included. 5) No annunciators are included in this offer since no SEL device has been requested.	**Manufactured in Argentina** * 53.7mm/kV x 69kV = 3705.3mm = 145". Need to get clarification on bushing creep. ** No offloading. No additional transportation insurance after delivery.
Recommended Supplier:	**Siemens; based on consistency with existing units in system, price, and spec conformance** (*Assumes lead time is not problematic*)		

Santa Clara City - South Hills Substation

500kVA Voltage Regulators (Qty: 3)
Bid Evaluation
Date: 10/7/2026

Design Specifications	Station Step Regulator Class OA Single-Phase, 60Hz, 55°/65°C (Temperature Rise by resistance) System Voltage: 12.47Y/7.2kV Rated Voltage: 7.62kV Rated BIL: 95kV (Minimum) Rated Current: 656/668A Rated kVA: 500kVA Coolant: Oil Number of Steps: 32 @ 5/8% ea. Ambient Temp. Range: -20°F to +125°F Altitude: 3,300' ASL

Vendor	Irby	Wesco	Wesco	ElectroTech
Manufacturer	**Eaton**	**Eaton**	**GE**	**Siemens**
Quoted Specifications	Substation Style Regulator Class ONAN Single-Phase, 60Hz, 55°/65°C Rated Voltage: 7.62kV Rated BIL: 95kV Rated Current: 656/735A Rated kVA: 500/560kVA Coolant: Mineral Oil Number of Steps: 32 Operating Altitude: Not Included SEL-2431 Control, 24310111X124XXX231XX *	Substation Style Regulator Class ONAN Single-Phase, 60Hz, 55°/65°C Rated Voltage: 7.62kV Rated BIL: 95kV Rated Current: 656/735A Rated kVA: 500/560kVA Coolant: Mineral Oil Number of Steps: 32 Operating Altitude: Not Included SEL-2431 Control, 24310111X124XXX231XX*	Step Voltage Regulator Class ONAN/ONAF Single-Phase, 60Hz, 55°/65°C Rated Voltage: 7.62kV Rated BIL: 95kV Rated Current: 668/668A Rated kVA: 509kVA Coolant: Mineral Oil Number of Steps: 32 Operating Altitude: 3,300' N Control provided, only a 5ft cable from the Position Indicator.	Regulator Type A, Class ONAN Single-Phase, 60Hz, 55°/65°C Rated Voltage: 7.62kV Rated BIL: 95kV Rated Current: 656A Rated kVA: 500kVA Coolant: Mineral Oil Number of Steps: 32 at 0.625% ea. Altitude: Not Included No Control provided
Cost Each	$56,517.00	$54,694.00	$46,136.00	$39,918.00
Cost (Qty: 3)	**$169,551.00**	**$164,082.00**	**$138,408.00**	**$119,754.00**
Cost Each (Steel Stands)	Not Specified	Not Specified	$1,432.00	Not Specified *
Cost (Qty: 3)			$4,296.00	
Freight	Included	Included	Not Specified *	Included
Tariff Costs (If Applicable)	NA	NA	NA	NA
Total Cost Per Unit	$56,517.00	$54,694.00	$47,568.00	$39,918.00
Overall Total Cost (Qty: 3)	**$169,551.00**	**$164,082.00**	**$142,704.00**	**$119,754.00**
Approval Drawings (weeks)	10	10	4-6	15 (before scheduled shipment)
Delivery (weeks)	**32 ARO**	**32 ARO**	**24-26 After Drawings Release/Approval By the Customer**	**22-26 ARO**
Warranty	12 Months from installation or 18 months from the date of shipment	12 Months	12 months from date of energization or 18 months from date of shipment, whichever occurs first.	12 Months after service date, or 18 Months after shipment
Notes:	1) Regulators will be provided with a bypass (series) arrester connected across the series winding and an oil sight gauge. 2) Is Operating Altitude included? 3) Does this quote include a stand? 4) Paint Kit option for adder cost of $546 * Bid included controller but RFQ Addendum asked for removal of controlller in quotation.	1) Need to clarify delivery location. 2) Paint kit option for adder cost of $528.22. 3) What is the operating altitude? 4) Does this quote include a stand? * Bid included controller but RFQ Addendum asked for removal of controlller in quotation.	* Freight inclusion requires verification 1) No mention of paint kit option	* Steel Stand inclusion requires verificaton 1) No mention of paint kit option

Recommended Supplier:	**Siemens (via ElectroTech); based on cost, lead time, and spec conformance.**

Santa Clara City - South Hills Substation

14.4kV Reclosers (Qty: 3)
Bid Evaluation
Date: 09/23/2026

Design Specifications	Type: Vacuum Rated Voltage: 14.4kV (Nominal), 15.5kV (Max) Minimum Rated BIL: 110kV System Voltage: 12.47Y/7.2kV Minimum Rated Continuous Current: 800A Rated interrupting Current at Rated Voltage: 12.5kA Rated Frequency: 60Hz Low Frequency Withstand, Dry, 60Hz, 1 Minute: 50kV RMS Low Frequency Withstand, Wet, 60Hz, 10 Seconds: 45kV RMS Minimum Creep: 38" Maximum Rated Interrupting Time: 3.5 Cycles Trip/Close Voltage: 155VDC Number of Load Current Switching Operations w/out Servicing: 2500 Operations Solid Dielectric Automatic Circuit Recloser Two Sets of CTs Control Junction Box Interconnecting Control Cable Independent Fault Sensing w/ 3 Phase Simultaneous Trip 4-hole NEMA PAD Terminal Type Ambient Temp Range: -20° F to 125° F Altitude: 3,300' ASL

Vendor	ABB	Irby	**Irby**	**PPR**
Manufacturer	**ABB**	**ABB**	**Eaton**	**Tavrida**
Type	B - Gridshield 3SP	Molded Vacuum Recloser	NOVA-NXT Recloser	NOVA-NXT Recloser
Quoted Specifications	Rated Voltage: 7.2kV (Customer Rating), 15kV (Max) Rated BIL: 110kV (Customer Rating), 125kV (Max) Rated Continuous Current: 800A (Customer Rating), 1000A (Max) Rated interrupting Current at Rated Voltage: 12.5kA Low Frequency Withstand, Dry, 60Hz, 1 Minute: Not Included Low Frequency Withstand, Wet, 60Hz, 10 Seconds: Not Included Creep: Not Included Rated Interrupting Time: Not Included Trip/Close Voltage: 125VDC Number of Load Current Switching Operations w/out Servicing: Not Included 4 NEMA 4 Hole Pad Three (3) 600:1 CTs 3 Embedded Load Side Voltage Sensors 10000:1 32 pin to 32 pin 10 ft Control Cable Heater Voltage 120 VAC Operating Temp Range: Not Included	Rated Voltage: 15kV Rated BIL: 150kV Rated Continuous Current: 800A Rated interrupting Current at Rated Voltage: 12.5kA Low Frequency Withstand, Dry, 60Hz, 1 Minute: Not Included Low Frequency Withstand, Wet, 60Hz, 10 Seconds: Not Included Creep: Not Included Rated Interrupting Time: Not Included Trip/Close Voltage: Not Included Number of Load Current Switching Operations w/out Servicing: Not Included 4 Hole Terminal Lug Three (3) 1000:1 CTs Load Side Voltage Sensor No control Included Heaters Not Included Operating Temp Range: Not Included	Rated Voltage: 15kV Rated BIL: Not Included Rated Continuous Current: Not Included Rated interrupting Current at Rated Voltage: Not Included Low Frequency Withstand, Dry, 60Hz, 1 Minute: Not Included Low Frequency Withstand, Wet, 60Hz, 10 Seconds: Not Included Creep: Not Included Rated Interrupting Time: Not Included Trip/Close Voltage: Not Included Number of Load Current Switching Operations w/out Servicing: Not Included No other information included	Rated Voltage: 27kV Rated BIL: 150kV Rated Continuous Current: 800A Rated interrupting Current at Rated Voltage: 16kA (at 15kV RMS) Low Frequency Withstand, Dry, 60Hz, 1 Minute: 60kV Low Frequency Withstand, Wet, 60Hz, 10 Seconds: Not Included Creep: Not Included Rated Interrupting Time: 1.5 Cycle Trip/Close Voltage: 155 VDC Number of Load Current Switching Operations w/out Servicing: Not Included 4-Hole copper NEMA type connectors with wildlife protection (3) 600:1 CTs 6 Load and Line Side Voltage Sensors SEL-651R-2 Included Heater Voltage 120 VAC 120 VAC power supply
Cost Each	$36,199.50	$24,280.00	$22,428.00	$32,875.00
Cost (Qty: 3)	**$108,598.50**	**$72,840.00**	**$67,284.00**	**$98,625.00**
Freight	Included	Included	Included	Included
Tariff Costs (If Applicable)	No Mention	No Mention	No Mention	No Mention
Total Cost Per Unit	$36,199.50	$24,280.00	$22,428.00	$32,875.00
Overall Total Cost (Qty: 4)	**$108,598.50**	**$72,840.00**	**$67,284.00**	**$98,625.00**
Approval Drawings (weeks)	3 after receipt of ABB approved order	Not Included	Not Included	Not Included
Delivery (weeks)	**27 w/ approval drawings, 22 w/out approval drawings**	**20-26 ARO**	**35 ARO**	**14-16 AOA**
Warranty	36 months	18 Months from Date of Shipment	18 Months from Date of Shipment	60 Months from Date of Invoice
Notes:	1) Unless specifiied to the ocntrary in writing by ABB, payment terms are net cash, payable without offset, in United States Dollars, 30 days from date of invoice by wire transfer to the account designated by ABB in the proposal. 2) Need Clarification on the rest of the Specs 4) Taxes are not mentioned, may need clarification on how much they will add to total cost. 5) What is the lead time for drawings and equipment? 6) Except as otherwise agreed by ABB, the price does not include any federal, state or local property, license, privelege, sales, use, excise, gross receipts, tariffs or other like taxes("Taxes") which may now or hereafter be applicable.	1) Prices are subject to change at any time prior to shipment unless otherwise agreed in wiritng signed by an authorized Seller representative. 2) Quotation does not include special mounting or installation hardware, equipment options, accessories, samples, spares, or mock-up equipment unless otherwise noted. 3) Missing many design specifications, may have to reach out for more information.	1) Besides Warranty, Delivery, Pricing, and Voltage, no other information is included in this bid. They will need to send a lot more information. 2) Missing many details and design specifications, may have to reach out for more information.	1) Most complete and detailed quote recieved. 2) Footprint is non-conventional; bulky and awkard dimensions w/ auxiliary equipment needed.
Recommended Supplier:	**Eaton (via Irby); based on price and lead time. Contingent upon receiving and verification of the bid details requested in the RFQ.**			

Santa Clara City - South Hills Substation

69kV Voltage Transformers (Qty: 3)
69kV Current Transformers (Qty: 3)
15kV Voltage Transformers (Qty: 3)

Bid Evaluation
Date: 10/7/2026

Design Specifications

69kV Voltage Transformer

Type: Single Bushing, Oil Filled
Voltage: 69kV (Nominal), 72.5kV (Max)
Insulation Level - Impulse Voltage, BIL: 350kV
Nominal Frequency: 60Hz
Rated Primary Voltage: 40.25kV
Winding Ratios: 350/600:1:1
Winding Accuracy: 0.3% at Burden WXYZ
Tapped Secondary: 115/69V

Ambient Temperature -40° C to +50° C
Wing Loadings through 100mph
Seismic Rating: High
Altitude: 3,300'

69kV Current Transformer
(Meter Class)

Type: Single Bushing, Oil Filled
Voltage: 69kV (Nominal), 72.5kV (Max)
Insulation Level - Impulse Voltage, BIL: 350kV
Nominal Frequency: 60Hz
Rated Primary Voltage: 69kV
Winding Ratios: 100/200:5 DR
Winding Accuracy: 0.3% at B0.1-1.8 Burden
Thermal Current: 63kA/1sec
Dynamic Current: 125kA
Minimum Continuous Overvoltage Factor: 1.1
Rating Factor: RF 2.0

Ambient Temperature -40° C to +50° C
Wind Loadings through 100mph
Seismic Rating: High
Altitude: 3,300'

15kV Voltage Transformer

Type: Single Bushing, Oil Filled (**or**) Dry Type
Voltage: 12.47kV (Nominal), 15.5kV (Max)
Insulation Level - Impulse Voltage, BIL: 110kV
Nominal Frequency: 60Hz
Rated Primary Voltage: 7.62kV
Winding Ratios: 60:1
Winding Accuracy: 0.3% at Burden WXYZ
Tapped Secondary: 115/69V

Ambient Temperature -40° C to +50° C
Wind Loadings through 100mph
Seismic Rating: High
Altitude: 3,300'

Vendor	Nexus Power	Carlson Sales	Peterson Co.	Ritz
Manufacturer	**ABB**	**GE**	**Trench**	**Ritz**
Quoted Specifications	Type: Not Included Voltage: Not Included Insulation Level - Impulse Voltage, BIL: Not Included Nominal Frequency: Not Included Rated Primary Voltage: Not Included Winding Ratios: Not Included Winding Accuracy: Not Included Tapped Secondary: Not Included Thermal Rating: Not Included Capacitance: Not Included Bushing Creep: Not Included Seismic Rating: Not Included	Type: Capacitive Voltage: 69kV, 72.5kV (Max) Insulation Level - Impulse Voltage, BIL: 350kV Nominal Frequency: 60Hz Rated Primary Voltage: 40.25kV Winding Ratios: 350/600 Winding Accuracy: 0.3WXYZ Tapped Secondary: Not Included Thermal Rating: 1500VA Capacitance: Not Included Bushing Creep: Not Included Ambient Temperature Not Included Altitude: Not Included Seismic Rating: High	Type: UTS-350-69 Voltage: 69kV, 72.5kV (Max) Insulation Level - Impulse Voltage, BIL: 350kV Nominal Frequency: 60Hz Rated Primary Voltage: 40.25kV (LG) Winding Ratios: 350/600:1 Winding Accuracy: 0.3WXYZ Tapped Secondary: 115/67.08V (two of these) Thermal Rating: 5000VA Capacitance: Not Included Bushing Creep: 51.87" Ambient Temperature -40° C to +50° C Altitude: 3,300' Seismic Rating: High	Type: Capacitive Voltage: 69kV (Nominal), 72.5kV (Max) Insulation Level - Impulse Voltage, BIL: 350kV Nominal Frequency: 60Hz Rated Primary Voltage: 40.25kV (LG) Winding Ratios: 350/600:1:1 Winding Accuracy: 0.3WXYZ Tapped Secondary: Not Included Thermal Rating: 1000VA Capacitance: 17000pF Bushing Creep: 71.6" Ambient Temperature -40° C to +50° C Altitude: Not Included Seismic Rating: High
	Type: Single Bushing Voltage: 15kV (Nominal) Insulation Level - Impulse Voltage, BIL: 110kV Nominal Frequency: 60Hz Rated Primary Voltage: 12.47kV (LL), 7.2kV (LG) Winding Ratios: 60:1 Winding Accuracy: 0.3Y and 0.3Y Tapped Secondary: 115/69V Thermal Rating: 1000VA Capacitance: Not Included Bushing Creep: 37" Seismic Rating: Not Included	Type: Single Bushing, Dry-Type Voltage: 15kV (Nominal) Insulation Level - Impulse Voltage, BIL: 110kV Nominal Frequency: 60Hz Rated Primary Voltage: 7.2kV Winding Ratios: 60:1 Winding Accuracy: 0.3Z Tapped Secondary: 115/69V Thermal Rating: 1500VA Capacitance: Not Included Bushing Creep: 20.38" Ambient Temperature -40° C to +50° C Altitude: 4,900' Max Seismic Rating: High	Type: Not Included Voltage: Not Included Insulation Level - Impulse Voltage, BIL: Not Included Nominal Frequency: Not Included Rated Primary Voltage: Not Included Winding Ratios: Not Included Winding Accuracy: Not Included Tapped Secondary: Not Included Thermal Rating: Not Included Capacitance: Not Included Bushing Creep: Not Included Ambient Temperature Not Included Altitude: Not Included Seismic Rating: Not Included	Type: VEF15-20, Single Bushing Dry-Type Voltage: 15.5kV Insulation Level - Impulse Voltage, BIL: 110kV Nominal Frequency: 60Hz Rated Primary Voltage: 7.2kV (LG) Winding Ratios: 60:1:1 Winding Accuracy: 0.3WXYZ Tapped Secondary: Not Included Thermal Rating: 2000VA Capacitance: Not Included Bushing Creep: 71.6" Ambient Temperature -40° C to +50° C Altitude: Not Included Seismic Rating: High
	Type: Not Included Voltage: Not Included Insulation Level - Impulse Voltage, BIL: Not Included Nominal Frequency: Not Included Rated Primary Voltage: Not Included Winding Ratios: Not Included Winding Accuracy: Not Included Thermal Current: Not Included Dynamic Current: Not Included Continuous Overvoltage Factor: Not Included Rating Factor: Not Included Bushing Creep: Not Included Seismic Rating: Not Included	Type: Inductive Voltage: 69kV, 72.5kV (Max) Insulation Level - Impulse Voltage, BIL: 350kV Nominal Frequency: 60Hz Rated Primary Voltage: 40.25kV Winding Ratios: 1000/2000:5 Winding Accuracy: 0.3B1.8 Thermal Current: Not Included Dynamic Current: Not Included Continuous Overvoltage Factor: Not Included Rating Factor: Not Included Bushing Creep: Not Included Ambient Temperature Not Included Altitude: Not Included Seismic Rating: High	Type: Inductive Current Transformer Voltage: 69kV, 72.5kV (Max) Insulation Level - Impulse Voltage, BIL: 350kV Nominal Frequency: 60Hz Rated Primary Voltage: Not Included Winding Ratios: 100/200:5 Winding Accuracy: 0.3B1.8 Thermal Current: 50kA/1sec Dynamic Current: Not Included Continuous Overvoltage Factor: Not Included Rating Factor: Not Included Bushing Creep: 71.65" Ambient Temperature -40° C to +50° C Altitude: 3,300' Seismic Rating: High	Type: Inductive Current Transformer Voltage: 69kV (Nominal), 72.5kV (Max) Insulation Level - Impulse Voltage, BIL: 350kV Nominal Frequency: 60Hz Rated Primary Voltage: Not Included Winding Ratios: 100/200:5 Winding Accuracy: 0.3B1.8 Thermal Current: 35kA/1sec Dynamic Current: 94.5kA Continuous Overvoltage Factor: Not Included Rating Factor: 2 Bushing Creep: 71.6" Ambient Temperature -40° C to +50° C Altitude: Not Included Seismic Rating: High
69kV VT Cost Per Unit	Not Included	$10,761.00	$13,700.00	$10,350.00
69kV VT Total Cost (Qty:3)	**Not Included**	**$32,283.00**	**$41,100.00**	**$31,050.00**
15kV VT Cost Per Unit	$2,143.62	$1,751.00	Not Included	$4,533.00
15kV VT Total Cost (Qty:3)	**$6,430.86**	**$5,253.00**		**$13,599.00**
69kV CT Cost Per Unit	Not Included	$12,895.00	$22,250.00	$14,250.00
69kV CT Total Cost (Qty:3)	**Not Included**	**$38,685.00**	**$66,750.00**	**$42,750.00**
Freight		Included	Included	Included
Tariff Costs (If Applicable)		TBD	TBD	Not Included
Overall Total Cost	**$6,430.86**	**$76,221.00**	**$107,850.00**	**$87,399.00**
Approval Drawings (weeks)	Not Included	Not Included	Not Included	2 ARO
Delivery (weeks)	**32**	**43-45 / 24-26**	**46-48, 76-78**	**32-34, 25-27, 17-19 ARO**
Warranty	18 Months after delivery or 12 Months after installation	18 Months after delivery or 12 Months after installation	60 Months in Serice, Maximum 66 Months from Delivery	36 Months from date of delivery
Notes:	Made in USA 1) It's noted that proposed VT's do not fully comply with spec. CT's and 69kV VT's weren't included. 2) It's up to end user to ensure anchoring and hardware used is adequate for their seismic zone. 3) Cost of Freight needs clarification.	Made in Itajuba, Brazil (69kV) Made in Clearwater, FL (15kV) 1) Offer includes routine tests per the appropriate standard. 2) Need more clarification on some of the design specifications. 3) Need delivery times for approval drawings on all devices. 4) Did not include a tapped secondary winding for the 69kV VT. 5) 69kV CT winding ratio listed as 1000/2000:5; Doesn't match spec.	1) Bidder provided quote for alternative 69kV CVT ($11,500 ea./ 60-62wk LT). No bid for the 15kV VT. 2) Proposal is valid until 9-27-2026 3) Taxes are not included with pricing.	1) Price doesn't include sales tax. 2) The 69kV VT has a lifetime accuracy warranty entails that at any time, during time in-service, that it is found to be non-compliant to the original accuracy performance standards, Ritz will, at it's sole discretion, readjust, repair or replace the unit in order that the original accuracy performance standards are met.
Recommended Supplier:	**Ritz; based on cost, lead time, and conformance to specs.**			

Santa Clara City - South Hills Substation

69kV GOAB Switches (Qty: 5)
15kV GOAB Switches (Qty: 2)

Bid Evaluation

Date: 10/7/2026

Design Specifications	69kV Center-Side-Break "V" Type Qty 3 - Vertically Mounted Qty 2 - Horizontally Mounted Group-Operated Airbreak Switches Voltage: 69kV (Nominal), 72.5kV (Max) BIL: 350kV Rated Continous Current: 1200A Rated Momentary Current: 70kA Minimum Phase Spacing: 72" -20°F to 125°F Ambient Temp. Range Altitude: 3,300' ASL
	15kV Center-Side-Break "V" Type Qty 2 - Horizontally Mounted Group-Operated Airbreak Switches Voltage: 15kV (Nominal), 15.5kV (Max) BIL: 110kV Rated Continous Current: 1200A Rated Momentary Current: 61kA Minimum Phase Spacing: 42" -20°F to 125°F Ambient Temp. Range Altitude: 3,300' ASL

Vendor	Core Power Products	Pacific Power Reps
Manufacturer	**Southern States**	**Mindcore**
Quoted Specifications	72.5kV Center-Break "V" Switches Horizontally Mounted Voltage: 72.5kV (Max) BIL: 350kV Rated Continous Current: 2000A Rated Momentary Current: 63kA Phase Spacing: Not Provided	Aluminum Outdoor Centre "V" Break Disconnect Switch Horizontally Mounted Voltage: 72kV BIL: 350kV Rated Continous Current: 1200A Rated Momentary Current: 40kA Phase Spacing: Not Provided
	72.5kV Center-Break "V" Switches Vertically Mounted Voltage: 72.5kV (Max) BIL: 350kV Rated Continous Current: 2000A Rated Momentary Current: 63kA Phase Spacing: Not Provided	Aluminum Outdoor Centre "V" Break Disconnect Switch Vertically Mounted Voltage: 72kV BIL: 350kV Rated Continous Current: 1200A Rated Momentary Current: 40kA Phase Spacing: Not Provided
	15.5kV Center-Break "V" Switches Horizontally Mounted Voltage: 15.5kV BIL: 110kV Rated Continous Current: 1200A Rated Momentary Current: 38kA Phase Spacing: Not Provided	Aluminum Outdoor Centre "V" Break Disconnect Switch Horizontally Mounted Voltage: 15kV BIL: 110kV Rated Continous Current: 1200A Rated Momentary Current: 40kA Phase Spacing: Not Provided
69kV Switch Cost Each	**$25,617.00**	**$10,060.00**
69kV Switch Total Cost (Qty: 5)	$128,085.00	$50,300.00
15kV Switch Cost Each	**$18,411.00**	**$8,845.00**
15kV Switch Total Cost (Qty: 2)	$36,822.00	$17,690.00
Freight	Included	Included
Overall Total Order Cost (Qty: 7)	**$169,689.91**	**$67,990.00**
Approval Drawing Delivery (weeks)	Not Included	10-11, after receipt of structure drawings
Equipment Delivery (weeks)	**69-70**	**52**
Warranty	5 Years	60 Months after commissioning, or 66 Months after delivery
Notes:	1) "Pricing does not include applicable sales tax unless specifically itemized in the proposal." 2) The switches can be mounted either vertical or horizontal, once the ETO process is strated this can be ironed out. 3) These quotes lack phase spacing.	1) Freight price quoted is an estimated cost at time of offer, there could be an aditional cost at shipment. 2) These quotes lack phase spacing.
Recommended Supplier:	**Mindcore** (via PPR)**; based on lead time, cost, and overall spec conformance.**	

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF SANTA CLARA

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

CITY COUNCIL

Meeting Date: November 4, 2026 **Agenda Item:** 4.F

Applicant: Not provided **Requested by:** Jim McNulty

Subject: Action to consider approval of a Partial Plat Amendment for South Village at Black Desert Subdivision, Lots 24 and 25. Presented by Jim McNulty, Planning Director.

Description

Brandon Anderson with Rosenberg Engineering is requesting to amend the South Village @ Black Desert Subdivision. The proposal includes amending Lot 24 and Lot 25. The property owner is requesting approval with the purpose of removing the common lot line between the two adjoining lots to allow for one large building lot.

Recommendation: Not provided

Cost: Not provided

Legal Approval: Not provided

Finance Approval: Not provided

Budget Approval: Not provided

Attachments (3)

1. South Village @ BD_ Partial Amd_CC Report_November 4 2026.docx 224.37 KB
2. Survey-Fplat Amendment.pdf 271.44 KB
3. 3. South Village (TRC) - Partial Plat Amendment.pdf 3.30 MB

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at (435) 673-6712 at least 24 hours prior to the meeting.

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

Staff Report

Subdivision Plat Amendment
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: November 4, 2026
Current Zone: PDR
Property Address: 2432 Black Point Circle (Lot 24), and 2444 Black Point Circle (Lot 25)
Request: Partial Plat Amendment for South Village @ Black Desert, Lots 24 & 25
Applicant Name: Brandon Anderson
Staff Planner: Jim McNulty
City Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

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

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

SITE & VICINITY DESCRIPTION

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

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

NEIGHBORHOOD RESPONSE

Request: Partial Plat Amendment

Notices were sent to the property owners within the South Village @ Black Desert Subdivision prior to the October 8, 2026, Planning Commission meeting. No responses have been received by City staff as of the writing of this report. The property has also been posted for a public meeting as per State Code requirements.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*
Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Parks & Recreation*
Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Police & Fire*
Recommendations: N/A
Required Revisions: Driveways exceeding 150' in length will trigger fire suppression requirements. If proposed, the issue will need to be coordinated with the Fire Department prior to building permit issuance.

DEPARTMENT: *Power*
Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat.
Required Revisions: A secondary electrical box is located between the two lots. The transformer was sized for 400-amp service, so a larger home may require a 600-amp service. This issue will need to be coordinated with the Power Department prior to building permit issuance.

DEPARTMENT: *Public Works*
Recommendations: Any public utility easement that's affected by this amendment needs to be relocated. A final mylar with signature blocks is required.
Required Revisions: Both lots currently carry water and sewer service; one set of utilities will need to be abandoned. This issue will need to be coordinated with the Public Works Department prior to building permit issuance.

STATE CODE CONSIDERATIONS

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

CITY STAFF RECOMMENDATION

On October 8, 2026, the Planning Commission held a public meeting and forwarded a recommendation for approval to the City Council. City staff recommend that the City Council consider granting approval of the Partial Plat Amendment for Lot 24 and Lot 25 of the South Village @ Black Desert Subdivision, subject to the following conditions:

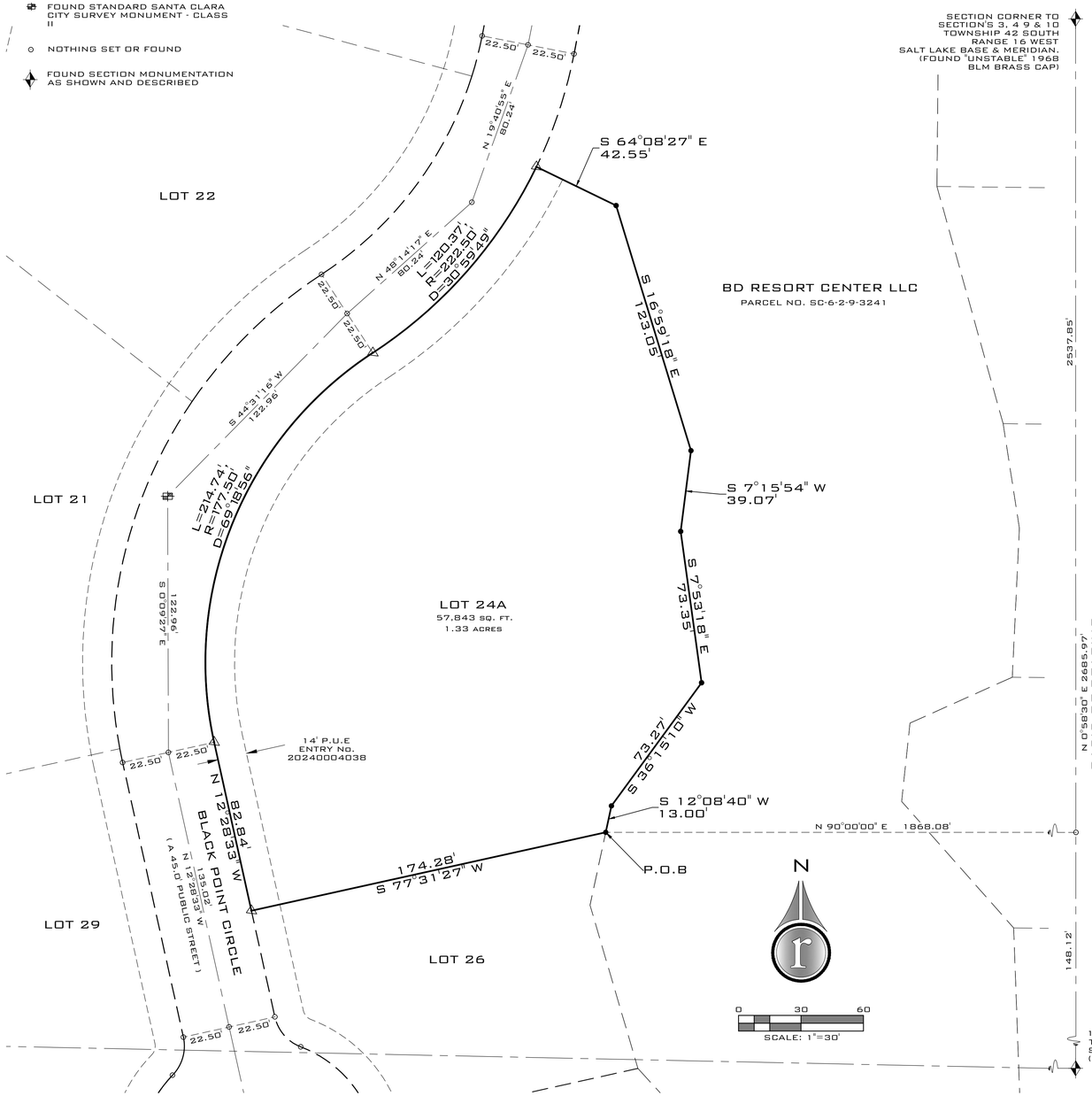
1. That the applicant is required to comply with the recommendations from all City reviewing departments as identified in the staff report.
2. That the Owner's Dedication & Acknowledgement be signed prior to final plat recordation.

Request: Partial Plat Amendment

3. That a current Title Report be submitted to City staff.
4. That the applicant be required to record the amended subdivision plat and provide an electronic copy to City staff.

LEGEND:

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



OWNER'S DEDICATION:

Know all men by these presents that the undersigned owner(s) of all the above described tract of land having caused the same to be subdivided into a lot and public utility and drainage easements, hereafter known as:

S O U T H V I L L A G E A T B L A C K D E S E R T

do hereby dedicate to the common use of the property owners, but not to the use of the general public, all common areas shown on this plat, in accordance with the terms and conditions of dedication of said common areas as more fully provided in the "Declaration of Covenants, Conditions and Restrictions" recorded concurrently with this plat and as supplemented by supplemental CC & Rs recorded concurrently with this plat, incorporated and made part of this plat. Reference is made to said Declaration for details concerning the right and obligations of parties having or acquiring an interest in this development. For good and valuable consideration received, the undersigned owner(s) hereby dedicate and convey to the City of Santa Clara, public streets, and public utility and drainage easements over, on under and across all common areas for the installation and maintenance of public utilities. The undersigned owner does hereby warrant to the City of Santa Clara and its successors and assigns, the right to use all dedications and conveyances granted herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 202___.

Clark B. Olsen Properties, LLC, a Utah limited liability company

_____ _____

Manager (Print Name)

ACKNOWLEDGMENT:

State of _____ }
County of _____ } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 20____ by _____, Manager.

Full name signature: _____

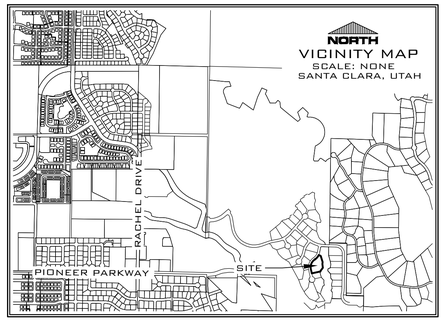
Full name print: _____

Commission no.: _____

Expiration date: _____

A notary commissioned in the state of _____

(Stamp not required per Utah Code 46-1-16 (7) if above information is filled in)



SURVEYOR'S CERTIFICATE:

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

S O U T H V I L L A G E A T B L A C K D E S E R T

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

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

Date: _____

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

Beginning at the Northeast Corner of Lot 26, South Village at Black Desert, as found on record as Entry No. 20240004038 with the Washington County Recorder's Office, said point being North 00°58'30" East 148.12 feet along the section line and West 1,868.08 feet from the East Quarter Corner of Section 9, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 77°31'27" West 174.28 feet along the northerly line of said Lot 26 to the easterly line of Black Point Circle;
thence northerly the following (3) courses along said easterly line of Black Point Circle;
thence North 12°28'33" West 82.84 feet;
thence Northerly 214.74 feet along an arc of a 177.50 foot radius curve to the right (center bears North 77°31'27" East, long chord bears North 22°10'55" East 201.88 feet with a central angle of 69°18'56");
thence Northeasterly 120.37 feet along an arc of a 222.50 foot radius curve to the left (center bears North 33°09'38" West, long chord bears North 41°20'28" East 118.91 feet with a central angle of 30°59'49");
thence South 64°08'27" East 42.55 feet;
thence South 16°59'18" East 123.05 feet;
thence South 07°15'54" West 39.07 feet;
thence South 07°53'18" East 73.35 feet;
thence South 36°15'10" West 73.27 feet;
thence South 12°08'40" West 13.00 feet to the Point of Beginning.

Containing 57,843 square feet or 1.33 acres.

NOTES:

1. Not withstanding the posting of bond for installation of off-site improvements, no building permit will be issued for any lot in this subdivision until all utilities are fully installed in the entire subdivision.
2. Unstable soil conditions might exist on lots in this subdivision. Purchasers of lots herein have the sole responsibility for obtaining appropriate engineering services and advice relative to the usability of the lots. The City of Santa Clara disclaims all responsibility for such soil conditions, water control (surface and/or subsurface), and drainage control.
3. All street landscaping shall conform to Santa Clara City's landscape ordinance.
4. The Association shall be responsible for repairing, restoring, or replacing landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by Santa Clara City in installing, maintaining, repairing, or replacing public power, water, sewer, and drainage improvements.
5. In addition to annual, usual, and special assessments for maintenance of common non-public improvements contained within this subdivision, the Association shall levy such assessments as may be necessary from time to time to repair, restore, or replace landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by Santa Clara City in installing, maintaining, repairing, or replacing power, water, sewer, and drainage improvements.
6. By recording this subdivision plat, easements are hereby granted to the common use of the property owners, but not to the use of the general public (unless noted) within all common and limited common areas within this subdivision for installation, access, maintenance, and repair of all utilities including natural gas, cable TV, telephone, water and power, and for sewer and drainage improvements.
7. All lots in this subdivision are subject to a 25.00 foot front yard setback, and 10.00 foot side and rear yard setback.
8. All lots in this subdivision are subject to a 14.00 foot public utility & drainage easement along all street lot lines.
9. A geotechnical investigation was performed by Applied Geotechnical Engineering Consultants. The investigation results and specific recommendations for the construction of foundations, floor slabs and exterior flatwork, are compiled in a report dated September 20, 2022, Project No. 2220193. This report is available from the developer and a copy on file with Santa Clara City. Owners, builders and contractors should become familiar with this report and comply with its recommendations.

AMENDMENT NOTE:

The purpose of the amendment is to allow the property owner to utilize the combined property as a single development parcel for their future home. The consolidation will result in a more functional lot configuration while maintaining consistency with the overall character and development pattern of the South Village at Black Desert community.

SOUTH VILLAGE AT BLACK DESERT

PARTIAL PLAT AMENDMENT "A"

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

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2, St. George, Utah 84790 Ph (435) 673-8586 Fx (435) 673-8397, www.RACIVIL.COM

SURVEY-FPLAT FILE NUMBER:	09/02/2026 DATE:	G.S.A DRAWN:
15537-26-001 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

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

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

South Village at Black Desert
Lots 24 and 25

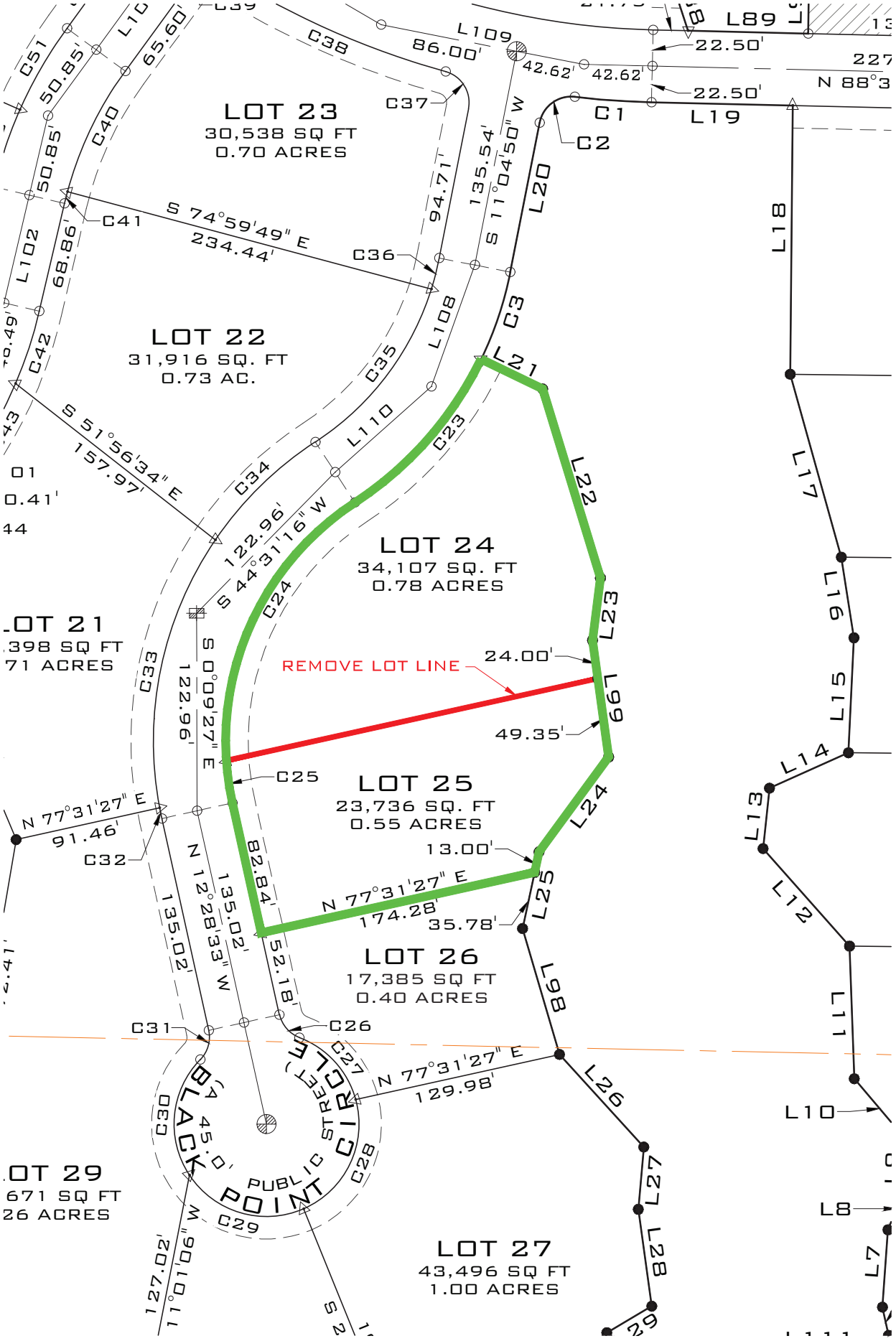
To: City of Santa Clara, Utah
Re: Partial Plat Amendment Request for Lots 24 and 25, South Village at Black Desert

The owner of Lots 24 and 25 within the South Village at Black Desert Subdivision respectfully requests approval of a Partial Plat Amendment for the purpose of removing the common lot line between the two adjoining lots and consolidating them into a single lot.

Both lots are under common ownership and are contiguous parcels within the recorded subdivision. The proposed amendment will eliminate the internal property boundary separating Lots 24 and 25, creating one larger lot. No additional lots are being created, no new development rights are being added, and no changes are proposed to existing public streets, utility easements, access easements, or other public improvements associated with the subdivision.

The purpose of the amendment is to allow the property owner to utilize the combined property as a single development parcel for their future home. The consolidation will result in a more functional lot configuration while maintaining consistency with the overall character and development pattern of the South Village at Black Desert community.

The proposed lot consolidation will not adversely affect adjacent properties, access, public infrastructure, utility services, or the health, safety, and welfare of the public. All existing easements and utility requirements will remain as required by the City and applicable service providers unless otherwise modified and approved through the plat amendment process.


LOT 23
30,538 SQ FT
0.70 ACRES
LOT 22
31,916 SQ. FT
0.73 AC.
LOT 24
34,107 SQ. FT
0.78 ACRES
LOT 25
23,736 SQ. FT
0.55 ACRES
LOT 26
17,385 SQ FT
0.40 ACRES
LOT 27
43,496 SQ FT
1.00 ACRES
REMOVE LOT LINE
24.00'
49.35'
13.00'
35.78'
BLACK POINT CIR
PUBLIC STREET
45.0'
S 74°59'49" E
234.44'
S 51°56'34" E
157.97'
S 44°31'16" W
122.96'
S 0°09'27" E
122.96'
N 77°31'27" E
91.46'
N 12°28'33" W
135.02'
N 77°31'27" E
174.28'
N 77°31'27" E
129.98'
S 11°04'50" W
135.54'
86.00'
42.62'
42.62'
22.50'
22.50'
N 88°3
227
94.71'
68.86'
50.85'
50.85'
65.60'
82.84'
52.18'
127.02'
11°01'06"
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L20
L21
L22
L23
L24
L25
L26
L27
L28
L98
L99
L89
L8
L7
LOT 21
398 SQ FT
71 ACRES
LOT 29
671 SQ FT
26 ACRES

OWNER'S DEDICATION:

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

SOUTH VILLAGE AT BLACK DESERT

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 23rd DAY ON Jan., 2024.

ENLAW LLC, A DELAWARE LIMITED LIABILITY COMPANY

MANAGER — J. Brett Boren (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF Utah
COUNTY OF Washington } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF January A.D. 2024 BY J. Brett Boren, PARTNER + MANAGER.

FULL NAME SIGNATURE:
FULL NAME PRINT: Richard Haddock
COMMISSION NO.: 713004
EXPIRATION DATE: 7/15/2024
A NOTARY COMMISSIONED IN THE STATE OF Utah

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD:

*BD RESORT CENTER LLC, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES. * A UTAH LIMITED LIABILITY COMPANY.

MANAGER — J. Brett Boren PRINT NAME

ACKNOWLEDGMENT:

STATE OF Utah
COUNTY OF Washington } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF January A.D. 2024 BY J. Brett Boren, MANAGER.

FULL NAME SIGNATURE:
FULL NAME PRINT: Richard Haddock
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EXPIRATION DATE: 7/15/2024
A NOTARY COMMISSIONED IN THE STATE OF Utah

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

NOTES:

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

MORTGAGEE CONSENT TO RECORD:

*REEF PRIVATE CREDIT LLC, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES. * A UTAH LIMITED LIABILITY COMPANY.

MANAGER – Benjamin Schramm

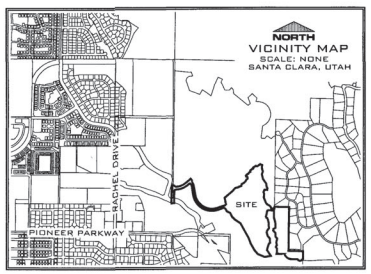
ACKNOWLEDGMENT:

STATE OF Utah
COUNTY OF Washington } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF January A.D. 2024 BY Benjamin Schramm, MANAGER.

FULL NAME SIGNATURE:
FULL NAME PRINT: Richard Haddock
COMMISSION NO.: 713004
EXPIRATION DATE: 7/15/2024
A NOTARY COMMISSIONED IN THE STATE OF Utah

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)



SURVEYOR'S CERTIFICATE:

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

SOUTH VILLAGE AT BLACK DESERT

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

PROFESSIONAL LAND SURVEYOR — CERTIFICATE NO. 4938716 — 1/18/24 — BRANDON E. ANDERSON — STATE OF UTAH

1/18/2024
DATE:

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERLY LINE OF RED MOUNTAIN DRIVE, SAID POINT BEING ON THE NORTHERLY LINE OF SILVERADO SANTA CLARA, AS FOUND ON FILE WITH THE WASHINTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20230017569, SAID POINT ALSO BEING SOUTH 00°37'37" WEST 2,002.12 FEET ALONG THE SECTION LINE AND EAST 1,303.92 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTH 00°28'02" EAST 184.34 FEET;
THENCE NORTHERLY 138.30 FEET ALONG AN ARC OF A 2,033.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°31'58" EAST, LONG CHORD BEARS NORTH 02°24'57" EAST 138.27 FEET WITH A CENTRAL ANGLE OF 03°53'51");
THENCE NORTH 04°19'22" EAST 116.31 FEET;
THENCE SOUTH 86°29'22" EAST 66.00 FEET;
THENCE SOUTHERLY 39.94 FEET ALONG AN ARC OF A 25.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 86°29'22" EAST, LONG CHORD BEARS SOUTH 42°15'09" EAST 35.82 FEET WITH A CENTRAL ANGLE OF 91°31'34");
THENCE EASTERLY 288.04 FEET ALONG AN ARC OF A 386.00 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01°59'04" EAST, LONG CHORD BEARS NORTH 70°34'39" EAST 281.77 FEET WITH A CENTRAL ANGLE OF 42°46'50");
THENCE NORTH 49°10'13" EAST 101.15 FEET;
THENCE SOUTH 40°49'39" EAST 66.00 FEET;
THENCE SOUTHERLY 37.21 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 40°49'47" EAST, LONG CHORD BEARS SOUTH 06°31'48" WEST 33.87 FEET WITH A CENTRAL ANGLE OF 85°15'50");
THENCE SOUTHEASTERLY 98.40 FEET ALONG AN ARC OF A 210.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 53°53'33" WEST, LONG CHORD BEARS SOUTH 22°41'14" EAST 97.50 FEET WITH A CENTRAL ANGLE OF 26°50'45");
THENCE SOUTH 09°15'52" EAST 192.24 FEET;
THENCE SOUTHEASTERLY 690.80 FEET ALONG AN ARC OF A 395.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 80°44'08" EAST, LONG CHORD BEARS SOUTH 59°21'55" EAST 606.07 FEET WITH A CENTRAL ANGLE OF 100°12'06");
THENCE NORTH 70°32'02" EAST 26.30 FEET;
THENCE EASTERLY 50.01 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°27'58" EAST, LONG CHORD BEARS NORTH 71°57'59" EAST 50.00 FEET WITH A CENTRAL ANGLE OF 02°51'54");
THENCE EASTERLY 50.01 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 16°36'04" WEST, LONG CHORD BEARS NORTH 71°57'59" EAST 50.00 FEET WITH A CENTRAL ANGLE OF 02°51'54");
THENCE NORTH 70°32'02" EAST 26.30 FEET;
THENCE EASTERLY 58.18 FEET ALONG AN ARC OF A 422.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 19°27'58" EAST, LONG CHORD BEARS NORTH 74°28'45" EAST 58.14 FEET WITH A CENTRAL ANGLE OF 07°53'26");
THENCE NORTH 11°34'32" WEST 170.17 FEET;
THENCE NORTH 50°15'36" EAST 258.84 FEET;
THENCE NORTH 31°19'36" EAST 30.47 FEET;
THENCE NORTH 45°17'40" EAST 47.05 FEET;
THENCE NORTH 76°47'50" EAST 69.88 FEET;
THENCE NORTH 48°16'43" EAST 25.66 FEET;
THENCE SOUTH 84°32'15" EAST 14.01 FEET;
THENCE NORTH 68°06'16" EAST 42.10 FEET;
THENCE NORTH 10°41'48" EAST 46.54 FEET;
THENCE NORTH 66°39'53" EAST 31.21 FEET;
THENCE NORTH 55°33'15" EAST 24.42 FEET;
THENCE NORTH 55°33'15" EAST 18.69 FEET;
THENCE NORTH 40°01'38" EAST 33.57 FEET;
THENCE NORTH 28°10'39" EAST 40.74 FEET;
THENCE NORTH 57°34'12" EAST 24.89 FEET;
THENCE NORTH 36°09'55" EAST 18.96 FEET;
THENCE NORTH 11°03'06" WEST 33.79 FEET;
THENCE NORTH 68°19'59" WEST 32.53 FEET;
THENCE NORTH 08°02'42" WEST 18.23 FEET;
THENCE NORTH 31°14'45" EAST 14.00 FEET;
THENCE NORTH 60°39'56" EAST 12.39 FEET;
THENCE NORTH 25°32'07" EAST 14.57 FEET;
THENCE NORTH 78°26'34" EAST 17.63 FEET;
THENCE NORTH 57°13'20" EAST 13.78 FEET;
THENCE NORTH 31°03'59" EAST 29.47 FEET;
THENCE NORTH 57°08'21" EAST 41.63 FEET;
THENCE NORTH 18°48'59" WEST 22.12 FEET;
THENCE NORTH 30°36'37" EAST 20.94 FEET;
THENCE NORTH 61°01'43" EAST 29.05 FEET;
THENCE NORTH 27°56'35" EAST 14.64 FEET;
THENCE NORTH 84°45'34" EAST 21.46 FEET;
THENCE NORTH 52°49'20" EAST 14.27 FEET;
THENCE NORTH 05°50'46" WEST 25.02 FEET;
THENCE NORTH 59°58'33" EAST 69.80 FEET;
THENCE SOUTH 59°15'45" EAST 15.53 FEET;
THENCE NORTH 88°06'26" EAST 21.08 FEET;
THENCE NORTH 53°52'08" EAST 81.43 FEET;
THENCE SOUTH 65°52'33" EAST 49.53 FEET;
THENCE SOUTH 06°09'52" WEST 50.41 FEET;
THENCE SOUTH 06°27'36" EAST 48.80 FEET;
THENCE SOUTH 21°17'29" EAST 48.59 FEET;
THENCE SOUTH 18°29'11" WEST 75.43 FEET;
THENCE SOUTH 12°47'40" EAST 109.84 FEET;
THENCE SOUTH 35°42'33" EAST 128.00 FEET;
THENCE SOUTH 08°12'31" EAST 75.62 FEET;
THENCE SOUTH 26°59'24" EAST 39.71 FEET;
THENCE SOUTH 08°38'08" WEST 37.87 FEET;
THENCE NORTH 87°08'50" WEST 63.01 FEET;
THENCE SOUTH 25°33'23" WEST 56.36 FEET;
THENCE SOUTH 23°26'31" EAST 43.37 FEET;
THENCE SOUTH 05°40'36" WEST 31.71 FEET;
THENCE SOUTH 05°57'47" WEST 52.85 FEET;
THENCE SOUTH 20°39'32" EAST 126.18 FEET;
THENCE SOUTH 36°13'33" EAST 51.75 FEET;
THENCE SOUTH 62°01'17" EAST 60.15 FEET;
THENCE SOUTH 44°49'56" EAST 45.33 FEET;
THENCE SOUTH 18°17'46" EAST 38.58 FEET;
THENCE SOUTH 88°39'53" EAST 74.71 FEET;
THENCE NORTH 00°53'10" EAST 40.14 FEET TO THE SOUTHWESTERLY CORNER OF ENTRADA AT SNOW CANYON CHACO WEST PHASE 4A, AS FOUND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20170011808;
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID ENTRADA AT SNOW CANYON CHACO WEST PHASE 4A THE FOLLOWING (2) COURSES;
THENCE SOUTH 89°06'25" EAST 135.27 FEET;
THENCE SOUTH 00°41'02" WEST 674.20 FEET;
THENCE SOUTH 00°42'54" WEST 336.60 FEET;
THENCE SOUTH 88°52'14" EAST 50.00 FEET;
THENCE SOUTH 00°53'26" WEST 197.61 FEET;
THENCE NORTH 89°06'34" WEST 21.40 FEET;
THENCE WESTERLY 113.68 FEET ALONG AN ARC OF A 57.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 55°38'40" WEST, LONG CHORD BEARS NORTH 89°00'14" WEST 96.05 FEET WITH A CENTRAL ANGLE OF 113°16'52");
THENCE NORTHWESTERLY 19.81 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 57°38'12" WEST, LONG CHORD BEARS NORTH 60°44'16" WEST 19.01 FEET WITH A CENTRAL ANGLE OF 56°44'37");
THENCE NORTH 89°06'25" WEST 135.42 FEET;
THENCE NORTHWESTERLY 214.49 FEET ALONG AN ARC OF A 172.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00°53'35" EAST, LONG CHORD BEARS NORTH 53°29'09" WEST 200.94 FEET WITH A CENTRAL ANGLE OF 71°14'32");
THENCE NORTH 88°59'37" WEST 186.68 FEET;
THENCE NORTH 17°07'48" EAST 36.30 FEET;
THENCE NORTH 00°37'25" EAST 86.89 FEET;
THENCE NORTH 35°26'31" WEST 45.83 FEET;
THENCE NORTH 29°58'00" EAST 48.34 FEET;
THENCE NORTH 12°11'29" WEST 54.20 FEET;
THENCE NORTH 04°05'04" EAST 48.25 FEET;
THENCE NORTH 22°44'28" EAST 26.05 FEET;
THENCE NORTH 02°01'53" EAST 32.89 FEET;
THENCE NORTH 40°25'20" WEST 49.60 FEET;
THENCE NORTH 02°03'46" WEST 82.58 FEET;
THENCE NORTH 41°33'20" WEST 81.09 FEET;
THENCE NORTH 06°04'26" EAST 27.86 FEET;
THENCE NORTH 65°49'40" EAST 53.83 FEET;
THENCE NORTH 02°44'59" EAST 71.61 FEET;
THENCE NORTH 08°52'51" WEST 50.78 FEET;
THENCE NORTH 15°35'52" WEST 118.21 FEET;
THENCE NORTH 00°33'28" EAST 167.27 FEET;
THENCE NORTH 88°39'53" WEST 88.03 FEET;
THENCE WESTERLY 47.89 FEET ALONG AN ARC OF A 522.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 01°20'07" EAST, LONG CHORD BEARS NORTH 86°02'19" WEST 47.88 FEET WITH A CENTRAL ANGLE OF 05°15'07");
THENCE SOUTHWESTERLY 29.85 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 06°35'14" WEST, LONG CHORD BEARS SOUTH 53°50'02" WEST 27.15 FEET WITH A CENTRAL ANGLE OF 85°30'24");
THENCE SOUTH 11°04'50" WEST 94.71 FEET;
THENCE SOUTHERLY 57.32 FEET ALONG AN ARC OF A 222.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 78°55'10" WEST, LONG CHORD BEARS SOUTH 18°27'42" WEST 57.17 FEET WITH A CENTRAL ANGLE OF 14°45'43");
THENCE SOUTH 64°20'27" EAST 42.55 FEET;
THENCE SOUTH 16°59'18" EAST 123.05 FEET;
THENCE SOUTH 07°15'54" WEST 39.07 FEET;
THENCE SOUTH 07°53'18" EAST 73.35 FEET;
THENCE SOUTH 36°15'10" WEST 20.94 FEET;
THENCE SOUTH 12°08'40" WEST 48.78 FEET;
THENCE SOUTH 16°21'27" EAST 81.68 FEET;
THENCE SOUTH 84°42'18" EAST 77.92 FEET;
THENCE SOUTH 05°02'37" WEST 38.91 FEET;
THENCE SOUTH 07°54'02" EAST 60.84 FEET;
THENCE SOUTH 59°23'16" WEST 32.46 FEET;
THENCE SOUTH 19°09'24" WEST 105.85 FEET;
THENCE SOUTH 11°39'54" WEST 53.06 FEET;
THENCE SOUTH 33°28'33" EAST 161.40 FEET;
THENCE SOUTH 80°47'10" WEST 145.25 FEET;
THENCE SOUTH 67°52'06" WEST 174.10 FEET;
THENCE SOUTH 39°38'16" WEST 118.71 FEET;
THENCE SOUTH 29°29'44" WEST 181.24 FEET;
THENCE SOUTH 20°12'01" WEST 130.32 FEET;
THENCE SOUTH 28°44'23" WEST 390.95 FEET;
THENCE NORTH 57°43'58" WEST 152.33 FEET;
THENCE NORTH 44°27'33" WEST 105.08 FEET;
THENCE NORTH 23°47'04" WEST 87.51 FEET;
THENCE NORTH 64°55'55" WEST 88.01 FEET;
THENCE NORTH 27°41'08" WEST 64.22 FEET;
THENCE NORTH 52°38'43" WEST 48.41 FEET;
THENCE SOUTH 70°32'02" WEST 16.75 FEET;
THENCE WESTERLY 50.01 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 19°27'58" EAST, LONG CHORD BEARS SOUTH 69°06'05" WEST 50.00 FEET WITH A CENTRAL ANGLE OF 02°51'54");
THENCE WESTERLY 50.01 FEET ALONG AN ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 22°19'52" WEST, LONG CHORD BEARS SOUTH 69°06'05" WEST 50.00 FEET WITH A CENTRAL ANGLE OF 02°51'54");
THENCE SOUTH 70°32'02" WEST 26.30 FEET;
THENCE NORTHWESTERLY 778.24 FEET ALONG AN ARC OF A 445.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 19°27'58" WEST, LONG CHORD BEARS NORTH 59°21'55" WEST 682.79 FEET WITH A CENTRAL ANGLE OF 100°12'06");
THENCE NORTH 09°15'52" WEST 192.24 FEET;
THENCE NORTHERLY 65.15 FEET ALONG AN ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 80°44'08" WEST, LONG CHORD BEARS NORTH 20°55'48" WEST 64.70 FEET WITH A CENTRAL ANGLE OF 23°19'52");
THENCE WESTERLY 42.86 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 57°24'16" WEST, LONG CHORD BEARS NORTH 81°42'45" WEST 37.80 FEET WITH A CENTRAL ANGLE OF 98°14'03");
THENCE WESTERLY 342.75 FEET ALONG AN ARC OF A 452.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 40°53'42" WEST, LONG CHORD BEARS SOUTH 70°49'43" WEST 334.60 FEET WITH A CENTRAL ANGLE OF 43°26'48");
THENCE SOUTHWESTERLY 38.46 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 02°30'07" WEST, LONG CHORD BEARS SOUTH 48°28'55" WEST 34.78 FEET WITH A CENTRAL ANGLE OF 88°09'24");
THENCE SOUTHERLY 135.42 FEET ALONG AN ARC OF A 2,058.78 FEET RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 85°40'34" EAST, LONG CHORD BEARS SOUTH 02°26'22" WEST 135.40 FEET WITH A CENTRAL ANGLE OF 03°46'08");
THENCE SOUTH 00°28'02" WEST 176.76 FEET TO THE NORTHERLY LINE OF SAID SILVERADO SANTA CLARA, AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE;
THENCE WESTERLY ALONG SAID NORTHERLY LINE OF SILVERADO SANTA CLARA THE FOLLOWING (3) COURSES;
THENCE WESTERLY 5.28 FEET ALONG AN ARC OF A 280.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 07°15'43" WEST, LONG CHORD BEARS NORTH 83°16'42" WEST 5.28 FEET WITH A CENTRAL ANGLE OF 01°04'51");
THENCE SOUTH 81°14'21" WEST 50.27 FEET;
THENCE WEST 11.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,772,427 SQUARE FEET OR 40.69 ACRES.

SOUTH VILLAGE AT BLACK DESERT

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

(PAGE 1 OF 3)

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

SURVEY-FPLAT FILE NUMBER:	08/02/2023 DATE:	C.G.A. DRAWN:
4828-22-058 JOB NUMBER:	1" = 80' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS 29 DAY OF January, 2024.

ENGINEER
SANTA CLARA CITY, UTAH

CITY PLANNING DIRECTOR:

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

CITY PLANNING DIRECTOR — 1/31/2024
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 — 1/29/2024
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 — MAYOR
SANTA CLARA CITY, UTAH — SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS 1st DAY OF February A.D. 2024.

CITY ATTORNEY
SANTA CLARA CITY, UTAH

TREASURER APPROVAL

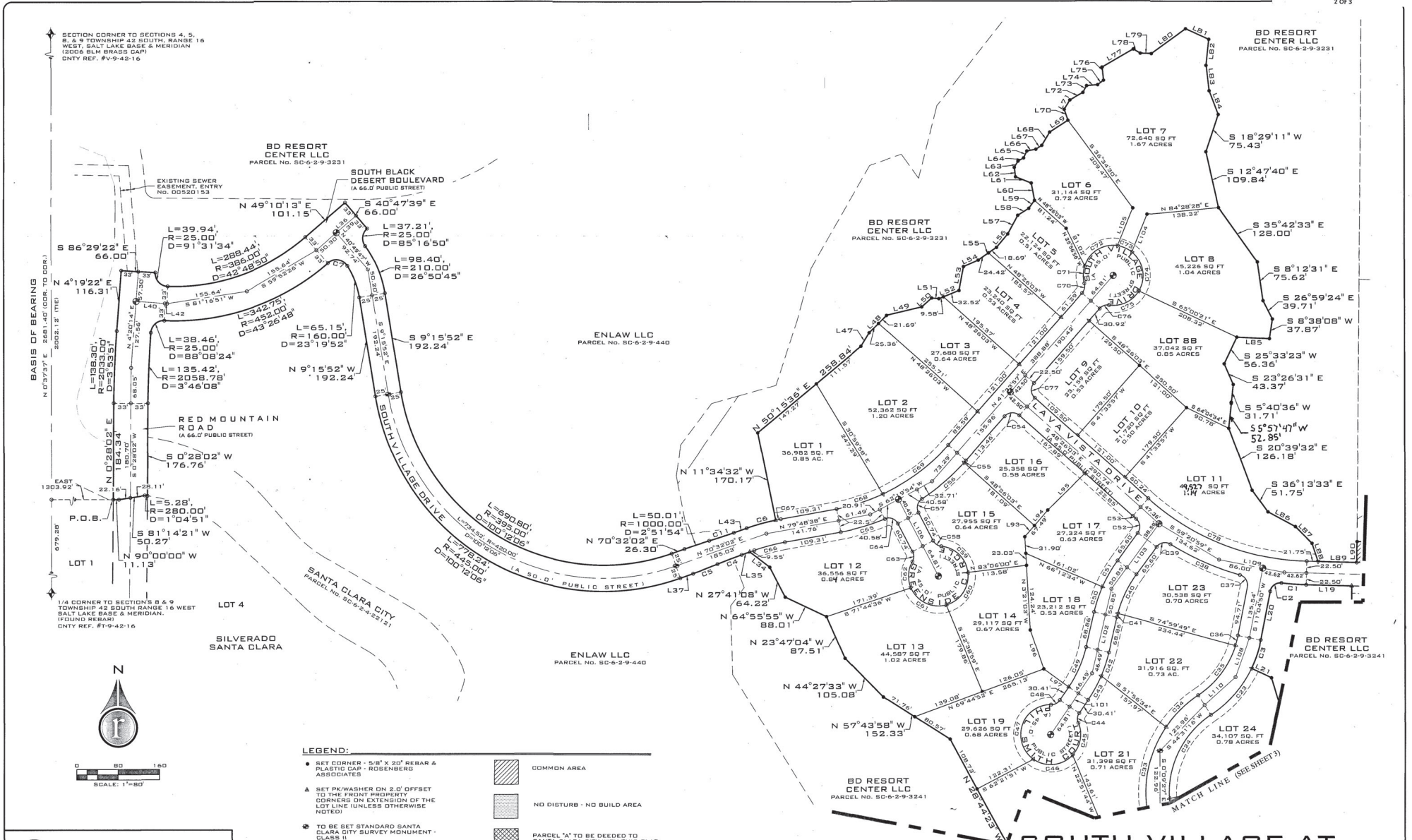
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 5 DAY OF February A.D. 2024 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED No.

DOC # 20240004038
Page 1 of 6
Gary Christensen Washington County Recorder
02/05/2024 11:12:58 AM Fee $ 230.00
By SOUTHERN UTAH TITLE COMPANY, INC

FEE: COUNTY RECORDER
WASHINGTON COUNTY, UTAH

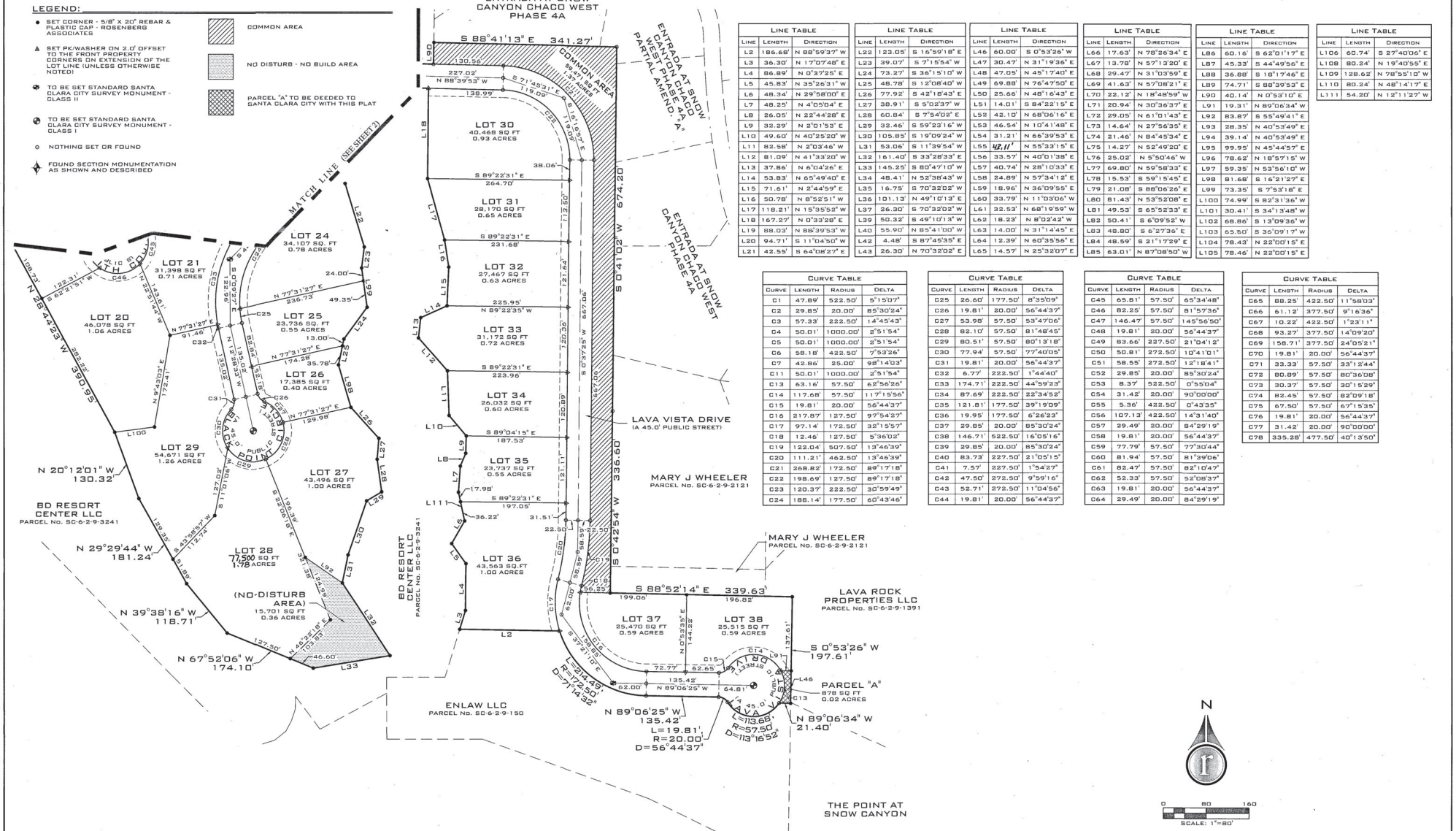


ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2, St. George, Utah 84790 Ph (435) 673-8586 Fx (435) 673-8397, www.RACIVIL.COM

SURVEY-FPLAT FILE NUMBER:	08/02/2023 DATE:	C.G.A. DRAWN:
4828-22-058 JOB NUMBER:	1" = 80' SCALE:	B.E.A. CHECKED:

SOUTH VILLAGE AT BLACK DESERT

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



Line Table		
Line	Length	Direction
L2	186.68'	N 88°59'37" W
L3	36.30'	N 17°07'48" E
L4	86.89'	N 0°37'25" E
L5	45.83'	N 35°26'31" W
L6	48.34'	N 29°58'00" E
L7	48.25'	N 4°05'04" E
L8	26.05'	N 22°44'28" E
L9	32.29'	N 2°01'53" E
L10	49.60'	N 40°25'20" W
L11	82.58'	N 2°03'46" W
L12	81.09'	N 41°33'20" W
L13	37.86'	N 6°04'26" E
L14	53.83'	N 65°49'40" E
L15	71.61'	N 2°44'59" E
L16	50.78'	N 8°52'51" W
L17	118.21'	N 15°35'52" W
L18	167.27'	N 0°33'28" E
L19	88.03'	N 88°39'53" W
L20	94.71'	S 11°04'50" W
L21	42.55'	S 64°08'27" E

Line Table		
Line	Length	Direction
L22	123.05'	S 16°59'18" E
L23	39.07'	S 7°15'54" W
L24	73.27'	S 36°15'10" W
L25	46.78'	S 12°08'40" W
L26	77.92'	S 42°18'43" E
L27	38.91'	S 5°02'37" W
L28	60.84'	S 7°54'02" E
L29	32.46'	S 59°23'16" W
L30	105.85'	S 19°09'24" W
L31	53.06'	S 11°39'54" W
L32	161.40'	S 33°28'33" E
L33	145.25'	S 80°47'10" W
L34	48.41'	N 52°38'43" W
L35	16.75'	S 70°32'02" W
L36	101.13'	N 49°10'13" E
L37	26.30'	S 70°32'02" W
L39	50.32'	S 49°10'13" W
L40	55.90'	N 85°41'00" W
L42	4.48'	S 87°45'35" E
L43	26.30'	N 70°32'02" E

Line Table		
Line	Length	Direction
L46	60.00'	S 0°53'26" W
L47	30.47'	N 31°19'36" E
L48	47.05'	N 45°17'40" E
L49	69.88'	N 76°47'50" E
L50	25.66'	N 48°16'43" E
L51	14.01'	S 84°22'15" E
L52	42.10'	N 68°06'16" E
L53	46.54'	N 10°41'48" E
L54	31.21'	N 66°39'53" E
L55	42.11'	N 55°33'15" E
L56	33.57'	N 40°01'38" E
L57	40.74'	N 28°10'33" E
L58	24.89'	N 57°34'12" E
L59	18.96'	N 36°09'55" E
L60	33.79'	N 11°03'06" W
L61	32.53'	N 68°19'59" W
L62	18.23'	N 8°02'42" W
L63	14.00'	N 31°14'45" E
L64	12.39'	N 60°35'56" E
L65	14.57'	N 25°32'07" E

Line Table		
Line	Length	Direction
L66	17.63'	N 78°26'34" E
L67	13.78'	N 57°13'20" E
L68	29.47'	N 31°03'59" E
L69	41.63'	N 57°08'21" E
L70	22.12'	N 18°48'59" W
L71	20.94'	N 30°36'37" E
L72	29.05'	N 61°01'43" E
L73	14.64'	N 27°56'35" E
L74	21.46'	N 84°45'34" E
L75	14.27'	N 52°49'20" E
L76	25.02'	N 5°50'46" W
L77	69.80'	N 59°58'33" E
L78	15.53'	S 59°15'45" E
L79	21.08'	S 88°06'26" E
L80	81.43'	N 53°52'08" E
L81	49.53'	S 65°52'33" E
L82	50.41'	S 6°09'52" W
L83	48.80'	S 6°27'36" E
L84	48.59'	S 21°17'29" E
L85	63.01'	N 87°08'50" W

Line Table		
Line	Length	Direction
L86	60.16'	S 62°01'17" E
L87	45.33'	S 44°49'55" E
L88	36.88'	S 18°17'46" E
L89	74.71'	S 88°39'53" E
L90	40.14'	N 0°53'10" E
L91	19.31'	N 89°06'34" W
L92	83.87'	S 55°49'41" E
L93	28.35'	N 40°53'49" E
L94	39.14'	N 40°53'49" E
L95	99.95'	N 45°44'57" E
L96	78.62'	N 18°57'15" W
L97	59.35'	N 53°56'10" W
L98	81.68'	S 16°21'27" E
L99	73.35'	S 7°53'18" E
L100	74.99'	S 82°31'36" W
L101	30.41'	S 34°13'48" W
L102	68.86'	S 13°09'36" W
L103	65.50'	S 36°09'17" W
L104	78.43'	N 22°00'15" E
L105	78.46'	N 22°00'15" E

Line Table		
Line	Length	Direction
L106	60.74'	S 27°40'06" E
L108	80.24'	N 19°40'55" E
L109	128.62'	N 78°55'10" W
L110	80.24'	N 48°14'17" E
L111	54.20'	N 12°11'27" W

Curve Table			
Curve	Length	Radius	Delta
C1	47.89'	522.50'	5°15'07"
C2	29.85'	20.00'	85°30'24"
C3	57.33'	222.50'	14°45'43"
C4	50.01'	1000.00'	2°51'54"
C5	50.01'	1000.00'	2°51'54"
C6	58.18'	422.50'	7°53'26"
C7	42.86'	25.00'	98°14'03"
C11	50.01'	1000.00'	2°51'54"
C13	63.16'	57.50'	62°56'26"
C14	117.68'	57.50'	117°15'56"
C15	19.81'	20.00'	56°44'37"
C16	217.87'	127.50'	97°54'27"
C17	97.14'	172.50'	32°15'57"
C18	12.46'	127.50'	5°36'02"
C19	122.04'	507.50'	13°46'39"
C20	111.21'	462.50'	13°46'39"
C21	268.82'	172.50'	89°17'18"
C22	198.69'	127.50'	89°17'18"
C23	120.37'	222.50'	30°59'49"
C24	188.14'	177.50'	60°43'46"

Curve Table			
Curve	Length	Radius	Delta
C25	26.60'	177.50'	8°35'09"
C26	19.81'	20.00'	56°44'37"
C27	53.98'	57.50'	53°47'06"
C28	82.10'	57.50'	81°48'45"
C29	80.51'	57.50'	80°13'18"
C30	77.94'	57.50'	77°40'05"
C31	19.81'	20.00'	56°44'37"
C32	6.77'	222.50'	1°44'40"
C33	174.71'	222.50'	44°59'23"
C34	87.69'	222.50'	22°34'52"
C35	121.81'	177.50'	39°19'09"
C36	19.95'	177.50'	6°26'23"
C37	29.85'	20.00'	85°30'24"
C38	146.71'	522.50'	16°05'16"
C39	29.85'	20.00'	85°30'24"
C40	83.73'	227.50'	21°05'15"
C41	7.57'	227.50'	1°54'27"
C42	47.50'	272.50'	9°59'16"
C43	52.71'	272.50'	11°04'56"
C44	19.81'	20.00'	56°44'37"

Curve Table			
Curve	Length	Radius	Delta
C45	65.81'	57.50'	65°34'48"
C46	82.25'	57.50'	81°57'36"
C47	146.47'	57.50'	145°56'50"
C48	19.81'	20.00'	56°44'37"
C49	83.66'	227.50'	21°04'12"
C50	50.81'	272.50'	10°41'01"
C51	58.55'	272.50'	12°18'41"
C52	29.85'	20.00'	85°30'24"
C53	8.37'	522.50'	0°55'04"
C54	31.42'	20.00'	90°00'00"
C55	5.36'	422.50'	0°43'35"
C56	107.13'	422.50'	14°31'40"
C57	29.49'	20.00'	84°29'19"
C58	19.81'	20.00'	56°44'37"
C59	77.79'	57.50'	77°30'44"
C60	81.94'	57.50'	81°39'06"
C61	82.47'	57.50'	82°10'47"
C62	52.33'	57.50'	52°08'37"
C63	19.81'	20.00'	56°44'37"
C64	29.49'	20.00'	84°29'19"

Curve Table			
Curve	Length	Radius	Delta
C65	88.25'	422.50'	11°58'03"
C66	61.12'	377.50'	9°16'36"
C67	10.22'	422.50'	1°23'11"
C68	93.27'	377.50'	14°09'20"
C69	158.71'	377.50'	24°05'21"
C70	19.81'	20.00'	56°44'37"
C71	33.33'	57.50'	33°12'44"
C72	80.89'	57.50'	80°36'08"
C73	30.37'	57.50'	30°15'29"
C74	82.45'	57.50'	82°09'18"
C75	67.50'	57.50'	67°15'35"
C76	19.81'	20.00'	56°44'37"
C77	31.42'	20.00'	90°00'00"
C78	335.28'	477.50'	40°13'50"

N

0 80 160
SCALE: 1"=80'

SOUTH VILLAGE AT BLACK DESERT

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

(PAGE 3 OF 3)

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2, St. George, Utah 84790 Ph (435) 673-8586 Fx (435) 673-8397, www.RACIVIL.COM

SURVEY-FPLAT FILE NUMBER:	08/02/2023 DATE:	C.G.A. DRAWN:
4528-22-058 JOB NUMBER:	1" = 80' SCALE:	B.E.A. CHECKED:

Mayor
Jarett Waite

City Manager
Brock Jacobsen

CITY OF SANTA CLARA

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

CITY COUNCIL

Meeting Date: November 4, 2026 **Agenda Item:** 4.G

Applicant: Not provided **Requested by:** Jim McNulty

Subject: Action to consider approval of a Partial Plat Amendment for Santa Clara Heights Subdivision, Phase Y, Lots 10 and 11. Presented by Jim McNulty, Planning Director.

Description

Terry Wilde is requesting to amend the Santa Clara Heights, Phase Y Subdivision. This involves Lots 10 and 11 of the subdivision. A staff report has been attached.

Recommendation: Not provided

Cost: Not provided

Legal Approval: Not provided

Finance Approval: Not provided

Budget Approval: Not provided

Attachments (3)

1. Santa Clara Heights Y_ Plat Amd_CC Report_November 4 2026.docx 224.05 KB
2. Lot 10 & 11 Map.pdf 1.42 MB
3. Partial Plat Amd Lots 10 & 11.pdf 525.77 KB

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at (435) 673-6712 at least 24 hours prior to the meeting.

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

Staff Report

Subdivision Plat Amendment
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: November 4, 2026
Current Zone: R-1-10
Property Address: 3768 Windmill Drive (Lot 10), and 3764 Holland Circle (Lot 11)
Request: Partial Plat Amendment for Lots 10 and 11 of the Santa Clara Heights, Phase Y Subdivision
Applicant Name: Terry Wilde
Staff Planner: Jim McNulty
City Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Terry Wilde, is requesting to amend the Santa Clara Heights, Phase Y Subdivision. The applicant owns both lots and proposes to amend Lot 10 and Lot 11. Lot 10 is 13,068 sq ft (0.30 acres) in size, and Lot 11 is 11,761 sq ft (0.27 acres) in size. The property owner requests approval with the purpose of adjusting the common lot line between the two adjoining lots. Lot 10 would increase to 14,817 sq ft (0.34 acres) in size, with Lot 11 decreasing to 10,000 sq ft (0.23 acres) in size.

Both amended lots will meet the density, setbacks, and other requirements as per Chapter 17.68.050 (R-1-10 Zone) of city ordinance. The proposed partial plat amendment will allow the proposed changes to be included in a recorded subdivision plat.

SITE & VICINITY DESCRIPTION

The subject properties are in the northwestern part of the City. Major cross streets in the vicinity include
Hwy-91 and Rachel Drive.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

Request: Partial Plat Amendment

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within the Santa Clara Heights, Phase Y Subdivision prior to the October 29, 2026, Planning Commission meeting. No responses have been received by City staff as of the writing of this report. The property has also been posted for a public meeting as per State Code requirements.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*
Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Parks & Recreation*
Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Police & Fire*
Recommendations: N/A
Required Revisions: N/A

DEPARTMENT: *Power*
Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat.
Required Revisions: None at this time.

DEPARTMENT: *Public Works*
Recommendations: Any public utility easement that's affected by this amendment needs to be relocated. A final mylar with signature blocks is required.
Required Revisions: None at this time.

STATE CODE CONSIDERATIONS

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

CITY STAFF RECOMMENDATION

On October 29, 2026, the Planning Commission held a public meeting and forwarded a recommendation for approval to the City Council. City staff recommend that the City Council consider granting approval of the Partial Plat Amendment for Lot 10 and Lot 11 of the Santa Clara Heights, Phase Y Subdivision, subject to the following conditions:

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

Request: Partial Plat Amendment

4. That the applicant be required to record the amended subdivision plat and provide an electronic copy to City staff.

Santa Clara Heights Plat Y





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

Lots 10 & 11 Partial Plat Amendment

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

MORTGAGEE CONSENT TO RECORD

WE, UNITED WHOLESALE MORTGAGE, A MICHIGAN LIMITED LIABILITY COMPANY, MORTGAGEE, OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: _____
MANAGER

MORTGAGEE ACKNOWLEDGMENT (CONSENT)

STATE OF _____ } S.S
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGER OF UNITED WHOLESALE MORTGAGE, AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

NOTARY COMMISSIONED IN STATE OF _____
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

MORTGAGEE CONSENT TO RECORD

WE, THE LOAN STORE, INC., A DELAWARE CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY: _____
MANAGER

MORTGAGE ACKNOWLEDGMENT (CONSENT)

STATE OF _____ } S.S
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2026, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGER OF THE LOAN STORE, INC., AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT IN BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

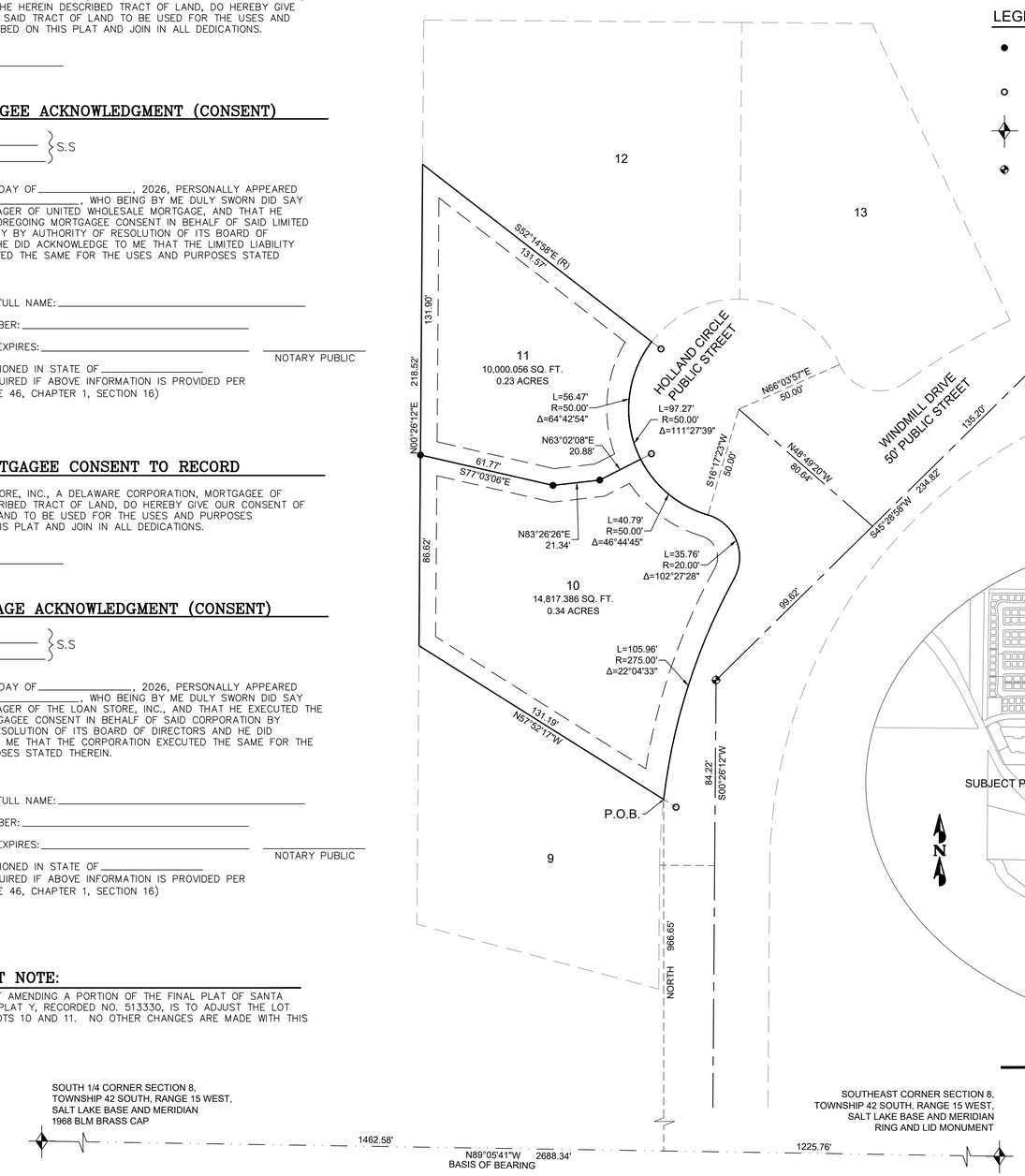
COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

NOTARY COMMISSIONED IN STATE OF _____
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

AMENDMENT NOTE:

THE PURPOSE OF AMENDING A PORTION OF THE FINAL PLAT OF SANTA CLARA HEIGHTS PLAT Y, RECORDED NO. 513330, IS TO ADJUST THE LOT LINE BETWEEN LOTS 10 AND 11. NO OTHER CHANGES ARE MADE WITH THIS PLAT.



LEGEND

- ● SET 5/8" REBAR AND CAP MARKED R&B SURVEYING PLS 7654 (OR AS NOTED)
- ○ FOUND RIVET ON EXTENSION OF LOT LINE IN CURB
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND CLASS 1 RING AND LID MONUMENT

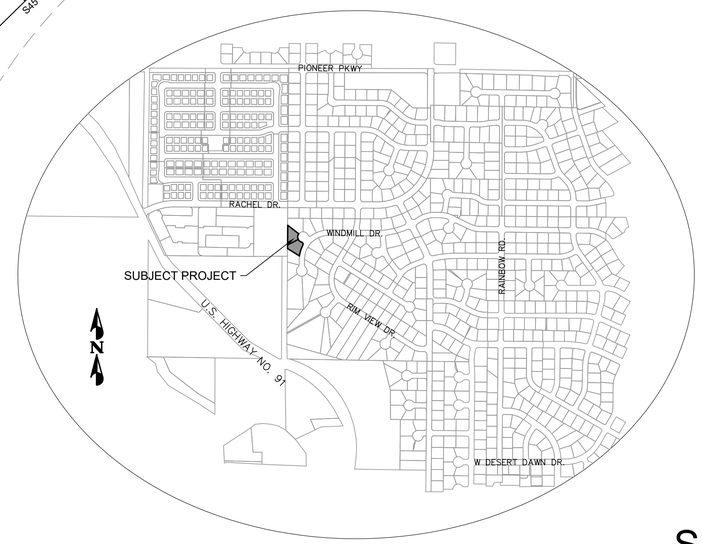
N

30 0 30 60
SCALE IN FEET
1" = 30'

GENERAL NOTES

1. A 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL SIDE AND REAR LOT LINES, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT LOT LINES, UNLESS OTHERWISE NOTED.

2. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVISE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND SUBSURFACE), AND DRAINAGE CONTROL.



VICINITY MAP
NOT TO SCALE

R&B SURVEYING, INC.
862 CAMINO PICO, WASHINGTON, UT 84780
PH: (435) 632-3540

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC EASEMENTS HEREAFTER KNOWN AS:

SANTA CLARA HEIGHTS PLAT Y
PARTIAL AMENDMENT "A"

9/16/276
DATE:

PROFESSIONAL LAND SURVEYOR
9/16/26
7654
ROGER M. BUNDY
STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 OF SANTA CLARA HEIGHTS PLAT Y SUBDIVISION, RECORDED #513330, SAID POINT BEING NORTH 89°05'41" WEST 1225.76 FEET ALONG THE SECTION LINE AND NORTH 966.65 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE NORTH 57°52'17" WEST 131.19 FEET ALONG THE SOUTH LOT LINE OF SAID LOT 10, TO THE SOUTHWEST CORNER; THENCE NORTH 0°26'12" EAST 218.52 FEET ALONG THE WEST BOUNDARY OF SAID SANTA CLARA HEIGHTS PLAT Y SUBDIVISION TO THE NORTHWEST CORNER OF LOT 11 OF SAID SANTA CLARA HEIGHTS PLAY Y SUBDIVISION; THENCE SOUTH 52°14'58" EAST 131.57 FEET ALONG THE NORTHERLY LOT LINE OF LOT 11 TO THE NORTHEAST CORNER; THENCE SOUTHEASTERLY 97.27 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 52°14'58" EAST) THROUGH A CENTRAL ANGLE OF 111°27'39" TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHWESTERLY 35.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°27'28" TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHERLY 105.96 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'33" TO THE POINT OF BEGINNING.

CONTAINING 24,817.442 SQ. FT. OR 0.57 ACRES.

NOTE: A CLOCKWISE ROTATION OF 1°19'04" APPLIED TO BEARINGS ON THE RECORDED "SANTA CLARA HEIGHTS PLAT Y" WILL MATCH BEARINGS SHOWN ON THIS PLAT.

OWNER'S DEDICATION

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

SANTA CLARA HEIGHTS PLAT Y
PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO SANTA CLARA CITY IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF, _____ 2026.

BY: _____ _____
TERRY J. WILDE TINA H. WILDE

BY: _____ _____
TERRY JOE WILDE TINA WILDE

Final Plat of:
SANTA CLARA HEIGHTS PLAT Y
PARTIAL AMENDMENT "A"
(LOTS 10 AND 11)

LOCATED IN SECTION 8,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M
SANTA CLARA CITY, UTAH

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 2026.

_____
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 SURVEYOR'S CERTIFICATE:

I THE SANTA CLARA CITY SURVEYOR, DO HERBY 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, THIS _____ DAY OF _____, 2026.

_____
CITY SURVEYOR
SANTA CLARA CITY, UTAH

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

WE, THE MAYOR AND THE 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 _____ DAY OF _____ A.D. 2026, HEREBY ACCEPT SAID SUBDIVISION WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

_____ _____
ATTEST: CITY RECORDER MAYOR
SANTA CLARA CITY, UTAH SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 2026.

_____
CITY ATTORNEY
SANTA CLARA CITY, UTAH

TREASURER APPROVAL

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

_____
WASHINGTON COUNTY TREASURER

RECORDED NUMBER

_____ _____
FEE: WASHINGTON COUNTY RECORDER
WASHINGTON COUNTY, UTAH

Mayor
Jarett Waite

City Manager
Brock Jacobsen

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

CITY COUNCIL

Meeting Date: November 4, 2026 **Agenda Item:** 4.H

Applicant: Not provided **Requested by:** Jim McNulty

Subject: Action to consider approval Rezoning and Amended Site Plan for property located at 2920 Santa Clara Drive to rezone the property from the Historic District/R-1-10 Zone to the Historic District/Mixed Use Zone and approve Ordinance No. 2026-23.

Description

Tresa Frei is proposing to remove the existing home located at 2920 Santa Clara Drive to allow for construction of a new single-family home with a studio allowing for commercial use (esthetician business). A staff report has been attached.

Recommendation: Not provided

Cost: Not provided

Legal Approval: Not provided

Finance Approval: Not provided

Budget Approval: Not provided

Attachments (6)

1. 2920 SCD_Tresa Frei Rezone_CC Report_November 4 2026.docx 230.92 KB
2. 4.0 LANDIS SITE PLAN 9-3-26.pdf 331.84 KB
3. Updated Home Plan_September 29 2026.pdf 443.80 KB

4. FREI 2 Lot Subdivision.pdf 597.54 KB
5. Vector Engineering Report 9-30-26.pdf 2.51 MB
6. SC City Ord 2026-23 Rezone HD-R-1-10 to HD-MU and Amended Site Plan - 2920 Santa Clara Dr 102826 mje.pdf 155.52 KB

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at (435) 673-6712 at least 24 hours prior to the meeting.

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

Staff Report

Property Rezoning & Amended Site Plan Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: November 4, 2026
Current Zone: Historic District/R-1-10 Zone
Proposed Zone: Historic District/Mixed Use Zone
General Plan Designation: Neighborhood Commercial
Property Size: 0.23 acres
Property Location: 2920 Santa Clara Drive
Request: Property Rezoning & Amended Site Plan
Applicant Name: Tresa Frei
Staff Planner: Jim McNulty
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Tresa Frei, is proposing to remove the existing home located at 2920 Santa Clara Drive to allow for construction of a new single-family home with a studio allowing for commercial use (esthetician business). The existing home **built in 1935 is a "Period Cottage"** and approximately 1,566 square feet in size. The subject property is 0.23 acres (approximately 10,018 sq ft) in size.

The Frei Family has owned this home for decades. Tresa Frei respects the homes' history and past use. However, Tresa would like to proceed with construction of a new residence that would incorporate a **Craftsman Style Bungalow** design on the subject property. The **Heritage Commission** reviewed this item on September 17, 2026, and October 1, 2026. The Heritage Commission supports the building design, materials, and colors.

The subject property is currently in the Historic District/R-1-10 Zone**.** The applicant is requesting to **Rezone the property** from the **Historic District/R-1-10 Zone to the Historic District Mixed Use HD/MU Zone** to allow for a new single-family home with a commercial use. Additionally, the applicant is required to go through an **Amended Site Plan Review** to bring the site up to current development standards. This process includes a public hearing with the Planning Commission and approval of the City Council before proceeding.

Section 17.76.080 of city code allows for the demolition of significant historic buildings within the Historic District which are not designated landmark sites. When application is made for a demolition permit, the Heritage Commission and Planning Commission shall:

1. Review the condition of the building to determine the impact of the demolition on the neighborhood and the technical feasibility for preserving the structure.

Request: New Home w/Commercial Use

2. If new construction is proposed for the site, it should be reviewed in conjunction with review of the demolition permit application.
3. The application shall also describe the reason for the demolition and any development proposed for the demolition site including renderings of the proposed new construction.

SITE & VICINITY DESCRIPTION

The subject property is located at 2920 Santa Clara Drive. The property has frontage along Santa Clara Drive. An existing single-family home is located on the property. The home abuts existing single-family homes to the north, east, and west.

ITEMS TO ADDRESS/SITE PLAN REVIEW

Chapter 17.74, Historic District/Mixed Use, requires a review of the site plan layout, building setbacks, building design and materials, parking, landscaping, outdoor lighting, signage, as well as other necessary items as needed for a mixed-use project. City staff have identified the following items that need to be addressed with the Site Plan Review:

1. **Site Plan Layout:** Vehicle **access to the site** will be provided off Santa Clara Drive. The proposed driveway will be located on the western portion of the lot. The driveway has been designed to go on either side and around the existing city-owned Sycamore Tree. A concrete walkway from the covered porch to the existing sidewalk will be provided. The building footprint including setbacks, driveways, and other improvements are shown on the Site Plan.

2. **Building Setbacks:** The **Historic District/Mixed Use Zone allows for flexible building setbacks.** Chapter 17.74.040, Development Standards allows for a front yard setback of 20', with side yard setbacks of 5' to property line, with a minimum of 10' between structures on adjacent parcels, and a rear yard setback of 10'. The Site Plan includes a 20' front yard setback, with side yard setbacks of 5' and 13', and a rear yard setback of 22'. The proposed building setbacks comply with city code.

3. **Building Design & Materials:** The applicant is proposing to build a new home on the property by incorporating a **Craftsman Style Bungalow** design. The **Heritage Commission** supports the building design, materials, and colors. The item will return to Heritage Commission after the rezoning process with Planning Commission and City Council is complete. The proposed building design, materials and colors will be shared with the Planning Commission at the meeting.

4. **Required Parking:** The project is required to have a minimum of 3 parking spaces for the proposed single-family home (2 spaces required) and commercial (1 space required) use as per Chapter 17.32 of city code. However, the **Site Plan includes 5 parking spaces** (2 driveway spaces, 2 garage spaces, and 1 commercial space).

5. **Project Landscaping:** A final landscape plan will be required to comply with **City Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards).** This will be reviewed with the building permit. The large City-owned Sycamore Tree will remain. The private tree in front of the existing home will be removed and replaced with a substantial shade tree. Additionally, City staff is working with the applicant to relocate the existing street planter adjacent to the driveway.

Request: New Home w/Commercial Use

6. **Outdoor Lighting:** Outdoor lighting shall not adversely impact surrounding businesses or residential uses. All outdoor lighting shall be shielded and directed downward to avoid light spill.

7. **Demolition Report:** A demolition report (attached) was submitted as per **Section 17.76.080 of city code**. The report indicates that significant deterioration and distress were observed on September 25, 2026, in accessible portions of the existing concrete basement foundation system and wood floor framing. Additionally, in the **opinion of Scott Christensen, S.E.,** the existing concrete basement foundation and accessible wood floor framing cannot presently be suitable for continued use without substantial rehabilitation.

8. **Project Signage:** Chapter 17.45 allows for signs in the Historic District. The applicant will be required to go to Heritage Commission for sign approval if needed for commercial use.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property prior to the October 29, 2026, Planning Commission meeting. 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.

GENERAL PLAN CONSIDERATION

The recently adopted **Santa Clara City General Plan** indicates a Neighborhood Commercial, NC Land Use Classification for the subject property. The proposed Historic District/Mixed Use Zone complies with the intent of the General Plan. The NC Classification states the following:

> *"This classification supports small-scale commercial uses that serve the daily needs of nearby residents, such as grocery stores, cafes, and personal services. It may also include mixed-use developments with residential units above ground-floor retail. The intent is to create vibrant, walkable centers that enhance neighborhood identity and reduce reliance on automobiles".*

The proposed application meets the intent of the General Plan. The proposed new single-family home on the property will include a small-scale commercial business.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-20-503, includes requirements for a land use ordinance or zoning map amendment. To rezone a property, the city must hold at least one public hearing. Additionally, a public hearing to consider a property rezoning requires 10 days' notice rather than 24 hours' notice. A notice must 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 State Public Notice website. City staff have determined that all State Code requirements have been met with this application.

CITY STAFF RECOMMENDATION

On October 29, 2026, the Planning Commission held a public hearing and forwarded a recommendation for approval to the City Council. City staff recommend that the City Council consider granting approval for a Rezoning & Amended Site Plan allowing for a new single-family home with a commercial use located at 2920 Santa Clara Drive subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.

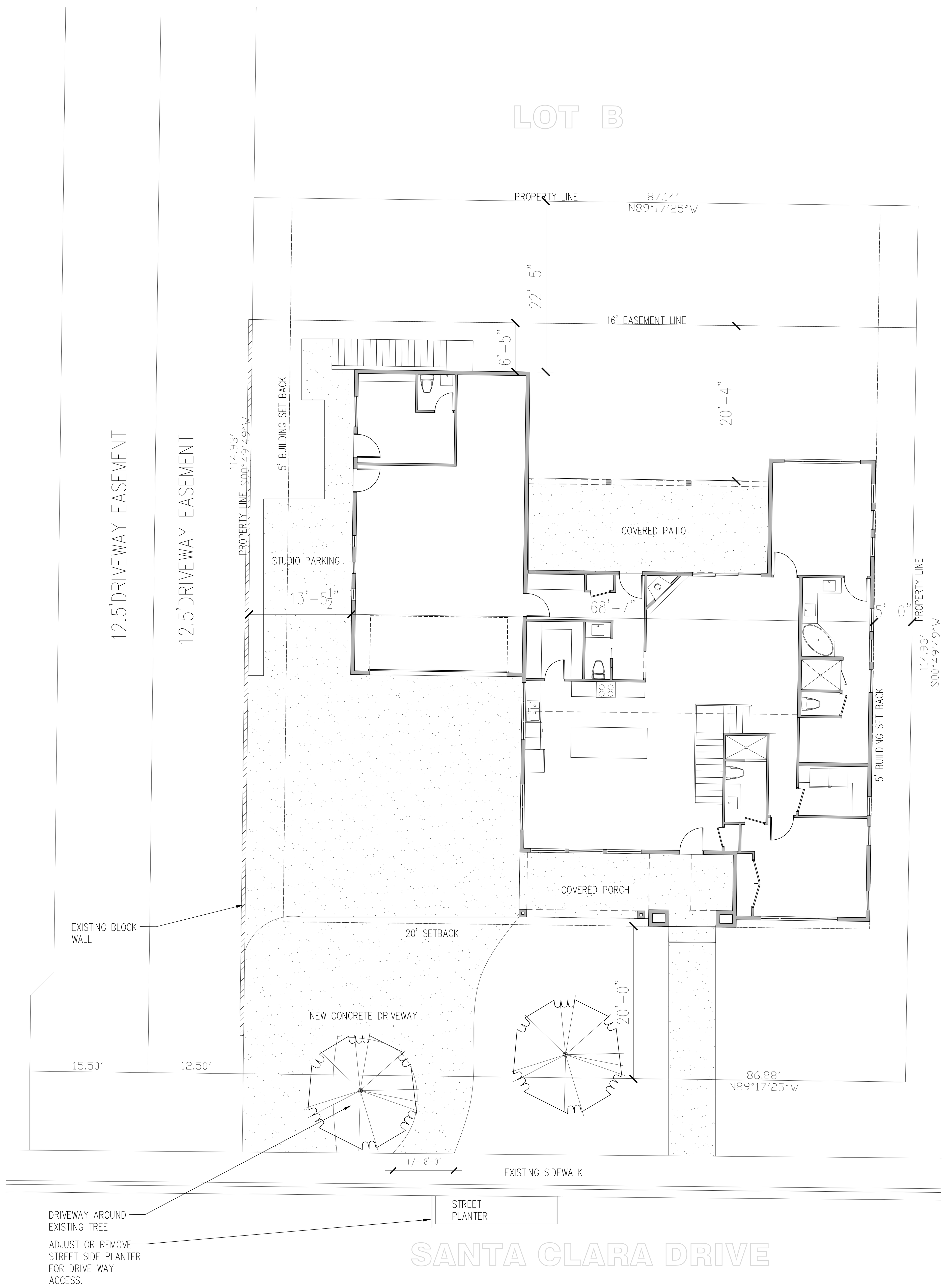
2. That the applicant is required to install site improvements which meet city standards.
3. That the project be built according to the approved Site Plan. That this includes but is not limited to all items listed in the staff report.
4. That the proposed building setbacks comply with 17.74.040 of city code.
5. That the final building design, materials and colors be reviewed and approved by the Heritage Commission once the rezoning process is complete.
6. That 5 parking spaces (including 1 space for commercial use) be provided as per the project Site Plan.
7. That the final landscape plan is required to comply with City Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards). That the large City-owned Sycamore Tree remains on the site. That the private tree in front of the existing home be removed and replaced with a substantial shade tree.
8. That outdoor lighting shall not adversely impact surrounding businesses or residential uses. All lighting shall be shielded and directed downward.
9. That project signage complies with Chapter 17.45 of city code. That the applicant be required to go to Heritage Commission for any future sign review and approval.
10. That the applicant be required to work with the Building Official allowing for compliance with the demolition report, as well as air quality and asbestos requirements prior to demolition.
11. That the applicant obtains a building permit prior to construction activity.
12. That the 7.5’ P.U.E. along the east property of Lot A of the Frei 2-Lot Subdivision be vacated.

And with the following findings:

1. That the Rezoning is compliant with the Santa Clara City General Plan, Land Use Classifications, Neighborhood Commercial/Mixed Lot Use (NC).
2. That the proposed small-scale commercial use which serves the daily needs of nearby residents complies with the General Plan.
3. That other properties in the vicinity (2895, 2998, 3003, and 3013 Santa Clara Drive) of the site are zoned Historic District/Mixed Use.
4. That the proposed single-family home will comply with the Historic District Design Guidelines adopted in 2024.

FRIE 2 SUBDIVISION

LOT A - 0.23 ACRE 10,000 S.F.



HISTORIC DISTRICT

FRONT	SIDE	REAR	HEIGHT
20' OR AVERAGE BETWEEN NEIGHBORS. MIN 10'	5'	10'	SIMILAR TO NEIGHBORS

1 SITE & UTILITY PLAN
1" = 10'-0"

NORTH

LEGEND

ROCK RETAINING WALL

NEW CONCRETE

GENERAL NOTES:

1. CORNER LOT PINS MUST BE IN PLACE DURING CONSTRUCTION AS REQUIRED BY THE COUNTY OR CITY.

2. THE CONTRACTOR SHALL REVIEW THE RECORDED PLAT AND SHALL COMPLY WITH ALL REQUIREMENTS INCLUDED THEREIN.

DRAINAGE NOTES:

1. PATIOS, DRIVEWAYS, LANDSCAPE AREAS, ETC. SHALL BE SLOPED TO PREVENT PONDING OF WATER.

2. ALL AREAS OF THIS SITE SHALL BE SLOPED TO PREVENT ROOF WATER FROM RUNNING OFF ONTO ADJACENT PROPERTIES.

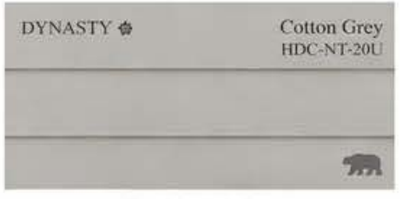
REDLINE
DRAFTING AND DESIGN
JOSH.REDLINEDRAFTING@GMAIL.COM · 435.669.5313
CUSTOM DRAFTING & DESIGN
RLDRAFTING.COM

LANDIS RESIDENTS
2920 SANTA CLARA DRIVE
FREI 2 LOT A
SANTA CLARA, UTAH

ISSUE: V1
PROJECT NO: M013-26
FILE:
DRAWN BY: JC
CHECKED BY:
AUG 6 2026
SHEET TITLE
SITE PLAN

A1

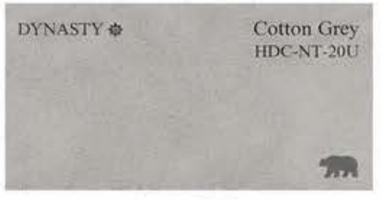




LAP SIDING
(garage only)



BOARD & BATTEN
(both gables)



STUCCO
(body)



BRICK
Charleston



STONE
Salt Flat Cobblefield



ROOF

FREI-LANDIS RESIDENCE

2920 SANTA CLARA DRIVE
FREI 2 SUBDIVISION
PHASE 1 - LOT A
SANTA CLARA, UTAH

LEGEND

- ◉ SET 5/8" REBAR AND CAP STAMPED LS 187849 UNLESS OTHERWISE SPECIFIED ON THE PLAT
- ✠ SPECIFIES SURVEY CONTROL MONUMENT (AS NOTED)

GRAPHIC SCALE

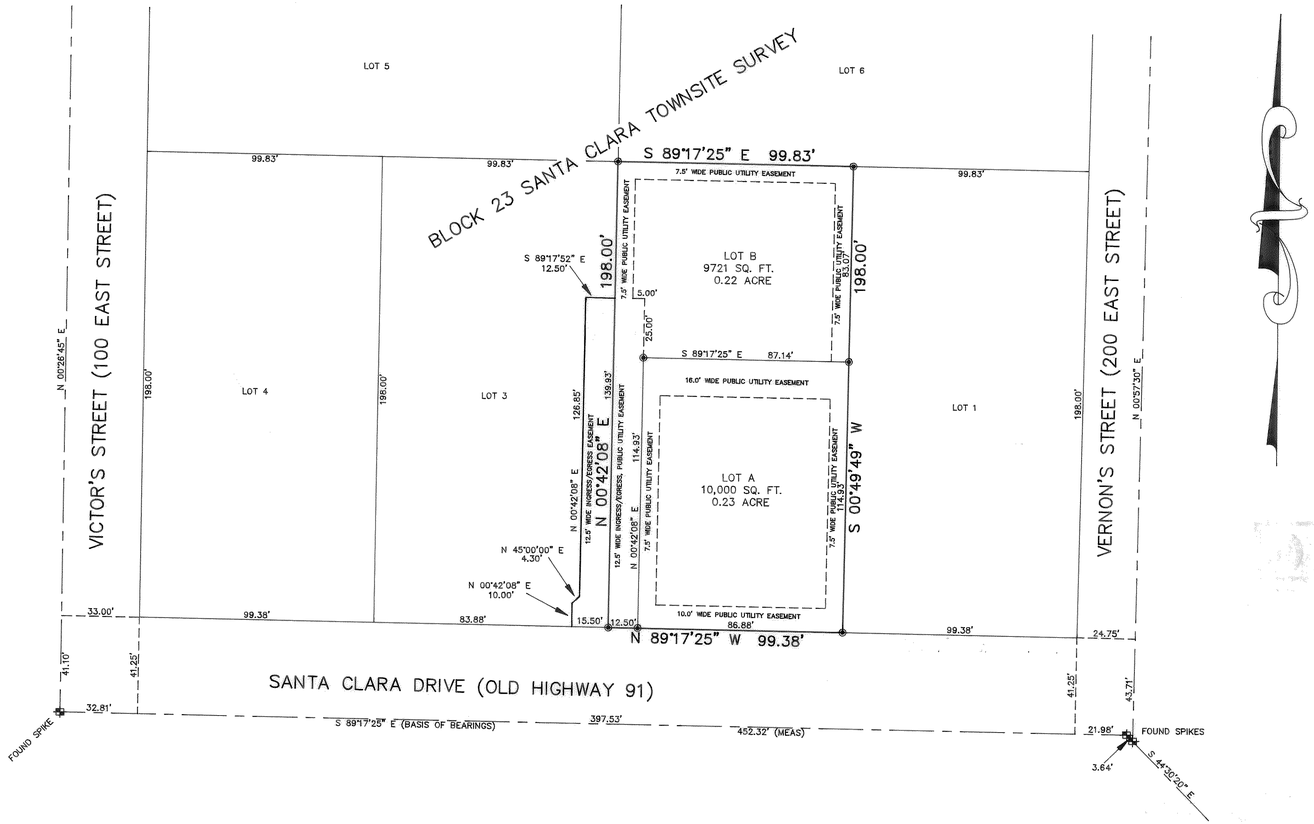
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GENERAL NOTES:

1. NOTWITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.

2. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. THE CITY OF SANTA CLARA DISCLAIMS ANY AND ALL RESPOSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.



SURVEYOR'S CERTIFICATE

I, MARK A. SCHRAUT, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 187849, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

FREI 2 LOT SUBDIVISION

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DES-CRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

ALL OF LOT 2, BLOCK 23, SANTA CLARA TOWNSITE SURVEY, AS RECORDED IN BOOK 778, PAGE 337, IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. CONTAINS 0.45 ACRE.
TOGETHER WITH: A JOINT USE RIGHT-OF-WAY TO BE USED ONLY AS A JOINT USE RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITY PURPOSES DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 23, SANTA CLARA TOWNSITE SURVEY AND RUNNING THENCE N89°17'25"W 15.50 FEET ALONG THE SOUTH LINE OF SAID LOT 3; THENCE N0°42'08"E 10.00 FEET; THENCE N45°00'00"E 4.30 FEET; THENCE N0°42'08"E 126.85 FEET; THENCE S89°17'52"E 12.50 FEET; TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE S0°42'08"W 139.93 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

4-5-96
DATE:
BUSH AND GUDGELL INC.

LICENSED LAND SURVEYOR — No. 187849 — MARK A. SCHRAUT — STATE OF UTAH

MARK A. SCHRAUT
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 187849

OWNER'S DEDICATION

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

FREI 2 LOT SUBDIVISION

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

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 9th DAY OF April 1996

Shelby D Frei
SHELBY D. FREI, TRUSTEE

Jewell G. Frei
JEWELL G. FREI, TRUSTEE

Ross A Leonard
ROSS A. LEONARD, TRUSTEE

Lois R. Leonard
LOIS R. LEONARD, TRUSTEE

TRUST ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 9th DAY OF APRIL, 1996, PERSONALLY APPEARED BEFORE ME Jewell T. Frei & Shelby D. Frei ~~the~~ they are
WHO BEING BY ME DULY SWORN DID SAY THAT ~~HE/SHE~~ IS THE TRUSTEES OF the Shelby D & Jewell G. Frei Family Trust AND THAT ~~his~~ they EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID TRUST BEING DULY AUTHORIZED AND EMPOWERED TO DO SO BY THE TRUST AGREEMENT OF November 29, 1993 AND ~~they~~ DID DULY ACKNOWLEDGE TO ME THAT SUCH TRUST EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

January 28, 1997
MY COMMISSION EXPIRES:

BARBARA SALMON Notary Public STATE OF UTAH My Comm. Expires JAN 28, 1997 — 205 EAST TABERNACLE ST. ST. GEORGE, UTAH 84770

Barbara Salmon
NOTARY PUBLIC
RESIDING IN: Washington

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS 3rd DAY OF May A.D. 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE HEREON SIGNED OWNERS WHO BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THA THEY SIGNED THE HEREON OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, RESIDING IN WASHINGTON COUNTY, UTAH.

FREI 2 LOT SUBDIVISION

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

APPROVAL OF PLANNING COMMISSION	SURVEYOR'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY SANTA CLARA CITY
ON THIS 26th DAY OF March A.D. 1996, THE PLANNING COMMISSION CHAIRMAN OF SANTA CLARA CITY, REVIEWED THE ABOVE SUBDIV-ISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.	THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 23rd DAY OF April A.D. 1996	APPROVED AS TO FORM THIS 1st DAY OF April A.D. 1996	WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF SANTA CLARA, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, REC-ORDED IN THE MINUTES OF ITS MEETING OF THE 27 DAY OF March A.D. 1996 HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.
Hans Hafen	Terry W. Abplanalp		Barbara Salmon / Hafen
SANTA CLARA CITY PLANNING COMMISSION CHAIRMAN	SANTA CLARA CITY SURVEYOR	SANTA CLARA CITY ATTORNEY	ATTEST: CITY RECORDER / SANTA CLARA CITY MAYOR

RECORDED # 531750
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: DIXIE TITLE CO.
DATE: 05-06-96 TIME: 15:49 PM BOOK: 999 PAGE: 471
FEE $34.00 — WASHINGTON COUNTY RECORDER — Russell Shirts

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 EAST TABERNACLE STREET
ST. GEORGE, CITY, UTAH 84770
PHONE (801) 673-2337

Drawn : M.A.S. Date : 4/5/96
Designer :
Checked :
Approved : M.A.S.
Scale : 1" = 30'
Job No : 5 - 6212

FREI 2 LOT SUBDIVISION
LOCATED IN:
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN

SHEET 1
1 SHEETS
FILE: 6212F

UTAH OFFICES
St. George
Draper
Layton
Orem

Visual Structural Condition Assessment – Existing Frei Residence:

2920 W Santa Clara Drive – Santa Clara, Utah

Prepared for:
Tresa Frei

Prepared by:
Scott E. Christensen, S.E.
Utah License No. 181950
Vector Engineering

Date:
September 30, 2026

1. Purpose

At the request of the property owner, a visual structural condition assessment was performed of the existing residential structure located at 2920 W. Santa Clara Drive, Santa Clara, Utah. The assessment included portions of the existing concrete basement foundation system and wood floor framing that were accessible and exposed for observation.

It is understood that the original portion of the residence was constructed approximately in 1935 and that the property is located within the Historical District of the City of Santa Clara.

The purpose of this assessment is to document the observed physical condition of the existing concrete basement foundation system and accessible wood floor framing and to provide an engineering opinion regarding the apparent condition of these elements and the feasibility of continued use or rehabilitation.

The original portion of the residence was constructed over a full basement having an observed minimum head height of approximately 6 feet 4 inches. Several subsequent additions to the residence were constructed on concrete slab-on-grade foundations.

This report is intended to provide information regarding the existing structural condition of the residence for consideration by the Historical Society of the City of Santa Clara in connection with the evaluation of the existing structure within the Historical District.

This assessment is limited to visual observations of accessible and exposed structural elements. No material strength testing, destructive investigation, reinforcement verification, or other subsurface or concealed-condition investigation was performed.

Evaluation of other building components, including architectural, mechanical, electrical, plumbing, environmental, hazardous-material, and other non-structural conditions, is outside the scope of this report.

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2. Scope of Evaluation

The evaluation consisted of a visual inspection of accessible portions of the existing structure, including:

- Visual observation of exposed concrete basement foundation walls;
- Documentation of observed concrete cracking, spalling, surface deterioration, discoloration, and other apparent distress;
- Observation of accessible wood sill plates, floor joists, and floor decking;
- Observation of apparent moisture or water intrusion;
- Observation of visible displacement, settlement-related distress, and cracking;
- Observation of accessible basement and main-floor wall conditions;
- Observation of exterior brick veneer/fascia, chimney, and visible areas of the original structure; and
- Photographic documentation of observed conditions.

The inspection was limited to conditions that could be observed without destructive removal of finishes or concealed building components.

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3. Visual Inspection

A visual inspection of the existing structure was completed on September 25, 2026, by Scott E. Christensen, S.E., Utah License No. 181950.

The inspection included observation of the following conditions where accessible:

- Cracking in existing concrete basement foundation walls;
- Surface deterioration and spalling of concrete;
- Deterioration of concrete cover;
- Apparent moisture or water intrusion through portions of the basement walls;
- Apparent settlement- or movement-related distress;
- Deterioration of accessible wood sill plates;
- Deterioration and decay of accessible wood floor framing and floor decking;
- Cracking and displacement in portions of interior and exterior walls; and
- Deterioration and displacement of portions of the exterior brick and chimney.

Observed conditions are summarized below.

Element	Observed Condition	Notes
Basement Foundation Walls	Deteriorated Condition	Localized cracking and surface spalling were observed at the northwest bedroom, southwest bedroom, storage room, and pantry/mechanical room. Apparent moisture/water intrusion was also observed through portions of the basement walls.
Wood Floor Framing	Deteriorated Condition	Rot and deterioration were observed in an exposed sill plate and associated wood floor framing and decking. The deterioration appears consistent with prolonged moisture exposure.
Basement and Main-Floor Walls	Cracking and Distress	Cracks up to approximately 3/16 inch in width were observed in various locations. Basement wall paneling showed areas of warping. Cracking was also observed at portions of the kitchen and entry, including areas near window and door openings.

Significant surface deterioration was observed in portions of the concrete basement foundation walls. The observed conditions include cracking, spalling, and apparent moisture-related deterioration.

The extent of deterioration within concealed portions of the foundation and floor framing could not be determined during a visual-only inspection. Based on the accessible conditions observed, additional deterioration may be present in concealed portions of the floor framing, particularly near the perimeter of the basement.

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4. Material Testing and Destructive Investigation

No destructive testing, concrete coring, concrete compressive-strength testing, wood strength testing, moisture testing, or other material testing was performed as part of this assessment.

Accordingly, the material strength and remaining structural capacity of the existing concrete and wood structural elements were not directly established by testing.

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5. Reinforcement Verification

No testing or investigation was performed to determine the size, spacing, condition, or existence of reinforcing steel within the existing concrete basement foundation walls.

The existing reinforcement, if present, was therefore not independently verified.

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6. Existing Wood Floor Framing

At the north wall of the existing basement storage room, a portion of the existing floor framing system was exposed and available for visual observation.

The exposed wood sill plate and associated 2x wood floor framing and decking showed deterioration consistent with prolonged moisture exposure. Portions of the accessible wood exhibited apparent rot and loss of material integrity.

Because the majority of the floor framing is concealed by the basement ceiling and floor finishes, the full extent of deterioration could not be determined during the visual inspection.

If the existing residence were to remain in service, additional investigation would be required to determine the extent of deteriorated wood framing and the repairs necessary to restore the framing system to an acceptable structural condition. This investigation would likely require removal of portions of the existing basement ceiling and/or other finishes to expose concealed framing.

Additional investigation would also be required to evaluate the adequacy of the existing floor framing for current gravity and lateral load requirements and its connection to the existing foundation walls.

---

7. Foundation Elements and Feasibility of Reuse

The owner reported that several local foundation repair companies specializing in repair and preservation of existing concrete foundations have reviewed the property and indicated that they would not provide a guarantee for proposed repair work. This information was provided by the owner and was not independently verified by Vector Engineering.

Based on the visual inspection, significant deterioration is present in portions of the existing concrete basement foundation system. The observed cracking, spalling, apparent moisture intrusion, and associated deterioration warrant substantial additional investigation before the existing foundation could reasonably be relied upon for continued residential use.

Because reinforcement, material strength, concealed conditions, and the full extent of deterioration were not established during this visual inspection, the extent and feasibility of repairs cannot be reliably determined without additional investigation and testing.

Based on the conditions observed, continued use of the existing foundation and floor framing would require substantial rehabilitation and further structural investigation. The existing structural systems should not be considered suitable for continued residential use without such additional investigation and, if continued use is pursued, appropriate repair or replacement.

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8. Other Observed Conditions

Additional deterioration and distress were observed in portions of the existing residence.

Exterior cracking was observed in the brick fascia around portions of the original residence. Several cracks exhibited apparent vertical and/or horizontal displacement. These conditions are consistent with movement of the structure; however, the specific cause and extent of movement were not established by this visual inspection alone.

Deteriorated mortar joints were also observed in portions of the exterior brickwork. The owner has reportedly performed repairs to portions of the mortar joints over time.

Many window frames exhibited apparent wood deterioration and rot. Based on visual observation, some window assemblies may no longer provide adequate attachment or support; however, the adequacy of the window assemblies was not independently tested.

Deterioration of portions of the existing brick masonry was also observed and appears consistent with age and prolonged weather exposure. Significant deterioration was particularly apparent at portions of the existing fireplace chimney, including areas above the existing roof line.

The conditions described in this section are provided as observations only and were not subjected to a comprehensive architectural, envelope, masonry, or building-code evaluation.

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9. Conclusions

Based on the visual inspection performed on September 25, 2026, significant deterioration and distress were observed in accessible portions of the existing concrete basement foundation system and wood floor framing.

The observed concrete foundation conditions include cracking, surface spalling, apparent moisture intrusion, and localized deterioration. Accessible portions of the wood floor framing include deteriorated and rotted wood at the sill plate, floor framing, and floor decking.

The full extent of deterioration cannot be determined from a visual inspection because significant portions of the foundation, floor framing, connections, and reinforcement are concealed or inaccessible.

No material strength testing, reinforcement verification, destructive investigation, or structural load testing was performed. Therefore, the existing material strengths and remaining structural capacities were not directly established.

In order to establish whether the existing foundation and floor framing could be retained for continued residential use, substantially more investigation would be required. Such investigation

would reasonably include exposure of concealed framing, evaluation of foundation conditions, verification of reinforcement where applicable, material testing, evaluation of structural connections, and structural analysis of the existing systems for applicable building loads.

Based on the extent of deterioration observed in the accessible areas, continued use of the existing foundation and floor framing would require substantial investigation and rehabilitation, with replacement of deteriorated structural components where necessary.

In the opinion of the undersigned, the existing concrete basement foundation and accessible wood floor framing are in poor condition and cannot presently be considered suitable for continued residential use without substantial rehabilitation and additional structural investigation.

Given the observed deterioration and the extent of concealed conditions requiring investigation and potential replacement, retention and rehabilitation of the existing structural systems would involve substantial reconstruction of portions of the existing residence.

If demolition and replacement of the existing residence is being considered, the observed structural deterioration documented in this report provides engineering information regarding the physical condition of the existing structure and the extent of structural rehabilitation that would be required to evaluate continued use.

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10. Limitations

This report is based solely on visual observations of accessible portions of the existing residence made on September 25, 2026.

No destructive investigation or material testing was performed. No testing was performed to determine the compressive strength of the existing concrete, the strength or remaining capacity of existing wood framing, or the size, location, or condition of reinforcing steel within the concrete foundation walls.

Concealed conditions were not evaluated. Conditions within concealed portions of the foundation, floor framing, wall framing, connections, and other structural elements may differ from the conditions observed.

This report does not constitute a comprehensive evaluation of all building components or systems. Architectural, mechanical, electrical, plumbing, environmental, hazardous-material, geotechnical, and other non-structural evaluations are outside the scope of this assessment unless specifically noted herein.

No opinion is expressed regarding the historical significance of the residence or the appropriateness of demolition under applicable historic-district requirements. The purpose of

this report is limited to documenting observed structural conditions and providing an engineering assessment of the apparent condition of accessible structural elements.

Very truly yours,

VECTOR ENGINEERING



Scott E. Christensen, S.E.
Utah License No. 181950



1. Existing Exposed Concrete Basement Wall – Surface Spalling



2. Existing Basement Wood Panel Wall at Window w/ Surface Warping



3. Existing Basement Window w/ Deteriorated Frame



4. Existing Concrete Cracking & Spalling in Basement Wall



5. Existing Concrete Cracking & Spalling in Basement Wall



6. Existing Concrete Surface Spalling in Basement Wall



7. Existing Wood Framing in Basement



8. Existing Wood Framing in Basement



9. Existing Crack in West Wall of Kitchen



10. Existing Crack in West Wall of Entry



11. Existing Crack Repair in Exterior Brick



12. Existing Exterior Brick in Deteriorated Condition



13. Existing Crack Repair in Exterior Brick



14. Existing Exterior Brick Displacement & Deterioration



15. Existing Exterior Brick Joint Displacement



16. Existing Chimney Above Roof



17. Existing Chimney Base



18. Existing Joint Between Original Home & Addition

CITY OF SANTA CLARA
ORDINANCE NO. 2026-23

AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, AMENDING THE ZONING MAP TO REZONE APPROXIMATELY 0.23 ACRES LOCATED AT 2920 SANTA CLARA DRIVE FROM THE HISTORIC DISTRICT/R-1-10 ZONE TO THE HISTORIC DISTRICT/MIXED USE ZONE, AND APPROVING AN AMENDED SITE PLAN FOR A NEW SINGLE-FAMILY HOME WITH A SMALL COMMERCIAL STUDIO, AFFECTING PARCEL NO. SC-FREI-A.

WHEREAS, the property located at 2920 Santa Clara Drive, consisting of approximately 0.23 acres, Parcel No. SC-FREI-A, is designated in the Santa Clara City General Plan as Neighborhood Commercial (NC) and is currently zoned Historic District/R-1-10 (HD/R-1-10); and

WHEREAS, the applicant, Tresa Frei, seeks to rezone the property to the Historic District/Mixed Use (HD/MU) Zone and to obtain approval of an Amended Site Plan, in order to remove the existing home and construct a new single-family home with a studio allowing for a small-scale commercial use; and

WHEREAS, the Heritage Commission reviewed the proposed building design on September 17, 2026, and October 1, 2026, and supports the proposed building design, materials, and colors; and

WHEREAS, the applicant submitted a demolition report, as required by Section 17.76.080 of the Santa Clara City Code, which concludes that the existing concrete basement foundation and wood floor framing of the existing home cannot presently be suitable for continued use without substantial rehabilitation; and

WHEREAS, pursuant to the requirements of the Santa Clara City Code and Utah Code § 10-20-503, the Planning Commission properly advertised and conducted a public hearing on the proposed rezoning and Amended Site Plan on October 29, 2026, and voted to forward a approval recommendation to the City Council; and

WHEREAS, the City Council, during a special meeting held on November 4, 2026, considered the application for the proposed rezoning and Amended Site Plan, the public comments received, and the minutes of the Planning Commission's deliberations, and voted to approve the rezoning and Amended Site Plan for a new single-family home with a small commercial studio, as depicted therein.

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

Section 1. Classification

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

Section 2. Amendment

The Zoning Map of the City of Santa Clara, Utah, is hereby amended to change the zoning of the property described below from the Historic District/R-1-10 (HD/R-1-10) Zone to the Historic District/Mixed Use (HD/MU) Zone, and the Amended Site Plan materials provided by the applicant and considered by the City Council at the time this ordinance was approved are hereby approved.

DESCRIPTION:

Property located at 2920 Santa Clara Drive, approximately 0.23 acres including all of Parcel No. SC-FREI-A, and more particularly described as follows:

> *All of Lot A, Frei 2 Lot Subdivision, pursuant to the Official Plat thereof on file in the office of the recorder for Washington County, Utah.*

Section 3. Findings, Conditions

The amendment approved herein is subject to the following findings:

1. That the Rezoning is compliant with the Santa Clara City General Plan, Land Use Classifications, Neighborhood Commercial (NC).

2. That the proposed small-scale commercial use which serves the daily needs of nearby residents complies with the General Plan.

3. That other properties in the vicinity of the site (2895, 2998, 3003, and 3013 Santa Clara Drive) are zoned Historic District/Mixed Use.

4. That the proposed single-family home will comply with the Historic District Design Guidelines adopted in 2024.

5. That the demolition report submitted under Section 17.76.080 of city code indicates that the existing concrete basement foundation and wood floor framing cannot presently be suitable for continued use without substantial rehabilitation.

6. That the proposed use under the amended zoning and Amended Site Plan complies with Chapter 17.18.090 items:

    a. The proposed use is suitable in view of the zoning and development of adjacent and nearby property;

    b. The proposed use will not adversely affect the existing use or suitability of adjacent or nearby property;

c. There are substantial reasons why the property should not continue to be used only as currently zoned, including the General Plan's Neighborhood Commercial designation of the property;

d. The proposed use will not cause an excessive or burdensome use of public facilities or services, including, but not limited to streets, schools, water or sewer utilities, and police or fire protection.

e. The proposed use is compatible with the purpose and intent of the General Plan;

f. The proposed use is consistent with the purpose and intent of the Historic District/Mixed Use zoning district.

g. The proposed use is supported by new or changing conditions anticipated by the General Plan, including the recently adopted General Plan's Neighborhood Commercial designation of the property;

h. The proposed use does reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to the unrestricted use of property.

The zoning amendment and Amended Site Plan approved herein are 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 is 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 proposed building setbacks comply with Section 17.74.040 of city code.

5. That the final building design, materials and colors be reviewed and approved by the Heritage Commission once the rezoning process is complete.

6. That 5 parking spaces (including 1 space for commercial use) be provided as per the project Site Plan.

7. That the final landscape plan is required to comply with City Ordinance #2024-02 (Water Efficient Landscaping & Conservation Standards). That the large City-owned Sycamore Tree remains on the site. That the private tree in front of the existing home be removed and replaced with a substantial shade tree.

8. That outdoor lighting shall not adversely impact surrounding businesses or residential uses. All lighting shall be shielded and directed downward.

9. That project signage complies with Chapter 17.45 of city code. That the applicant be required to go to Heritage Commission for any future sign review and approval.

10. That the applicant be required to work with the Building Official allowing for compliance with the demolition report, as well as air quality and asbestos requirements prior to demolition.

11. That the applicant obtains a building permit prior to construction activity.

Section 4. Effective Date

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

ADOPTED by a duly constituted quorum of the Santa Clara City Council this 4th day of November, 2026.

IN WITNESS THERETO:

Attest:

_____ _____

Jarett Waite, Mayor Selena Nez, City Recorder