NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, October 14, 2020
Time: 5:00 p.m.
AMENDED
AGENDA

NOTICE is hereby given that the Santa Clara City Council will hold a Regular Meeting on the 14th day of October 2020 in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara Utah. which meeting will begin at 5:00 PM. The Meeting will be available to view live on the YouTube link: https://www.youtube.com/channel/UCxLBLm30-XLqM1AEmhpcMA
Council Chambers will be available to residents, but we will have limited availability and follow Covid-19 guidelines.

1. **Call to Order**

2. **Opening Ceremony:**
   - Pledge of Allegiance: Ben Shakespeare
   - Opening Comments: Ben Shakespeare

3. **Communications and Appearances:**

4. **Conflicts and Disclosures:**

5. **Working Agenda:**

A. Public Hearing(s) 5:00 p.m.

B. Consent Agenda:

1. Approval of Claims and Minutes
   - Sept. 23, 2020 Regular City Council Minutes
   - Oct. 7, 2020 City Council Work Meeting Minutes
   - Claims through Oct. 14, 2020

2. Calendar of Events
   - Oct. 28, 2020 Regular City Council Meeting
   - Nov. 4, 2020 City Council Work Meeting
   - Nov. 11, 2020 Veterans Day (Offices Closed)
   - Nov. 2020 Regular City Council Meeting

3. Cancel the November 11th, November 25th and December 23, 2020 City Council Meetings and set a Special Meeting for Nov. 18, 2020.

C. General Business:

1. Consider approval of a Proclamation setting October as Domestic Violence Awareness Month. (Lindsey Boyer, Exec. Dir. Dove Center). Presented by Mayor Rosenberg.

2. Consider a Project Plan which consist of a site plan and building elevation drawings for a Tagg N Go car wash in a Planned Development Commercial Zone located at

approximately 3488 Pioneer Parkway in front of the Harmons store. Conner Atkins; RCG LLC applicants. Presented by Bob Nicholson, City Planner.

3. Consider 2nd Amendment of Final Plat for Ocotillo Springs Phase 3, located south of North Town Road and east of 400 East Street. Jared Bates, representing. Presented by Bob Nicholson, City Planner.

4. Consider a proposed amendment to Title 16, Section 16.24.080 Subdivision Ordinance to reduce a landscape strip to accommodate a needed turning lane at intersection and approve Ordinance 2020-14. Presented by Bob Nicholson, City Planner.

5. Consider Approval of Concessionaire for Gubler Park & Little League. Presented by Brad Hays, Parks & Trails Director.

6. Discuss the potential for a new park on the Church Orchard property on Chapel Street.

6. **Reports:**

   a. Mayor / Council Reports:

7. **Executive Session:**

8. **Adjournment:**

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

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 12th day of October 2020 at 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://www.sccity.org. The 2020 meeting schedule was also provided to the Spectrum on January 1, 2020.

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Chris Shelley – City Recorder

SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, SEPTEMBER 23, 2020
MINUTES

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, September 23, 2020 at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah. Notice of the time, place and agenda of the meeting was provided to the Spectrum and to each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting. The Meeting will be available to view live steam on the YouTube link: https://www.youtube.com/channel/UCxLBLm30-XLqM1AEmhpcMA.

Present: Mayor Pro Tem Jarett Waite
Council Members: Ben Shakespeare, Wendell Gubler, Leina Mathis and Denny Drake
City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Jack Taylor, Public Works Director; Corey Bundy, Building Official; Brad Hayes, Parks & Trails Director; Randy Hancey, Fire Chief; Bob Nicholson, City Planner; Kristelle Hill, Staff; Brian Chadaz, DRMC Board Chair; Terri Draper, DRMC; Mitch Cloward, DRMC; Sarah Weston.

1. **Call to Order**: Jarett Waite, Mayor Pro Tem called the meeting to order at 5:00 p.m. He welcomed everyone and introduced the Council members.

2. **Opening Ceremony:**

   - Pledge of Allegiance: Wendell Gubler
   - Opening Comments: Wendell Gubler

3. **Communications and Appearances: None.**

4. **Conflicts and Disclosures: None.**

5. **Working Agenda:**

   A. Public Hearing(s): None.

   B. Consent Agenda:

   1. Approval of Claims and Minutes:

      - September 9, 2020 Regular City Council Meeting Minutes
      - September 9, 2020 Executive Session Minutes
      - Claims through September 23, 2020

2. Calendar of Events

   - Oct. 7, 2020 City Council Work Meeting
   - Oct. 14, 2020 Regular City Council Meeting
   - Oct. 28, 2020 Regular City Council Meeting

Motion to Approve the Consent Agenda.
Motion by Ben Shakespeare, seconded by Leina Mathis.
Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.
Voting Nay: None.
Motion Carried.

C. General Business:

1. Intermountain Healthcare update. Presented by Mitch Cloward, Administrator.

   - Mitch Cloward, DRMC Administrator, said the hospital received some National recognition from US News and World Report that rated them as one of the best regional hospitals in the Country and the State of Utah in providing leading edge health care services. He said they have one of the largest trauma centers in the State. He said they are on the National stage in recruiting scientists and physicians to provide world-class health care here in St. George. He said he believes people connect with the name of St. George more than Dixie and the brand name recognition helps them grow and expand their services nationally and globally. He said their mission is centered around people. They want to help people live the healthiest lives possible. He stated that Leina Mathis served on the hospital board for 12 years.
   - Brian Chadaz, Board Chair, said that the hospital has a great relationship with the community it serves. When the hospital has some significant capital projects the citizens step up and contribute substantially towards that. He said that Dixie Regional Medical Center, soon to be St. George Regional Hospital, is one of the very largest hospitals within the intermountain system. The patients that go there get personal treatment. He said he is a liaison with the community and receives feedback from the community. A large amount of the comments he receives are favorable. He said that we are privileged to have the level of services that we do here. They have a lot of talent at the hospital with our management team and our doctors and nurses. They also have a great Board and a diverse Board.
   - Mitch Cloward said they want to continue to provide cutting edge health care services. He talked about cardiovascular services and the new device that the hospital has called the watchman device that can be implanted into a heart and reduces the need for blood thinners. He said it is important for them to remain innovative and be on the leading edge of medicine nationally and across the globe. He said they have physicians now that are called Cardiovascular Hospitalists whose only job is to care for heart patients in the hospital. They have no patients outside the hospital. They are there at the hospital 24/7. They also have Pediatricians that don't have their own practices. All they do is care for pediatric patients in the hospital. They also provide great spine care at the hospital and have a national contract that will be bringing people from all over the country to our

hospital for spine care including spine surgery. They are also providing the opportunity for anyone to come and participate in a study that allows their genes to be sequenced. The human genome project took ten years and millions of dollars, but they can now sequence a person's genes in a couple of days for free. They are using this information to try and identify heart conditions or cancer conditions that can be detected and prevented from ever manifesting themselves. He said they are trying to get ahead of disease. They can identify what a person has predispositions for and then target strategies to help them prevent that disease from manifesting itself. They are focusing on saving costs and lives. He said they believe that care should be accessible 24/7 no matter where you are so they have developed Connect Care and a person can connect with a provider on the phone 24/7 and it is a very reasonable cost. They have a partnership with Dixie State University around sports medicine and are going to build a sports medicine facility on their campus. They have athletic trainers, orthopedic surgeons and a group of healthcare professionals that care for the student athletes. He said they are continuing to grow, and their Sunset Clinic is very, very busy. He said the annual flu shot is available and they will be giving those out starting Oct. 1, Monday through Friday, 8 a.m. to 5 p.m. and they bill insurance for that. They are building a clinic in Washington Fields that is about the same size as the Sunset Clinic. They are also expanding health care services in Hurricane. He thanked the Council and Mayor for their service to the City.

- Ben Shakespeare said he is grateful for what the hospital has done for our community. People are moving here from all over the world and the hospital is the number one reason that they can be here.
- Brian Chadaz said that is the number one thing on people's list as they get older is what is the health care like in an area. That is very important to have a great medical system in our community.
- Denny Drake said we appreciate the quality of what we have here. We have the best quality of health care in the country and it is due to the IHC partnership with the cities and local people.
- Wendell Gubler said that Governor Herbert moved Utah County back to the orange level for COVID-19. Where do we fit as far as COVID and how are we doing down here?
- Mitch Cloward said it is a smaller percentage of the population that needs hospitalized care for COVID. He said a couple of months ago we were averaging about 25 patients a day with COVID that needed care. Before school started, we dropped down to about seven or eight. Now we are back up to seventeen or eighteen patients a day. He said they are watching very closely. Everyone wants this to go away.
- Leina Mathis thanked the hospital representative and stated that she knows how dedicated they are. She asked if there is any talk of expanding the Sunset Clinic.
- Mitch Cloward said they have 5 acres there and they have one more opportunity to expand. He said that instead they are looking for land in other areas of the County where they can continue to provide convenient close health care. He said they may start looking at Ivins or other areas where there is more growth. They own land by Sun River and Washington. They are building a clinic in Little Valley and they are looking at the demographics in this area to figure out where they should be purchasing land for future growth.
- Mayor Pro Tem Waite said that his brother-in-law who is a pharmacist at the hospital said there is an effort to not put patients on ventilators but instead on oxygen when they

have COVID because it makes the recovery rate much better. He asked how that is going.
- Mitch Cloward said it is going very well. Treatments have advanced and most of the patients are not on ventilators. They are on another floor in the hospital rather than the ICU. It is working well. The sickest of the sick would end up in the ICU on a ventilator now. He said our seniors are highly vulnerable.

2. Consider approval of a proposed amendment to Title 17, Section 17.66.040 to require a building elevation drawing as part of the site plan process in a standard Commercial Zone and approve Ordinance 2020-13. Presented by Bob Nicholson, City Planner/Corey Bundy, Building & Zoning Official.

   - Bob Nicholson stated that in the standard commercial zone the ordinance currently requires that an applicant submit a site plan to the City for review by the Planning Commission. He said that what this proposal would do would add in addition to the site plan require a building elevation so when an applicant in a standard commercial zone comes to the City Planning Commission they would have to have a site plan plus a building elevation sketch. This is like what we have in the PD commercial zone requirement. Nearly all the commercial property that is currently zoned commercial is PD commercial. There are about 3 properties that are just zoned commercial. The Planning Commission felt it would be beneficial to have a chance to look at the building elevation drawings. The ordinance in front of Council is simple. He said that based on comments that we received at TRC it was scaled back. He said they added the language, "and building elevations approval" and "A site plan along with building elevations shall be submitted, drawn to scale, and of sufficient size and detail to show building appearance and location, yard setbacks, ingress and egress drives, parking areas, landscaped areas, and such other improvements as may be required relating to specific use proposed." He said that in paragraph two, "The building elevations plan shall show and describe the exterior building materials and colors, including roof materials and exterior appearance for all sides of a proposed building." was added. In paragraph three it says, "The planning commission shall review and approve all plans prior to the issuance of any building permit for site improvement, or construction permit for utility systems and building construction." He said this is a pretty simple amendment to the commercial zone. He said they are working on revisions to the PD chapter. That has come before the Planning Commission twice and before the Council once or twice and it is still being massaged. That has more detailed design. This could be on the City Council's next agenda. It has more detailed recommendations regarding design. The Planning Commission has recommended approval.
   - Mayor Pro Tem Waite asked what kind of teeth this provides to the Planning Commission. If they don't like what is on there can they just make a comment or is this making sure things don't slip by the Planning Commission.
   - Bob Nicholson said that on a property that is already zoned commercial so if the Planning Commission didn't like it, they can request that they bring it back and make request of things that can be done. They may ask for cooperation instead of by the force of the code. He said he thinks most applicants want to satisfy the City so if they got recommendations that would mean something to most of them. The zoning action is a legislative action and there is no compelling the City to change the zone so if someone is

asking for a standard commercial zone and they didn't like the look of the building they could turn that request down. If it is already zoned commercial, we may not have great power to deny it, but it could be tabled, and the City could make requests. In the PD commercial there are already some design standards in that chapter. In the standard commercial chapter, there are no design recommendations.
- Denny Drake asked where the TRC meeting comes in this process.
- Bob Nicholson said that is the Staff meeting that is held every Thursday.
- Denny Drake asked if the builder would bring his site plan to TRC with the building design and get recommendations from Staff as to what they need to do.
- Bob Nicholson said they would get recommendations and at that point most of the applicants try and follow those. TRC is the first step.
- Ben Shakespeare said that in reading this he doesn't know how much teeth it gives other than it allows the Planning Commission and Staff to look at it. He said his concern on both sides is everyone has a different opinion on how it looks. He urges a little caution. Most applicants certainly try and do it right.
- Leina Mathis said she thinks the intent is different. If we want to have control for design standards, we would put it in a PD commercial zone. This is just a way to look at the elevations and that is really all we are doing. Just to know the intent of the builder.
- Denny Drake asked that in the process if the builder/developer does not agree with the Planning Commission's decision do we still have the options of the City Council reviewing it.
- Bob Nicholson said that is a good question.
- Denny Drake said his concern is that the recommending body would have the final decision, but the elected officials are the ones that are actively involved with the people. The recommending body is an appointed body and he believes the decision-making should be left to the elected officials with a recommendation from that body.
- Bob Nicholson is not sure if something like that exists in the code. He said a sentence could be added to this proposed amendment under paragraph three, "The planning commission shall review and approve all plans prior to the issuance of any building permit for site improvement, or construction permit for utility systems and building construction." and add "where the applicant is dissatisfied with the decision of the Planning Commission they have the right to appeal to the City Council.
- Ben Shakespeare said he believes that already exists.
- Bob Nicholson said that any decision by the land use authority can appeal to the City Council.
- Ben Shakespeare said what this is simply doing is giving the technical review committee (TRC) and the Planning Commission the ability to see elevations coming before them.
- Bob Nicholson read from "Appealing Land Use Authority's decision" in Chapter 16.050. "Any person adversely affected by the Land Use Authority's decision in administering or interpreting the land use ordinance may appeal that decision to the City Council by alleging there is an error in any decision or determination made by the Land Use Authority. The City Council shall hear and decide appeals from administrative decisions in applying the zoning or subdivision ordinance."
- Denny Drake said we need to make sure the ordinance that we are passing reflects that also.
- Bob Nicholson said he doesn't think there would be any conflict because right now

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these site plans go to the Planning Commission and we are not changing that. This paragraph said that if anybody disagrees with their decision, they can appeal it to the Council.
- Denny Drake said that the Planning Commission does a great job for us and that recommendation as a body we need that help. In answering to the electorate, the Council needs to be the one to make that decision.
- Wendell Gubler asked if there is a reason why this amendment has come forward. Has this been a problem in the past? Has the Planning Commission had a problem with it?
- Bob Nicholson said the Planning Commission requested this. Part of it came out of the instruction at Jim's RV.
- Denny Drake said he would recommend approval with the change mentioned.

Motion to Approve the proposed amendment to Title 17, Section 17.66.040 to require a building elevation drawing as part of the site plan process in a standard Commercial Zone with the sentence added that states, "where the applicant is dissatisfied with the decision of the Planning Commission they have the right to appeal to the City Council" as per 17.16.050 and approve Ordinance 2020-13.
Motion by Denny Drake, seconded by Ben Shakespeare.

- Ben Shakespeare said he doesn't think the added sentence needs to be put in there. It is already in the chapter before. They already have the ability to appeal. He is fine with what is put in there, but the language is already in the code.
- Denny Drake asked Bob if he feels it ties back into that.
- Bob Nicholson said it applies to everything in the code. That chapter references everything in the zoning ordinance. Anything where the Planning Commission is delegated as Land Use Authority that decision can be appealed to the City Council.
- Denny Drake said then he will remove that stipulation.

Amended Motion to Approve the proposed amendment to Title 17, Section 17.66.040 to require a building elevation drawing as part of the site plan process in a standard Commercial Zone and approve Ordinance 2020-13.
Motion by Denny Drake, seconded by Ben Shakespeare.
Voting Aye: Jarett Waite, Leina Mathis, Ben Shakespeare, Wendell Gubler and Denny Drake.
Voting Nay: None.
Motion Carried.

6. Reports:

A. Mayor / Council Reports

Wendell Gubler:
- Nothing to report.
- Leina Mathis said she has had residents call her and tell her they have opted out of the recycling and they haven't received any confirmation of their opt out. They are also concerned about someone picking up their Blu Can after they have opted out.
- Wendell Gubler said that someone will come and pick up the can. He is not sure about the process of confirmation though.

- Brock Jacobsen, City Manager, said that if residents want a confirmation, they can call the City Office and talk with Sherri and see if she has received the information. He said he hasn't seen anything from the Solid Waste District as to how and when the pick-up of the cans will take place. He thinks it won't happen until January when the new recycling program kicks off. He said the opt out form comes to the City and the City passes the information on to the Solid Waste District.
- Kristelle Hill said they are sending the forms through the website and it automatically goes to the Utility Department, but she could have an automatic email sent back to the residents after they fill out the form confirming the information.
- Leina Mathis thinks that would be a great thing to do.

Denny Drake:
- Nothing to report.

Leina Mathis:
- Attended the League of Cities and Towns Meeting today.

Ben Shakespeare:
- Dixie State University went over their 5-year plan and it exceeded all goals that they had set within that plan. Good things are happening in the community.

Mayor Pro Tem Waite:
- Met with Brock Jacobsen and several City Staff members and with a company that does security cameras. It was a very advanced security system. This bid was more expensive than the other bid. He said they will bring in the previous bids and see how they compare and then have something for the Council.
- He attended the League of Cities and Towns today also. He said he attended the discussion on COVID-19 best practices. He talked about how other cities used their CARES Act funding such as updating the offices to touchless equipment and purchasing masks to give to the community. He said he had a discussion with Brock on how to spend the CARES Act funding. We could get up to $700,000. Some of it has been spent already on improving teleconferencing options. He asked Brock to look into if there are any kinds of business grants so we could help residents with utility bills.
- Brock Jacobsen said the guidance on how the money can be spent is so vague. The money can be used for the front-line workers, for public safety, for public health and a lot of cities are using it for their fire departments and EMS because things have changed on how they deal with people. The State got wind of this and went to the Treasury and they said the money can't be used for that. Then they said you can, but you have to document that they have substantially changed but they give no clarification on what that means. The Secretary of the Treasury said that they weren't going to ask for that because their roles have changed and how they are doing things. But what they are really looking for they don't give any guidance on or what documentation they need to have.
- Mayor Pro Tem Waite said that any guidance Council can give on this would be helpful. He said he is a fan of helping our local businesses.

- Jack Taylor, Public Works Director, talked about a discussion there was concerning impact fees. He said the Mayor suggested putting together a spreadsheet that shows

figures and has the impact fee. Kristelle worked on this and did a really good job on the spreadsheet.
- Kristelle Hill said she made the spreadsheet so it could easily calculate all the fees. She explained the spreadsheet to Council. She said you add the square footage to the spreadsheet and then they decide what water connection and sewer connection they want. It will automatically change the fees depending on what they choose. There are a lot of options for electrical. The street impact is based off the permit category and that will be automatically calculated from that. It breaks out the water, sewer and power. If they want to put in their own valuation they can at the top of the spreadsheet.
- Jack Taylor said they talked with Steve at Sun Rise Engineering and asked him to put in some other categories that could possibly come to our community and put them in there also. These numbers come right out of a book and it's been proven, and it is a spec that all engineers use when they put their impact fees together and so it has been studied. He said some of the categories are hard to pick.
- Leina Mathis asked if there is guidance on what category gets used.
- Jack Taylor said we try to pick the category that we feel that matches.
- Ben Shakespeare said this is where we need to visit. He asked why there was such a disparity.
- Jack Taylor said it is all based on trips. It is all driven by trips.
- Brock Jacobsen explained the different kinds of trips and categories.
- Jack Taylor said it all depends on what is happening in each individual city such as roads needing to be built, traffic signal that need to be put in, projects in the Master Plan being not as comprehensive as ours.
- Ben Shakespeare talked about the maximum eligible number. Are we looking to encourage retail in the City? As a taxpayer we should say "absolutely". Are our fees going to be a deterrent for stores wanting to come in? He said the spreadsheet is fantastic. He would love to see the sales tax dollars come to our City.
- Bob Nicholson said that cities can decide what they could charge and what they will charge. He talked about some cities offering bonuses also.
- Jack Taylor said he thinks Ben is right. There is no reason to not look at incentives. It is up to the Council.
- Leina Mathis asked about the additional categories that have been added to the spreadsheet. Do we have to redo our impact fee study?
- Jack Taylor said no. It all still functions off that $400 per ERU per 1,000 ft. The number stays the same.
- Ben Shakespeare said we need to have this discussion. We need to pay for the roads and bridges. He supports the idea of bringing in retail businesses that generate sales tax.
- Brock Jacobsen said the impact fees pay for new growth. They don't pay for the maintenance, which is where the sales tax comes in.
- Jack Taylor said we can continue this discussion in a Work Meeting. He said he really likes the spreadsheet because we can just punch in the numbers and it gives developers a good number. He said that power hit a new peak this summer with over 19 megawatts. He said he will find out tomorrow if we are still moving forward on the carbon free project. Two cities have dropped out of the project. Most still want to stay in.
- Leina Mathis asked if we need to have a vote on that.
- Jack Taylor said we don't if we don't change our entitlement and keep our titlement share at what it is. He said he has gotten from Council that we want to keep moving

forward. It is a good project. If we don't have a resource to pick up the load from the growth, we are getting the only place we can go is to the market and the market could be crazy. The coal fire plants are getting shut down. There has to be something else. He suggests sticking in with this project. If a lot of people drop out, we will have to drop out because it will become too expensive. He said that we are still waiting for the Department of Energy funding.
- Ben Shakespeare said this is a good project. It is sustainable and clean, and it is long term.
- Jack Taylor said that all the meters have been installed. They are saving the crews a lot of time so they can do other work.
- Leina Mathis said the new utility bills are fabulous. They have a lot of information on them.

7. **Executive Session**: **None.**

8. **Adjournment:**

Motion to adjourn by Ben Shakespeare.
Seconded by Leina Mathis with all members present voting aye.
Meeting Adjourned at 6:13 p.m.

_____ Date Approved: _____
Chris Shelley – City Recorder

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SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, OCTOBER 7, 2020
MINUTES

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, October 7, 2020 at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah.

Notice of the time, place and agenda of the meeting was provided to the Spectrum and to each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting. The Meeting will be available to view live stream on the You Tube link: http://www.youtube.com/channel/UCxLBLm30-XLqM1AEmhpcMA

Present: Mayor Rick Rosenberg
Council Members: Jarett Waite, Wendell Gubler, Denny Drake and Leina Mathis
City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Jack Taylor, Public Works Director; Brad Hays, Parks & Trails Director; Corey Bundy, Building Official; Randy Hancey, Fire Chief; Matt Ence, City Attorney; Mark Weston, Planning Commission (PC); Marv Wilson, PC; Shelly Harris, PC; Ryan Anderson, PC; James Call, PC; Curtis Whitehead, PC; Doug Hunter, UAMPS; Mason Baker, UAMPS

1. **Call to Order:** Mayor Rosenberg called the meeting to order at 5:01 p.m. and excused Councilman Shakespeare from the meeting because he was out of town. He welcomed the Planning Commission members to the meeting and thanked them for being there.

2. **Working Agenda:**

A. General Business:

1. Combined meeting with Planning Commission to discuss General Plan, Ordinances, City development and growth.

- Mayor Rosenberg asked the Planning Commission (PC) to introduce themselves and tell a little bit about themselves.
- Curtis Whitehead, PC, said he has served on the Planning Commission for about a year. He stated that he grew up in this area. He said he loves this community. He thought that being on the Planning Commission would be a great opportunity to give back to what this community has always been and to give service to the community and be involved with what is going on in the community. He said he has 3 school-aged children. He works in the car business.
- Mark Weston, PC Chair, said he has been a Planning Commissioner for almost 2 years. He has lived in Santa Clara since 2000. He has 5 daughters.
- Marv Wilson, PC, said he served on the Heritage Commission for many years and then on the Planning Commission for 7 or 8 years. He is a longtime resident of Santa

Clara. They still have 1 child at home.
- Shelly Harris, PC, said that she and her husband live in the Vineyards area. They have college-aged children at home. She works at Cache Valley Bank as a commercial lender. She is new to the Planning Commission.
- Ryan Anderson, PC, said he is a longtime resident of Santa Clara. He has 4 children. He is a contractor. He said they love Santa Clara.
- Mayor Rosenberg told the Planning Commission that he and the Council appreciates the hard work that they do. He said he started in local government on the Planning Commission. He said he appreciates and understands the work that the Planning Commission does. He talked about the changing public hearing requirements where they are often only held at the Planning Commission and that puts even more opportunities for the Planning Commission to face their peers and neighbors on occasion. He said the work the Planning Commission does is important work. He said the last couple of months there have been some issues discussed. He said that he met with the Planning Commission Chair, Mark, and they felt like it would be a good idea to bring the Council and the Planning Commission together. He said this is not a formal meeting tonight. This is an opportunity for Planning Commission to ask questions and seek direction from the Council and for Council to hear them and maybe provide some input for the Planning Commission as we move forward. And maybe there are some things that Planning Commission wants to educate Council about. He told the Commission not to hold anything back tonight. He said that Council wants to help support Planning Commission and the decisions they make and if they need any tools or education or assistance the Staff is here, and the Commission needs to let them know. He said we want the Planning Commission to be the most prepared Commission in the County and even in the State, a Planning Commission that is educated, fair and applies the ordinances of the City fairly. They have a training tomorrow. Leina Mathis has taken this upon herself and has prepared binders for the Commission. He counseled the Commission not to be afraid to use Leina as a resource. He said that Councilman Drake and he himself have been chairmen of the Planning Commission and they can also be a resource for the Commission. If any of the Commissioners have a question, they can feel free to call. He said that Matt Ence is here at the meeting if anyone has a legal question. Devin Snow is the legal counsel for the Planning Commission and he is at the Planning Commission meetings to provide information to the Planning Commission and maybe reign the PC back to the code or to the law when necessary and provide guidance as the PC goes through actions they are asked to take. He told the PC to make sure they take advantage of their legal team as well. He said the big issues lately have been relative to the General Plan and interpreting the General Plan with development requests to amend the General Plan. Several of the Council members have expressed the desire that amending the General Plan shouldn't be easy; that the General Plan is there for a reason. There may be areas of the City that the General Plan needs to be updated. The General Plan is a living document. It is a document that can change. It is not meant to be the same forever. We have to go back and amend it every five years. We may not amend it very much, but we are mandated by State law to review it and make the changes that we feel are necessary. This starts with the Planning Commission. The PC may not know which areas Council wants to proceed with the amendment on unless the PC asks. There has been some question on the commercial area on Rachel Drive

and Pioneer Parkway and how we are going to interpret that. Some of the things in the General Plan may not appear correct or pertinent and may need to be amended for it to be interpreted properly and for us to be able to do our job the best way we can. There is always the question about the valley and what do we do in the valley. It changes annually, block by block, resident by resident. We recently did the South Hills update and a lot of the valley things came into play during that.

- Wendell Gubler said he thinks the General Plan is there for a reason. He stated that he doesn't like the idea of trying to amend it just because a developer may want to change it so they can have a project. It is more serious than that. It should be something that comes from the community. If the community wants to have something changed it is important that we look at it. It is important to find out from the community what they would like to have. Sometimes we forget about the community. We need to listen to their wishes.
- Denny Drake said he thinks we have a great opportunity to work together. Everyone has their opinion and each opinion is valuable. If opinions are not expressed, they need to be, and we can work through our differences so we can overcome those differences. Voicing and talking and communicating is one of the best ways of overcoming differences. As we visit about various community ordinances it needs to be discussed. He talked about having community meetings to determine and develop the General Plan. That is the most important to get the people's opinions for the General Plan and then work forward through those issues. He said we are a great community. Santa Clara has been and is a leader in just about everything such as the power industry, sewer, and water. Those have been led by the community and setting examples for communities around us and that is because the leadership is aware and working with the Planning Commission and those in the community to develop those issues. He would like to see a continuation of that and striving to work together in developing Santa Clara into what we think it needs to be along with the input from the citizens and if we can do that we can successfully continue to make Santa Clara the best place to live in Southern Utah.
- Jarett Waite said he appreciates the work the PC does. He said he thinks a couple of things in the General Plan need to be updated. He said he thinks reviewing the General Plan for the Rachel Drive, Pioneer Parkway area would be helpful. He said he would love to have the PC attend the League of Cities and Towns meetings in the future. There are always break-out sessions for the PC. He said another goal for the Council and the Staff, and the PC is to return emails. Citizens feel like they are not being heard if we don't reply to their emails.
- Leina Mathis thanked the PC and told them she is here to be a resource. She is happy to help. She encourages them to do a lot of trainings. She said we have to be realistic about the General Plan. It is only reviewed every 5 years and it can't foresee every condition or request or opportunity that may come to Council or the PC in a 5-year period. We have to decide if there are gaps and what we can do to mend those gaps and put things in place to help. We can't lose sight of the fact that the General Plan is not there to foresee every single request that could possibly come in a 5-year period. She thinks Council and the PC should revisit what is going on up at Pioneer Parkway and Rachel Drive.
- Mark Weston said that after talking with some of the Council members about Buck's Ace Hardware the PC voted it down because they didn't feel they weren't doing the

things that other developers were asked to do. He said that the building department here and Corey Bundy are great. They are doing a great job. He said he likes it when we are consistent and fair, and he wants to see this when he works with a city. As a Planning Commissioner he said he always tries to be fair and consistent with everybody and ask the same thing from everybody regardless of who you are or what you are wanting to build. He said the PC made some consistent requests from the builders of the other corners on Rachel Drive and Pioneer Parkway and then Buck's got turned down and then went to Council. He said that he feels the PC is a filter for the City Council and they should filter out and make sure there are qualified projects before it ever shows up at Council's door. He said that is what the PC is going to try and do. Part of being fair and consistent is trying to keep the bar high. There is another building that he feels we let through because we didn't have enough purview of what it would look like. He said the PC is not happy with the way it turned out. They don't want that to happen again, but he said at the same time he doesn't want to tell every developer or builder all the qualifications of what they have to do. That is a never-ending task that would never work properly. He asked how the PC can explain to people what we are expecting and keep the bar high and keep it fair and consistent across the board. He said the PC has talked about this.

- Marv Wilson said that having the General Plan is the guideline. He said that concerning Buck's, if they would have come to the PC and asked for a change in the General Plan first that would have been a different story. He said he believes the PC is like the administration part of things and are there to run things through the General Plan and ordinances. He said the PC is the administrative and if the political body wants to take a different stand that is fine and that is the way it is set up. He said the General Plan has been changed other than the five years periodically. People come and request a change in the General Plan, and we have done that periodically and that can be done through the process. The General Plan is a guideline. The PC must follow the General Plan, or they are not doing their job. If Council wants to overrule the PC that is fine by him.
- Curtis Whitehead said he agrees there needs to be consistency and trying to hold everything together, the PC's decisions and recommendations, to be consistent. He said that he has had some confusion over the year he has been on the PC. A lot of education he is getting is coming from Staff. He talked about the desire to have a walkable neighborhood on Rachel Drive and Pioneer. He asked if the walkability was part of the General Plan. Is that the way the Staff wants it or is that how the citizens want it or is that someone's interpretation?
- Jarett Waite said it is not in the code, but it is in the General Plan.
- Mayor Rosenberg said it is supposed to achieve pedestrian friendly character.
- Curtis Whitehead said it is so vague and that is where PC ran into the questions. He said they put a lot on Corey Bundy, whether it is his interpretation. He said that is why they have Corey there. Corey is out in the dirt every day, and so a lot of the decisions and recommendations he has been making is what he feels Staff has wanted. He said he thought the PC was making decisions that the Council wanted. He said he is grateful for this meeting so the left hand can talk to the right hand and the PC can know how to best support the decisions and the direction of what the City wants but also what the citizens and residents want. He likes the idea of having these work meetings so everyone can work together and be on the same page.

- Shelly Harris said she felt like the PC learned on the job with Buck's. She said the PC has certain powers but not all the powers and should be confident in the fact that they gave their opinion and made their recommendations based on what they felt. The Council made their decisions based on what they felt. She said this was a hard lesson to learn. She said this is a good step, getting together and understanding the roles.
- Mayor Rosenberg said that no one opinion is right or wrong. They were different opinions. They were both legal.
- Ryan Anderson said he is still learning the check and balances of cities and how they work. He explained his frustration with the decisions about Dollar Tree and Buck's.
- Jarett Waite said he never saw a site plan for Dollar Tree. The developer did a lot of what Council wanted so he could get the process done and make the neighbors happy and the citizens happy. We have to make decisions on what is presented to us. He said we could consider having a member of the PC come to the City Council meetings but not be officially part of the meeting and they could relay information to the PC.
- Ryan Anderson said he would like to have a way for the PC and the Council to communicate more often or watch the meetings online. He feels that consistency is very important.
- Denny Drake asked if we are talking about consistency for the last two years or for the last twenty years. He said the corner of Rachel and Pioneer started with Harmon's grocery store that is setback with parking in the front, which is consistent with what Buck's has. The size of the store determines the location. The store itself is something that Santa Clara needed. He asked the PC if they are talking about consistency since they have been on the PC or consistency with the City overall. Harmon's was approved setback and not with any pads out front. They could have put their development on the street. He said that what he is saying is that consistency changes. The consistency is based on personal opinion. He asked if the walkable community is personal opinion or is it community desire?
- Mayor Rosenberg said that walkability doesn't appear in the General Plan. What appears in the General Plan is "pedestrian friendly character". He said if you look at the list on the second page there are a lot of things that lead to the pedestrian experience. It does not necessarily make it walkable. It is the ability for people to come to that area and be able to visit all the facilities in that area. He said there is a section of the General Plan that is missing that the City has never done. On the bottom of page 41 it says, "to ensure quality development the City should develop an urban design plan that will guide development in the area". He said that we don't have an urban design plan. There is nothing to go to the next level of detail for the PC to look at to ask if we are meeting that. There is a list of 11 options that we can look for but there is not really an urban design plan. He said that section needs to be visited and we probably need to come up with that urban design plan for the rest of that project and it can expand out a little bit beyond the intersection. There are still parcels to the west and parcels on the north side of Pioneer that will come before the City at some point in time. That would be something we should probably charge the PC with to develop an urban design plan. He said to do it for Pioneer Parkway first but don't forget Santa Clara Drive when you are doing it. The same issues are down in the valley. If PC wants to create that successful economic engine and base it a little bit about that enhanced pedestrian experience. We have a lot of attributes along Santa Clara Drive that will contribute to that but the plan for it will have to be well done. That is a good

positive step. He said those 11 options are what the land planner put in the book but aren't necessarily the only ones that can be in the book and not every one of them should be in the book. The street side parking can't be mandated on any one at this point in time. We can't reduce the roads to facilitate the parking. He is giving the PC that charge to take this up. He said to go through this at each meeting. Look at this and does it make sense with what is coming in now and with what is there. Do we need to change some of that? If we need to change something that involves property owners, we can have a town meeting. We can ask specific questions and tally votes. We can get a consultant to help. Council can help and participate extensively. We may stay away from a specific project review because we are the appeal board for decisions that the PC makes. When we are an appeals board, we need to make decisions from what is presented to us and not from what we hear. The PC can identify the needs and we can help you by suggesting things. He said that Bob Nicholson is a good and well-experienced planner. There are other planners out there that we can bring in, professionals in that line of plan. He said this Pioneer Parkway intersection is critical to the City's future. He is happy with what has gone out there. There is a lot left to develop out there. He said the drive-in window is here to stay because of COVID. We are limited. He showed the map to the PC. The unique thing about Santa Clara is happening right now. If we update our General Plan today by the time, we got to it next time everything would have a plan approved and that changes the General Plan big time and how we look at it. It will change the City and it changes the economics of the City and how the City does business and funds expenses. It changes how we budget. We have to start thinking about how we are going to fund City operations five years from now. The businesses and the sales tax generators are going to be huge. The vacation rentals and the hotel packs are huge. That is huge for the future of the City unless we want to see property taxes on homes continue to climb. We haven't changed property taxes in 20 years. We are going to come to that sooner than later. It will be a decision that will be forced upon us because it will be the only way to balance the budget. Infrastructure needs to build and replaced. Where is that money going to come from? He told the PC to not forget the economic when they are looking at this. It is not always the aesthetics. The future economics of the City are on the line too.

- Shelly Harris said as a PC they are looking at the plan and basing their decisions on what they feel the plan is. She asked if they are charged with the economics as well.
- Mayor Rosenberg said that if we look in the General Plan there is a whole section on economics. There is a section on economic development and a section on sustainable communities and they kind of flow together. Economic development is the key to a sustainable community. Will it draw funding or bring in funding? He said that he and Mayor Hart sent a letter to the Federal Legislators asking them to try and push a bill that will allow the BLM to let us have that BLM land. If we do everything and follow the process that property can come to the City. If we make improvements to that property in accordance with the plan that we presented eventually that property can be deeded to the City. The problem with the laws now is that we can't sell it. We can't get a piece of property and develop it for affordability and dispose of it.
- Denny Drake said they went out to the South Hills and viewed the property that we are looking for as a shooting sports park and the part the BLM would like us to take is different then what we would like to take. He has a meeting with the BLM to visit

with them about where it should go from here. He said there is also a problem with the tortoise habitat. It is a real process to deal with the BLM.
- Mayor Rosenberg said the long term of how the City grows is as important and the economic resources that we have to facilitate future management of the administration of the City is important. He asked the PC to keep that in mind.
- Denny Drake said one thing he would like to see if we do start revising the General Plan is to put some incentives concerning jobs and sales tax revenue, they bring in. There are some incentives we don't have within our commercial or industrial zones. If we really want to make a significant impact in commercial areas in our sales tax revenue and in our industrial area if we come up with incentives that would bring developers here that would be a great plan that would help.
- Mayor Rosenberg challenged the PC to take a section and put it on their agenda. Start with the commercial zone on Pioneer Parkway and Rachel Drive. Go through that and find what they are missing. They can decide on an urban design guide. Be as specific as you can. If we can incorporate some of incentives that would be great.
- Jarett Waite said he would like to discuss the retirement home area.
- Mayor Rosenberg said the PC didn't get any pushback because of COVID and the difficulty in the virtual meetings. He said this will come back to the PC. He said PC will probably see the same type of opposition.
- Curtis Whitehead asked if this would be a good revenue generator for the City.
- Denny Drake said it is basically a property tax issue.
- Mayor Rosenberg said it would be a fairly significant property tax. It could be beneficial.
- Denny Drake said the issue wasn't the care facility it was changing the density per acre.
- Curtis Whitehead asked that when these come back in the future is part of this process to sit down and have a conversation with the City Council prior to it being presented to the PC so the PC knows the Council's thoughts.
- Matt Ence, City Attorney, said that is one thing that comes into consideration is the role of the PC of being different from the City Council's role. That is the way the system works, and the Council has been empowered with legislative authority. A lot of that sitting down and looking at the project happens at the Staff level because projects have to go through the TRC, and Staff does their review process. A lot of that happens with neither the Planning Commission nor the City Council being present. He said he doesn't think there would be an issue with some kind of an informational process so that you see something much earlier than you would by just seeing it on the agenda of a meeting. That would be something you would have to discuss. He said that the PC as volunteers are already giving a significant amount of their time and effort on these things and the City Council as well. He said in terms of legal barriers he doesn't know if there are any to something like that happening as long as there are no decisions being made.
- Mayor Rosenberg said that Washington City does a workshop and meets every week. They don't take action every week. The odd weeks are workshops. It is like a work meeting with applicants present and information can be presented and discussed, and it is in preparation for the meeting that is coming. A lot of this type of discussion can happen without any pressure. He would like to look further at this and if this is something we would want to do.

- Curtis Whitehead said he feels like he has been more of a policeman for what the developers want. If we have these conversations prior, we can get what everyone thinks and when we have a hearing, we can make a decision at that point.
- Jack Taylor, Public Works Director, said that sometimes the PC doesn't get a full shake of what happens in our TRC meetings. Maybe the minutes of the TRC can be sent to the PC and that could help them maybe grasp what is happening and what is going on and give them more information.
- Mayor Rosenberg asked the PC if they get the Staff reports and the recommendations. He would hope the Staff report would reflect the TRC meeting conversation. He said that the Council will go back to the Planning Commission minutes when they are looking at an issue. That is always asked in our meetings about what the PC vote was.
- Matt Ence said it is useful to talk about this from a legal perspective. It has been mentioned that the General Plan is an advisory document and that is pursuant to State law. State law says the General Plan is an advisory document unless your ordinances say otherwise. Our ordinances say that the land use authority or the PC in certain circumstances and the City Council in other circumstances when you apply the General Plan to a particular application there is a list of things that you are required to give "reasonable consideration to". As the PC and as City Council members give reasonable consideration to those items and issues reasonable people can disagree about what the outcome of those issues should be or what weight should be given to those issues or certain things should even be considered or not. The PC reaching a different outcome from the City Council is not necessarily a failure of the system. There is still value in that from the City Council perspective. The work that the PC does in some way is a filter and in other ways a testing ground and all of that has values. We are always worried about consistency in the legal world but consistency that we are concerned about is consistency of the application of the law to the facts at hand and when the facts are different in every case which is typically true of real estate you can apply that law as consistently as possible and still get different outcomes. Even with the same facts and the same law you can get a different outcome with two different bodies of people. All of this is valuable because we have to work together and make this process work for the people that bring the applications to us.
- Mayor Rosenberg talked about the training meeting that Leina is having with the PC and told Council this would be a good meeting to go to if they have the time.
- Corey Bundy said the assisted living project is going to come back. They have pushed the building closer to Gates Lane and there is some single family lots on Quail and a lot of open area. They have downsized the number of rooms.
- Mayor Rosenberg said they have single-family lots on Quail. Right now, Quail stubs into property. The roadway and the west side are owned by the development group. Quail is a through street to Bonelli and there is existing utility infrastructure and the sewer line is in there now.
- Jack Taylor said there is a main line sewer line and he is not sure if it runs all the way up the street. It might flow back to Santa Clara Drive.
- Mayor Rosenberg said the Master Plan for Quail in the future would extend. They could come in and request a cul-de-sac. He showed the map to the Council.
- Wendell Gubler asked if this would require a zone change.
- Mayor Rosenberg said it would and the determination of the land use authority to determine if it is okay for the General Plan, but they would have to go through a zone

change. They will have a public hearing about the zone change at the Planning Commission. He said that he appreciates the great questions tonight. We can schedule this meeting to happen a couple of times a year. He reminded the PC that the Council has a work meeting every month. He suggested having the 5th Wednesdays be a joint work meeting with the PC. It would happen four times a year. It would be the only item on the agenda. It would be beneficial to be able to bounce things off the Council before they go to a public hearing. These are open meetings so the public can come if they want. He reminded the PC that clamor is not always the majority opinion. He said this has been a great discussion and he thanked the PC for coming.
- Brock Jacobsen, City Manager, talked about the meetings with the Utah League of Cities and Towns. Those usually happen mid-September. They also have them in April here in Southern Utah. If the PC is interested in attending those meetings they need to get with Corey and let him know and we can get the PC registered. We usually book rooms in February for the Salt Lake meetings.
- Mayor Rosenberg said there is one day, usually the Thursday that is dedicated for planning. If the PC can make that day it is all about their job.

2. City Council Holiday Calendar discussion.

- Brock Jacobsen said that in November the calendar for City Council would have us having a meeting on November 25 the week of Thanksgiving. He would like some direction from the Council concerning this meeting and the meeting scheduled for December 23 or would Council like to cancel these two meetings.
- Chris Shelley, City Recorder, mentioned that the second meeting in November is also scheduled for Veteran's Day.
- Mayor Rosenberg suggested moving that meeting to November 18. He recommends cancelling the November 25 meeting and the December 23 meeting. He said that Council can be on call in case there needs to be a special meeting.
- Leina Mathis asked if Council would have a meeting in December after the PC meeting in case there is an action that we need to act on.
- Mayor Rosenberg said the Council would have the work meeting on December 2 and a regular meeting on December 9. The PC meets on December 10. He suggested rescheduling the meeting from December 9 to December 16. That would be after the PC meeting. He said we could just reschedule the meeting on the 23rd to the 16th and have meetings three weeks in a row and before we get to that meeting on the 16th we would know if there is something pressing and we may cancel it. By that work meeting we will know. Let's plan that way. We will cancel the third meeting if we can.
- Chris Shelley said that if we need the third meeting the agenda won't go out until Monday instead of that Thursday because we will have a meeting Thursday night, so we won't be able to send it out until the following Monday.

3. <u>Staff Reports:</u>

<u>Jack Taylor</u>
- He gave an update to Council on the carbon-free project. We are in the project for a little over 4 megawatts. That was increased because of the jump that the Department of Energy

(DOE) was going to put in the first unit, and they decided they couldn't do that, so instead of doing that they gave more funding of $1.4 billion if that comes through. Doug Hunter, UAMPS, will lead the discussion about the DOE funding. He talked about what happened within the month of August. It was a hot summer. The market skyrocketed. As we were in the pool our average cost was about $143 a megawatt hour for short periods of time. That cost us about $282,000. If we had this carbon free project and could have covered that it would have cost us about $111,000 so we wouldn't have lost about $172,000 so this carbon free project is really important to Santa Clara City. We were one of the first cities to get into this project and the Council has always been supportive of it and believe in it. He asked Doug Hunter to come (via Zoom) and talk about some of the changes. There have been three cities that have pulled out and that has increased our cost a little bit. He said he feels that UAMPS has done everything they possibly can to make this work for us in de-risking the project and giving us an opportunity to still get out if we have to. If others come in that could reduce our cost. They have the four contracts put together which is important and makes the project even possible. The power sales contract is done. The Department of Energy cost share is put together. The development cost reimbursement agreement is completed, and engineering procurement and construction agreement is completed. The project now can really become a real project. Now our UAMPS Staff and others can go out and get more prescription to make this project possible. We always have before we attend out UAMPS meetings, if the costs get out of control, we have the opportunity to get out of the project.

- Doug Hunter, UAMPS, said the concept of the project is well defined. He said this is the most defined contractually that he has ever been involved. He said they have modeled every concept. It is imperative that we have DOE and that is set. The DOE is set to make the award. He said that subscription is very important. There are a lot of interested entities out there. He said they are required to provide a budget and point of finance. This is good for the participants and sets limits on phasing spending. Right now, we are in phase one. There is a cap on what can be spent. The cap right now is $13.24 million. That can't be exceeded. The costs are only triggered if we terminate the contract on our own. That results in a bill. He said it will be $0.505 per kilowatt hour. They have a model set up so they can always gauge what is happening in the project and reduce it back down to dollars per megawatt hour number. There is a lot of reason to make the recommendation that he is making personally as the CEO of UAMPS. He said we should look at what we need in this project and not be overly focused on what it would cost if we fail this project. We have a parameter, the economic competitive test, that says if we were exceeding $55 a megawatt hour we can terminate and get 100% of our money back. That risk avenue has been greatly reduced. He said it is within our control. This project could be incredible value to us for easily 60 years.
- Denny Drake asked as far as the process is concerned, have we already jumped through the hoops as far as the environmental hoops and the Idaho corridor so what we are looking at is actually construction time.
- Doug Hunter said we are looking at both development time and construction time. Right now, we are looking at development time. We still have to go through that. He said this is the riskiest part of the project so that is why the safeguards of the $55 was put in. He said they also must get the Nuclear Regulatory Commission licensing.
- Mason Baker, UAMPS, said the way the environmental permitting process will work is UAMPS will put together their NRC license application and submit it to the Nuclear

Regulatory Commission. That will trigger the need to review and the NRC will go through that process as the lead agency anticipating taking roughly two years to release the environmental impact statements. He said part of the reason they chose the INL for the setting location was the site has been heavily characterized because of all of the DOE facilities that are currently there, so he said they feel pretty confident that we won't run into any issues when we go through that environmental review process. He said we will have the next several years to further investigate any issues that could arise and understand how they could be possibly mitigated. He said it is not a done deal on the environment permitting but they see a pretty clear path forward. If an issue did come up it was going to result in increasing the cost of the project during that period of time over the next several years we will have 100% of reimbursement so that is another critical advantage of how the project was structured is to have that de-risking coverage if something does come up. He said they have been heavily engaging with the Idaho regulatory agencies for the last several years as far as the Division of Water Resources, Division of Environmental Quality, meeting with the Attorney General and they feel like they have done the right diligence to understand what we are getting into and they feel pretty confident that it is going to be something they can navigate.

- Denny Drake asked if there is a general timeline as far as when they feel like when the project would be coming online if the processes go as planned.
- Mason Baker said the first of twelve modules would come on in 2029 and the twelfth one in 2030.
- Mayor Rosenberg asked if the communities that pulled out of the project gave their reasons.
- Doug Hunter said one of the foundations of UAMPS is member economy. Members aren't required to buy power from them. They are a facilitator for a community of power systems in the west and let them achieve and pursue those things that will be better for their community down the road. He said one of the cities Mayors has always been opposed to this. It was a first of a kind issue. The other cities Mayor had a different perspective of the future. He said they didn't want the cities to make a decision based on political, scientific or whatever. This would be an option that would cost no more than if you took an option to be in the gas market. He said that it bothers him that people sit on the sidelines and wait for other people to do the work. Then they come in and reap the value. We now have the project totally defined and know exactly what the monthly cash flows look like or are projected to look like. Now people can visibly see the project and they will subscribe down the road. If they don't and we don't get the full subscription we can't go forward.
- Jack Taylor said he doesn't believe that in five or six years we are going to be able to buy power at $55. We are already seeing the market start to change especially in the summer months. It could only get worse. This could be a project that could benefit Santa Clara for 80 years if they relicense it after the 40 years for a reasonable price. What a great project for this City. We need to be leaders and move forward. We have opportunities to get our money back. UAMPS has worked very hard to put these contracts together to protect us and if we get that DOE money, he feels we need to move forward.
- Jarett Waite said that Jack talked about there being some sort of incentive to stay in verses taking the route of getting out and jumping back in. Have the incentives been defined at all?
- Doug Hunter said that's what he recommended to the project management committee

that we wait on the incentive to find out who stays in the project. His concern is right now is some of the cities can vote on the project management committee and they may have a different motivation on how they would do a vote associated with that incentive. He said the architecture associated with the incentive is to provide the advanced nuclear production tax credits for the first eight years and we would provide those to those participants that come in and stay in. That can happen as a direct credit in the operational period. He said they could try and capitalize those now and sell them to a bank. They could then be levelized over a long period of time. He said this is a decision we will do with the newly convened Board. He said if the Council has any questions, they can contact him any time.
- Jack Taylor said he agrees, and we need to be careful where we set those limits because we want to encourage other participants to come. We have a lot of capacity for others to get into the project.
- Mayor Rosenberg said he is still in.
- Jarett Waite said he is too.
- Jack Taylor said they got a new lineman. He started Monday. The crews will be working at the Veyo Plant next week for the 6-month maintenance. They are busy with all the new construction. They are going to have the Storm Water crews from the State come down and do the audit on Oct. 26 & 27. He said we will be ready for them. They are going to start crack sealing on the roads. The wells are running well.
- He said a citizen wrote a letter to all the resident on Vineyard as to why the City hasn't done things on Vineyard and asked quite a few questions and asked for feedback from the residents as to what they want to do with the road and get back to her. Then she wants to have some town meetings. Jack said she had a lot of good comments but there were some things that weren't quite correct. He said that he and the Mayor put another letter together with the help of Tode Hafen and the letter was delivered so the residents understand what happened on Vineyard and where we are at with the new code we have on undeveloped streets and how the City is going to handle that. He hasn't heard anything. He offered Council a copy of that letter.
- Mayor Rosenberg told Jack to give the Council a copy. The letter wasn't addressed to the City. It was addressed to the residents including Tode. Tode contacted us and asked for a response and so we responded back to Tode and she was going to circulate that letter.
- Jack Taylor said he is working on an RFP for Vineyard Drive to start the designing and hopefully pick an engineer to design that. We need to have some town meetings and decide what we are going to do. He said he is also asking for an RFP on Tuacahn Wash.

Fire Chief Randy Hancey
- There have been a few fires popping up. Last week there were two fires they had crews out on. One fire was on Turkey Farm Road. It was contained quickly. The next night there was a fire in Veyo, so crews went up there. It was a residential structure fire that spread and went into some property. The end of this month will be the end of our seasonal crews' deployment for the season. We have maintenance things that we are trying to keep up on. There are still fire restrictions throughout the County, and they will be in place until we get the next significant amount of rain. He said they haven't been able to do any burning for Jack's crew. They will get on that as soon as they feel they can do some burning. The recruits are nearing the last week of their final class for their certification for HAZMAT. They have testing after that. They have been through almost a year of training.

Brad Hays

- The crews are over seeding Gubler Park. The park is closed for a couple of weeks. The next tournament is October 31. They are working on getting a new concessionaire for Gubler and Little League. He has two good prospects he would like to bring back to Council at the next Council meeting if he can get everything ready for that. They hired Mason Briggs to replace Brook Shurtliff who went to work for the County. He ordered a booster pump for the Swiss Pioneer Memorial Park. He said that Ryan Anderson over seeded the bare areas with some seed, and it is starting to come in. He said they want to go ahead and open the park up and the landscape will be done when the pump comes in. It is still about 4 weeks out. He said the Halloween event at Heritage Square is moving forward.

Corey Bundy

- We are at 39 homes so far this year. We have 9 in review. Since Sept. 1 we have done 225 active building permits. At tomorrow's Planning Commission meeting we are going to consider the site plan for the TAGG-N-GO for up on Pioneer and the final plat for Ocotillo Ph. 3. They have one townhome that was a fourplex and after the layout it ended up only being a three plex, so they are amending that plat. That will be coming to Council after it goes through Planning Commission. They are going to look at the proposed amendment for Chapter 26 "Subdivision Ordinance" to reduce the landscape strip to accommodate the need for a turn lane at an intersection on double frontage lots. Staff's recommendation is to recommend for approval. We have a lot of building going on. The Desert Townhomes project with Cole West is off and going. They are installing the underground infrastructure.
- Mayor Rosenberg said they are going to pave the area where they removed the islands in front of the school a week from Saturday.
- Corey Bundy said we are waiting for a development agreement from Patrick Manning, the Black Desert development and then it will come to Council. He said that Little Lava is still proceeding. It is six units at the end of Pioneer. Dollar Tree is starting. They have footings. They met with Buck's and their architectural plan looks good. There is a lot more stone on the front of the building and more windows and some awnings and the plaza looks nice. He said they talked about narrowing the planter boxes so pedestrians can get by. He stated that Brian Forsyth is still in the works with O'Reily and maybe another drink shop. They had a sketch drawing. There is another development further west that may be another drink shop and some other businesses. Arcadia Ph. 3 should be coming back for their final plat with construction drawings for the 19 units. He said he has been inundated with homes for Bella Sol Ph. 4, 7 and 8. The Hills of Santa Clara Ph. 3 is coming along. The road dedication plat for the bridge on Clary Hills Lane is on Chris's desk and will be brought to Council. We have construction drawings for Heritage Point. They will be coming in for a land disturbance permit by the end of the month. The project across the street is moving forward but at a snail's pace.
- Jarett Waite asked if Dollar Tree paid their building permit, and are they going to come back and ask for a change to that. He said the he heard a rumor that the Cole West Development north of Harmon's sold to one owner and it is all going to be rentals.
- Mayor Rosenberg said they have discussed it in house being able to retain rentals out there. It is being plated as "for sale" townhomes. When they get them built, they will be

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able to sell them all. Whether they sell them or keep them, the City doesn't regulate rentals. We don't have a renter's dwelling license. He said he is not concerned about it personally.

Brock Jacobsen
- The audit is being completed. We should have it in November. BMX night is next Tuesday, Oct. 13 at 6:00. If Council plans to attend send him an email because they are going to have some food there. We are working on some IT updates here at the City. The update upstairs is complete. They have the mike in the ceiling, and they might have one put in downstairs. It works well. He said the feedback from the Fireworks show has been fantastic.

4. Adjournment:

Meeting Adjourned at 7:30 p.m.

_____ Date Approved: _____
Chris Shelley – City Recorder

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City of Santa Clara
Check Register
Checking 1889 - 09/29/2020 to 09/29/2020

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
BOWEN COLLINS &	68525	24268	09/01/2020	09/29/2020	693.50	INV#24268-RETAINING WALL ORD	104410-320 - ENGINEERING
BOWEN COLLINS &	68525	24269	09/01/2020	09/29/2020	292.00	INV#24269-MS4 PERMIT REVIEW	545410-320 - ENGINEERING
CANON FINANCIAL SERVICES,	68526	2194404	09/12/2020	09/29/2020	163.88	Contract chgs SEP 2020/Canon copier	104130-310 - DATA PROCESSING
CHILD SUPPORT SERVICES	68527	92320-CS-	09/23/2020	09/29/2020	131.73	CASEY-C000692490 PAY PERIOD 9/23/2020	102595-000 - GARNISMENTS
CHILD SUPPORT SERVICES	68527	92320-CS-	09/23/2020	09/29/2020	206.77	CASEY-C000873789 PAY PERIOD	102595-000 - GARNISMENTS
CITY OF ST GEORGE -	68528	90920-SC ELL 7	09/09/2020	09/29/2020	5,596.96	SNOW CANYON WELL #7 AUG 2020	515110-271 - WELLS UTILITY
CITY OF ST GEORGE -	68528	90920-SC LINE	09/09/2020	09/29/2020	38.70	SNOW CANYON LINE AUG 2020	515110-275 - SNOW CANYON OP
CITY OF ST GEORGE -	68528	90920-SC WELL	09/09/2020	09/29/2020	7,402.30	SNOW CANYON WELL #6 AUG 2020	515110-271 - WELLS UTILITY
CITY OF ST GEORGE -	68528	90920-WTR	09/09/2020	09/29/2020	13,928.34	WATER TANK AUG 2020	515110-275 - SNOW CANYON OP
COMPUTECH CONSULTING	68529	18661	08/17/2020	09/29/2020	2,465.00	INV#18661-NEW COMPUTER SETUP, NEW	104130-310 - DATA PROCESSING
COMPUTECH CONSULTING	68529	18700	08/25/2020	09/29/2020	9.59	INV#18700-HDMI CABLE	104130-310 - DATA PROCESSING
COMPUTECH CONSULTING	68529	18755	09/16/2020	09/29/2020	5,125.00	Standard Management Suite Plus Remote	104130-310 - DATA PROCESSING
COMPUTECH CONSULTING	68529	18817	09/22/2020	09/29/2020	5,312.50	INV#18817-NEW COMPUTER SETUP,	104130-310 - DATA PROCESSING
COMPUTECH CONSULTING	68529	18834	09/23/2020	09/29/2020	29.99	INV#18834-NETGEAR 5 PORT SWITCH	104130-310 - DATA PROCESSING
JACKSON PEST CONTROL	68530	6325	09/15/2020	09/29/2020	85.00	INV#6325-PEST CONTROL CITY YARD	104410-260 - BUILDING
LAURA SQUIRES	68531	62-CC MINUTES	09/24/2020	09/29/2020	275.00	Inv#62 CC MINUTES SEP 2020	104130-370 - PROFESSIONAL
LIBERTY NATIONAL	68532	OCT 2020-LIFE	09/25/2020	09/29/2020	522.33	LIFE INSURANCE	102252-000 - ULGT LIFE PAYABLE
MARY JO HAFEN	68533	336477	09/20/2020	09/29/2020	90.00	HERITAGE SQUARE SEP 2020	104510-487 - BANQUET ROOM -
PACIFICORP ROCKY	68534	92220-RMP	09/22/2020	09/29/2020	22.04	WATER TANK POWER-CLOSING BILL	515110-270 - UTILITIES
PCF, INC.	68535	99393	09/23/2020	09/29/2020	45.23	FIRE DEPT OKIDATA/MB760 INV 99393	104230-240 - OFFICE SUPPLIES
PITNEY BOWES/RESERVE	68536	92820-	09/28/2020	09/29/2020	400.00	POSTAGE METER REFILL	104130-245 - POSTAGE
RX REALTY LLC	68537	SAC191203177	09/09/2020	09/29/2020	100.00	BLDG MAIN DEPOSIT REFUND PERMIT 19-	102570-000 - BLDG SITE
TAYLOR BUILT HOMES	68538	SAC191120174	09/18/2020	09/29/2020	500.00	BLDG MAIN DEPOSIT REFUND PERMIT 19-	102570-000 - BLDG SITE
TP COMMUNICATIONS INC.	68539	300211-0920	09/16/2020	09/29/2020	450.69	ANSWERING SERVICE	104130-280 - TELEPHONE
UPPER CASE PRINTING INK.	68540	16263	09/21/2020	09/29/2020	283.71	INV#16263-UTILITY BILL BACK PAGE &	104130-370 - PROFESSIONAL
VIRGIL STEEL	68541	91620-SM	09/16/2020	09/29/2020	307.21	MATERIAL & LABOR - 4 SMALL COWS	104610-005 - BANNERS-
WELCH CONCRETE	68542	91620-WCC	09/16/2020	09/29/2020	2,575.00	CONRETE AND GRADING FOR SIDEWALK-	104410-413 -
Western United Electric Supply	68543	6018566	09/23/2020	09/29/2020	1,284.77	INV#6018566-SC HILLS PH 3	535310-254 - NEW SUBDIVISION
XEROX FINANCIAL SERVICES	68544	2260340	09/08/2020	09/29/2020	203.50	Inv#2260340-Xerox Lease Payment 8/28/20-	104230-250 - OPERATING
					$48,540.74		
					$48,540.74		

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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
ACTION AMBULANCE BILLING,	68545	2002	09/30/2020	10/07/2020	215.21	Inv# 2002-AMBULANCE BILLING SEP 2020	104235-370 - PROFESSIONAL
BUSH & GUDGELL, INC.	68546	20-0804	09/29/2020	10/07/2020	250.00	INV#20-0804-BS-S RD DEDICATION PLAT	104240-370 - PROFESSIONAL
CANNON TECHNOLOGIES INC.	68547	940751171	08/27/2020	10/07/2020	26,520.00	INV#940751171-SMART METERING	535310-740 - CAPITAL
CANNON TECHNOLOGIES INC.	68547	940797815	08/28/2020	10/07/2020	3,121.20	INV#940797815-SMART METER UPGRADE-	535310-740 - CAPITAL
CANNON TECHNOLOGIES INC.	68547	940984548	09/18/2020	10/07/2020	1,402.50	INV#940984548-SMART METER UPGRADE-	535310-740 - CAPITAL
CITY OF SANTA CLARA-	68548	SEP 2020	10/05/2020	10/07/2020	5.81	SEP 2020 CITY BILLS	515110-270 - UTILITIES
CITY OF SANTA CLARA-	68548	SEP 2020	10/05/2020	10/07/2020	360.19	SEP 2020 CITY BILLS	104510-271 - UTILITIES -
CITY OF SANTA CLARA-	68548	SEP 2020	10/05/2020	10/07/2020	425.24	SEP 2020 CITY BILLS	535310-271 - UTILITIES -
CITY OF SANTA CLARA-	68548	SEP 2020	10/05/2020	10/07/2020	571.32	SEP 2020 CITY BILLS	104410-270 - UTILITIES
CITY OF SANTA CLARA-	68548	SEP 2020	10/05/2020	10/07/2020	670.95	SEP 2020 CITY BILLS	104230-270 - UTILITIES
CITY OF SANTA CLARA-	68548	SEP 2020	10/05/2020	10/07/2020	2,736.47	SEP 2020 CITY BILLS	535310-270 - UTILITIES -
CITY OF SANTA CLARA-	68548	SEP 2020	10/05/2020	10/07/2020	3,089.15	SEP 2020 CITY BILLS	104240-270 - BUILDING UTILITIES
CITY OF SANTA CLARA-	68548	SEP 2020	10/05/2020	10/07/2020	3,290.94	SEP 2020 CITY BILLS	104515-270 - UTILITIES
CITY OF SANTA CLARA-	68548	SEP 2020	10/05/2020	10/07/2020	3,332.31	SEP 2020 CITY BILLS	104510-270 - UTILITIES
CITY OF ST GEORGE - S	68549	SEP 2020-	09/26/2020	10/07/2020	31,372.00	2728 SEWER CONNECTIONS @ 11.50 SEP	525210-945 - SEWER TREATMENT
CITY OF ST GEORGE-IMPACT	68550	JUL-SEP 2020	10/01/2020	10/07/2020	38,178.00	SEWER IMPACT FEES	522411-000 - SEWER IMPACT - ST
CITY OF ST. GEORGE - MISC	68551	06139	08/04/2020	10/07/2020	886.75	Inv # 06139 BAL DUE-1st QTR FY21	104220-980 - SRO - ST. GEORGE
CITY OF ST. GEORGE - MISC	68551	06140	08/04/2020	10/07/2020	421.24	Inv. #06140 BAL DUE - 1st QTR FY21 QTR	104230-985 - COUNTY DISPATCH
CITY OF ST. GEORGE - MISC	68551	06172	09/28/2020	10/07/2020	33,253.36	Inv#06172-SC WATER COMPACT FY20	515110-275 - SNOW CANYON OP
COMPUTECH CONSULTING	68552	18901	10/07/2020	10/07/2020	5,125.00	Standard Management Suite Plus Remote	104130-310 - DATA PROCESSING
COMPUTECH CONSULTING	68552	18958	10/07/2020	10/07/2020	446.25	INV#18958-NEW SETUP CONF & COUNCIL	104130-310 - DATA PROCESSING
COMPUTECH CONSULTING	68552	18958	10/07/2020	10/07/2020	5,163.75	INV#18958-NEW SETUP CONF & COUNCIL	104130-310 - DATA PROCESSING
D & L MEDICAL SERVICES	68553	SAC190917136	08/28/2020	10/07/2020	100.00	BLDG MAIN DEP REFUND PERMIT 19-136	102570-000 - BLDG SITE
DR. ROBERT R. FOSTER, D.O.	68554	OCT 2020	10/01/2020	10/07/2020	600.00	MEDICAL SERVICES DIRECTOR-EMS &	104230-370 - PROFESSIONAL
DR. ROBERT R. FOSTER, D.O.	68554	OCT 2020	10/01/2020	10/07/2020	600.00	MEDICAL SERVICES DIRECTOR-EMS &	104235-370 - PROFESSIONAL
ERIC GENTRY	68555	SEP 2020	10/01/2020	10/07/2020	1,500.00	PROFESSIONAL SERVICES	104120-330 - LEGAL SERVICES
FIREWORKS & STAGE FX	68556	90920-FW-	10/05/2020	10/07/2020	10,000.00	50% BALANCE DUE FIREWORKS	104610-019 - FIREWORKS
FREEDOM MAILING SERVICES,	68557	39017	09/28/2020	10/07/2020	1,628.59	BILL PROCESSING OCT 2020 INV 39017-	104130-370 - PROFESSIONAL
IVINS CITY	68558	529652	09/23/2020	10/07/2020	1,071.36	Inv#529652-Split Contract Services-TWIN D	525210-250 - OPERATING
JOY MILES	68559	100620-JM	10/06/2020	10/07/2020	79.62	COURT INTERPRETER 3 CASES 10/6/20	104120-330 - LEGAL SERVICES
MARQUEZ, ABRAN	68560	100120-BAIL	10/01/2020	10/07/2020	340.00	BAIL REFUND CASE 205200029	102560-000 - BAIL & RESTITUTION
OCOTILLO LLC	68561	SAC191017151	09/21/2020	10/07/2020	500.00	BLDG MAIN DEP REFUND PERMIT 19-151	102570-000 - BLDG SITE
OCOTILLO LLC	68561	SAC200226026	09/24/2020	10/07/2020	500.00	BLDG MAIN DEP REFUND PERMIT 20-026	102570-000 - BLDG SITE
PCF, INC.	68562	99530	10/05/2020	10/07/2020	39.00	PUBLIC WORKS COPIER RICOH 3045S	104410-240 - OFFICE SUPPLIES
PCF, INC.	68562	99531	10/05/2020	10/07/2020	104.39	PUB WORKS COPIER - XEROX 7835 Inv	515110-240 - OFFICE SUPPLIES
PELORUS METHODS, INC.	ACH100720	201101	10/01/2020	10/07/2020	3,100.00	INV#201101-SOFTWARE & SUPPORT	104130-310 - DATA PROCESSING
PROTECT YOUTH SPORTS	68563	820330	09/30/2020	10/07/2020	21.95	INV#820330-BACKGROUND CHECK PARKS	104510-370 - PROFESSIONAL
PUBLIC EMPLOYEES LTD PROGRAM	68564	SEP 2020 LTD	10/07/2020	10/07/2020	682.95	MONTHLY LTD PAYMENT	102235-000 - DISABILITY PAYABLE

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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
STAR NURSERY INC	68565	1400600069419	09/03/2020	10/07/2020	44.50	Landscape Rock-Home Replacement	535310-466 - POWER
STATE OF UTAH / BLDG	68566	JUL-SEP 2020	10/01/2020	10/07/2020	990.48	BUILDING SURCHARGE	104240-940 - INTERGOVT
TAYLOR BUILT HOMES	68567	SAC200428064	09/24/2020	10/07/2020	500.00	BLDG MAIN DEPOSIT REFUND PERMIT 20-	102570-000 - BLDG SITE
TAYLOR BUILT HOMES	68567	SAC200504068	09/08/2020	10/07/2020	100.00	BLDG MAIN DEPOSIT REFUND PERMIT 20-	102570-000 - BLDG SITE
TURNOUT TOPCO LLC-	68568	202018838	10/01/2020	10/07/2020	3,076.25	INV#202018838-EMERGENCY REPORTING	104235-210 - SUBSCRIPTIONS &
UTAH STATE TREASURER /	68569	SEP 2020-	10/01/2020	10/07/2020	5,374.58	COURT SURCHARGES	104120-905 - STATE FINE
VLCM	68570	664335	10/01/2020	10/07/2020	2,433.71	INV#664335-MITEL PARTNER SUPPORT	104130-310 - DATA PROCESSING
WASH. CO. FLOOD CONTROL	68571	SEP 2020	10/05/2020	10/07/2020	4,285.50	FLOOD CONTROL DISTRICT 53-	545410-770 - FLOOD CONTROL
WASH. COUNTY WATER	68572	13814	10/01/2020	10/07/2020	4,540.79	REG.PIPELINE BOND PAYMENT FOR NOV	515110-822 - DEBT PAYMENT TO
WASH. COUNTY WATER	68572	13820	09/30/2020	10/07/2020	5,260.33	REGIONAL WATER SURCHARGE-SEP 2020	513714-000 - REGIONAL WATER
WASHINGTON COUNTY- HCP	68573	JUL--SEP 20	10/01/2020	10/07/2020	29,186.58	HCP IMPACT FEES	102260-000 - HCP IMPACT FEES -
					$237,498.22		
					$237,498.22		

City of Santa Clara
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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
BOWEN COLLINS &	68574	23400	07/01/2020	10/13/2020	2,351.00	INV#23400-THE HILLS AT SANTA CLARA	104240-370 - PROFESSIONAL
BOWEN COLLINS &	68574	23401	07/01/2020	10/13/2020	82.50	INV#23401-LITTLE LAVA SUBDIVISION	104240-370 - PROFESSIONAL
BOWEN COLLINS &	68574	23944	07/13/2020	10/13/2020	872.00	INV#23944-THE HILLS AT SC REVIEW	104240-370 - PROFESSIONAL
BOWEN COLLINS &	68574	23945	07/13/2020	10/13/2020	1,936.00	INV#23945-DESERT VILLAGE	104240-370 - PROFESSIONAL
BOWEN COLLINS &	68574	24266	09/01/2020	10/13/2020	165.00	INV#24266-SYCAMORES DEV	104240-370 - PROFESSIONAL
BOWEN COLLINS &	68574	24267	09/01/2020	10/13/2020	1,069.50	INV#24267-5 HERITAGE POINT	104240-370 - PROFESSIONAL
BOWEN COLLINS &	68574	24270	09/01/2020	10/13/2020	1,826.00	INV#24270-SHEAR WALL DESIGN REVIEW	104240-370 - PROFESSIONAL
CHILD SUPPORT SERVICES	68575	100720-692490	10/07/2020	10/13/2020	131.73	CASEY-C000692490 PAY PERIOD 10/7/2020	102595-000 - GARNISMENTS
CHILD SUPPORT SERVICES	68575	100720-873789	10/07/2020	10/13/2020	206.77	CASEY-C000873789 PAY PERIOD 10/7/2020	102595-000 - GARNISMENTS
DIAL, PATRICK & STEPHENEE	68576	SAC190801111	09/22/2020	10/13/2020	500.00	BLDG MAIN DEP REFUND PERMIT 19-111	102570-000 - BLDG SITE
EXPRESS LUBE	68577	37733	09/01/2020	10/13/2020	71.99	INV#37733-OIL CHANGE 2020 GMC SIERRA	515110-253 - REPAIRS &
HEWLETT-PACKARD FINANCIAL	68578	600648180	09/19/2020	10/13/2020	434.14	IVR CUST ID-03309 LEASE PAYMENT OCT	104130-825 - LEASE PAYMENTS
LINS SUPERMARKETS INC	68579	03-1486475	10/08/2020	10/13/2020	64.40	INV#03-1486475-BIRTHDAY CAKE ICE	104130-999 - CONTINGENCY
OCOTILLO LLC	68580	SAC190806112	10/05/2020	10/13/2020	500.00	BLDG MAIN DEP REFUND PERMIT 19-112	102570-000 - BLDG SITE
PCF, INC.	68581	99666	10/12/2020	10/13/2020	191.30	FIRE DEPT-XEROX/C8055 Inv 99666	104230-240 - OFFICE SUPPLIES
ROCK TITE CONSTRUCTION	68582	SAC191002142	09/29/2020	10/13/2020	500.00	BLDG MAIN DEP REFUND POOL PERMIT	102570-000 - BLDG SITE
TAYLOR BUILT HOMES	68583	SAC200428063	09/08/2020	10/13/2020	500.00	BLDG MAIN DEPOSIT REFUND PERMIT 20-	102570-000 - BLDG SITE
UTAH DEPT OF HEALTH	68584	21H5000234	10/08/2020	10/13/2020	3,147.93	Ambulance Assessment SFY 2021 Qtr 1	104235-370 - PROFESSIONAL
UTAH, HORIZON HOMES OF	68585	Refund: 1096401	10/08/2020	10/13/2020	37.91	Refund: 1096401 - UTAH, HORIZON HOMES	531311-000 - ACCOUNTS
WASHINGTON COUNTY SOLID	68586	98317	09/30/2020	10/13/2020	6,512.10	2655 UNITS-GARBAGE @ 11.15 & 2215	103445-000 - RECYCLING
WASHINGTON COUNTY SOLID	68586	98317	09/30/2020	10/13/2020	29,603.25	2655 UNITS-GARBAGE @ 11.15 & 2215	104130-311 - SOLID WASTE
WEIDNER FIRE	68587	58027	10/05/2020	10/13/2020	1,756.06	INV#58027-HELMETS FOR FIRE FIGHTERS	104230-454 - SAFETY
WINTER, LARRY	68588	SAC180827131	10/05/2020	10/13/2020	100.00	BLDG MAIN DEP REFUND PERMIT 18-131	102570-000 - BLDG SITE
					$52,559.58		
					$52,559.58		

P R O C L A M A T I O N

WHEREAS, it is a basic human right to live a life free from violence and abuse; and

WHEREAS, domestic violence is a serious problem that occurs in all cultures and communities and does not discriminate by age, gender, social class, race, ethnicity, religious affiliation or sexual orientation; and

WHEREAS, one in three women and one in seven men in Utah will experience intimate partner violence in their lifetime; and that 60-75% of families with intimate partner violence have children who are also impacted by the violence; and

WHEREAS, seniors are also victims of domestic and sexual violence and are part of the most under-reported group, and

WHEREAS, domestic violence-related homicides account for over 40% of homicides in Utah; and 80 Utah children will witness the murder or attempted murder of their mother every year; and

WHEREAS, awareness and intentional collaboration are required to find solutions to abuse and intimate partner violence; and

WHEREAS, it is the role of local government to provide for the health, safety, and welfare of its citizens; and

NOW THEREFORE I, Rick Rosenberg**,** Mayor of the City of Santa Clara Utah, in partnership with DOVE Center, do hereby proclaim October as:

DOMESTIC VIOLENCE AWARENESS MONTH

in the City of Santa Clara, we urge all residents to use October as Domestic Violence Awareness Month to learn how they can break the silence and end domestic violence in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Santa Clara, Utah this 14th day of October 2020.

_____

Rick Rosenberg, Mayor

REQUEST FOR COUNCIL ACTION AGENDA ITEM 2

October 14, 2020

APPLICANT: Conner Atkins, RCG LLC

SUBJECT:

Request to consider a Project Plan which consist of a site plan and building elevations for Tagg N Go car wash

BACKGROUND DESCRIPTION:

Tagg N Go would like to build their car wash at 3488 Pioneer Parkway in front of Harmons store. see staff report for complete description.

Proposed Recommendation

Approval

Cost

N/A

Approved by Legal Department

Yes

Approved in Budget

Yes

Approved by City Finance Department

Yes

Amount

N/A

Requested By

Corey L Bundy/Bob Nicholson

File Upload Attachments

https://sccity.org/wp-content/uploads/formidable/41/1.PC-agenda-rpt-10-8-20-Site-Plan-and-Bldg-elev-TaggN-Go-in-PD-Commercial-zone.pdf

City Council agenda report for 10/14/20; Consider approval of a Project Plan which consists of a site plan and building elevation drawings for a Tagg N Go car wash in a Planned Development Commercial zone located at approximately 3488 Pioneer Parkway, in front of the Harmons Store.

Zone: PD Commercial
General Plan designation: Main Street Commercial
Acres: 1.1 acres
Applicant: Tagg N Go Car Wash
Project Engineer: Eric McFadden, Premier Design & Engineering
Project location: Pad #3 in front of Harmons Store on Pioneer Parkway

PD-Commercial Zone: The applicant requests approval of the site plan and building elevation drawings for a Tagg N Go car wash on pad #3 in front of the Harmons Store on Pioneer Parkway. **The PD-Commercial zone requires that the PC hold a public hearing on the Project Plan which consists of both a site plan and building elevation** drawings for the proposed automatic car wash facility. The PC should make a recommendation to the City Council regarding the proposed Project Plan.
Use: The PD-C zone lists "auto repair, completely enclosed" as a Conditional Use and the car wash is a nearly enclosed building with openings at the entrance and exit. Staff feels this meets the intent of the zone**. PC approved the Conditional Use Permit subject to CC's approval of the Project Plan.**
Site Plan: The proposed 4,961 sq ft single-level (with flat roof) building runs perpendicular to Pioneer Parkway. The building is 22' in height and has an exterior of synthetic stucco and stone veneer. Cars enter the automatic car wash from the south and exit to the north into the large common parking area. There are also 14 stations for car vacuums, and an additional 6 spaces for employees and customers.
The site plan shows a 17' wide drive thru lane partially within the front setback area. The existing 16' wide landscape strip at the front of lot (near Pioneer Parkway) will be reduced by 5' for an additional 5' of sidewalk width (10' wide sidewalk). The 11' wide landscape strip along Pioneer Parkway will be augmented with another 11,422 sq ft of landscaping elsewhere on the site. Overall about 33% of the site is in landscaping according to the site plan legend. Also, two sidewalk planter boxes are shown on Pioneer Parkway frontage. The parking lot lights should be shielded (hooded) to prevent light pollution off-site.

Building Elevation Drawings: The 22' tall building has an exterior of synthetic stucco and stone veneer in a tan color. This will be the third Tagg N Go car wash in the St George – Santa Clara area, with existing car washes on Sunset Blvd and River Road in St George.
Staff Recommendation: Landscaping is critical to the appearance of this property and others along Pioneer Parkway and Rachel Drive. Because this site has substantial landscaping

throughout the site, the PC and CC would be justified in reducing the front landscape strip to approximately 11' wide, and allowing the drive thru lane to extend into the front setback area.

PC Action: The PC made three separate motions on this item based on a recommendation from the Deputy City Attorney. The motions are ;

1. Approved the Conditional Use subject to the CC's approval of the Project Plan.
2. Recommended approval of a landscape deviation in the front setback to allow for a drive lane and an 11' wide landscape strip along Pioneer Parkway in order to accommodate a 10' wide sidewalk. The additional 11,422 sq ft of landscaping outside the front setback area, was justification for the landscape deviation, noting that approximately 33% of the site is in landscaping.
3. Recommended approval of the Project Plan with a sidewalk on both the east and west sides of the pad (Lot 3). Note the PC discussed this issue at length, and the applicant (Eric McFadden) stated they would contact Harmons about possible participation on installing a sidewalk on the east side of the project. The Project Plan only shows a sidewalk on the west side of the project, which matches up with the central sidewalk through the Harmons parking lot.

Santa Clara City
2603 Santa Clara Drive
Santa Clara City, Utah 84765
Office: 435-656-4690 / Fax 435-879-5298
www.sccity.org

COMMERCIAL ZONE APPLICATION AND SITE PLAN CHECKLIST

Filing Fee: Refer to City's Development Fee Schedule
Note: Submittal of incomplete application could delay processing.

Applicant(s) /Property Owner(s) Information

Name of Applicant(s) / Contact Person(s):

Name: RCQ LLC
Address: Po Box 911839
City: St. George UT
State: UT Zip: 84791
Contact Number: 435-669-0708

Name: Conner Atkin
Address: Po Box 911839
City: St. George
State: UT Zip: 84791
Contact Number: 435-669-0708

Attach additional sheet if more than two applicants.

Name of Property Owner(s):

Name: Harmon City Associates, LC
Address: 3540 S. 4000 W. #500
City: West Valley City
State: UT Zip: 84120
Contact Number: 801-967-9773

Name:
Address:
City:
State: Zip:
Contact Number:

Attach additional sheet if more than two property owners.

Property Description

Address/Location of Property (Attach legal description): 3540 W. Pioneer Pkwy, Santa Clara, UT 84765
Pad D

Major Street(s): Pioneer Parkway & Rachael Dr
Section(s): Township(s): Range:
Parcel Size (acres): 1.144
Present Land Use: Retail

Application Submittal Requirements

1) Submit one (1) original copy of a completed application for staff/Technical Review Committee review. An additional eleven (11) copies will need to be submitted, which have incorporated staff recommended changes, for Planning Commission review.

2) Legal Meets & Bounds Description of Property: Exact legal description prepared and stamped by licensed surveyor and a survey map or property ownership plat. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested.

3) Additional sheets, if necessary, with multiple owners and/or applicants information.

4) Fees: Refer to attached *Development Fee Schedule for Santa Clara City.* Fees are subject to change from time-to-time as approved by the Santa Clara City Council. Fees paid at submittal.

5) Development Agreement useless not required by staff.

**Conceptual reviews by staff and the Planning Commission are encouraged but not required; additionally, applicants/property owners are strongly encouraged to submit their applications in advance of the established submittal deadline requirements to avoid missing a deadline due to unforeseen issues.

Property Owner's Authorization

The undersigned below, or as attached, is the owner(s) of the property which is the subject of this application. The undersigned does duly authorize the applicant, named within this application, to act as applicant in the pursuit of a rezoning of site plan approvel for the property.

Name of Property Owner: Harmons City Associates LC

Contact Number: 801-699-0294 or 801-967-9773

Name of Property Owner: _____

Contact Number: _____

Address of Subject Property: 3540 W. Pioneer Pkwy, Santa Clara, UT 84765, Pad D

I swear that I am (the) (a) owner(s) of the property which is the subject matter of the application, as it is shown in the records of Washington County, Utah.

Robert A Harmon Date: 8/21/2020

Signature of Property Owner

_____ Date: _____

Signature of Property Owner

Personally appeared before me on 08/21/2020

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Theresa James

Notary Public

08/21/2020

Date

Affix Seal Here

NOTARY PUBLIC
THERESA JAMES
Commission No. 700055
Commission Expires
APRIL 19, 2022
STATE OF UTAH

SITE PLAN CHECKLIST

Project Name: TAGG-N-GO EXPRESS CAR WASH

Project Address: 3540 W Pioneer Pkwy

YES	NO	N/A	
			I. SKETCH PLAN/CONCEPT PLAN
Y	N	N/A	A. Sketch/Concept an review by staff and/or Planning Commission, although not required, is highly encouraged.
			II. SITE PLAN GENERAL REQUIREMENTS (17.66.040)
Y	N	N/A	A. Submittal of: 1) Site plan (eleven (11) 11" x 17" and two "Plat Size" (24" x 36") copies). Must be a clear and legible graphic representation of the plan, existing conditions, and proposed improvements as outlined in the completeness review below
Y	N	N/A	B. SITE PLAN REVIEW REQUIREMENTS (Chapter 17.66): The site plan shall be drawn to a reasonable scale by an engineer, land surveyor, architect, or a landscape architect, or a combination thereof.
			1. Site Plan Approval (17.66.040 (E))
			a. Site plan shall be drawn to a reasonable scale to show the following(17.66.040 (E) (1)):
(Y)	N	N/A	1. Building locations
(Y)	N	N/A	2. Yard setbacks
(Y)	N	N/A	3. Ingress & egress drives
(Y)	N	N/A	4. Parking areas
(Y)	N	N/A	5. Landscaped areas
(Y)	N	N/A	6. Such other improvements as may be required relating to specific use proposed
			b. The site plan, or an additional plan drawn to the same scale shall show the following utility locations (17.66.040 (E) (2)):
(Y)	N	N/A	1. Water
(Y)	N	N/A	2. Power
(Y)	N	N/A	3. Telephone
(Y)	N	N/A	4. Cable TV
(Y)	N	N/A	5. Sewer
(Y)	N	N/A	6. Fire Hydrants
(Y)	N	N/A	7. Street Improvements
(Y)	N	N/A	8. Such other improvements as may be required

Classification	Additional Items Required to be Submitted
Open Space Zone (OS)	
Residential Agriculture Zone (RA)	
Single-Family Residential Zone (R-1)	
Commercial Zone	Site Plan if seeking approval at the same time the zoning map amendment is considered. The Site Plan must comply with the requirements outlined in Chapter 17.66 of the Santa Clara Municipal Code.
Planned Development Districts (PD)	Project Plan--See Chapter 17.68 of the Santa Clara Municipal Code for specific requirements. PD Project Checklist-provided by staff. Phase Plan if seeking phase plan approval at same time as the Project Plan approval—See Chapter 17.68 of the Santa Clara Municipal Code as well as the City's subdivision requirements found in Title 16 of the Santa Clara Municipal Code for specific requirements.
Historic District/Mixed Use Zone	Site Plan—See Chapter 17.74 of the Santa Clara Municipal code for specific requirements.
Historic District Overlay Zone	

Application Submittal Deadlines**

Classification	Submittal Deadline Requirements
Open Space Zone (OS)	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Residential Agriculture Zone (RA)	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Single-Family Residential Zone (R-1)	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Commercial Zone	Without site plan approval, application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. With site plan approval, application submittal deadline is six (6) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Planned Development Districts (PD)	Application submittal deadline is eight (8) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Historic District/Mixed Use Zone	Application submittal deadline is six (6) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting. Requires review by Heritage & Parks Commission.
Historic District Overlay Zone	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Classification	**Submittal Deadline Requirements for City Council**
All	Copies of application (11 copies of application with any recommended changes encouraged by the Planning Commission) must be received two (2) weeks prior to intended City Council meeting. *Staff acceptance date is one (1) week prior to the intended City Council Meeting.

*Staff acceptance date refers to the day staff formally accepts the application as complete, all required staff reviews complete, and requested changes made to the application materials are complete.

For comprehensive information on land use amendments and/or the planned development requirements/process, refer to appropriate City Codes and Statutes.

Office Use Only:

Date plan submitted: _____ Date plan accepted: _____

SANTA CLARA CITY SUBMITTAL DEADLINES

Development Submittal Deadlines

Effective as of November 15, 2006

REZONINGS	
Classification	**Submittal Deadline Requirements for Planning Commission**
Open Space Zone (OS)	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Residential Agriculture Zone (RA)	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Single-Family Residential Zone (R-1)	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Commercial Zone	Without site plan approval, application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. With site plan approval, application submittal deadline is seven (7) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Planned Development Districts (PD)	Application submittal deadline is eight (8) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Historic District/Mixed Use Zone	Application submittal deadline is six (6) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Historic District Overlay Zone	Application submittal deadline is four (4) weeks prior to the intended Planning Commission Meeting. *Staff acceptance date is three (3) weeks prior to the intended Planning Commission Meeting.
Classification	**Submittal Deadline Requirements for City Council**
All	Copies of application (11 copies of application with any recommended changes encouraged by the Planning Commission) must be received two (2) weeks prior to intended City Council meeting. *Staff acceptance date is one (1) week prior to the intended City Council Meeting.

Before receiving any petition, all fees must be paid along with the submittal of a complete application.

*Staff acceptance date refers to the day staff formally accepts the application as complete, all required staff reviews are

complete, and final changes made to the application materials are complete.
Conceptual reviews, prior to the submittal deadline, by staff and the Planning Commission are **strongly encouraged but not required; additionally, applicants/property owners are **strongly encouraged to submit their applications in advance of the established submittal deadline requirements to avoid missing a staff acceptance deadline due to unforeseen issue(s).**

Misc. Planning & Zoning Approvals	
Site Plan Reviews	Three (3) weeks prior to intended Planning Commission Meeting and two (2) weeks prior to intended City Council Meeting.
PD Master Plan Amendment	Same as Planned Development approval
Conditional Use Permits and Home Occupations	Week & a half (1 1/2) weeks prior to the Technical Review Committee Meeting

Typical Meeting Schedules:

Note: Please refer to the submittal deadline requirements that must be met in order to have a formal Planning & Zoning application placed on the agenda and considered for approval. Agendas for these meetings are posted prior to the meeting date and can be found on the City's web site: www.santaclaracityutah.com

Technical Review Committee (TRC) Meetings – Generally every Thursday at 8:00 a.m.

Planning & Zoning Meetings – 2rd Thursday of each month at 5:30 p.m.

City Council Meetings—2nd & 4th Wednesday of each month at 5:00 p.m.

Final Note: Due to the time it takes to conduct reviews by staff, incorporate changes by the engineers, and meet state and local advertising deadlines, the submittal deadline requirements are firm.

Santa Clara City
2603 Santa Clara Drive
Santa Clara, UT 84765
435-673-6712

XBP Confirmation Number: 85014595

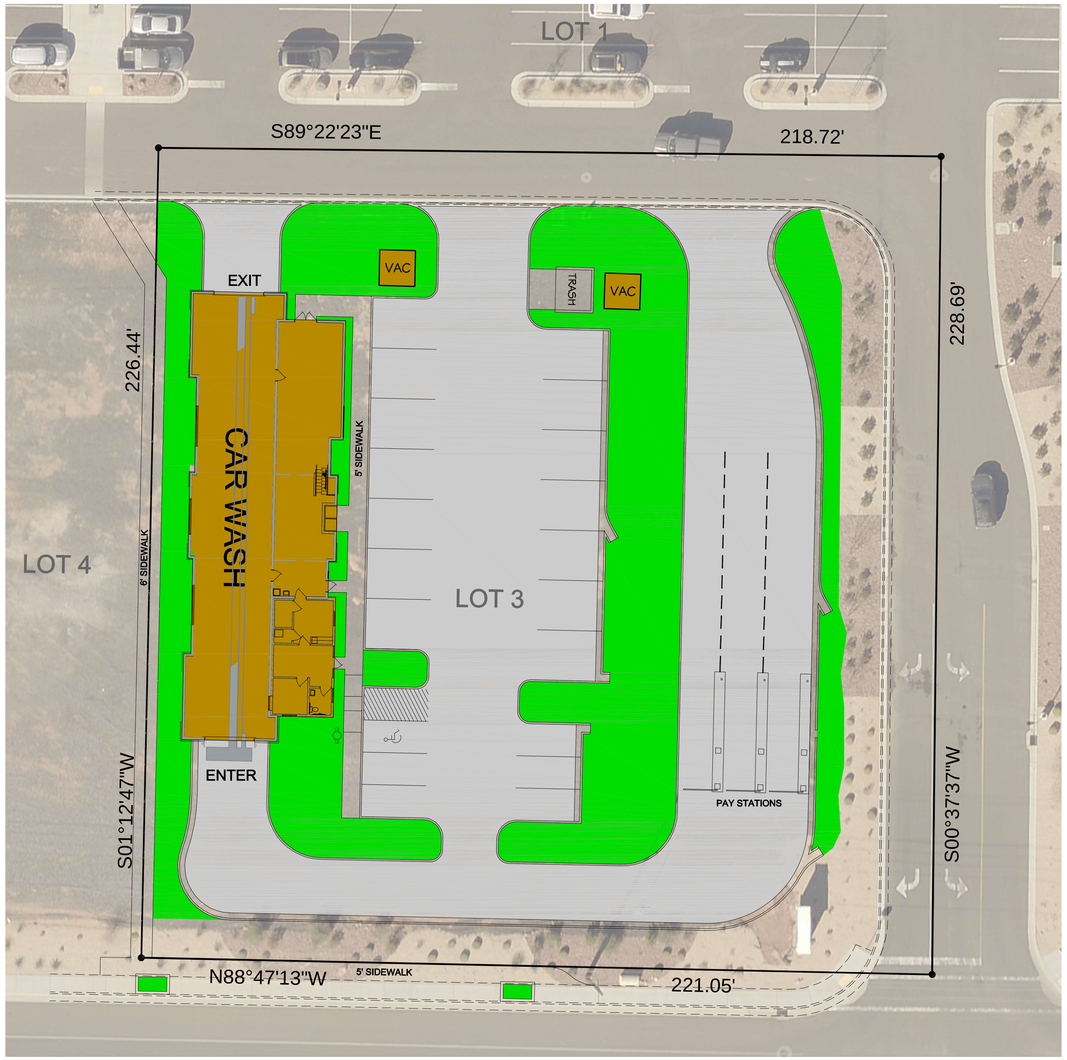
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Transaction Number: 132101740XA **eCheck - Checking — XXXXX3222** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	Zoning Subdivision Fees	1	$300.00
Notes: Commercial Zone Application Tagg N Go Twin Towers LLC			

TOTAL: ***$300.00***

Billing Information
Twin Tower LLC Twin Tower LLC
, 84791

Transaction taken by: Selena

HARMONS SANTA CLARA SUBDIVISION
LOT 3
CIVIL SITE IMPROVEMENT PLANS



CONSTRUCTION NOTES

1. UNLESS SHOWN OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF SANTA CLARA STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE UNIFORM PLUMBING CODE," AND THE "INTERNATIONAL BUILDING CODE," - THE LATEST EDITIONS AS ADMINISTERED BY THE CITY OF SANTA CLARA CONSTRUCTION STANDARDS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

3. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SANTA CLARA, SPECIFICALLY APPENDIX 33 OF THE "UNIFORM BUILDING CODE," 1994 EDITION FOR FEE SCHEDULES, APPENDIX K OF THE "UTAH UNIFORM BUILDING STANDARD ACT RULES" FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY PREPARED BY OTHERS AND ON FILE AT THE CITY OF SANTA CLARA.

4. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.

5. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.

6. FOR PUBLIC STREETS - TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED AT LOCATIONS SHOWN IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AND "SANTA CLARA CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION." STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS.

7. ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

8. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT, AND GRADING PERMIT NUMBER.

9. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING, AND REPORTING OF DUST CONTROL ACTIVITIES.

10. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.

11. FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.

12. ALL WORK AND MATERIALS MUST MEET CITY OF SANTA CLARA STANDARDS.

13. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF SANTA CLARA CITY PARKS DEPARTMENT TO MAINTAIN.

PROJECT DUST CONTROL NOTES

EARTH MOVING ACTIVITIES:

1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND / OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTH MOVING ACTIVITIES.

2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, OR EQUIPMENT PENETRATION.

3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.

4. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.

2. INSTALL FENCE BARRIER AND / OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

INFORMATIONAL SIGN

LOT 3
TAGG-N-GO EXPRESS CAR WASH
1.15 ACRE SITE

FOR INFORMATION REGARDING THIS SITE PLEASE CONTACT:

RCQ LLC
P.O. BOX 911839
ST. GEORGE, UT 84791
(435) 669-0708

PROJECT INFORMATION SIGN SPECS.

1. MINIMUM SIZE OF THE SIGN SHOULD BE 4'X4' AND MADE OF PLYWOOD OR EQUIVALENT MATERIAL.
2. THE BACKGROUND AREA SHOULD BE WHITE WITH THE INFORMATIONAL LETTERING BLACK.
3. THE FOLLOWING ITEMS MUST BE INCLUDED ON THE SIGN WITH THE MINIMUM SIZE LETTERING STANDARDS:

PROJECT NAME AND PHASE	MIN. 4" LETTERING
GENERAL INFORMATION	MIN. 2" LETTERING
CONTACT PHONE #	MIN. 2" LETTERING
PERMIT #	MIN. 2" LETTERING

4. CONTACT NAMES FOR THE PROJECT CONSTRUCTION CAN BE INCLUDED WITH THE ABOVE INFORMATION.
5. COMPANY OR DEVELOPMENT LOGO'S ON SIGN ARE APPROVED.
6. THE SIGN MUST BE LOCATED AT THE MOST VISIBLE LOCATION TO THE GENERAL PUBLIC SUCH AS THE PROPERTY CORNER AREA, MID-BLOCK AREA, OR JOB SITE TRAILER LOCATION.
7. THE SIGN MUST BE MOUNTED ON POSTS OR A JOB SITE TRAILER, NO LESS THAN 4' ABOVE GROUND HEIGHT.

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # SC-HASC-3
3520 PIONEER PARKWAY
SANTA CLARA, UTAH 84765

OWNER / DEVELOPER:

RCQ LLC
P.O. BOX 911839
ST. GEORGE, UT 84791
(435) 669-0708

ENGINEER'S ACKNOWLEDGMENT

I, MARC R. FONGER, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 323806. I FURTHER CERTIFY THAT THE DESIGN OF THESE IMPROVEMENT PLANS WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS ACCURATELY REPRESENTED ON THESE PLANS.



MARC R. FONGER, P.E. CERTIFICATE NO. 323806

TAGG-N-GO EXPRESS CAR WASH

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

VICINITY MAP

N.T.S.

SHEET NUMBER	SHEET DESCRIPTION
C1	COVER SHEET
C2	EROSION CONTROL PLAN & DETAILS
C3	UTILITY PLAN
C4	GRADING PLAN & DETAILS
C5	DETAILS
C6	SITE PLAN
L1.01	LANDSCAPE PLANTING PLAN (BY OTHERS)
L1.02	LANDSCAPE PLANTING DETAILS (BY OTHERS)
L2.01	LANDSCAPE IRRIGATION PLAN (BY OTHERS)
L2.02	LANDSCAPE IRRIGATION DETAILS (BY OTHERS)

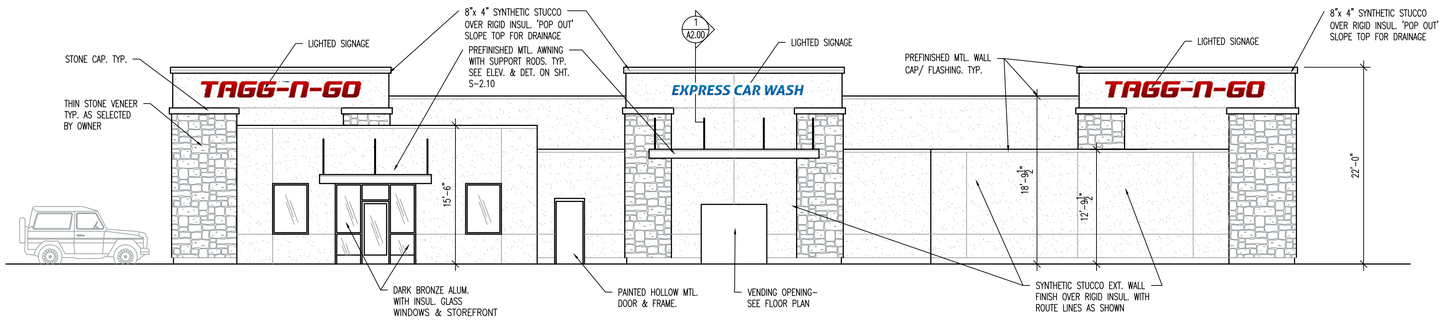
DATE: 9/18/2020
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: TAGG

SCALE: 1" = 20'

COVER SHEET
TAGG-N-GO EXPRESS CAR WASH
HARMONS SANTA CLARA SUBDIVISION, LOT 3
SANTA CLARA, UTAH 84765

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

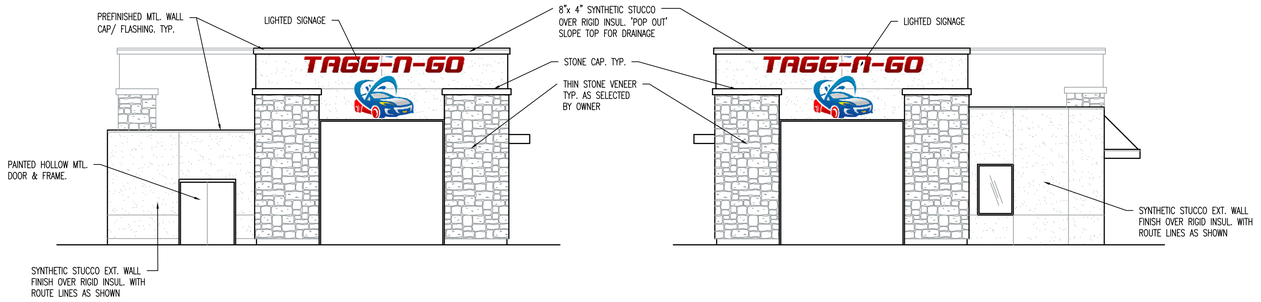
SHEET
C1



EAST ELEVATION

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

NOTE:
APPLY CLEAR SEALER TO STONE EXTERIOR WALL FINISH. TYP. ALL ELEVATIONS.

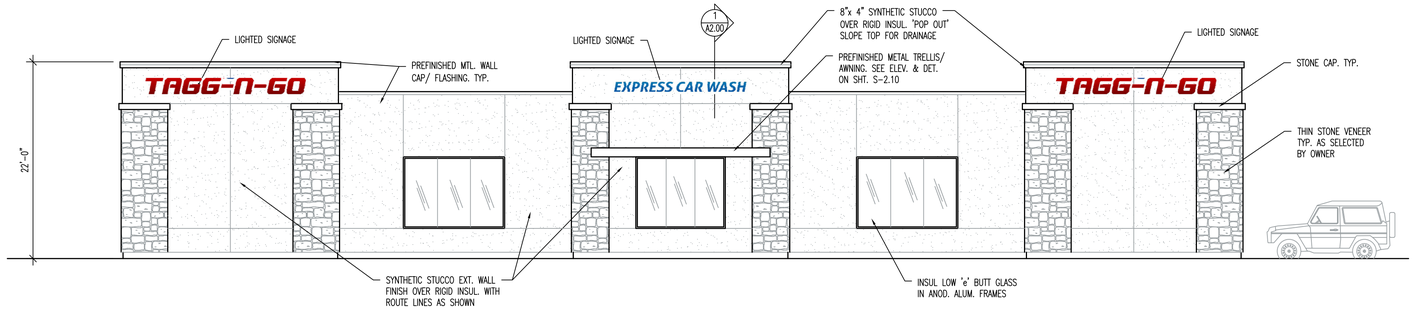


NORTH ELEVATION

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

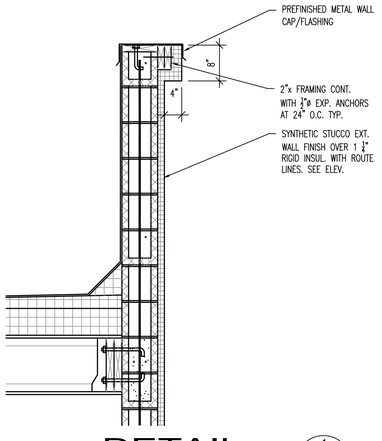
SOUTH ELEVATION

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



WEST ELEVATION

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



DETAIL

SCALE: 3/4" = 1'-0"

1 / A-2.00

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION IN VIOLATION OF U.C.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE "TRADE SECRET" MISAPPROPRIATION, IN VIOLATION OF U.C. 24-2-31 ET. SEQ. AND OTHER LAWS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE "TRADE SECRET" MISAPPROPRIATION, IN VIOLATION OF U.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW TUNNEL CAR WASH BUILDING:
TAGG N GO CAR WASH

HARMON'S DEVELOPMENT PAD D
SANTA CLARA, UTAH

BUILDING ELEVATIONS

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	

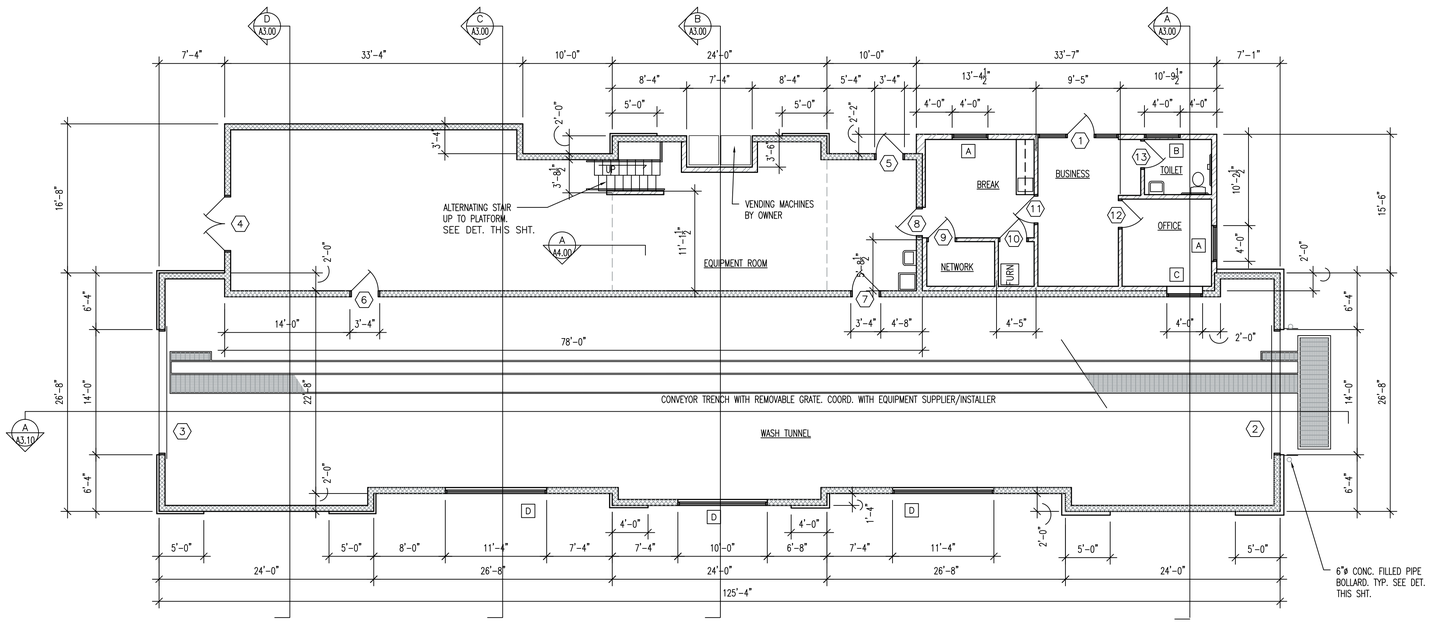
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DATE	REVISION

SHEET TITLE

A-2.00

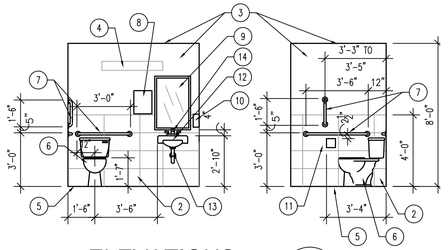
ARCHITECTURAL 2 OF 8



FLOOR PLAN

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

NORTH



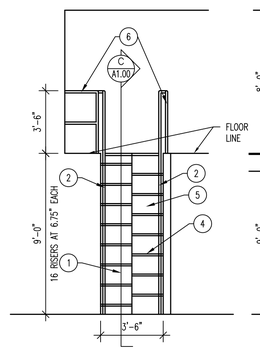
ELEVATIONS

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

A A1.00

KEYED NOTES (TOILET ROOMS):

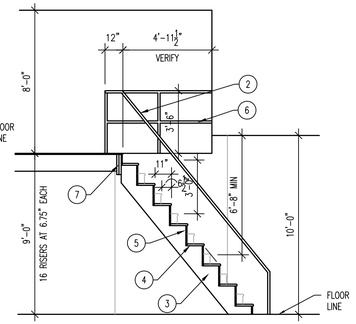
1. NOT USED
2. 12"x 24" GLAZED PORCELAIN TILE WAINSCOT OVER ⅝" 'DENSHIELD' BACKER BRD. TYP. ALL WALLS OF TOILET ROOMS, BEHIND MOP SINK & WATER COOLERS.
3. PAINTED GYP. BRD. CEILING & WALLS ABOVE WAINSCOT.
4. WALL MOUNTED LIGHT FIXTURE. COORDINATE WITH TENANT.
5. STAINED/EPOXY SEALED CONC. FLOOR SLAB. SLOPE TO FLOOR DRAIN.
6. ACCESSIBLE WATER CONSERVATION TYPE WATER CLOSET WITH FLUSH VALVE ON OPEN SIDE
7. 1 ½"ø STAINLESS STEEL GRAB BARS PER ANSI
8. PAPER TOWEL DISP. COORDINATE WITH OWNER FOR TYPE. MOUNT PER ANSI CODE
9. 24"x 42" MIRROR WITH STAINLESS STEEL FRAME. MOUNT PER ANSI.
10. SOAP DISP. COORDINATE WITH TENANT FOR TYPE. MOUNT PER ANSI CODE
11. TOILET PAPER DISP. COORDINATE WITH OWNER FOR TYPE. MOUNT PER ANSI.
12. WALL MOUNTED ACCESSIBILITY COMPLIANT SINK
13. PREFORMED INSUL. TYP. ON SUPPLY & WASTE LINES.
14. ACCESSIBILITY COMPLIANT FAUCET



STAIR ELEVATION

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

B A-1.00



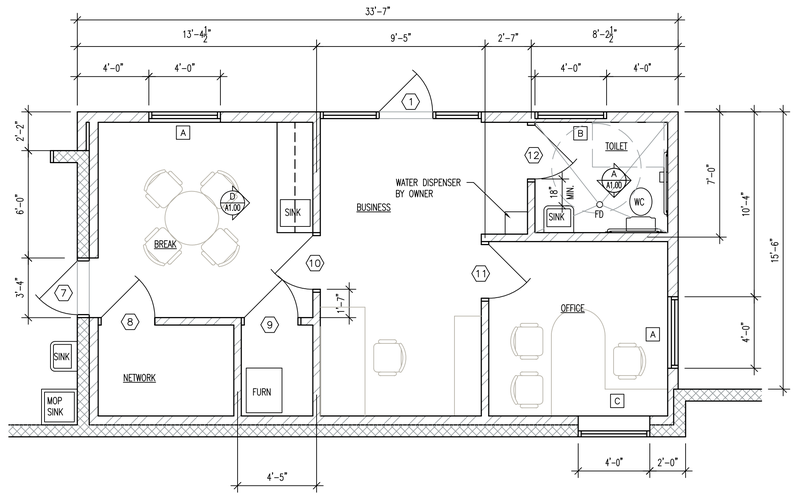
KEYED STAIR NOTES:

1. ALTERNATING TREAD STAIR UP TO STORAGE PLATFORM
2. 1 ½"ø STEEL PIPE RAILING. WELD, GRIND SMOOTH & PAINT
3. 2"x TREATED WOOD STRINGER.
4. TREATED WOOD STAIR TREADS
5. SOLID TREATED WOOD RISERS
6. 42" TALL 1 2/"ø STEEL PIPE GUARDRAIL. WELD, GRIND SMOOTH & PAINT
7. (2) 2"x HEADER

STAIR SECTION

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

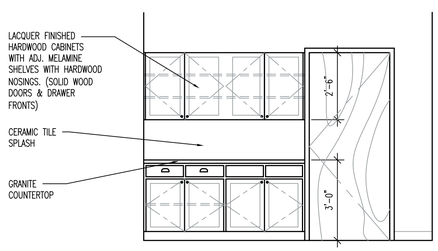
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ENLARGED FLOOR PLAN

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

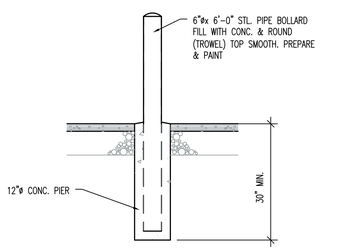
NORTH



ELEVATION

SCALE: 3/8" = 1'-0"

D A-1.00



DETAIL

SCALE: 1/2" = 1'-0"

2 A-1.00

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VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

NEW TUNNEL CAR WASH BUILDING:

TAGG N GO CAR WASH

HARMON'S DEVELOPMENT PAD D
SANTA CLARA, UTAH

FLOOR PLAN, ENLARGED FLOOR PLAN, ELEVATIONS, & DETAILS

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	

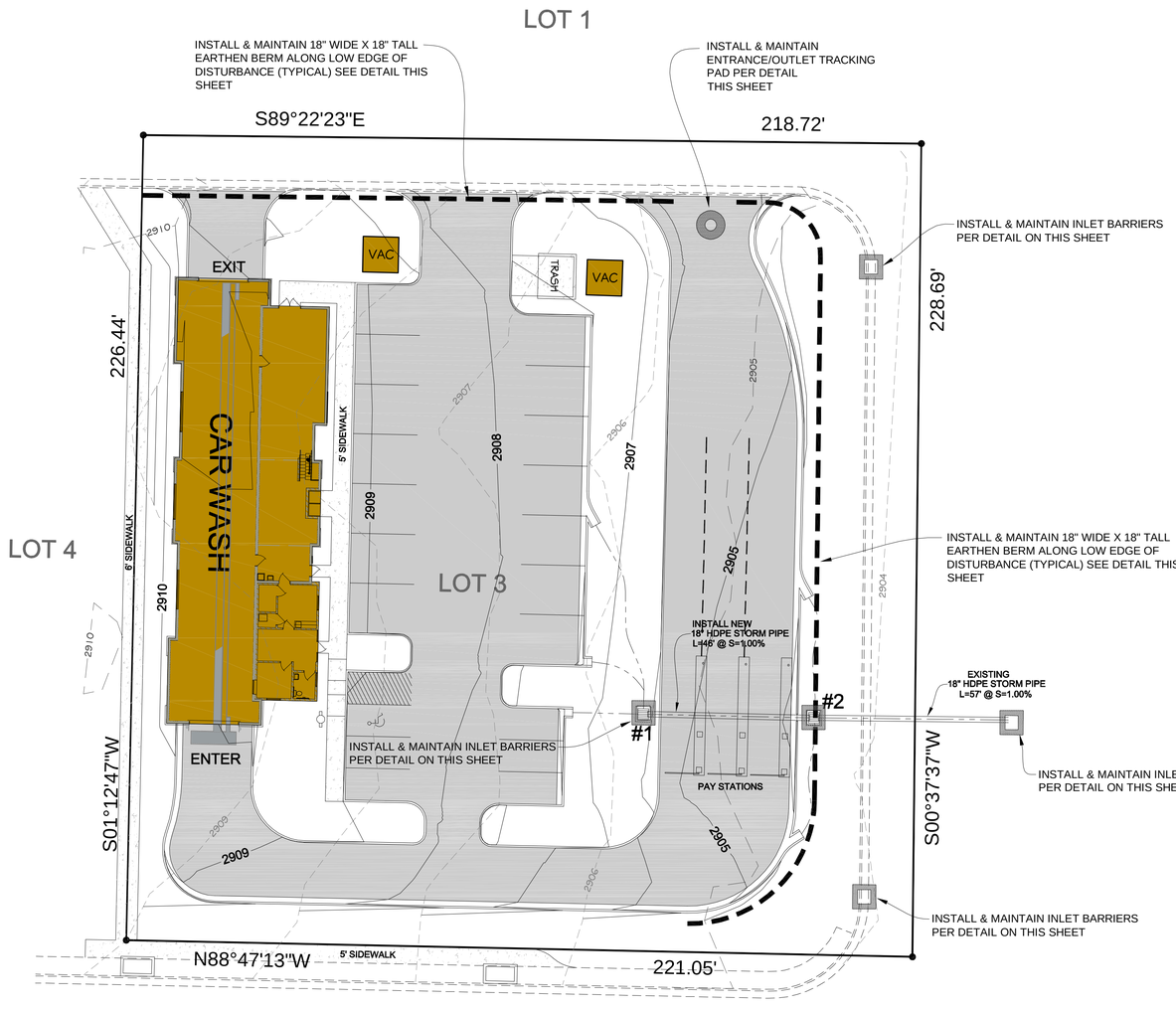
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DATE	REVISION

SHEET TITLE

A-1.00

ARCHITECTURAL 1 OF 8



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

LEGEND

- 2781 = EXISTING 1' CONTOUR
- 2780 = EXISTING 5' CONTOUR
- 2781 = PROPOSED 1' CONTOUR
- 2780 = PROPOSED 5' CONTOUR
- = CONSTRUCTION ENTRANCE/OUTLET
- = INLET BARRIERS / SEDIMENT PROTECTION
- = EARTHEN BERM
- = DIRECTION OF FLOW
- = NEW DROP INLET BOX

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # SC-HA5C-3
3520 PIONEER PARKWAY
SANTA CLARA, UTAH 84765

OWNER / DEVELOPER:

RCQ LLC
P.O. BOX 911839
ST. GEORGE, UT 84791
(435) 669-0708

DUST CONTROL NOTES

EARTH MOVING ACTIVITIES:

1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND / OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.

2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, OR EQUIPMENT PENETRATION.

3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.

4. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.

2. INSTALL FENCE BARRIER AND / OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

EROSION CONTROL NOTES

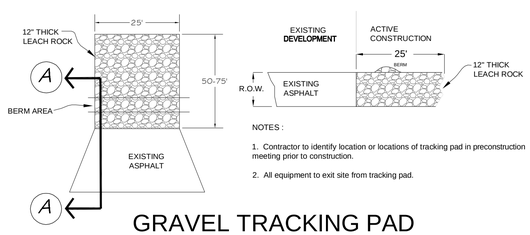
THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH GOVERNING AGENCIES.

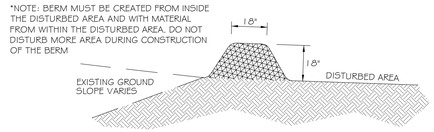


NOTES :

1. Contractor to identify location or locations of tracking pad in preconstruction meeting prior to construction.

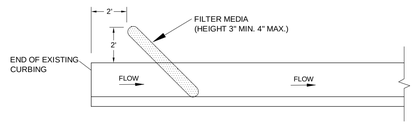
2. All equipment to exit site from tracking pad.

GRAVEL TRACKING PAD

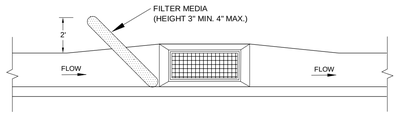


EARTHEN BERM

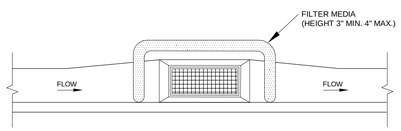
LOCATED AT TOP OF SLOPE ON LOW SIDE OF PROJECT



END OF CURB PROTECTION DETAIL



ON GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

1. PLACE INLET BARRIERS AS SHOWN AROUND THE INLET OPENING.

2. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE INLET BARRIER IS NOT HIGHER THAN THE ADJACENT ROADWAY.

3. MAINTAIN A PROPERLY FUNCTIONING INLET BARRIERS THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.

4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

INLET BARRIERS

MAINTENANCE

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED.
B) TRACKING STRAW PERPINDICULAR TO SLOPES.
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET.

DATE:	9/18/2020
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TAGG

SCALE: 1" = 20'

EROSION CONTROL PLAN SWPPP
TAGG-N-GO EXPRESS CAR WASH
HARMONS SANTA CLARA SUBDIVISION, LOT 3
SANTA CLARA, UTAH 84765

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

LICENSED PROFESSIONAL ENGINEER
9/18/2020
License No. 323806
Marc R. Fonger
STATE OF UTAH

SHEET
C2

DOMINION ENERGY

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. CALL JEFF BURTON @ (435) 674-6157

2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TEST'S DONE AT DEVELOPER'S EXPENSE.

3. IF CASINGS ARE NEEDED, DEVELOPER IS RESPONSIBLE FOR INSTALLATION AND COST OF DOMINION ENERTY APPROVED CASINGS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY (1155 E. 350 N. ST. GEORGE.) FOR CASINGS LOCATION.

4. ALL 10' PUBLIC UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6" OF TOP BACK OF CURB BEFORE GAS MAIN LINES WILL BE INSTALLED. NO WALLS OR PERMENT STRUCTURES TO BE INSTALLED WITHIN THE 10' PUE. ***DEVELOPER WILL BE RESPONSIBE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER ORIGINAL INSTALLATION***

5. ALL TRENCHES SHALL BE BACK FILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.

6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED. IF GAS IS TO BE INSTALLED IN A COMMON AREA, RUNNING LINES WILL ALSO NEED TO BE STAKED.

7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.

8. FAILURE TO COMPLY WITH THE ABOVE NOTES COULD RESULT IN THE DELAY OF THE INSTALLATION OF GAS SERVICE TO THIS PROJECT.

9. CONTACT JC HALL @ (435) 674-6146 TWO WEEKS PRIOR TO BEING READY FOR THE INSTALLATION OF GAS MAINS.

10. **IMPORTANT NOTICE** GAS MAINS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH ARE BURIED, STREETS ARE WITHIN 6" OF SUB-GRADE AND THE 10' UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.

11. HIGH PRESSURE GAS NOTES - BEFORE DIGGING CALL:
BRYAN WARD @ (435) 674-6104 OR (435) 865-9118

TDS BROADBAND NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.

2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.

3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TOWARD DAVID TRAUNTVEIN WITH TDS AT 435-703-8932.

4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.

5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR. AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

POWER NOTES

1. ALL PRIMARY POWER TO BE PROVIDED BY SANTA CLARA CITY POWER DEPARTMENT.

FIRE NOTES

1. THE TYPE OF CONSTRUCTION FOR THIS BUILDING WILL BE STANDARD BUILDING MATERIALS INCLUDING: CONCRETE, WOOD, STEEL, & STUCCO.
2. BUILDING HEIGHT WILL NOT EXCEED 22'-1"
3. BUILDING WILL NOT BE FIRE SPRINKLED
4. BUILDING OCCUPANCY TYPE: B
5. BUILDING CONSTRUCTION TYPE: V-B

WASTE WATER NOTES

1. NO SEWERS UNDER 9' DEEP UNLESS APPROVED BY THE CITY OF SANTA CLARA.
2. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.
3. BUILDINGS MAY REQUIRE INTERCEPTORS AT LATER DATE.
4. ALL SEWER MANHOLES SHALL HAVE CITY OF SANTA CLARA LOGO LIDS FOR FINAL INSPECTION.
5. 100' MAXIMUM SPACE BETWEEN SEWER LATERAL CLEANOUTS.
6. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF SANTA CLARA STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE",AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF SANTA CLARA.

GO FIBER NOTES

1. DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
2. GO FIBER WILL PROVIDE ALL CONDUITS. CALL 435-767-9053 OR EMAIL JUC@GOFIBER.TECH FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING TRENCH.
3. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM. DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF BUILDING.
4. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS LYNN BEECHER @ 435-767-9053, JUC@GOFIBER.TECH
5. RELOCATION OF EXISTING NEW OR EXISTING GO FIBER FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

CENTURY LINK FIBER NOTES

1. DEVELOPER TO PROVIDE ALL TRENCH AND 2" CONDUITS.
2. DEVELOPER TO INSTALL A PULL STRING IN ALL CONDUITS.
3. OUTSIDE TERMINATION, DEVELOPER TO PROVIDE 30" X 30" X 10" WATERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NUETRAL.
5. ANY CHANGES TO JUC PLAN PLEASE CONTACT ZACH @ (435) 673-9639
6. ANY PLANT RELOCATIONS ASSOCIATED WITH THE NEW DEVELOPMENT WILL BE BILLABLE TO THE OWNER/DEVELOPER.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.

WATER NOTES

1) ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF SANTA CLARA WATER DEPARTMENT.

2) ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF SANTA CLARA STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE UNIFORM PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF SANTA CLARA.

3) CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. IF THE IN FIELD CONDITION VARIES FROM DESIGN THE CONTRACTOR IS RESPONSIBLE FOR COST DUE TO CHANGES IN CONDITION. CITY MAPS ARE "BEST KNOWLEDGE" AND APPROXIMATE.

4) THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.

5) ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF SANTA CLARA.

6) 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.

7) THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.

8) ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.

9) CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.

10) ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE CITY OF SANTA CLARA WATER SERVICES REPRESENTATIVE.

11) ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT, RISERS WILL NOT BE ALLOWED.

12) IRRIGATION WATER WORKS MAY REQUIRE ADDITIONAL APPROVALS FROM RESPECTIVE IRRIGATION COMPANIES.

PROPERTY INFO

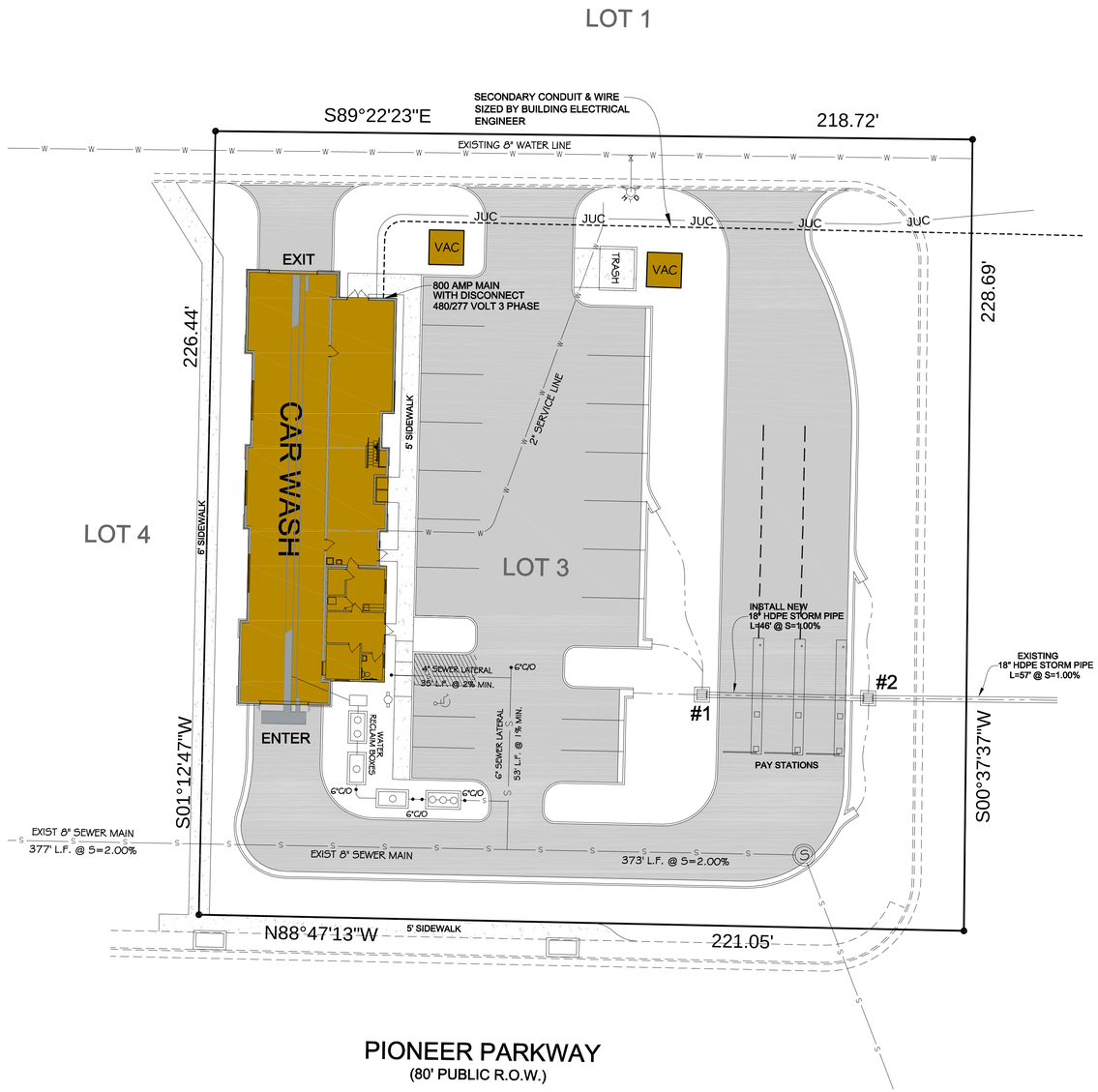
PROPERTY ADDRESS = PARCEL # SC-HASC-3
3520 PIONEER PARKWAY
SANTA CLARA, UTAH 84765

OWNER / DEVELOPER:
RCQ LLC
P.O. BOX 911839
ST. GEORGE, UT 84791
(435) 669-0708

GRAPHIC SCALE

20 0 10 20 40 80

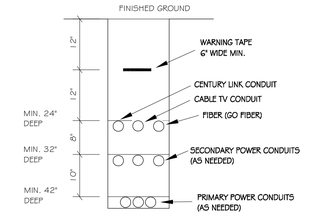
(IN FEET)
1 inch = 20 ft.



AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

LEGEND

- 2774 — EXISTING 1' CONTOUR
- 2775 — EXISTING 5' CONTOUR
- S — S — SEWER LINE (SIZE NOTED)
- SEWER CLEANOUT 4"
- W — W — WATER LINE (SIZE NOTED)
- EXIST WATER VALVE
- WATER METER (SIZE NOTED)
- NEW TRANSFORMER (size noted on plan)
- SECONDARY POWER
- OH — OH — EXISTING OVERHEAD POWER
- JUC — JUC — COMMUNICATIONS
- C — EXIST GAS LINE (SIZE NOTED)
- GAS — GAS — NEW GAS LINE (SIZE NOTED)



JOINT UTILITY TRENCH

N.T.S.

PER SANTA CLARA CITY STANDARDS
(PROVIDE MINIMUM SEPARATIONS FROM OTHER UTILITIES PER SANTA CLARA CITY STANDARDS)

DATE:	9/18/2020
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TAGG

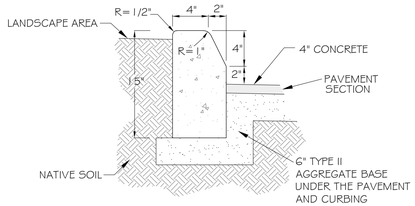
SCALE: 1" = 20'

UTILITY PLAN
TAGG-N-GO EXPRESS CAR WASH
HARMONS SANTA CLARA SUBDIVISION, LOT 3
SANTA CLARA, UTAH 84765

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

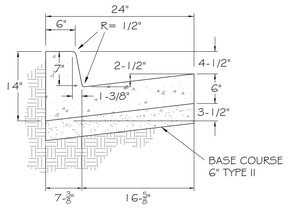
PROFESSIONAL ENGINEER
9/18/2020
License No. 323886
Marc R. Fonger
STATE OF UTAH

SHEET
C3



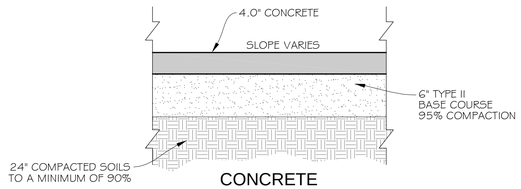
6" PARKING LOT CURB

DETAIL "A"



24" PARKING LOT CURB

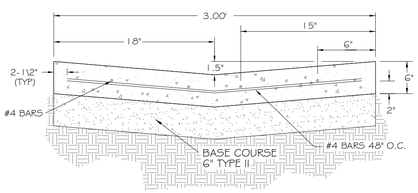
DETAIL "B"



CONCRETE

PARKING LOT SECTION

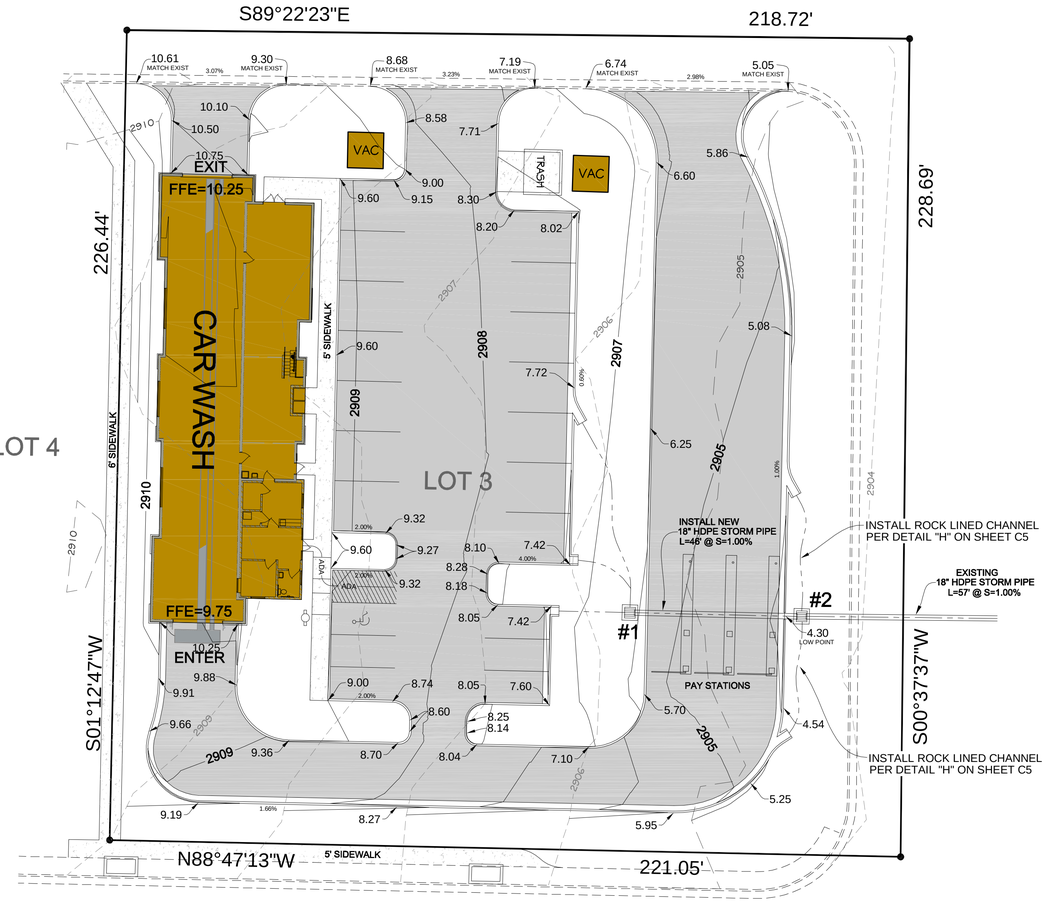
DETAIL "C"



3' CONCRETE VALLEY GUTTER

DETAIL "D"

LOT 1



PIONEER PARKWAY

(80' PUBLIC R.O.W.)

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

Call before you Dig

1-800-662-4111

BLUE STAKES LOCATION CENTER (UTAH)

*NOTES:

1.) ALL EXTERIOR EXIT DISCHARGE DOORS TO HAVE LEVEL EXTERIOR LANDING WITH A 2% MAX SLOPE (SEE GRADING PLAN SHEET C4)

2.) ALL ACCESSIBLE PARKING STALLS & ACCESS AISLE TO HAVE A 2% MAX SLOPE AND CROSS SLOPE (SEE GRADING PLAN SHEET C4)

3.) VAN ACCESSIBLE PARKING STALLS HAVE BEEN LABELED ON THE PLAN ALL VAN ACCESSIBLE STALLS ARE TO BE 18' DEEP X 9' WIDE, WITH A STRIPED AREA THAT IS 18' DEEP X 8' WIDE PER ICC A117.1-09 SECTION 502.

4.) ALL ACCESSIBLE ACCESS ROUTES ARE TO BE A MINIMUM OF 5' WIDE AND HAVE A 8% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE (SEE GRADING PLAN SHEET C4)

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # SC-HASC-3
3520 PIONEER PARKWAY
SANTA CLARA, UTAH 84765

OWNER / DEVELOPER:

RCQ LLC
P.O. BOX 911839
ST. GEORGE, UT 84791
(435) 669-0708

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STORM DRAIN DATA

#	TYPE	TBC / RIM	GRATE	INV IN	INV IN ADDITIONAL	INV OUT
1	3' X 3' BOX FLAT GRATE	N/A	2905.30	N/A	N/A	1.5" (EAST) 2901.00
2	3' X 3' BOX FLAT GRATE	N/A	2903.70	1.5" (WEST) 2900.54	N/A	1.5" (EAST) 2900.54

LEGEND

75.87 EX	= EXISTING TOP BACK OF CURBING ELEV.
76.00	= PROPOSED TOP BACK OF CURBING ELEV.
75.50 TA	= TOP OF ASPHALT (FINISHED GRADE)
⟸	= DIRECTION OF FLOW
2971	= EXISTING 1' CONTOUR
2970	= EXISTING 5' CONTOUR
2971	= PROPOSED 1' CONTOUR
2950	= PROPOSED 5' CONTOUR
ADA ADA	= ACCESSIBLE ROUTE

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SANTA CLARA, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE.

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SANTA CLARA, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE LOW IMPACT DESIGN.

EARTHWORK QUANTITIES

26 (C) CU. YD. CUT
955 (F) CU. YD. FILL
928 (F) CU. YD. NET FILL

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO THE FINISHED GRADE OF THE SITE

DATE:	9/18/2020
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TAGG

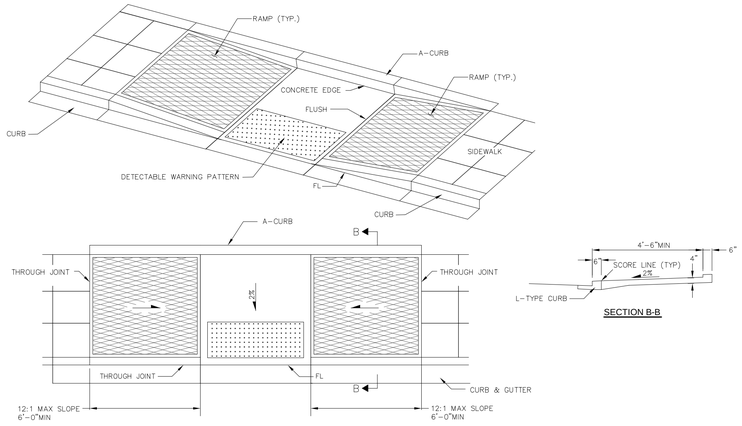
SCALE: 1" = 20'

GRADING PLAN
TAGG-N-GO EXPRESS CAR WASH
HARMONS SANTA CLARA SUBDIVISION, LOT 3
SANTA CLARA, UTAH 84765

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
9/18/2020
License No. 323806
Marc R. Fonger
Marc R. Fonger
STATE OF UTAH

SHEET
C4



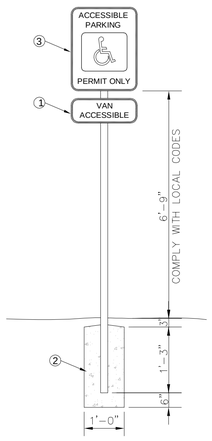
SECTION B-B

SIDEWALK NOTES:

1. PROVIDE CONTRACTION JOINTS IN SIDEWALK AT MAXIMUM 5' SPACING. MATCH JOINTS IN CURB AND GUTTER.
2. PROVIDE EXPANSION JOINTS IN SIDEWALK AT MAXIMUM 50' SPACING. MATCH JOINTS IN CURB AND GUTTER.
3. PLACE TRUNCATED DOME DETECTABLE WARNING SURFACE IN THE LOWER 2' OF THE THROAT OF RAMP ONLY. ARRANGE DOMES USING IN-LINE PATTERN ONLY AS SHOWN IN DETAIL. COLOR OF TEXTURE TO BE SAFETY YELLOW, OR AS DIRECTED BY ENGINEER.
4. SIDEWALK CURB RAMP SLOPES SHOWN RELATIVE TO TRUE LEVEL HORIZON (ZERO BUBBLE.)
5. TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAK-LINES.

ACCESSIBLE RAMP

DETAIL "E"

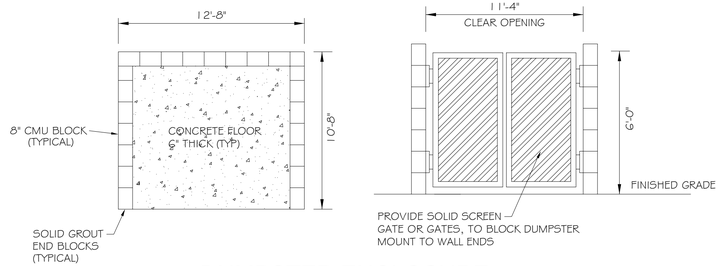


NOTES:

1. ADDITIONAL SIGN ONLY REQUIRED AT VAN ACCESSIBLE SPACES.
2. VERIFY WITH LOCAL CONDITIONS.
3. VERIFY SIZE, COLOR, WORDING, ETC. WITH TRAFFIC ENGINEERING DEPARTMENT.
4. INSTALL ACCESSIBLE PARKING SIGN AT EACH ADA PARKING STALL.

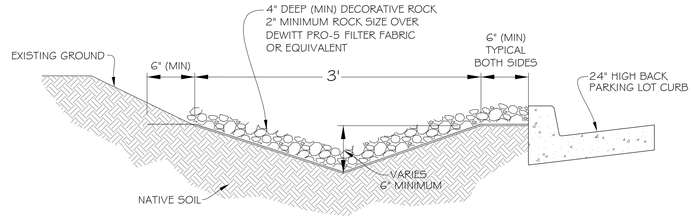
ACCESSIBLE PARKING SIGN

DETAIL "F"



DUMPSTER ENCLOSURE

DETAIL "G"



ROCK LINED CHANNEL

DETAIL "H"

DATE:	9/18/2020
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TAGG

SCALE: N.T.S.

DETAILS
TAGG-N-GO EXPRESS CAR WASH
HARMONS SANTA CLARA SUBDIVISION, LOT 3
SANTA CLARA, UTAH 84765

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
9/18/2020
License No. 323806
Marc R. Fonger
STATE OF UTAH

SHEET
C5

LEGEND

= BUILDING AREA
(SEE ARCHITECTURAL PLANS FOR DETAILS)

= LANDSCAPE AREA / PERVIOUS AREA
(SEE LANDSCAPE PLANS FOR DETAILS)

= PAVEMENT AREA
(SEE DETAIL "C" ON SHEET C4)

= SIDEWALK & CONCRETE AREA

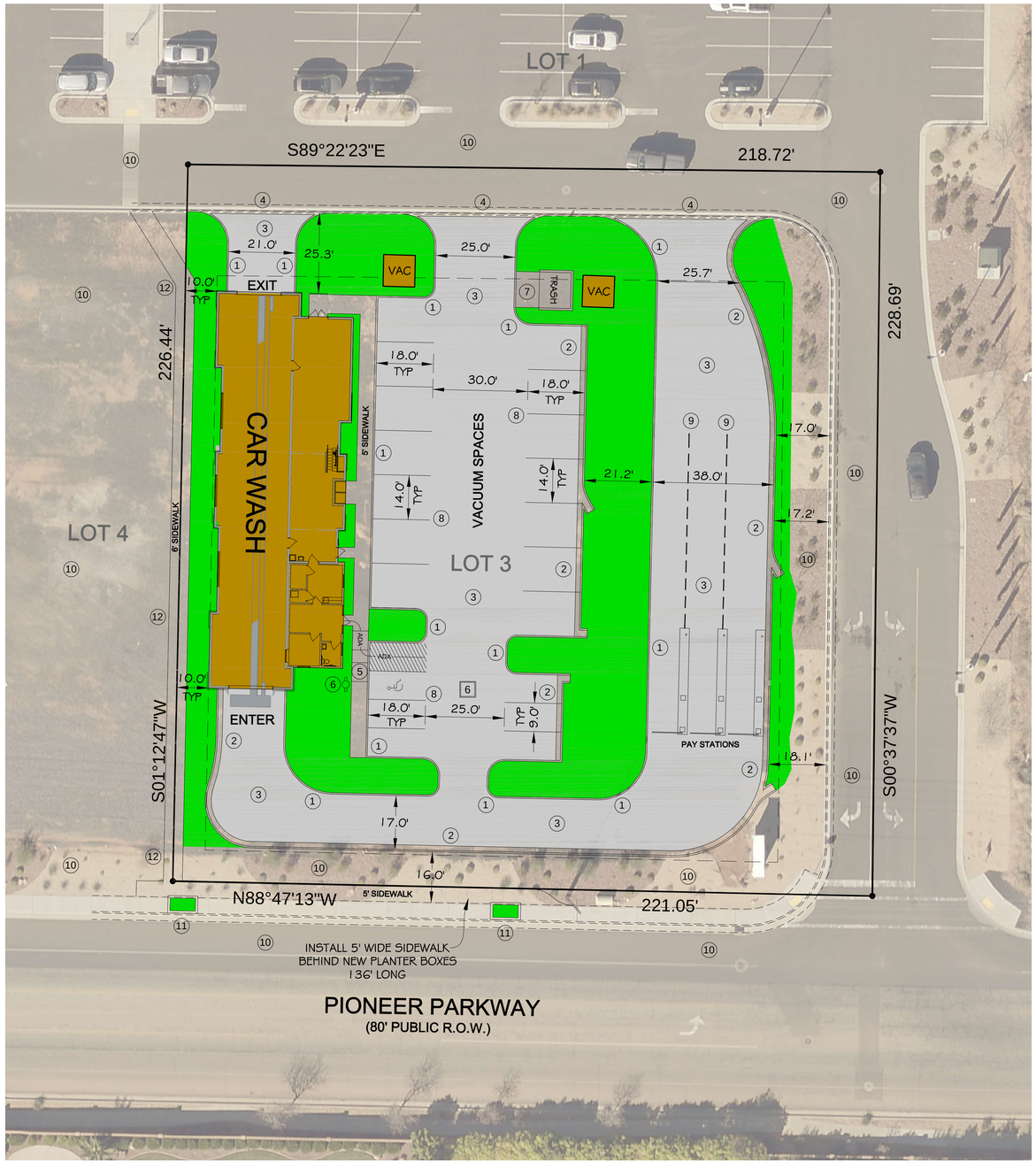
ADA ADA = ACCESSIBLE ROUTE
TO BE A MINIMUM OF 5' WIDE AND HAVE
A 2% MAX CROSS SLOPE AND 8% MAX HORIZONTAL SLOPE

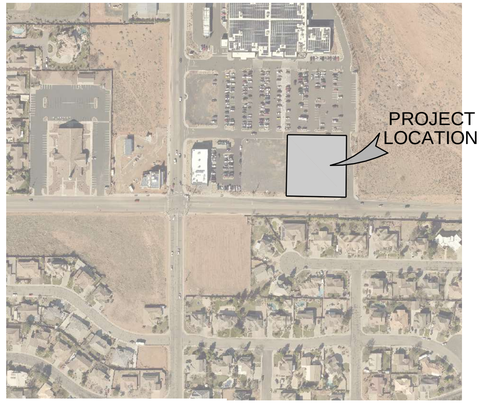
= SETBACK LINE

= PROPERTY CORNER

8 = PARKING SPACE QUANTITY

1. INSTALL 6" PARKING LOT CURB (PER DETAIL "A" ON SHEET C4)
2. INSTALL 24" PARKING LOT CURB (PER DETAIL "B" ON SHEET C4)
3. INSTALL CONCRETE PARKING SECTION (PER DETAIL "C" ON SHEET C4)
4. INSTALL 3' CONCRETE VALLEY GUTTER (PER DETAIL "D" ON SHEET C5)
5. INSTALL ACCESSIBLE RAMP (PER DETAIL "E" ON SHEET C5)
6. INSTALL ACCESSIBLE PARKING SIGN (PER DETAIL "F" ON SHEET C5)
7. INSTALL DUMPSTER ENCLOSURE (PER DETAIL "G" ON SHEET C5)
8. 4" WIDE SOLID PAINTED WHITE PARKING SPACE
9. 4" WIDE DASHED PAINTED WHITE STACKING LANE STRIPING
10. EXISTING IMPROVEMENTS NOT A PART
11. INSTALL PLANTER BOX ALONG PIONEER PKWY
12. INSTALL 6' WIDE CONCRETE SIDEWALK 4" THICK CONCRETE OVER 4" TYPE II BASE (SPLIT LOT LINE 3' EACH WAY)





VICINITY MAP

N.T.S.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # SC-HASC-3
3520 PIONEER PARKWAY
SANTA CLARA, UTAH 84765

OWNER / DEVELOPER:

RCQ LLC
P.O. BOX 911839
ST. GEORGE, UT 84791
(435) 669-0708

SITE DATA

ZONE		PDC
SITE AREA (TOTAL LOT AREA)		50,037 SQ.FT. 1.149 ACRES
NEW BUILDING AREA	4,961 SQ.FT.	(9.9%)
EXISTING PARKING / IMPERVIOUS AREA	6,806 SQ.FT.	(13.6%)
NEW PARKING / IMPERVIOUS AREA	21,786 SQ.FT.	(43.5%)
EXISTING LANDSCAPE AREA	5,062 SQ.FT.	(10.1%)
NEW ADDITIONAL LANDSCAPE AREA	11,422 SQ.FT.	(22.9%)
OVERALL BUILDING HEIGHT	22'-0"	

NEW PARKING PROVIDED:

CAR WASH = 4 EMPLOYEES @ (1 PER EMPLOYEE) = 4 SPACES
NEW PARKING PROVIDED = 6 SPACES

VACUUM SPACES PROVIDED = 14 SPACES

STACKING SPACES PROVIDED = 28 SPACES

DATE:	9/18/2020
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	TAGG

SCALE: 1" = 20'

SITE PLAN
TAGG-N-GO EXPRESS CAR WASH
HARMONS SANTA CLARA SUBDIVISION, LOT 3
SANTA CLARA, UTAH 84765

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
9/18/2020
License No. 323806
Marc R. Fonger
STATE OF UTAH

SHEET
C6

DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.

3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONISBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING TO THE STREET.

2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.

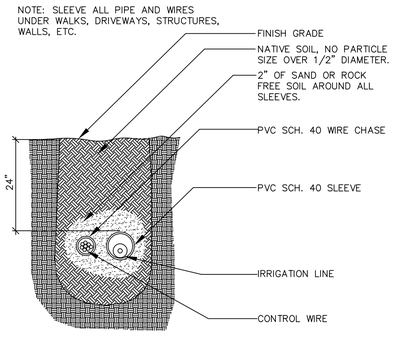
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

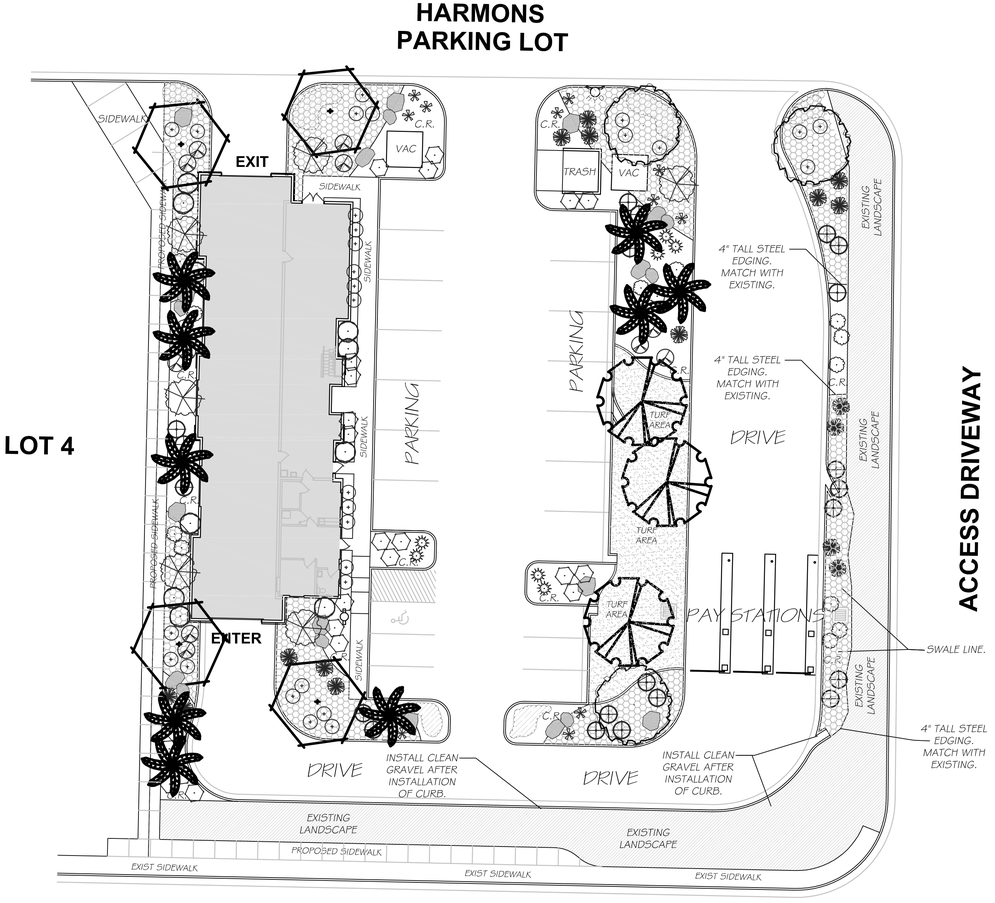
ROCK MULCH NOTE:

1) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF APACHE GOLD 3/4" CRUSHED ROCK IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE DETAIL FOR PROPER SIZING.





TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM
	CHITALPA TASHKENTENSIS MULTI PINK DAWN CHITALPA

SHRUB LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME
	LAGERSTROEMIA INDICA CRAPE MYRTLE		ILLEX VOMITORIA DWARF YAUPON HOLLY
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET		NERIUM OLEANDER 'PETITE RED' RED DWARF OLEANDER
	RAPHEOLEPIS INDICA 'BALLARIENA' BALLARIENA HAWTHORN		DASYLIRION WHEELERI GREEN/GRAY DESERT SPOON
	ROSA 'RED CARPET' RED CARPET ROSE		MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GRASS
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER		HESPERALOE PARVIFLORA RED YUCCA

MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	REBEL RED LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	2"-4" CRUSHED REBEL RED ROCK
	TEUCRIUM CHAMAEDRYS GERMANDER
	4" TALL STEEL EDGING
	6" CONCRETE MOWCURB

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

0 20'-0" 40'-0" 60'-0"

SCALE: 1" = 20'-0"

STATE OF UTAH
Cody R. Schmitt
7184969-5301
Exp. 5/31/22
LICENSED LANDSCAPE ARCHITECT

REVISIONS:
09-18-2020

TAGG-N-GO EXPRESS CAR WASH @ PIONEER PARKWAY
SANTA CLARA UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

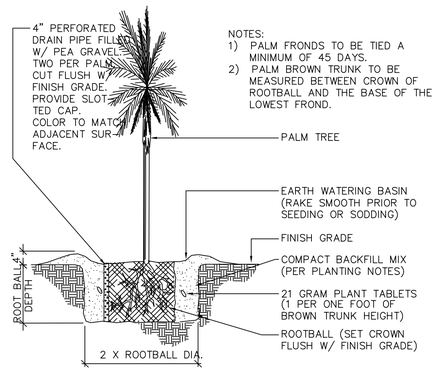
CONSULTANTS:

PROJECT:
TAGG-N-GO CAR WASH

SHEET CONTENTS:
LANDSCAPE PLAN

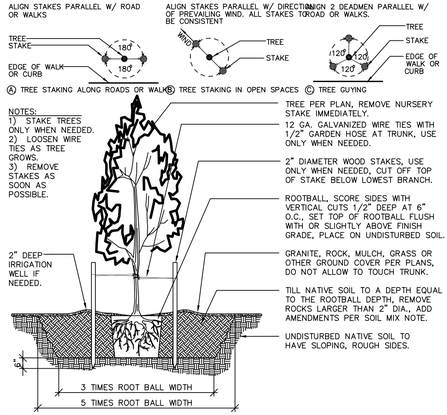
DATE:
08/30/2020
JOB NO.:
08302020

SHEET:
L1.01

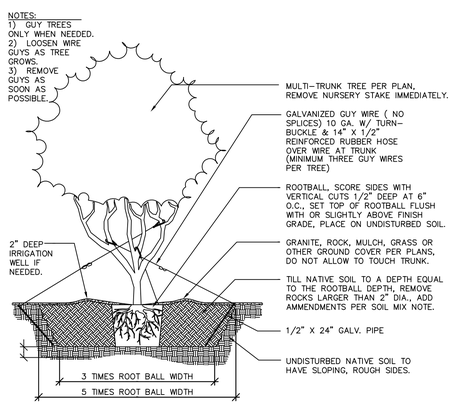


NOTES:
1) PALM FRONDS TO BE TIED A MINIMUM OF 45 DAYS.
2) PALM BROWN TRUNK TO BE MEASURED BETWEEN CROWN OF ROOTBALL AND THE BASE OF THE LOWEST FROND.

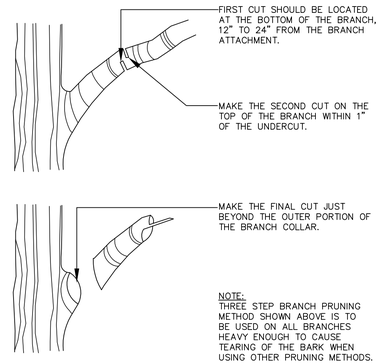
A PALM PLANTING DETAIL



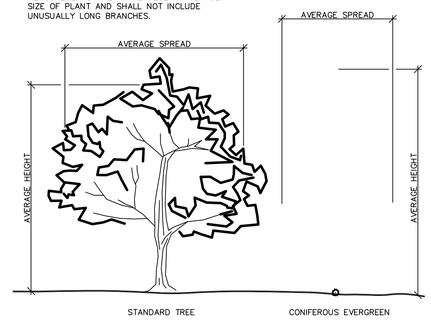
B TREE PLANTING DETAIL



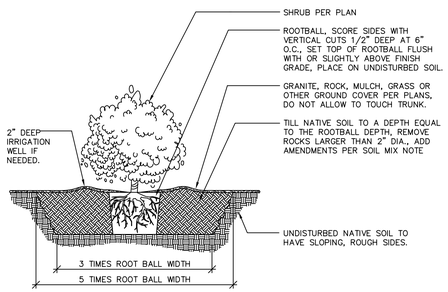
C MULTI-TRUNK PLANTING DETAIL



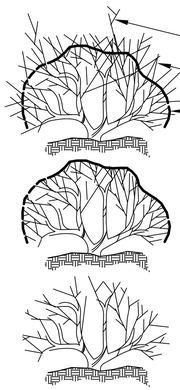
D TREE BRANCH PRUNING DETAIL



E PLANT MEASUREMENT DETAIL



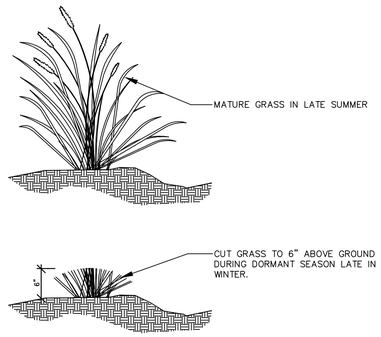
F SHRUB PLANTING DETAIL



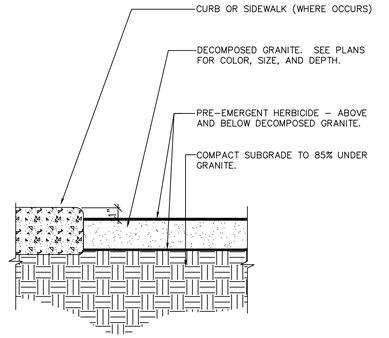
STEP ONE: USE HAND PRUNERS TO CUT BACK BRANCHES AND STEMS, CREATING A ROUGH GLOBE SHAPE.

STEP TWO: CUT EVERY OTHER BRANCH BACK TO THE FIRST LARGE 'V'. VARY LENGTH OF CUTS RANDOMLY FROM 6" TO 9" LONG.

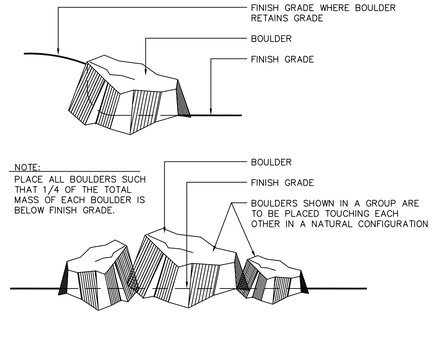
G SHRUB PRUNING DETAIL



H GRASS PRUNING DETAIL



I DECOMPOSED GRANITE DETAIL



J BOULDER PLACEMENT DETAIL

BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
CHITALPA TASHKENTENSIS	MULTI PINK DAWN CHITALPA	3	24"	BOX	C,D,E	
LAGESTROMIA INDICA 'MULTI'	RED MULTI CRAPE MYRTLE	8	15	GALLON	C,D,E	
PISTACHE CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	3	24"	BOX	B,D,E	
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4	24"	BOX	B,D,E	
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	9	4'-0" TO 6'-0" BTH	B&B	A ,E	SEE PLANTING PLAN FOR SIZE AND LOCATION
SHRUBS						
ILEX VOMITORIA	DWARF YAUPON HOLLY	33	5	GALLON	F,G	
DASYLIRION WHEELERII	DESERT SPOON	18	5	GALLON	F,G	
HESPERALOE PARVIFLORA	RED YUCCA	14	5	GALLON	F,G	
LEUCOPHYLLUM FRUTESCENS 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	17	5	GALLON	F,G	
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	10	5	GALLON	F,G	
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	12	5	GALLON	F,G,H	
NERIUM OLEANDER 'PETITE RED'	RED DWARF OLEANDER	22	5	GALLON	F,G	
RAPHEOLEPIS INDICA 'BALLARIENA'	BALLARIENA HAWTHORN	23	5	GALLON	F,G	
ROSA 'RED CARPET'	RED CARPET ROSE	14	3	GALLON	F,G	
GROUND COVERS						
TEUCRIUM CHAMAEDRYS	GERMANDER	31	1	GALLON	D ,E	SPACED @ 30" O.C. 1500 SQFT
BOULDERS						
REBEL RED LANDSCAPE BOULDERSVARY IN SIZE: 50% - 3' X 3', AND 50% - 2' X 3'		22	3' - 4'		J	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STATE OF UTAH
Cody R. Schmitt
7184969-5301
LANDSCAPE ARCHITECT
Exp. 5/31/22

REVISIONS:
09-18-2020

TAGG-N-GO EXPRESS CAR WASH @ PIONEER PARKWAY

SANTA CLARA UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

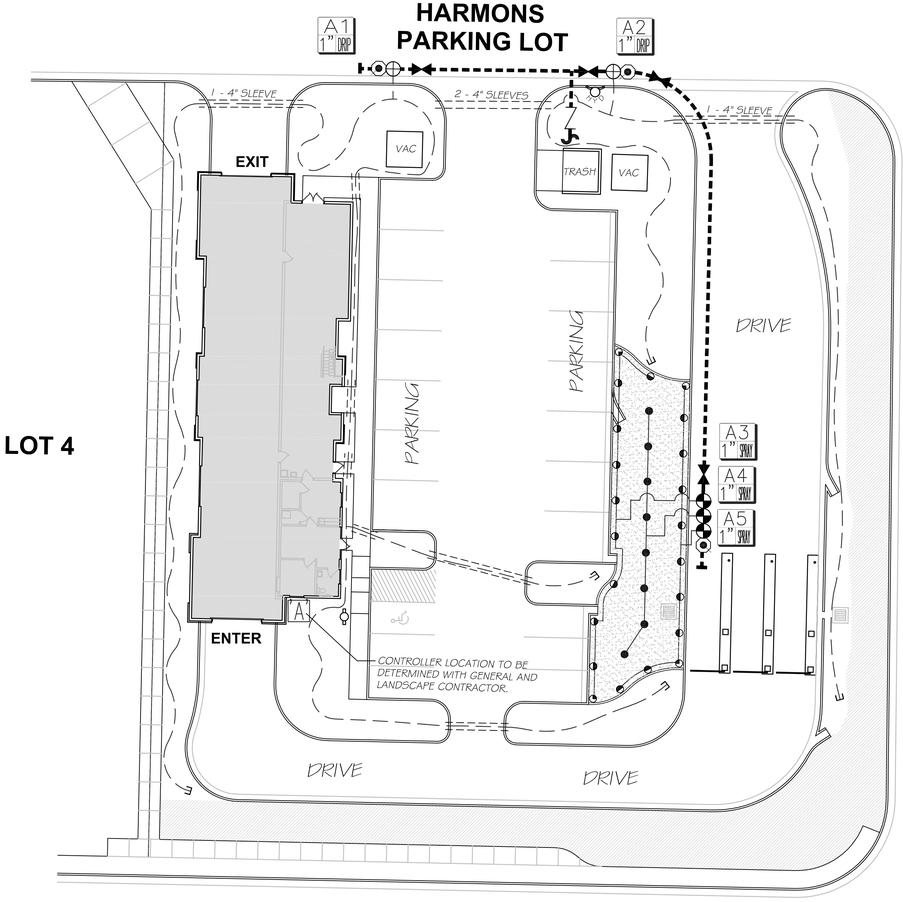
811 Know what's below. Call before you dig.

PROJECT:
TAGG-N-GO
CAR WASH

SHEET CONTENTS:
LANDSCAPE DETAILS

DATE:
08/30/2020
JOB NO.:
08302020

SHEET:
L1.02



IRRIGATION LEGEND

- POINT OF CONNECTION
- RAINBIRD ESP-ME SERIES CONTROLLER
- 1" WILKINS 975XLVSR RPA - REDUCED PRESSURE BACKFLOW DEVICE (SEE DTL. SHEET)
- 1" SCHEDULE 40 PVC BALL VALVE
- 1" SCHEDULE 40 PVC MAINLINE
- 3/4" FLEXIBLE BLUE STRIP DRIP LINE
- 3/4" SCHEDULE 40 PVC LATERAL LINE; UNLESS OTHERWISE NOTED.
- AUTOMATIC FLUSH VALVE IN 10" ROUND BOX (SEE DTL. SHEET FOR SPECS.)
- 1" REMOTE CONTROL VALVE (SEE DTL. SHEET FOR SPECS.)
- 1" DRIP VALVE ASSEMBLY (SEE DTL. SHEET FOR SPECS.)
- HOSE BIB (SEE DTL. SHEET FOR SPECS.)
- SLV SLEEVES 2 X DIAMETER OF PIPE
- RAINBIRD 1804 - 10 VAN SERIES POP-UP SPRAY HEAD

VALVE ID LEGEND

VALVE # SIZE GPM

NOTES:

1) SEE SHEET L2.02 FOR IRRIGATION DETAILS.

2) INSTALL MAINLINE ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE. SEE MAINLINE SPEC. FOR PROPER DEPTH

3) INSTALL CONTROL WIRE ADJACENT TO MAINLINE WHERE POSSIBLE. TAPE EVERY 20'-0"

4) IRRIGATION PLAN IS A DIAGRAM REFERENCE ONLY. ACCURATE INSTALLATION IS DEPENDANT UPON OPPORTUNITY AND CONSTRAINTS IN THE FIELD.

5) CONTRACTOR RESPONSIBLE TO VERIFY EXACT LOCATION OF SLEEVES WITH GENERAL CONTRACTOR.

6) CONTRACTOR TO PROVIDE TEST ON BACKFLOW DEVICE.

0 20'-0" 40'-0" 60'-0"

SCALE: 1" - 20'-0"

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

STATE OF UTAH
Cody R. Schmitt
7184969-5301
Exp. 5/31/25
LICENSED LANDSCAPE ARCHITECT

REVISIONS:
09-18-2020

TAGG-N-GO EXPRESS CAR WASH @ PIONEER PARKWAY
SANTA CLARA UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

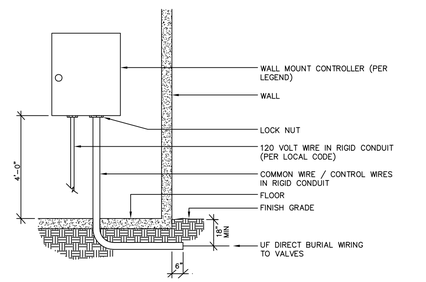
CONSULTANTS:

PROJECT:
TAGG-N-GO
CAR WASH

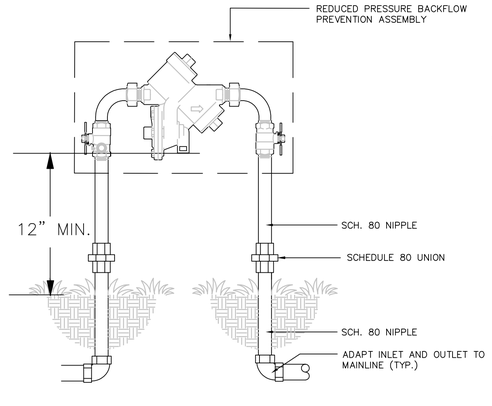
SHEET CONTENTS:
IRRIGATION
PLAN

DATE:
08/30/2020
JOB NO.:
08302020

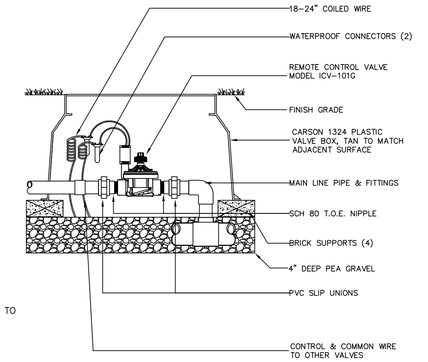
SHEET:
L2.01



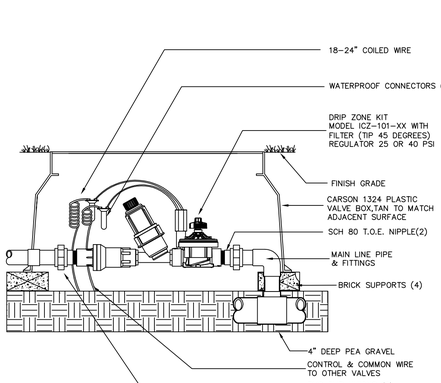
A CONTROLLER



B BACKFLOW PREVENTER



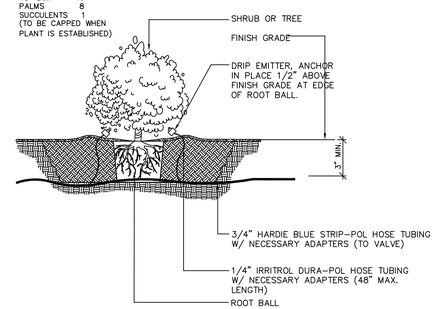
C VALVE ASSEMBLY



D DRIP VALVE ASSEMBLY

EMITTER QUANTITIES

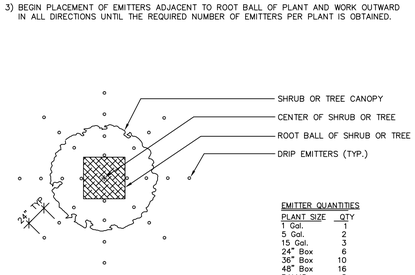
PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
SUCCULENTS (TO BE CAPPED WHEN PLANT IS ESTABLISHED)	1



E DRIP EMITTER

NOTES:

1) THIS IS A SUGGESTED EMITTER LAYOUT PLAN. ACTUAL LAYOUT MAY VARY DEPENDING ON SURROUNDING FEATURES. THE INTENT IS TO PROVIDE WATER FOR FUTURE ROOT GROWTH.
2) ADJACENT TREES AND SHRUBS MAY SHARE THE SAME EMITTER WHERE PATTERNS OVERLAP.
3) BEGIN PLACEMENT OF EMITTERS ADJACENT TO ROOT BALL OF PLANT AND WORK OUTWARD IN ALL DIRECTIONS UNTIL THE REQUIRED NUMBER OF EMITTERS PER PLANT IS OBTAINED.

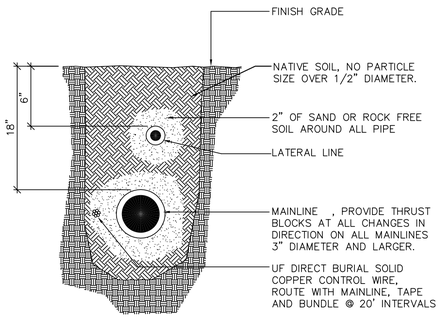


EMITTER QUANTITIES

PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
CACTUS	1

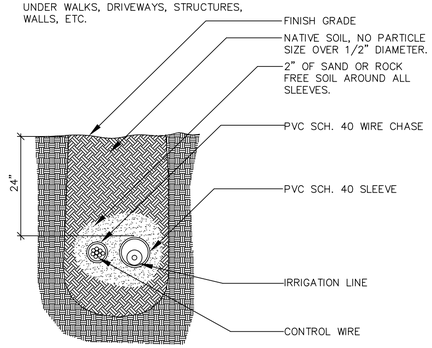
F EMITTER LAYOUT DETAIL

NOTE: PIPE UNDER WALKS, DRIVEWAYS, STRUCTURES, ETC. ARE TO BE SLEEVED.

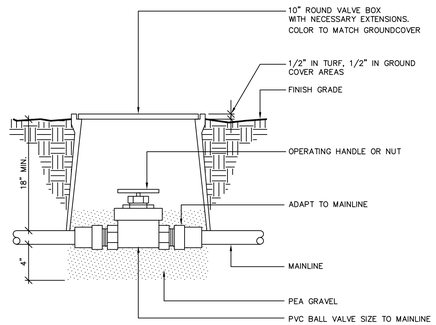


G TRENCH SECTION

NOTE: SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC.

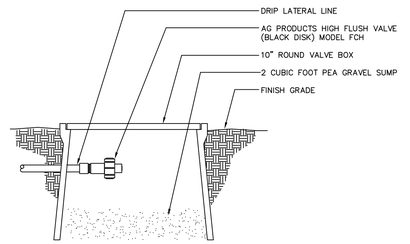


H SLEEVE SECTION

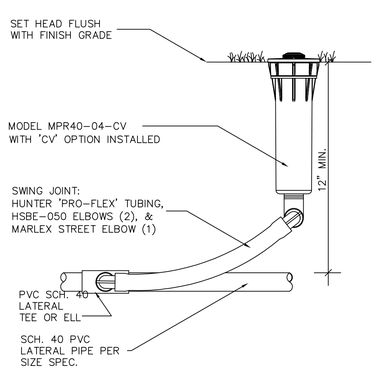


I PVC BALL VALVE

NOTE: INSTALL FLUSH VALVE NEAR THE ROOT BALL OF A TREE OR LARGE SHRUB.



J DRIP FLUSH VALVE



K TURF HEAD

Pipe Sizing - Sch. 40		
Pipe Size		Gallons Per Minute
3/4"	=	0 - 8 gpm
1"	=	9-13 gpm
1.1/4"	=	14 - 23 gpm
1.1/2"	=	24 - 32 gpm
2"	=	33 - 53 gpm
2.1/2"	=	54 - 74 gpm
3"	=	75 - 116 gpm

Pipe Sleeve Chart		
Sleeve Size	Numer of Wire	Lateral Size
1"	7	-
1.1/2"	12	-
2"	17	1/2" to 1.1/4"
2.1/2"	22	1.1/2"
4"	27	2"
4"	-	2.1/2"
6"	-	3"
8"	-	4"
12"	-	6"

Valve Sizing		
Valve Size		Gallons Per Minute
3/4"	=	0 - 20 gpm
1"	=	0 - 30 gpm
1.1/2"	=	31 - 75 gpm
2"	=	76 - 116 gpm

L PIPE SIZING DETAIL

XB-20PC (Red) Barb inlet; 2.0 GPH

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM F	GPM TQ	GPM TT	GPM H	GPM T	GPM Q	GPH	DTL.	REMARKS
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR TREES	--	--	30							2.0		SEE DETAIL FOR # OF
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR SHRUBS	--	--	30							2.0		EMITTERS PER PLANT
	RAINBIRD 1804 TURF HEAD W/ 10 SERIES VAN NOZZLE	F,TQ,H,T	10'	30	2.6	2.10		1.45	1.10				SEE DETAIL 'K'
A	RAINBIRD ESP-ME SERIES CONTROLLER LOCKING PLASTIC CABINET WITH 120VAC TRANSFORMER WITH ADDITIONAL PCM-300												
	1" RP BACKFLOW VALVE ASSEMBLY WITH FREEZE PROTECTION PER CITY CODE												
	TURF VALVE : RAINBIRD 100-PEB-PRS, 1" GLOBE VALVE												
	DRIP VALVE ASSEMBLY: RAINBIRD XCZ-PRB-100-COM, 1" DRIP ZONE CONTROLL KIT.												
	TYPICAL HOSE BIB IN VALVE BOX WITH CONTROLLERS (1" BALL VALVE PLACED VERTICALLY IN BOX WITH HOSE ADAPTER)												
	AUTOMATIC END FLUSH CAP, AGRICULTURAL PRODUCTS MODEL FCH BLACK DISK, INSTALL AT THE END OF ALL DRIP LINES												
	1" MAINLINE, PVC SCH. 40, 18" MINIMUM COVER												
	LATERAL LINE, 3/4" PVC SCH 40 UNLESS NOTED ON IRRIGATION PLAN.												
	DRIP LINE, HARDIE BLUE STIPE, 3/4" DIAMETER POLYETHYLENE PIPE , COVERAGE PER DETAIL												
	SLEEVES, PVC SCH. 40, 2 X PIPE SIZE, 18" MINIMUM COVER												
NOT SHOWN	CONTROL WIRE: UF DIRECT BURIAL, SOLID COPPER, 14 GA. COMMON, 14 GA. PILOT												
	1" SCHEDULE 40 PVC BALL VALVE												

STATE OF UTAH
Cody R. Schmitt
7184969-5301
Exp. 5/31/25
LICENSED LANDSCAPE ARCHITECT

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

REVISIONS:
09-18-2020

TAGG-N-GO EXPRESS CAR WASH @ PIONEER PARKWAY
SANTA CLARA UTAH

CONSULTANTS:

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

PROJECT:
TAGG-N-GO
CAR WASH

SHEET CONTENTS:
IRRIGATION DETAILS

DATE:
08/30/2020
JOB NO.:
08302020

SHEET:
L2.02

REQUEST FOR COUNCIL ACTION AGENDA ITEM 3

October 14, 2020

APPLICANT: Jared Bates/Lance Rigby

SUBJECT:

Consider approval for amendment final Plat for Ocotillo Springs Phase 3, located South if North Town Road and East of 400 East Street.

BACKGROUND DESCRIPTION:

Changing 4 plex pad to 3 plex pad
because of site restraints

Proposed Recommendation

Approval

Cost

N/A

Approved by Legal Department

Yes

Approved in Budget

Yes

Approved by City Finance Department

Yes

Amount

N/A

Requested By

Jared Bates Rosenberg and Assoc., Lance Rigby

File Upload Attachments

https://sccity.org/wp-content/uploads/formidable/41/3b.Ocotillo-phase-3-Final-Plat-2nd-Amended.pdf

CC agenda report for 10/14/20: 2nd Amended Final Plat for Ocotillo Springs phase 3, with 27 townhome units located south of North Town Road and east of 400 East Street on 2.48 acres.

Zone: PD Residential
General Plan designation: Medium Density Residential (MDR)
Acres: 9.06 acres for entire project (phase 3 is 2.48 ac)
Applicant: Scott Group LLC, Lance Rigby, representative.
Project Engineer: Jared Bates, PE with Rosenberg Associates.
Project location: Project borders 400 East Street and North Town Road, and also adjacent to the proposed Hamblin Parkway.
of units: 27 units in Phase 3 (in 8 buildings)

Proposed Amended Final Plat: The proposed phase 3 plat has 27 two-story townhome units in 8 buildings in the 2.48 acre phase 3 area. The recorded Phase 3 plat has 28 two-story units, all with attached 2-car garages. The proposed amended phase 3 plat has 27 units, six 3-plexes, one 4-plex, and one 5-plex for a reduction of 1 unit. All other items on the recorded plat remain the same.

Project Amenities: A clubhouse with pool and restrooms were built as part of the phase 1 project. **An HOA has been formed to maintain the common areas and all landscaping within the project interior and also along the public street frontages (along North Town Road, 400 East Street, and the future Hamblin Parkway).**

Traffic Access: All interior roads are public and conform to the city's public street standards. The project is bounded on three sides by existing or proposed public streets, and the project proposes solid block walls around the perimeter of the project; units will back against the exterior streets and have access to the units from an interior loop road which will have two ingress/egress points -- one on North Town Road and the other on 400 East Street.

Staff recommendation: The Amended final plat must obtain 100% written consents from existing property owners in order to avoid having a public hearing. The applicant is aware of this state & local requirement and is in process of obtaining the written consents. Subject to obtaining all the written consents, staff recommends approval of the amended final plat for phase 3.

Residential Subdivision Final Plat Application

Santa Clara City
2603 Santa Clara Dr
Santa Clara, UT 84765
(435) 656-4690 FAX: (435) 879-5298

Subdivision Name: Ocotillo Springs Phase 3 - 2nd Amended

Applicant(s)/Property Owner(s) Information

Name: Lance Rigby
Address: 2351 Leda Lane
City: Santa Clara State: UT Zip: 84765
Phone Number: (435)229-2324

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone Number: _____

(If additional property owners please add addendum)

Property Description

Section(s): 8 Township(s): 42 South Range: 16 West
Current Zoning Designation: PDR Residential - STR
Parcel Size (acres): 2.48 Acres
Number of Lots: 27
Major Cross Street(s): Northtown Rd., 400 East

Approvals Required By:

- ☐ Technical Review Committee (Staff) - meets every Thursday at 8:00 a.m.
- ☐ Planning Commission - meets every second Thursday of each month at 5:30 p.m.
- ☐ City Council - meets the second and fourth Wednesdays of each month at 5:00 p.m.

Attached checklists serve as a guide for adhering to Santa Clara City's subdivision process/requirements. City Staff will use the checklists for completeness reviews and insuring code compliance for subdivisions. ***For comprehensive information on the subdivision requirements/process, refer to appropriate City Codes and Statutes.***

Office Use Only:

Date plan submitted: _____ Date plan accepted: _____

Subdivision/Development Approval Checklist

FINAL PLAT CHECKLIST

	I. *Final Plat Requirements*
Y☐ N☐ N/A☐	A. TRC with developer
Y☐ N☐ N/A☐	A. Submittal of: 1) Engineering Drawings (3 copies); 2) Final Plat (8 11"x17" & 1 8.5"x11"); 3) One (1) Mylar; and 4) Engineer Cost Estimates
Y☐ N☐ N/A☐	B. Completeness Review (Chapter 16.24)
	1. Description and delineation (16.20.020)
Y☐ N☐ N/A☐	a. Name of subdivision approved by the Planning Commission
Y☐ N☐ N/A☐	b. Identification system for all lots: name of streets, easements, and lot sizes
Y☐ N☐ N/A☐	c. Traverse of the perimeter of the subdivision
Y☐ N☐ N/A☐	d. Monumentation and survey control 1. Official Monuments 2. Street Monuments
Y☐ N☐ N/A☐	e. Dedication to the public of all streets, easements, etc.
Y☐ N☐ N/A☐	f. North arrow, scale, point of beginning, legal description and basis of bearing.
Y☐ N☐ N/A☐	g. Subdivision boundary closures shall be .01 or less on exterior boundaries and .02 on interior lots
	2. Standard Forms (16.20.030)
Y☐ N☐ N/A☐	a. Surveyor's "Certificate of Survey"
Y☐ N☐ N/A☐	b. All centerline data and street widths shown
Y☐ N☐ N/A☐	c. Notary Public's Acknowledgement of all signatures
Y☐ N☐ N/A☐	d. Notarized Consent of all lienholders
Y☐ N☐ N/A☐	e. Planning Commission's "Certificate of Approval"
Y☐ N☐ N/A☐	f. City Engineer's "Certificate of Approval"
Y☐ N☐ N/A☐	g. City Attorney's "Certificate of Approval"
Y☐ N☐ N/A☐	h. City Council's "Certificate of Approval"
Y☐ N☐ N/A☐	i. A one-and-one half by five-inch space in the lower right-hand corner of the plat for the county recorder.
Y☐ N☐ N/A☐	j. County Treasurer's "Certificate of Approval"
Y☐ N☐ N/A☐	k. General Notes – The following general notes must appear on the plat: 1. Notes pertaining to the issuance of building permit until all utilities are installed 2. Notes pertaining to unstable soil conditions 3. Basis of bearings for plat 4. Property is subject to findings, summary and conclusions of a geotechnical report 5. R-of-W landscaping requirements & subsequent maintenance requirements

	3. Additional Information Submitted with Final Plat (16.20.040)
Y☐ N☐ N/A☐	a. Engineer's itemized estimate of the cost of all required improvements to be developed in the subdivision and a separate cost estimate for any upsizing of piping
Y☐ N☐ N/A☐	b. Final utility plans: Water, sewer, power and natural gas
Y☐ N☐ N/A☐	c. Final drainage plans
	1. Complete drainage system for entire subdivision
	2. Comprehensive of drainage system to include area of subdivision but surrounding areas.
	3. Final Plans and profiles for all streets to be constructed: reviewed and approved by engineer
Y☐ N☐ N/A☐	4. Erosion control plan where applicable
Y☐ N☐ N/A☐	D. Conformance to Applicable Rules and Regulations
	1. Subdivision plan complies with all applicable laws, plans, and regulations:
Y☐ N☐ N/A☐	a. Zoning Ordinance
Y☐ N☐ N/A☐	b. General Plan
Y☐ N☐ N/A☐	c. UDOT; Health Department, etc.
Y☐ N☐ N/A☐	d. Standards adopted by the City including all boards, commissions, etc.
Y☐ N☐ N/A☐	E. Self-imposed Restrictions Incorporated – Restrictions:
Y☐ N☐ N/A☐	F. Special Conditions Incorporated (ex. Historical district) – E.G.:
Y☐ N☐ N/A☐	G. Planning Commission Review and Recommendation- Date(s) of review: Date of Recommendation
Y☐ N☐ N/A☐	H. Inclusion of Planning Commission Changes
Y☐ N☐ N/A☐	I. Final Plat and Engineer drawings are to comply with all sections of the City's Design Standards found in Chapter 16.24 (Red lines comply)
Y☐ N☐ N/A☐	J. Engineering Plans Approved by City Engineer and City Staff
	Public Services Date signed: _____
	Public Safety Date signed: _____
	City Engineer Date signed: _____
Y☐ N☐ N/A☐	K. City Council Review and Adoption of Final Plat-Date of Review(s): _____ Date of Adoption: _____
Y☐ N☐ N/A☐	L. Inclusion of City Council Changes

Santa Clara City
2603 Santa Clara Drive
Santa Clara, UT 84765
435-673-6712

XBP Confirmation Number: 85721035

Transaction detail for payment to Santa Clara City.			**Date: 09/10/2020 - 1:25:13 PM**
Transaction Number: 132874740XA **eCheck - Checking — XXXXX6748** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	Zoning Subdivision Fees	1	$300.00
Notes: Final Plat amendment for Ocotillo Springs phase 3 - Horizon Homes of Utah			

TOTAL: ***$300.00***

Billing Information
Horizon Homes of Utah Horizon Homes of Utah
, 84765
lancerigbyconstruction@gmail.com

Transaction taken by: Selena

BASIS OF BEARINGS
N 89°17'29" W 1339.27'
(N.W. COR. TO X6 COR.)

CORNER SECTION'S 5, 6, 7 & 8
TOWNSHIP 42 SOUTH RANGE 16
WEST SALT LAKE BASE & MERIDIAN
(FOUND 1995 WASH. CO. BRASS CAP)

1/16 CORNER SECTION'S 5&8
TOWNSHIP 42 SOUTH RANGE 16
WEST SALT LAKE BASE & MERIDIAN
(FOUND 1972 WASH. CO. BRASS CAP)

N 89°15'05" W
1338.54'

1/4 CORNER SECTION'S 5 & 8
TOWNSHIP 42 SOUTH RANGE 16 WEST
SALT LAKE BASE & MERIDIAN
(FOUND "X" IN CL DRAIN ACCEPTED AS
PER GREEN ACRES SUBDIVISION PLAT)
SET CLASS II IN GUTTER

NORTH TOWN ROAD
(A PUBLIC STREET)

N 89°26'54" E 515.48' (TIE)

56.73' 180.42' 41.18' 38.84' 198.30' 146.73'

30.00' 30.00' 50.00'

53.67' 50.95' 49.88'

33.00'

20' 20'

BUILDING 1
LOT 101 LOT 103 LOT 105 LOT 106

BUILDING 18
LOT 1801 LOT 1802 LOT 1803

OCOTILLO SPRINGS
SUBDIVISION PHASE 1

OCOTILLO SPRINGS
SUBDIVISION PHASE 2

S 0°47'11" W 93.76'
60.61'
35.02'

20' 20'

5.24'

SOUTH 214.02'

L1 L2 L3 20'

105.55' 169.76'
N 89°14'20" W

15' 20' L4 L5

GREEN ACRES SUBD. PHASE 2

278.40'

OCOTILLO SPRINGS
SUBDIVISION PHASE 2
AMENDED

P.O.B.
S 89°31'52" E
93.90'

S 0°44'49" W
16.14'

N 0°28'08" E
14.18'

L6 L7

BUILDING 2
LOT 206 LOT 205 LOT 204 LOT 203 LOT 202 LOT 201

OCOTILLO WAY
(A 35' PUBLIC STREET)
163.89'

BUILDING 16
LOT 1601 LOT 1602 LOT 1603 LOT 1604 LOT 1605

BUILDING 17
LOT 1701 LOT 1702 LOT 1703 LOT 1704

BUILDING 11
LOT 1102 LOT 1103

93.71'
S 0°28'08" W

N 5°54'09" E

BUILDING 10
LOT 1003 LOT 1002 LOT 1001

L17

33.00' 20'

44.97'

N 0°49'21" E 45.00'

885 SOUTH STREET

52.97' 25.0' 49.61' 25.0' 40.00'
53.03' 25.0' 49.55' 25.0'
N 89°10'39" W

L=31.43'
R=20.00'
D=90°02'10"

S 89°10'39" E
49.55'

L=31.42'
R=20.00'
D=90°00'00"

OCOTILLO SPRINGS
SUBDIVISION PHASE 1

BUILDING 12
LOT 1201 LOT 1202 LOT 1203

BUILDING 9
LOT 903 LOT 902 LOT 901

N 19°29'01" E 187.41'

45.03' 45.00'

33.00' 20'

BUILDING 3
LOT 301 LOT 302 LOT 303

L8 L9

N 0°49'17" E

S 0°49'21" W 128.65'
128.65' N 0°49'21" E

BUILDING 15
LOT 1501 LOT 1502 LOT 1503 LOT 1504

L=770.68'
R=511.80'
D=86°16'39"

S 22°02'43" W

BUILDING 13
LOT 1301 LOT 1302 LOT 1303 LOT 1304 LOT 1305

BUILDING 8
LOT 803 LOT 802 LOT 801

N 31°38'29" E

L15

400 EAST STREET
(A PUBLIC STREET)

N 0°47'11" E 380.05'

451.93'

20' 15'

BUILDING 14
LOT 1401 LOT 1403

L=89.15'
R=255.00'
D=20°01'54"

41.50'

BUILDING 4
LOT 401 LOT 402 LOT 403

S 11°46'54" E

L10

S 19°12'33" E
16.47'
L=24.70'
R=15.00'
D=94°21'53"

142.23'
S 65°06'30" W

S 19°12'33" E
55.34'

OCOTILLO WAY
(A 35' PUBLIC STREET)

N 33°37'14" E 187.02'

N 47°16'42" E

BUILDING 7
LOT 705 LOT 704 LOT 703 LOT 702 LOT 701

L14

L=903.85'
R=606.00'
D=85°27'25"

HAMBLIN PARKWAY
(100' PUBLIC STREET)

S 14°48'56" E
5.00'

L=93.83'
R=476.80'
D=11°16'31"

S 0°47'11" W
35.20'

N 72°37'40" E

BUILDING 6
LOT 601 LOT 602 LOT 603

L13

BUILDING 5
LOT 501 LOT 502 LOT 503 LOT 504

L11 L12

L=33.02'
R=20.00'
D=94°34'56"

N 62°07'03" E

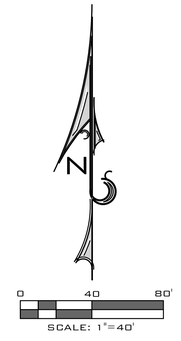
LEGEND

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- NOTHING SET OR FOUND
- FOUND STANDARD CITY SURVEY MONUMENT - CLASS II
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- PRIVATE AREA
- COMMON AREA
- LIMITED COMMON AREA

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	12.42'	S 0°49'21" W
L2	24.83'	S 45°47'30" W
L3	12.42'	N 89°14'20" W
L4	20.55'	N 89°14'20" W
L5	41.40'	S 44°23'22" E
L6	20.55'	S 0°28'08" W
L7	28.28'	S 0°28'08" W
L8	30.40'	N 42°46'26" E
L9	61.88'	S 1°19'47" E
L10	32.27'	S 32°14'21" E
L11	43.06'	S 15°49'17" E
L12	29.03'	N 79°17'12" E
L13	37.53'	N 60°42'32" E
L14	21.55'	N 36°31'41" E
L15	19.45'	N 23°01'23" E
L16	19.81'	N 8°11'58" E
L17	43.42'	N 34°53'24" W



VICINITY MAP
N.T.S.



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-ph3-amd FILE NUMBER:	9/8/2020 DATE:	B.E.A. DRAWN:
4772-16-011 JOB NUMBER:	1" = 40' SCALE:	B.E.A. CHECKED:

THE FINAL PLAT FOR

OCOTILLO SPRINGS

SUBDIVISION

- PHASE 3 -

- 2ND AMENDED -

LOCATED IN SECTION 8
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

REQUEST FOR COUNCIL ACTION AGENDA ITEM 4

October 14, 2020

APPLICANT: Corey Bundy

SUBJECT:

Consider approval of proposed amendment to Title 16 Subdivision ordinance section 16.24.080.

BACKGROUND DESCRIPTION:

Request to change ordinance section 16.24.080 to reduce a landscape strip to accommodate a needed turning lane at intersection.

Proposed Recommendation

Approval

Cost

N/A

Approved by Legal Department

Yes

Approved in Budget

Yes

Approved by City Finance Department

Yes

Amount

N/A

Requested By

Corey L Bundy/Bob Nicholson

File Upload Attachments

https://sccity.org/wp-content/uploads/formidable/41/2.Draft-Title-16-Subdivisions-16.24.080-amend-turning-lane-dbl-frontage-lots.pdf

Title 16 SUBDIVISIONS; proposed amendment to allow the City Council to reduce a landscape strip to accommodate a needed turning lane at intersections.

16-24-080: Lot Arrangement:

(draft #2 proposed new wording is underlined)

B. Lot Dimensions: Lot dimensions shall comply with the minimum standards of the zoning ordinance. Where lots are more than double the minimum required area for the zoning district, the planning commission may require that the lots be arranged to allow further subdivision and the opening of future streets where they would be necessary to serve potential lots, all in compliance with the zoning ordinance and these regulations.

C. Double Frontage Lots: Double frontage lots are lots which have the rear property line adjacent to a public street. Double frontage lots shall not be permitted except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation. All double frontage lots must be approved by the City Council. A solid block or masonry wall shall be provided on all double frontage lots as a part of the required development of improvements, unless waived or modified by the City Council. Where a privacy wall is constructed, there shall be a landscape strip provided between the sidewalk and privacy wall with a minimum average width of ten feet (10'). The wall may be of serpentine design so that the distance between the wall and sidewalk varies, but the wall shall not be closer to the sidewalk at any point than four feet (4'). The minimum ten foot (10') wide planter strip may include landscape area on both sides of the sidewalk where the sidewalk is separated from the curb by a landscape area.

Where the privacy wall on the adjoining property has a curvilinear or serpentine design, the City Council may require the continuation of such wall design in order to provide for a uniform appearance along the public street.

Where the city determines that a turning lane is needed at an intersection, the City Council may reduce the landscape strip in order to accommodate the turning lane.

There shall be a minimum separation of one foot (1') between the sidewalk and privacy wall.

The subdivision developer shall make provisions for the long-term maintenance of the planter strip either through a home owners association (HOA), or other approved maintenance plan, or where the City agrees to provide long term maintenance for the planter area, in which case the developer shall on the final subdivision plat grant to the City a landscape maintenance easement upon all private property which may be on the street side of the privacy wall.

CITY OF SANTA CLARA, UTAH
ORDINANCE NO. 2020-14

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF SANTA CLARA UTAH BY AMENDING TITLE 16, SECTION 16.24.080 "LOT ARRANGEMENT" AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, it is important to update the City's code from time to time to remain relevant and reflective of the ever-changing operating environment of the City; and

WHEREAS, staff would like to amend Title 16, Section 16.24.080 "Lot Arrangement", and

WHEREAS, the purpose of the amendment is to reduce a landscape strip to accommodate a needed turning lane, and

WHEREAS, staff has reviewed and made revisions to the Ordinance and has been reviewed by the City Attorney, and

WHEREAS. The Planning Commission during their regular meeting held a Public Hearing on October 8, 2020 and motioned to recommend approval to the City Council the proposed Code Amendment to Title 16, Section 16.24.080 "Lot Arrangement", and

WHEREAS, the legislative body of the City of Santa Clara reviewed the recommendations of the Staff and City Attorney and acted on the proposed amendment to Title 16, Section 16.24.080 "Lot Arrangement" and acted on October 14, 2020; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Santa Clara, Utah, that Title 16, Section 16.24.080 "Lot Arrangement" be amended as follows.

Section 1. Amendment:

16.24.080: LOT ARRANGEMENT

B. Lot Dimensions: Lot dimensions shall comply with the minimum standards of the zoning ordinance. Where lots are more than double the minimum required area for the zoning district, the planning commission may require that the lots be arranged to allow further subdivision and the opening of future streets where they would be necessary to serve potential lots, all in compliance with the zoning ordinance and these regulations.

C. Double Frontage Lots: Double frontage lots are lots which have the rear property line adjacent to a public street. Double frontage lots shall not be permitted except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation. All double frontage lots must be approved by the City Council. A solid block or masonry wall shall be provided on all double frontage lots as a part of the required development of improvements, unless waived or modified by the City Council. Where a privacy wall is constructed, there shall be a landscape strip provided between the sidewalk and privacy wall with a minimum average width of ten feet (10'). The wall may

be of serpentine design so that the distance between the wall and sidewalk varies, but the wall shall not be closer to the sidewalk at any point than four feet (4'). The minimum ten foot (10') wide planter strip may include landscape area on both sides of the sidewalk where the sidewalk is separated from the curb by a landscape area.
Where the privacy wall on the adjoining property has a curvilinear or serpentine design, the City Council may require the continuation of such wall design in order to provide for a uniform appearance along the public street.
Where the city determines that a turning lane is needed at an intersection, the City Council may reduce the landscape strip in order to accommodate the turning lane.
There shall be a minimum separation of one foot (1') between the sidewalk and privacy wall. The subdivision developer shall make provisions for the long-term maintenance of the planter strip either through a home owners association (HOA), or other approved maintenance plan, or where the City agrees to provide long term maintenance for the planter area, in which case the developer shall on the final subdivision plat grant to the City a landscape maintenance easement upon all private property which may be on the street side of the privacy wall.

Section 2. 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 14th day of October 2020.

IN WITNESS, THERETO:

_____
RICK ROSENBERG, Mayor

ATTEST:

_____
CHRIS SHELLEY, City Recorder

REQUEST FOR COUNCIL ACTION

AGENDA ITEM 5

October 14, 2020

APPLICANT: Parks Department

SUBJECT:

Little League and Gubler Parks Concessionaire Appointment

BACKGROUND DESCRIPTION:

Gubler and Little League Parks both have concessions operations that run during sporting events. The City provides the facility with appliances such as freezers, refrigerators, and cooking and the concessionaire provides the food service. The Concessionaire keeps 85% of sales and pays the City 15% monthly of gross proceeds. We recently advertised a formal Request for Qualifications (RFQ) for the Concessionaire and received 2 applications from currently licensed food businesses. The 2 applicants are Love Me Foods owned Sheldon and Kyra Harmon, Jeff and Jannen Patton and the second applicant is Renton Williams who owns a local food trailer business serving shaved iced. We are recommending approval of Love Me Foods because they have more experience with fast food and have a long history in the business. They have a semi permanent trailer business in Hurricane and 3 food trucks that support events across the Southwest for large events such as NASCAR. I have included their business, license, insurance, letter from business partner Kyra Harmon, and a picture of one of their food trucks.

Proposed Recommendation

Approval

Cost

0

Approved by Legal Department

Yes

Approved in Budget

Yes

Approved by City Finance Department

Yes

Amount

0

Requested By

Parks and Recreation Staff

File Upload Attachments

https://sccity.org/wp-content/uploads/formidable/41/St-George-Business-Licence-Love-Me-foods.pdf, https://sccity.org/wp-content/uploads/formidable/41/Concessions-Background-letter-with-experience-and-proposed-menu.docx, https://sccity.org/wp-content/uploads/formidable/41/IMG_2271-Food-Trailer-at-an-event-80x80.jpg, https://sccity.org/wp-content/uploads/formidable/41/General-Liablity-Insurance-Love-Me-Food-JK-Events.pdf

Brad,

Thank you for meeting with us on short notice. We appreciate you taking the time today. We are excited about this opportunity and potentially working locally. It is so nice to sleep at home instead of a hotel. LOL

A little bit of information about JK Events LLC DBA Love Me Foods:

We are a locally owned business. (Jeff and Janeen Patten) We have been working in the event industry for over ten years now. We know how to scale up quickly for busy weekends and scale down for smaller events and tournaments. We have a freezer truck that has hundreds of square feet of freezer space. This freezer truck helps us make sure we never run out of products. We work closely with Shetakis Foods Services in Las Vegas, and they make sure to keep our products in stock at all times. We have licenses in several states. Even LA county in CA and Denver CO. They have two of the strictest health permits. Keeping our area clean and orderly is very important to us.

Many vendors know they will only see the customer once at events, so they tend to serve poor quality food. We will not do this. Keeping our brand name "Love Me Foods" as a quality food company is essential to us. If we don't love the taste of what we serve, we will not sell it. We take pride in the quality and how good our food tastes. We stay active on our social media platforms.

The list of events we do is long, but part of our goal is to scale down the amount of time we spend on the road and hope to work closer to home. We now have a permanent food truck in Hurricane, and a second location is coming soon.

List of some events:
NASCAR several track locations
NHRA several track locations
EDC (one of the largest music festivals in the world)
Indy 500
Sturgis
Many more fairs and festivals
St. George Canyon Softball complex

Our menu can be flexible. If your team would like us to add or subtract a menu item, please let us know.

Menu:
Epic Hand-Dipped Corndog $6
Classic Hand-Dipped Corndog $4
Corndog Combo $8/$10
(Corndog, Fries, & Drink)
Hand-Dipped Cheese Stick $5
Chicken Tenders Basket $8
Popcorn Chicken Basket $8
Fish & Chips $9
Large Fry $3
Fried Apple Pie $4
Hot Dog $4

32oz Lemonade $3
Gatorade $3
Soda/Water $2
Candy $2

Our entire menu is 50% off to all-tournament employees, umps, and park complex employees.

Please see attached items for proof of experience and business existence. Any other items and or food handlers permit upon request.

Thank you again,

Kyra Harmon
Managing Member
435-429-1422

NOTICE:
THIS LICENSE MUST BE POSTED
IN A CONSPICUOUS PLACE.

CITY OF ST. GEORGE
175 E 200 N
ST. GEORGE, UT 84770

LICENSE NO.: 00046994
DATE ISSUED: 6/05/2020
EXPIRES: 3/31/2021

BUSINESS LICENSE

St.George

LICENSE YEAR: **2021**

THIS CERTIFIES that the business or individual listed below is hereby granted a license to do business as stated at the specified business location for the year indicated on this certificate.

NAME: LOVE ME FOODS

TO: 3155 S HIDDEN VALLEY DR UNIT 2
ST GEORGE UT 84790-6977

BUSINESS OWNER: JK EVENTS LLC

BUSINESS LOCATION: CITY OF ST GEORGE

TYPE OF BUSINESS: MOBILE CATERING

Heidi Ellsworth

CITY LICENSE OFFICER

THIS LICENSE IS NOT TRANSFERABLE BETWEEN OWNERS AND/OR LOCATIONS

LOVE ME FOODS

HAND DIPPED CORN DOGS
CHICKEN TENDERS
FRIES
FISH & CHIPS
LEMONADE
PIZZA ROLLS

Love Me Foods
Veggie Corndog 8
Epic Corndog 8
Tenders & Fries 10
Fish & Chips 11
Pizza Rolls 5
Large Fry 5
Cheese Stick 6
Lemonade
Make It A Combo 4

ORIGINAL

FRIES
HAND DIPPED CORN DOGS

CHICKEN TENDERS
LEMONADE
FISH & CHIPS

HAND DIPPED CORN DOGS
FRIES
CHICKEN TENDERS
FISH & CHIPS
LEMONADE
PIZZA ROLLS
HAND DIPPED CHEESE STICKS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/4/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
BROWN & BROWN INS SERVICES OF CALIFORNIA INC. 3697 MT. DIABLO BLVD, #100 LAFAYETTE CA 94549	PHONE (A/C, No, Ext): (855) 711-3925	FAX (A/C, No): (866) 828-2424
	E-MAIL ADDRESS: Certificate@Hanover.com	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Citizens Ins Co of America	31534
INSURER B :	Allmerica Financial Benefit	41840
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED

JK EVENTS LLC
3155 S HIDDEN VALLEY DR
APT 298
SAINT GEORGE UT 84790

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☑ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☑ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☑ LOC ☐ OTHER:	N	N	OBF D730113 01	10/19/2019	10/19/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☑ SCHEDULED AUTOS ☑ HIRED AUTOS ONLY ☑ NON-OWNED AUTOS ONLY	N	N	AWF D730145 01	10/19/2019	10/19/2020	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	☑ UMBRELLA LIAB ☑ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☑ RETENTION $	N	N	OBF D730113 01	10/19/2019	10/19/2020	EACH OCCURRENCE AGGREGATE $	$ 1,000,000 $ 1,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

NAMED INSURED CONT: DBA OF LOVE ME FOODS.

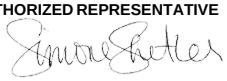
CERTIFICATE HOLDER

FOR INFORMATIONAL PURPOSES ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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CONCESSION AGREEMENT

THIS AGREEMENT, is made and entered into this _____ day of __October_____, _2020__ (the "Effective Date"), by and between the City of Santa Clara, a Utah municipal corporation (hereinafter referred to as the "City"), and ____JK Events LLC dba Love Me Foods_____, an individual / Utah corporation / Utah limited liability company/ Utah partnership (hereinafter referred to as "Concessionaire").

WITNESSETH:

WHEREAS, the City owns the concession facilities (hereinafter "Facilities") located at __2375 Rachel Drive_ and _1400 Canyon View Drive_____; and

WHEREAS, Concessionaire is in the business of providing food and beverage services and seeks an exclusive concession agreement with the City at the Facility; and

WHEREAS, inasmuch as it appears that the public interest and welfare would be served, the City is willing to grant to Concessionaire an exclusive food and beverage concession at the Facility, upon the terms and conditions herein provided.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises herein stated, and for other good and valuable consideration, it is agreed by and between the parties as follows:

1. *Exclusive Food and Beverage Concession*. The City grants to Concessionaire the exclusive right to operate a concession stand for the sale of food and beverages at the Facility during every scheduled "Event," which is defined as any sporting event at or near the Facility that the City has authorized. The City shall use reasonable efforts to inform Concessionaire about each scheduled Event and will inform Concessionaire about any change in the time or day of an Event.

2. *Concession Menu and Offerings*.

   a. For Food and Beverage. Concessionaire shall submit, as requested by the City Manager, or designee, or upon any requested change to the approved concession menu by either the City or the Concessionaire, a list of the kinds of food and beverages and portions that the Concessionaire proposes to serve with the price that Concessionaire proposes to charge. Within ten days of receipt of the list, the City Manager shall either approve such list or request changes in the variety, portion, or cost for the food and beverages. The approved list comprised of the kinds of food and beverages, portions thereof, and prices to be charged therefore, shall constitute the Concession Menu. Concessionaire may not serve any food or beverage, or any size of the portion of any food or beverage, nor charge any amount for any food or beverage sold

by Concessionaire that differs or varies from the Concession Menu. Further, Concessionaire must serve all food, beverage, portions thereof, and charge the price therefore, on the Concession Menu. Seasonal items are exempt from the requirements of this Paragraph 2.

b. Concessionaire may not install or operate any vending machine at the Facility.

3. *Hours and Time of Operation*. Concessionaire shall open the Facility at least fifteen minutes before each Event and remain open until at least fifteen minutes after each Event. If Concessionaire fails to open the Facility in accordance with this Paragraph at three or more consecutive Events, the third failure shall at the election of the City, in its sole and absolute discretion, be deemed a non-curable default for which the City has the right to terminate this Agreement immediately.

4. *Cost of Operation*. Concessionaire agrees that the entire cost of operation and maintenance of the Facility shall be the Concessionaire's sole obligation, other than as specifically provided as the City's obligation under Paragraphs 8 and 9, below. Concessionaire shall pay all sales and other taxes on amounts received at the Facility.

5. *Concession Facility*. The Concessionaire shall open the Facility for business to the public at the times required in this Agreement. The Concessionaire may, in addition, open the Facility for business to the public at such other times as deemed appropriate by Concessionaire, but specifically subject to all of the terms and obligations of the Agreement.

6. *Equipment*. Concessionaire shall, at Concessionaire's sole expense, install such equipment as may be necessary for the proper operation of the Facility. Notwithstanding, Concessionaire may not install any equipment without first receiving approval from the City Manager, or designee. Any equipment attached to the Facility itself shall be considered a fixture and shall become part of the Facility and become the permanent property of the City, unless prior to the installation of the equipment, the City expressly consents in writing to its removal upon termination of this Agreement. Any equipment brought to the Facility by the Concessionaire that is not attached to the Facility so as to become a fixture shall continue to be the property of the Concessionaire, and the Concessionaire may remove the same from the Facility upon termination of the Agreement. Any equipment left at the Facility following the termination of this Agreement shall become the property of the City whether said equipment is considered a fixture or otherwise. The City shall maintain all City-owned equipment in good repair.

7. *Maintenance*. City shall, at its own expense, maintain the structural aspects of the Facility and provide garbage cans, other than in the immediate area of the Facility, and a dumpster that the Concessionaire shall use to dump waste from the Facility. Routine maintenance of the Facility and cleaning of the Facility, equipment, and the area for a distance of ten feet around the Facility, shall be the obligation of the Concessionaire. The Facility shall at all times be maintained by the Concessionaire in a good, clean, sanitary, and safe condition.

8. *Sanitation*. Any area used by the Concessionaire for its activities of supplying concessions at the Facility, including the Facility, equipment, and the area for a distance of

twenty-five feet shall be kept clean, disinfected, and deodorized, and all refuse shall be collected in all trash cans at the Facility which shall be lined with plastic bags. Trash cans shall be emptied by the Concessionaire as required to maintain the aesthetics and sanitation of the Facility. The City shall pay for and provide at the Facility a trash dumpster in which the Concessionaire can dump waste from its activities of supplying concessions.

9. *Utilities*. The City shall pay for all electricity, natural gas (if available), and water used at the Facility by the Concessionaire in connection with its activities of supplying concessions at the Facility. Concessionaire agrees that the City shall not be liable to Concessionaire for any interruption in utilities. Concessionaire may install a telephone at the Facility at Concessionaire's expense.

10. *Compliance with Laws*. Concessionaire agrees to strictly observe all laws, rules, regulations, and ordinances of the United States, Utah, Washington County, and the City of Santa Clara which in any respect relate to the business conducted by Concessionaire, as well as all rules, policies, and regulations relating to parks owned or operated by the City which are now in force or may hereafter be promulgated. The City may inspect the Facility, equipment, and related matters at all reasonable times. Failure by the Concessionaire to comply with any of said laws, rules, regulations, ordinances, or policies shall be cause for immediate termination of the Agreement by the City.

11. *Rent*. Concessionaire shall pay to the City by the 5th of each month fifteen percent of the Concessionaire's gross receipts for the preceding month's sales at the Facility. "Gross receipts," for purposes of this Agreement, means 100% of all receipts from sales, less applicable sales tax.

12. *Records*. Concessionaire agrees to keep books and accounts in a method and form that will show gross sales at the Facility and all sales tax payable, and a report of gross sales and sales tax shall be submitted to the City after each Event and any other period during which the Facility is open for business to the public. Concessionaire's books and accounts together with State sales tax record shall at all times be open to inspection and audit by the City or its authorized agents.

13. *Indemnity*. Concessionaire shall indemnify the City against all claims, demands, causes of action, suits or judgments, including but not limited to all claims, demands, causes of action, suits or judgments for death or injuries to persons or for loss of or damage to property, arising out of or in connection with the Concessionaire's activities and use of the Facility, excluding any claim arising solely from the City's negligence. In the event of any such claims made or suits filed against the City, the City shall give Concessionaire prompt written notice. Concessionaire agrees to defend against any claims brought or actions filed against the City, whether such claims or actions are rightfully or wrongfully brought or filed. If a claim is brought or an action filed with respect to the subject of the indemnity herein, the City may, at Concessionaire's expense, employ attorneys of its own selection to appear and defend the claim or action.

14. *Insurance*. Concessionaire shall obtain liability insurance for personal injury and property damage or loss with a carrier authorized to do business in the State of Utah under a general comprehensive policy of at least a $250,000 combined single limit, for the benefit of the City and naming the City as a co-insured for any liability arising out of Concessionaire's activities and use of the Facility. Concessionaire shall maintain at all times Workers' Compensation Insurance on all employees who work at the Facility at any time. Concessionaire shall provide evidence of such insurance on the Effective Date, and with each renewal of the Workers' Compensation Policy. Concessionaire agrees that the City is not responsible for any loss or damage to Concessionaire's property at the Facility, including but not limited to any loss caused by Concessionaire or arising from fire, theft, or vandalism.

15. *Term and Default Remedies*. This Agreement commences on the Effective Date and automatically renews annually unless (1) either party makes notification in writing 45 days prior to the year's end or (2) Concessionaire is in default on the date of the annual renewal. The City may terminate this Agreement at any time there is a default by Concessionaire of any covenant or condition contained herein by giving the Concessionaire written notice, that specifies the area of default, and said default is not cured or remedied for a period of ten days. Notwithstanding, the City may immediately terminate this Agreement, without any cure period, as provided in Paragraphs 3 and 10. After the first year, City may terminate this Lease at its will upon the giving of 30 days' written notice.

16. *Cancellation*. If an Event is cancelled for any reason, no payment or penalty shall be due to either party.

17. *Limit on Activities*. Concessionaire shall not by reason of any of the privileges granted to it under the terms of this Agreement have any right whatsoever to direct or interfere with any of the activities conducted on the City's property at the Facility, other than those which are specifically reserved to the Concessionaire by this Agreement. The Concessionaire shall not vend services or products other than the food and beverages, and portions thereof, pursuant to the Concession Menu or change thereto without the express written consent of the City.

18. *Legal Relationship*. Concessionaire is not an independent contractor, employee, or agent of the City. Except as specifically provided in this Agreement, the operation of the Facility is within the exclusive control of the Concessionaire. Nothing in this Agreement is intended to, or shall be deemed to constitute, a partnership or joint venture between the City and Concessionaire.

19. *Discrimination*. Concessionaire shall not discriminate against any member of the public because of race, creed, color, religion, age, sex or national origin.

20. *No Assignment*. Concessionaire shall not assign this Agreement and shall not allow any third party to use of any portion of the Facility. Any unauthorized assignment is void.

21. *Attorney's Fees*. In the event that there is a dispute over the terms of this Agreement, the prevailing party shall be entitled to reimbursement of its costs and expenses, including all reasonable attorney's fees, with or without litigation.

22. *Complete Agreement*. This Agreement is the complete agreement between the parties, and all prior negotiations and agreements are merged herein.

23. *Miscellaneous*. The parties agree that this Agreement shall be interpreted in accordance with the laws of the State of Utah. The parties executing this Agreement hereby warrant and represent that they are duly authorized to do so in the capacity stated.

Dated as of the day, month and year first above written.

CITY OF SANTA CLARA

By: _____
Its: _____

ATTEST:

_____
City Recorder

CONCESSIONAIRE

By: _____
Its: _____

Santa Clara Orchard/Garden Proposal

This property had been owned by the George Ensign Tobler family since 1880. The property was gifted to the Church of Jesus Christ of Latter Day Saints in 1980 by Ezra & Alice Gates Tobler. Ezra was the oldest son of George Ensign Tobler.

The local members of the Church immediately put this property to good use by planting fruit trees, primarily apricot trees. The property was maintained, serviced and harvested by the members of the Santa Stake and the local community. For years the produce from the Orchard was given to the local cannery of the Church, the Bishop's Storehouse, with any extra providing for members of the Stake and community. This property, for 40 years, has produced a significant harvest of service opportunities for Stake and community members and produce for Church welfare services. Over this period of time the property became a fundamental asset for the members of the Stake and community.

At the end of 2019 the property was transferred from the Welfare Department of the Church to Property Reserve, Inc. The Presiding Bishopric authorized the property to be disposed of and the Stake Presidency was made aware of this situation and asked how we would like to proceed.

The Stake Presidency do not have ancestral ties to this community. Therefore, we then spent considerable time talking to our High Council, community leaders and Stake and community members to understand the history and legacy of this property. After all this research and discussion, we believe the Tobler family intended for this property to remain a legacy asset for the Church, through the Stake and community.

We have had discussions with the Santa Clara Mayor and city leaders regarding this property. We, as a Stake Presidency, with these city officials have a wonderful vision of this property becoming a legacy property for the community. It would be turned into a green space within the city and the legacy of the Orchard would continue to live on as the Tobler family desired. The property would continue to provide service opportunities and produce for the members of this community and the surrounding communities.

Our proposal is that Property Reserve, Inc. work with the Santa Clara city officials to gift this property to the city of Santa Clara so that it could be maintained as a legacy property into perpetuity. The city would take over the full maintenance and operation of the property. The zoning of the property would be changed so that it would remain a green space within the city indefinitely. This would preserve the rich cultural history of this property within the community. This would lock-in the Tobler family intent of this property and forever serve as a solemn reminder to this amazing community of the hard work and self-reliance that has been taught by the earliest settlors to its current saints and citizens.

Recorded at Request of _____

at _____ M. Fee Paid $_____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to _____ Address _____

WARRANTY DEED

EZRA TOBLER and ALICE G. TOBLER, Husband and Wife grantors of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A Utah Corporation Sole.

grantees of for the sum of Ten (10.00)----------DOLLARS, and other good and valuable consideration the following described tract of land in Washington County, State of Utah:

All of Lots Five (5) and Eleven (11), Block 10, SANTA CLARA TOWNSITE AND FIELD SURVEY, situated in Section 16, Township 42 South, Range 16 West, SLB&M., LESS the following part of said Lot 11:

Beginning at the Northwest corner of Lot 11, Block 10, SANTA CLARA TOWNSITE AND FIELD SURVEY, and running thnece East 233 feet; thence South 8° 00' East 93 feet; thence South 1°30' West 100 feet; thence North 69°55' West 262 feet; thence North 1°30' East 102 feet to the point of beginning.

'80 NOV 20 A8 25
222205
FEE 5.00 BOOK 290 PAGE 866
DIXIE TITLE CO.

Subject to Easements, Restrictions and Reservations of Record.

WITNESS, the hand of said grantor, this 25 day of August, A. D. 19 80

Signed in the Presence of

Ezra Tobler
Ezra Tobler

Alice G. Tobler
Alice G. Tobler

STATE OF UTAH,
County of Salt Lake } ss.

On the 25 day of August, A. D. 1980 personally appeared before me Ezra Tobler and Alice G. Tobler, Husband and Wife the signers of the within instrument, who duly acknowledged to me that they executed the same.

Joseph A. Worthington
Notary Public.

My commission expires 2/24/82 Residing in SLC, Utah

Furnished by:
DIXIE TITLE COMPANY

GEORGE ENSIGN TOBLER

Written by Family Members

A Brief Life Sketch of the Life of George Ensign Tobler
by Ezra Tobler, his Son

My father, George Ensign Tobler was born March 9, 1876, in Santa Clara, Utah, Washington County. He was born to Jacob and Anna Barbara Staheli Tobler. My Father was the eighth child of the family which consisted of eleven children. I do not remember much of his youth as he seldom spoke about it. He did, however, relate some of the capers he participated in as a youngster. He played his guitar and harmonica together and sang songs for entertainment and in different social events. He was Santa Claus at Christmas time for the Santa Clara Ward for many years. His beautiful white head of hair made believers out of many who saw and talked to him. My father was very outgoing and enjoyed participating in party activities. He enjoyed sports and was an excellent left hand baseball pitcher. He pitched many ball games in his life. Dad enjoyed pulling jokes on people he knew that were not harmful to anyone.

My Father had been taught to keep the commandments of the Lord by his parents, along with the other children of the family. His father, Jacob, was a member of the Bishopric for many years and spoke frequently about living the principles of the gospel and admonished the members of the ward to attend sacrament meetings, pay an honest tithing. My grandfather spoke about teaching their children the principles of the gospel and to live righteous lives. These teachings he exemplified in teaching his family. My Father, George, absorbed many of these teachings in his daily living.

At the age of 22, Father married my Mother, Mary Magdalena Stucki. Mother was the daughter of John Samuel Stucki



George Ensign Tobler & Mary Magdalena Stucki

and Barbara Bauman Stucki. She was born October 31, 1879. They were married in the St. George Temple on March 9, 1898 on my Father's birthday. On December 19, of that year, a beautiful daughter blessed their home and was named Laura Viola. They lived in Santa Clara for a period of time. My Father, thinking there was opportunity to cultivate some land in the Washington Field so they up and moved to the town of Washington, Utah. There they found that the ground was too alkaline to raise good crops. It was while living in Washington, that I was born on August 7, 1900. Father and Mother moved back to Santa Clara to find work and look for a farm. It is while living there another child, a beautiful girl, was born to them. Her name was Grace born September 25, 1902. Because of the difficulty to find work to make a living in Santa Clara, my parents moved back to Washington, Utah. My sister, Lottie was born there in November 3, 1904. Following her birth my parents moved back to Santa Clara where they purchased some property from Conrad Naegle. Father bought a tent and put it on the lot and my family and I lived in it while my Dad built us a house. My Father was very good with his hands and with the assistance of bricklayers and carpenters our house soon became our home. It was indeed a welcome change for my mother. On July 15, 1906 our home was blessed with another baby girl named Patience. Mother, Mary, had chosen this name with the suggestion from my Father, because of her attitude of living in a tent never complaining because of the hardship she was to endure, but rather enduring to the end. The following year again another little daughter was born, August 3, 1907. This little girl was named Glenna. My Mother was delighted with this precious spirit as the little baby Patience, died shortly following her birth. My brother, Heber, was born December 5, 1909.

The joy and happiness of our new home was interrupted by the deep sorrow and death of my Mother, Mary, who suddenly became ill and passed away on April 25, 1910. A shock and grief that was very difficult for my father with this young little family of children. We mourned her loss and wondered why it should happen to us. It was difficult for my Father to accept. My Father at this time became both the mother and father of our little family. Dad loved us so much and cared for us with the touch of a mother's love. Our relatives offered to take the children, but my Father said he could not part with them and see them have different opportunities to excel. He wanted them to have equal protection, care and grow up as a family unit with equal privileges.

Aunt Mina Bunker, who with her Husband, Uncle Hector Bunker, in Mesquite, Nevada, came to live with us during the winter and cared for us as only a mother could. Uncle Hector used to bring us seedless raisins and pomegranates which we looked forward to with excitement.

On December 4, 1912, two years after the death of my Mother, my Father married his old sweetheart, Otilla Katherine Ence. Otilla had never married, and she became our stepmother. We called her "Aunt Tillie" at her request. She did not want us to forget our mother. Aunt Tillie brought a little boy into our home who was her nephew, Rex Bauer. This boy was her nephew whom she had raised from

a young baby. Her sister, who married Alowise Bauer, passed away leaving 12 children. Rex was three days old when his mother passed away. Rex was a wonderful child, little over a year when he became a member of our family, and was happy to become a Tobler member. He says he was treated just like one of us. More children were born during the following years. They were as follows: Verna, September 14, 1913; Earl, June 25 1916; Evan Guy, April 29, 1918 and Gilbert George, July 3, 1923. The addition of these children made a wonderful delightful family of eleven children that grew up to love and respect one another and follow the principles of the gospel led by loving and devoted parents.

My Father had a strong testimony of the gospel. He knew it was true. He was a firm believer in prayer. I still remember kneeling in prayer before breakfast, and before the evening meal. He kept the Sabbath Day holy by faithfully attending all meetings on the Sabbath Day. He taught us to attend the meetings and to fast for two meals on Fast Sunday, which was hard for me to do as a child. Dad would not work on the Sabbath, even if rain threatened to ruin his hay crop which was ready to haul. He told me not to play marbles on Sunday. I learned my lesson the hard way.

One day some of my friends wanted to play marbles. My Father and Mother were visiting with her parents and locked the house before leaving. I raised the window to get my marbles and as I came through the window with my marbles, the window dropped and broke one of the panes. It was the only spanking I ever received or remembered my Father giving me.

Father made his living by peddling fruits and vegetables in the summer time. I can never remember my Father leaving on Saturday because it would require two Sundays he would miss. He would not pick fruit or get ready to go peddling on Saturday or Sunday. One time, he and Uncle Albert Graff were getting ready to leave on a Thursday, but for some reason, they were unable to go that day and did not get off until late Friday evening. It was Saturday evening when we arrived at the forks of the road. One going to Panaca and the other to Caliente. It was late when we arrived and the grass was green and tall so Father and Uncle Albert decided to hobble the horses, put bells on two of the four and let them feed on the grass during the night. Sunday morning, we awoke to find the horses gone. We ate breakfast and prepared a lunch and filled our canteens and started out to look for them following their tracks. Father insisted on having prayer to help us find our horses. Elmer, Uncle Albert's oldest son, about ten years old and myself, about eight years old, and my Father followed the horses tracks all day over one mountain after another. We stopped at intervals to rest and pray for help. We finally reached the top of the Sierra Nevada range near sunset wondering what to do when suddenly I heard a bell and told them to listen. We followed sounds which led us to our horses which were tied up at an opening where the rail road came out of the tunnel and then went into another tunnel. We were so excited and tickled to find our horses that we did not take time to find the thieves who had ridden them to the railroad where we had found them. We rode the horses back to our wagons arriving at daylight the next morning. My Father said that our misfor-

tune was a result of being punished for leaving so near Sunday.

My Father was a very spiritual man. When sickness came to members of the Ward, he was always called upon to administer to the sick. One particular occasion I recall when my Dad was called to administer to Aunt Lillian Tobler. He fasted for several days before he administered to her. She was healed immediately. Father also administered to Aunt Cecilia Tobler, when she threatened to take her life, and she was made well. He had great faith in the healing power of prayer which he taught his children by word and by example. He believed in the axiom "Early to bed and early to rise makes a man healthy, wealthy and wise." Early in the morning, one could always find my Dad working in the field. But he always found time no matter how busy he was, to play games with his children. He was an excellent marble player, but would let me beat him to give me a feeling of success and accomplishment as well as encouragement. My Father had a good sense of humor.

I recall one time my Mother was making soap. She cooked out of doors in a tub. She was busy and asked Father to watch it when it boiled over. She came out of doors to check and see how it was doing. It was boiling over the tub. She said, "I told you to watch it when it started to boil over." He said, "I'm watching it."

Another example of his humor was when he was moving Uncle John Tobler's family to Overton, Nevada. Aunt Mary had prepared a delicious dinner, and told them when they got ready for dessert to yell. When Father got ready for dessert, he jumped up, threw up both arms and let out the loudest yell. Aunt Mary was stunned and said, "George, what is the matter?" He replied, "You told us to yell when we got ready for dessert." He enjoyed having fun.

My father was seventy-seven years old when he passed away April 1, 1953. Aunt Tillie preceded him in death. She passed away January 25, 1945. Father married Ann Burgess Abbott but I have no record when it took place. Father preceded her in death.

Memories of My Father
George E. Tobler
by Glenna Tobler Hafen

George Ensign Tobler was a very spiritual and prayerful man. The people in Santa Clara called on him often to give them a blessing. He had faith and was a positive thinker. The men, especially the cattlemen, would be worrying about getting some rain. I can just hear my father say, "We'll get some rain. The Lord won't let us down."

Father did many temple endowments and was an ordinance worker for many years. Another example of his goodness was that I never heard my father say a swear word or anything bad about other people. As children we were taught to never say anything bad about the authorities of the Church.

My father was also very honest with the Lord and the people he dealt with. Whatever he sold had to be the best he had to offer. I remember a time in the fall when I helped him make molasses. We made hundreds of gallons. Father was very fussy. The molasses had to be a very light color, clear, and "just right" in thickness to

spread on the bread. I stood and skimmed the juice for days. I thought each day would never come to an end.

Yes, father worked hard to support his family of eleven children. He was very kind to us and to his wives. His third wife, Ann, said she married father because of his shiny shoes. He was always neat and clean in his dress.

What a love of music my father had. He played the harmonica and guitar to entertain the young people in the long, summer evenings. He also had a beautiful bass voice and used it singing in the Church choir. Father was a fantastic whistler. He and Johnny Hafen were called the town whistlers. I remember when father was down in his orchard (which is now the church farm) early in the morning. He would be up in the cherry trees, picking cherries, and whistling so loud I could hear him up to our house.

Father was a fun man to be around. He enjoyed playing practical jokes on people. I sometimes went with father peddling fruit to Panguitch. Then we'd get lumber, since father was handy with carpentry, and bring it back to Santa Clara. One such peddling trip, Johnny Ence had his wagon and was accompanying us. There was an old box on the roadside so father set it close to Johnny's wagon wheel. Upon hearing the crunch, Johnny exclaimed, "I ran over my grub box!" Father always had a chuckle or wise answer for everything. My brother Earl was so much like my Father in that way. Because of this trait, Father liked to fool people on April Fool's Day. It was a day he really looked forward to. It's interesting that he died on that day, April 1st, 1953.

Because of his fun personality, he enjoyed being a good helper for Santa Claus. He had his own red suit and used it many times to make us, and the children in our town, happy. And when I was a child, we didn't get many gifts for Christmas, but we always had a nice tree and Father made sure I got a beautiful doll. There were also many times Father took us sleigh riding on a homemade sled, with two good horses to pull it.

Another Christmas memory is that father would wake us up very early Christmas morning playing songs on the harmonica. Even after I was married and had children of my own, he would come down to our house and play. When he got older, he would call on the telephone and our children would gather around it while their Grandpa would play for them.

I have a great love for my Dad and appreciate the example he set for me.

The Special Times I Shared with Dad

by Heber Tobler

Dad made our living by truck gardening. Our family worked together planting and harvesting fruit, grain, and hay.

Dad always had about six head of Jersey cows. We had our own chickens, eggs, and meat. Dad tried to help us to be as self-sufficient as a family could be.

We used to take our grain over to St. George to the grist mill. We would get back so much bran and shorts that we'd feed it to the pigs, and so much flour left for our family to use.

We made our own bread and mush out of the grain. We churned our own butter, and had buttermilk and thick whipping cream.

We always got up at daylight to start working, and would take about four

hours break in the middle of the day, when it got hot, and then go back to work until dark. We used to haul our fruit out on wagon and horses to Pioche and Caliente, Nevada, and to Cedar City, Panguitch, Circleville, and many other towns. Dad would go out every time, and he would give all of us turns to go with him to sell our fruit door to door. The customers in Nevada would come to us, though, as soon as they heard that we were in town. It seems our reputation preceded us!

It took us a week to make each trip. It was 112 miles each way. We could cover about 30 to 35 miles a day on dirt roads through deep tracks. There were no graveled roads back then.

When traveling, we had to cook our own meals over a campfire. I remember talking, laughing, and telling big stories over many meals, as we sold fruit from one town to another.

I also remember that Dad never really had very good health. He was a man of small stature; but, he was big in my eyes. He was a good father, and a good Latter-Day Saint. You can bet that all of us kids were sitting in Church each Sunday morning!

Dad always disciplined us and made us mind. One time, Rex and I were told to come straight home after school; but, we stopped off at our swimming hole to do a little skinny-dippin'! We kind of lost track of time; so, when we jumped out of the water to get dressed and go home, Dad was waiting there and met us with some stingy willows across our legs! Needless to say, we didn't do that anymore!

Another time, while out cutting wood, Dad cut an artery in his leg. He called to Rex and I for help. I ran over to see what was the matter. As soon as I saw the blood gushing out of his leg, I passed out completely! Rex came along behind me and took care of Dad's leg. He managed to stop the bleeding, and after I came to, we got him some proper medical attention!

A short while after my first marriage, Dad came to Panguitch to visit with me. I took him fishing to Panguitch Lake with me. We went fishing together in an old rowboat, and we really had a good time. Dad even had two fish on his line at one time! We had a tomato lug clear full of fish, and had to empty it and go back for more! I don't recall ever seeing Dad have so much fun.

One time, while hauling wood, Dad, Rex, and I were about half a mile west of our Three-Mile farm. We had a flat tire and pulled off the side of the road to fix the tire. A drunk man came along and hit the back end of our truck and knocked it off from the jack! Dad went over to talk to him. The man got mad, and opened the door and came out with a 12-gauge shotgun!

He told us that if his car wouldn't start, he was going to kill all three of us! Then, he pointed the gun out of the car window at us; and made us stand at the edge of the road. He told us that we better stay there until he got the car started. We were on the top of a steep slope, and as soon as the man tried to start his car, Dad and I jumped down a 25-foot embankment, while Rex ran down the road to get help. He stopped at a home nearby and called the police. The police caught up with the drunken man in St. George. We didn't press any charges against him, though,

because he was having some medical problems.

These are just a few of the special memories that I remember about Dad. I'm so happy I was able to be with Dad at these times to make such wonderful moments to reflect back on.

Excerpt from the Life History of Rex Bauer
Saving Uncle George's Life

There was always plenty of work to do but it seemed like there was an extra amount in the spring. It took a lot of work to prepare the fields and get them ready for planting. We also had to burn the old dry weeds and trash and haul manure from the corral to the fields plus the regular work and more.

One day Uncle George took Heber and me to the "Little Field" to get it ready for spring planting. We took the team and began our planned work for the day. Uncle George instructed us to slope and smooth at the south bank along the edge of the creek. He showed us how to do the sloping with the plow and scraper by one of us holding the plow and one of us driving the team. When he was satisfied that we could handle it, he said he would go down the creek and find some good white willows to cut for bean poles.

We had been working for a little while when we heard Uncle George yell, "Help, help!" Everything was quiet for a moment. "Dad's hurt," Heber cried, dropping the plow and racing toward the creek bed. I hurriedly tied the lines to a bush and darted to catch up with Heber who was fighting through the brush and willows.

We didn't know exactly where Uncle George was so we ran down the creek in the direction we had seen him go carrying his axe. We ran as fast as we could through the brush in the creek bed, calling as we ran and looking in every direction.

Finally we saw some fresh cut and trimmed willows and knew he had to be close. Then we saw him lying in the thick willows unconscious, a stream of blood spurting from his foot. He had cut his shoe and foot nearly off with the axe. Our first impulse was to turn and run for help. Heber said, "I'll go get a doctor." He ran toward town. I was frightened and wanted to run for help too, but a slogan I had learned in scouting kept coming into my mind. "Keep calm in emergencies." It had been stressed and impressed on my mind so deeply that I stopped and got a hold of myself. I recalled that the instructions for severe bleeding were to use a tourniquet. Since I had no rope or other bandages I quickly yanked my shirt off and tore a piece from it as our scout leader had told us to do. I found the pressure point above the wound and tied the tourniquet, twisting it tight enough to stop the bleeding. I remembered I should release the bandage occasionally to allow the blood to flow so as to prevent coagulation. It seemed like I did this for a long time but it was probably only about twenty or thirty minutes before help came with the doctor. The doctor looked at the wound and then at me. "Boy, you have saved his life." he said. He treated the wound and bandaged it. We all made a stretcher and carried Uncle George home. He had a big scar on his foot for the rest of his life. He could even predict storms after that by the scar.

Keeping the Sabbath Day Holy

It was not easy to keep a large family in those years. It was especially hard to find a job that would pay cash which was necessary to pay taxes, tithing, and buy some of the basic food and necessities for a family.

One year I well remember was when we had a nice crop of peaches. The peaches were just starting to ripen and were just right for shipping to market. Someone from Rocky Mountain Produce, the main buyer of produce in our area, came to Uncle George one Saturday evening and told him to get his peaches picked and ready. They would be picked up early Monday morning. Uncle George told him he wouldn't get them picked by Monday morning as he couldn't pick them on Sunday. It would be breaking the Sabbath. The man from Rocky Mountain said he would have to have them on Monday as that was when they had to deliver their produce all around the territory. If they weren't ready, then he couldn't handle his peaches.

Uncle George stood firm and lost nearly all of his crop. Many thought that was too extreme, but I lived to see that his example of keeping the Sabbath Day holy was a wise policy. It was a lasting lesson to his family, and they have benefited from it. Many times I have been tempted or thought it necessary to do certain things on Sunday, but having been influenced by Uncle George's faithfulness in keeping the Sabbath Day holy, I have been able to be obedient to this principle. I have been grateful for that lesson and the fine example we were privileged to experience.

Memories of My Father

by Guy Tobler

In remembering Father and his fun humorous ways I feel his life was not just a journey, but an adventure filled to the brim. He gave his best and life gave the best to him.

I feel his creed would be similar to Stephen Grellet's: "I shall pass thru this world but once; any good thing therefore I can do, or any kindness I can show to any human being, let me do it now. Let me not defer it or neglect it, for I shall not pass this way again."

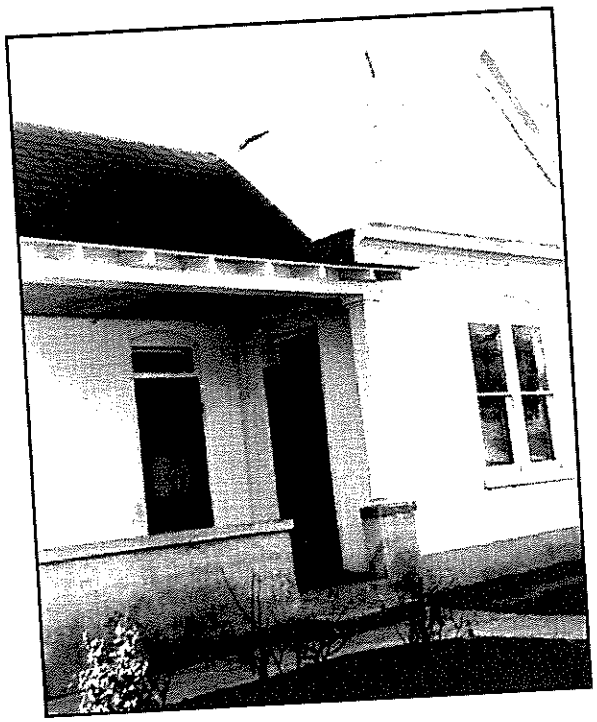
I will try and recall my memories—which were mainly of work, work and work—by his numerous good traits. Someone once said: "The best way to teach is first by example; second by example and third by example." His entire life was one of good example for his family and all who came in contact with him.

First and foremost was his spirituality. He was spiritually strong in the gospel and lived all the principles to the best of his ability. As the Lord's servant he was humble, sincere, and had the marvelous power and gift of healing - experiences I'm sure other family members will mention in their remembering.

Family prayer and observance of the Sabbath were expected of all the children, he being a perfect example for us. As children, if we procrastinated in getting ready for school, prayer was a must, even if it meant being late for school. Father faithfully attended meetings and assignments given him. He was honest in the payment of tithes and other offerings so this has always been easy for me.

His work in the Temple was exemplary. At times he even had to walk, or walk part way until someone picked him up. Later he was able to ride the school bus to the old college building and then walk from there - and, of course, of an afternoon walk back to the college for his ride home. Father was valiant in his testimony of the gospel of Jesus Christ and had a great love for his Father in Heaven and His Son.

He was proud to have had three children serve honorable missions; two served our country in World War II. Every child married in the Temple. Keeping the



George Ensign Tobler Home

missionaries in the field was a united family effort.

Other important traits that made him a "BIG" man (physically his build was rather small) - kind, patient, loving, never sought for praise and never shirked responsibility. He was hard working and expected it of his family. He only sold the best of his fruit and vegetables. Fruit had to be packed neat and tight. The family used many culls. Honesty even in this respect was important to him. He was honest, as they say, as the day is long. He was a hard worker and all work was hard with the rude implements he had to use at that time. I will never forget the work involved with molasses making, cleaning ditch, fruit and vegetable gardening. He probably felt this (author anonymous):

"I have to live with myself and so
I want to be fit for myself to know
I want to go out with my head erect,
I want to demand all men's respect.
I never can fool myself and so,
Whatever happens, I want to be
Self-respecting and conscience free."

He was talented musically in singing, playing the harmonica and the guitar and this gave much enjoyment for the family. Our family was a family rich in enjoyment of being together and doing things together.

Father was a good carpenter - with meager means this came in handy to keep repairs on the home and also earning a few dollar. I remember him helping Glenna with her remodeling and she said he had to splice a board on her cupboard and told her that no one riding a horse down the street would ever notice. His humor was something. He also helped me some with the roofing of my home and was so proud to show family members from Salt Lake, through it. He felt he had a hand in our comfortable home and I appreciated this expert help.

Nowadays people would say he was stingy, but he had to be frugal with his

little means. I admire him for that and hope I can be more like him in so many ways.

Father enjoyed sports - especially Gil's expertise in football and Earl's basketball ability. He liked to fish, I guess I inherited a love for fishing from him.

Being a good neighbor was important to my Father and this policy lasted throughout his life. He was fun to be around and to listen to - always had something clever to say and made life fun. The grandchildren said when he died on April Fool's Day that it was just like Grandpa because he was so funny. We all felt it a very appropriate date with his humor and teasing ways. He truly enjoyed playing Santa Claus on Christmas.

I know Father didn't have an easy life, of course, some chapters in it were better than others, some happier and some more sad. But he planted seeds of good honest work and being upright in all our dealings early in our lives. He had a large family to rear and influence for good. William George Jordon said: "Into the hands of every individual is given a marvelous power for good or evil, the silent unconscious, unseen influence of his life." Father did have a silent, but powerful influence on the lives of his family.

My memories even though but few, are treasured.

Memories of Dad
by Gilbert George Tobler

I've had a difficult time remembering very many specific incidents in my relationship with my Father. Those I cite may not fit chronologically and may be lacking or inaccurate in detail, but the account does reflect my memory or impression of such events.

My earliest memories, I believe, were of Dad playing the harmonica and/or his guitar. It didn't happen nearly as often as I wanted it to, but it was always a treat. On occasions he and Verna would play a duet which always added enjoyment to the happening.

My next memory was seeing him in a Santa Claus suit going about the neighborhood to add Christmas excitement for the children. He also fulfilled that role in the Ward Christmas parties at the gym on the second floor of the school. One year I asked for a basketball for Christmas and was very disappointed when I didn't receive it. Mother explained that this would have cost $4.00 or $5.00 which was more than they could afford. I recall thinking that Dad being Santa Claus should have had influence enough with the real one to come up with a ball.

Dad was very strict in his observance of the Sabbath. We were expected to attend Sacrament meeting in the afternoon as well as Priesthood meeting, Sunday School and Mutual every week. I recall many Sundays from the deacon years on up sitting in Church with some resentment while my friends were riding horses or going to a movie. Even after the meetings he did not consider this appropriate Sunday activity. Though there was often pressure to do harvesting of fruit on the Sabbath he chose not to. This was great, I thought, since I got all the work I wanted in the other six days. I do recall one incident when a fellow from Idaho came down to pick up a load of peaches. The fruit was ripe and he had a lot of reasons why we should accommodate him on Sunday. Dad

finally gave in and we began picking as soon as there was enough daylight to permit it. After picking for an hour or two Dad went to the trucker and told him that he just couldn't do it. I was glad to quit, and as I recall we picked and loaded a load early the next morning without sustaining a lot of waste due to overripe conditions. Dad firmly believed that we would be blessed by keeping the Sabbath day holy, and passed that conviction on to us. The only acceptable work aside from chores, etc. was irrigation and we always took our water turn when it came regardless of time of day or night, or day of the week.

I remember another lesson rather vividly. This had to do with stealing watermelons. We had a swimming hole in the St. George ditch on the South side of the creek just East of the spillway. This was adjacent to Ether Stucki's field. One afternoon Clinton Knight and others went into Ether's watermelon patch by the swimming hole and brought some melons which they shared with me and some of my friends. They weren't quite ripe, but were the earliest in town. There was rather a large group of us swimming that day and the watermelon patch suffered accordingly. I recall feeling guilty and going home telling my Mother I was going to take a nap. It was rather late in the day for that so she must have known something was a miss. Shortly thereafter my brother Guy came home and told my parents that I had been stealing melons. I'm not sure who named the participants, but I remember sitting on a wood chair with my feet pulled up in front of me, possibly for protection, and facing the music. My explanation that I hadn't actually been in the patch elicited no sympathy. Dad gave me a silver dollar and sent me down to Ether's home where I gave it to him and told him I was sorry. I remember this well, but must admit that my friends and I felt short changed and occasionally tried to get our dollar's worth in peaches or such from Ether on a night raid or two after that.

I have several memories of working at the three mile place, a small farm about that distance from home. One particular time stands out. Dad, Earl, Guy and I were working there and after lunch and napping under the large cottonwood tree nearby we went down to the creek where it made a bend and where willows, etc. had caused the formation of a small pool deep enough to permit diving. All of us including Dad went skinny dipping. I can still see us climbing up through the bushes to a point from which we could do our belly flops with the utmost grace. I recall participating in very little else of a recreational nature with Dad.

Another early memory is that of being entrusted with the irrigation of the three-mile field at a young age. I felt pretty important being able to ride my horse up to the field, doing the irrigating, and then riding up to the head of the ditch another half mile or so to turn the water back into the creek. However, when our water turn came on a dark night I often fancied all kinds of scary things behind the massive rock cubes that had come to rest on either side of the creek. On those occasions my horse seemed to sense my anxiety and was able to gallop all the way home with very little rest when I gave him the rein. He even survived the extra jabs I gave as we passed the cemetery en route.

I recall helping dad make molasses at this same field. The press was situated

up on a bit of a hill near the gate. With the horse's reins and halter attached to a projecting rod and its harness attached by a singletree to the tongue of the press, he made his monotonous circular path through the red sand and sage brush. My job was to strip the leaves off the cane and feed the stalks into the press which squeezed the sweet juice out through a small collecting pan and open spout to small pipes. Gravity carried it down to the shallow vats over the fire where Dad carefully skimmed off the scum as it formed and passed the syrup to the next vat through the connecting tunnels until it reached the last. When it reached its light golden brown state it was drawn off through spouts into gallon cans which carried the "made by George Tobler" label and was usually in demand wherever it was offered for sale.

As I indicated earlier there was very little family recreational activity at least by the time I came along. I don't think Dad considered this to be important. He didn't want me to play football at Dixie, probably because that left less time for work. He never attended a game though he admitted looking through the chain link fence which surrounded the field for a few minutes on one occasion. When I played for the University of Utah he also never attended a game and explained that he didn't know enough about it to appreciate it which was true. He did mention on one occasion after a season there that someone had told him of a game in which I did well and he was proud of me.

Dad had his own ideas about medical matters. When I was about eleven years of age, I fell backward off Henry Graff's corral fence while visiting with my good friend, Spug (Glendon) as he milked his cow. I caught myself with my outstretched right hand and sustained a rather severe bow (greenstick fracture) of the right forearm. He padded two wooden slats and applied them rather tightly with his version of three point fixation. As with most such fractures it healed and remodeled with no residual deformity except one quarter or three-eighths overgrowth.



Otillia Katherine Ence & George Ensign Tobler

On another occasion I sustained a large laceration of my left foot when I

stepped on a piece of a broken bottle while wading in the ditch. He didn't consider having it sutured, but we dressed it with white cloth until it eventually healed.

When I was a sophomore in medical school, Earl wrote me a letter telling me that Dad had lost his appetite and a lot of weight. I was far enough along in my education to know that he probably had stomach cancer. I immediately wrote him a note asking him to see a doctor right away. A letter came shortly thereafter indicating that he didn't have much faith in doctors. I wrote back asking if he thought I should quit medical school and urging him to at least make one visit. He wrote back that he thought I should continue and that he would do as I requested. As it turned out, nothing could be done for him when inoperable cancer was found at exploratory surgery performed by Dr. Vincent Rees with me in attendance.

Although I did not have a close relationship with my Father in some of the ways I would have liked, I was close enough to him to develop a deep love and respect for him. I worked closely with him for a year or two prior to going in the service and am pleased to have had that opportunity. I believe I learned how to work from him and my mother. Some other things stand out, as well.

I learned the importance of regular family prayer as we turned our chairs around and knelt down before the morning and evening meals and each took a turn in leading it. We could miss a meal if we desired, but it was something else to miss family prayer.

I learned then to always feed our animals before I ate and "then they'll never go hungry." I learned honesty and dependability from their example. I learned what Sabbath observance should be and developed a love for the gospel from that example as well. I learned some degree of unselfishness and concern for others as I observed their lives.

Though I have no material memento from our home or from either of my parents to jog my memory, I cherish those indelible impressions of love and respect, and example I have alluded to and many, many more which they contributed to the shaping of my life.

The Things I Remember About Grandpa Tobler

by Beth Ola Prince

I always enjoyed going to see Grandpa and Grandma Tobler. I remember him putting me on his knee and bouncing me as a small girl. He made me happy to be with him, because he was always so good to me. He always encouraged us to be good and do what was right. In fact, I don't remember him ever scolding me.

One of the special things I remember as a child was going to see Grandpa and Grandma Tobler on Christmas Eve. Santa Claus always came to see what we wanted for Christmas. The evening was not complete until he came. We learned years later it was Grandpa Tobler. He was a wonderful Santa Claus and we never figured it out. On Christmas day we always got to take our doll or something else to show Grandpa and Grandma, and then they always had a gift for us that Santa Claus left under the tree. This was so much fun.

Years later we still went to their home every opportunity we had. We spent a lot of Sunday afternoon's there. They

always had a bed for us if we needed one. I remember staying in the parlor.

I remember helping him pick tomatoes in the back yard. Rows and rows of tomatoes tied up on stakes. I also remember helping pick peaches. They were so delicious. I remember the sugar cane we sucked and chewed and especially the good molasses he made in his molasses mill. My memories of Grandpa and Grandma Tobler and going to see them were all very pleasant.

My Recollections of Grandpa Tobler
By Mary Gubler Stratton

As a child I remember mainly the delicious Thanksgiving dinners at Grandpa's house and how we would all kneel by the chairs while Grandpa gave a fairly lengthy prayer.

The other thing that stands out is his apparent caring and love for children. He always liked to hold them on his knee and play the harmonica to them.

As an adult, I remember his great sense of humor and that he liked to tease. I know that he was very strict, but he was kind as well.

Our family moved a lot after we left the farm in Ivins and I didn't see Grandpa for quite some time. After I was married and Bill had graduated from Dental School, we lived in Cedar City and went to visit as often as we could. We have a picture of Grandpa holding our twins on his knees when they were about a year old. I remember he played the harmonica to them even then.

For a man of such small stature, he surely was a dynamo of energy in working on the farm and of unsurpassed size when it came to his devotion to the gospel and to our Heavenly Father.

Memories of my Grandfather George Ensign Tobler
by Grace P. LeCheminant

I don't have a lot of memories, but all I have are good ones. My father always spoke very highly of my father-in-law and I grew up honoring and respecting him.

Whenever grandfather came to our house in Cedar City, he would bring a big basket of fruit and melons from Santa Clara. They were so good. I always thought that he had picked out his very best ones for us.

He was always gentle and dignified. That's the way I remember him.

When I was married in 1950, grandfather was at the Temple for the occasion and also at Uncle Guy's home for the wedding breakfast which followed. I was happy that he was there to support me.

My Grandfather - George Ensign Tobler
By Mary Lou Pendleton Jolley

I remember my grandfather, George Tobler, as a kind, gentle, loving person. Because we lived in Cedar City we didn't see him often but we enjoyed the times we were able to visit him in Santa Clara. We would stay only a few days and always wished we could stay longer.

One of my fondest memories is of the time my Mutual class came to the St. George Temple to perform baptisms for the dead. Grandpa Tobler was one of the Temple workers assigned to do baptisms

that day. Having my grandfather there made the experience extra special for me. I could tell by the way he smiled and hugged me that it made him happy too.

I had looked forward to having grandfather attend my wedding but he died on April 1, 1953 and I was married May 23 in the St. George Temple. After the wedding Aunt Beulah and Uncle Guy provided a lovely luncheon in their home for those attending the wedding.

I am proud of my heritage and I appreciate the example that my ancestors have set for all of us to follow, an example of love for family, love for our fellow men, love of country, and service to the Lord.

GEORGE ENSIGN TOBLER

Family Group Record

☒ See "Other Marriages"

Husband George Ensign TOBLER

			LDS ordinance dates	Temple
Born	9 Mar 1876	Place Santa Clara, Washington, Utah	Baptized 1 Jun 1884	LIVE
Chris'd		Place	Endowed 9 Mar 1898	SGEOR
Died	1 Apr 1953	Place Santa Clara, Washington, Utah	SealPar BIC	
Buried		Place Santa Clara, Washington, Utah	SealSp 9 Mar 1898	SGEOR
Married	9 Mar 1898	Place St. George, Washington, Utah		

Husband's father Jacob TOBLER — Husband's mother Anna Barbara STAHELI

☐ See "Other Marriages"

Wife Mary Magdalena STUCKI

			LDS ordinance dates	Temple
Born	31 Oct 1879	Place Santa Clara, Washington, Utah	Baptized 1 Dec 1887	
Chris'd		Place	Endowed 9 Mar 1898	SGEOR
Died	25 Apr 1911	Place Santa Clara, Washington, Utah	SealPar BIC	
Buried		Place Santa Clara, Washington, Utah		

Wife's father Johannes Stettler STUCKI — Wife's mother Barbara BAUMAN

Children List each child in order of birth.

☐ See "Other Marriages"

1 F **Laura Viola TOBLER**

			LDS ordinance dates	Temple
Born	19 Dec 1898	Place Santa Clara, Washington, Utah	Baptized 3 Feb 1907	
Chris'd		Place	Endowed 24 Jun 1940	SGEOR
Died	20 Oct 1949	Place Salt Lake City, Salt Lake, Utah	SealPar BIC	
Buried		Place Santa Clara, Washington, Utah		
Spouse	Samuel Robert GUBLER		SealSp 24 Jun 1920	SGEOR
Married	24 Jun 1920	Place St. George, Washington, Utah		

☐ See "Other Marriages"

2 M **Ezra TOBLER**

			LDS ordinance dates	Temple
Born	7 Aug 1900	Place Washington, Washington, Utah	Baptized 6 Sep 1908	
Chris'd		Place	Endowed 15 Oct 1926	SGEOR
Died	25 Jan 1996	Place Salt Lake City, Utah	SealPar BIC	
Buried	30 Jan 1996	Place St. George, Washington, Utah		
Spouse	Alice GATES		SealSp 16 May 1929	SGEOR
Married	16 May 1929	Place St. George, Washington, Utah		

☐ See "Other Marriages"

3 F **Grace TOBLER**

			LDS ordinance dates	Temple
Born	25 Sep 1902	Place Santa Clara, Washington, Utah	Baptized 2 Oct 1910	
Chris'd		Place	Endowed 30 Nov 1928	SGEOR
Died	10 Jan 1932	Place Cedar City, Iron, Utah	SealPar BIC	
Buried		Place		
Spouse	LeGrande Chatterly PENDLETON		SealSp 30 Nov 1928	SLAKE
Married	30 Nov 1928	Place Salt Lake City, Utah		

☐ See "Other Marriages"

4 F **Lottie TOBLER**

			LDS ordinance dates	Temple
Born	3 Nov 1904	Place Washington, Washington, Utah	Baptized 17 Dec 1912	
Chris'd		Place	Endowed 16 Nov 1927	SGEOR
Died	5 Sep 1992	Place Cedar City, Iron, Utah	SealPar BIC	
Buried		Place Cedar City, Iron, Utah		
Spouse	Thomas Adams BLADEN		SealSp 16 Nov 1927	SGEOR
Married	16 Nov 1927	Place St. George, Washington, Utah		

☐ See "Other Marriages"

5 F **Patience TOBLER**

			LDS ordinance dates	Temple
Born	15 Jul 1906	Place Santa Clara, Washington, Utah	Baptized Child	
Chris'd		Place	Endowed Child	
Died	16 Jul 1906	Place Santa Clara, Washington, Utah	SealPar BIC	
Buried		Place Santa Clara, Washington, Utah		
Spouse			SealSp	
Married		Place		

☐ See "Other Marriages"

6 F **Glenna TOBLER**

			LDS ordinance dates	Temple
Born	3 Aug 1907	Place Santa Clara, Washington, Utah	Baptized 2 Nov 1915	
Chris'd		Place	Endowed 21 Dec 1927	SGEOR
Died		Place	SealPar BIC	
Buried		Place		
Spouse	Clair HAFEN		SealSp 21 Dec 1927	SGEOR
Married	21 Dec 1927	Place St. George, Washington, Utah		

☐ See "Other Marriages"

7 M **Heber Lamar TOBLER**

			LDS ordinance dates	Temple
Born	5 Dec 1909	Place Santa Clara, Washington, Utah	Baptized 12 Feb 1918	
Chris'd		Place	Endowed 29 Jun 1932	SGEOR
Died	19 Nov 1993	Place Richfield, Sevier, Utah	SealPar BIC	
Buried	22 Nov 1993	Place Richfield, Sevier, Utah		
Spouse	Grace Maxine JORGENSEN		SealSp	
Married	20 Aug 1940	Place Salt Lake City, Utah		

Family Group Record

☐ See "Other Marriages"

Husband Samuel Robert GUBLER

				LDS ordinance dates	Temple
Born	23 Mar 1898	Place	Santa Clara, Washington, Utah	Baptized 24 Apr 1906	
Chris'd		Place		Endowed 24 Jun 1920	SGEOR
Died	8 Jan 1936	Place	St. George, Washington, Utah	SealPar BIC	
Buried		Place	Santa Clara, Washington, Utah	SealSp 24 Jun 1920	SGEOR
Married	24 Jun 1920	Place	St. George, Washington, Utah		

Husband's father Casper GUBLER Husband's mother Agnes Florence HORSLEY

☐ See "Other Marriages"

Wife Laura Viola TOBLER

				LDS ordinance dates	Temple
Born	19 Dec 1898	Place	Santa Clara, Washington, Utah	Baptized 3 Feb 1907	
Chris'd		Place		Endowed 24 Jun 1940	SGEOR
Died	20 Oct 1949	Place	Salt Lake City, Salt Lake, Utah	SealPar BIC	
Buried		Place	Santa Clara, Washington, Utah		

Wife's father George Ensign TOBLER Wife's mother Mary Magdalena STUCKI

Children List each child in order of birth.

☐ See "Other Marriages"

1 M **Eldon Samuel GUBLER**

				LDS ordinance dates	Temple
Born	14 Mar 1921	Place	Santa Clara, Washington, Utah	Baptized 8 May 1929	
Chris'd		Place		Endowed 21 Jun 1974	SGEOR
Died		Place		SealPar BIC	
Buried				SealSp 17 Feb 1990	MESA

☐ See "Other Marriages"

Spouse Sarah Lee MCCARTY
Married 23 Nov 1946 Place Salt Lake City, Utah

2 F **Beth Ola GUBLER**

				LDS ordinance dates	Temple
Born	14 Nov 1922	Place	Santa Clara, Washington, Utah	Baptized 28 Jan 1931	
Chris'd		Place		Endowed 17 May 1941	SGEOR
Died		Place		SealPar BIC	
Buried				SealSp 22 May 1941	SGEOR

☐ See "Other Marriages"

Spouse Douglas Fletcher PRINCE
Married 22 May 1941 Place St. George, Washington, Utah

3 F **Mary Iva GUBLER**

				LDS ordinance dates	Temple
Born	28 Jan 1926	Place	Ivins, Washington, Utah	Baptized 3 Oct 1934	
Chris'd		Place		Endowed 25 May 1946	SGEOR
Died		Place		SealPar BIC	
Buried				SealSp 25 May 1946	SGEOR

☐ See "Other Marriages"

Spouse Willard Oliver STRATTON
Married 25 May 1946 Place St. George, Washington, Utah

4 F **Grace Dona GUBLER**

				LDS ordinance dates	Temple
Born	18 Sep 1933	Place	Ivins, Washington, Utah	Baptized 28 Feb 1942	
Chris'd		Place		Endowed 20 Aug 1953	SLAKE
Died		Place		SealPar BIC	
Buried				SealSp 21 Aug 1953	SLAKE

Spouse Don Wilson MCLAREN
Married 21 Aug 1953 Place Salt Lake City, Utah

Family Group Record

☐ See "Other Marriages"

Husband Ezra TOBLER

			LDS ordinance dates	Temple
Born	7 Aug 1900	Place Washington, Washington, Utah	Baptized 6 Sep 1908	
Chris'd		Place	Endowed 15 Oct 1926	SGEOR
Died	25 Jan 1996	Place Salt Lake City, Utah	SealPar BIC	
Buried	30 Jan 1996	Place St. George, Washington, Utah	SealSp 16 May 1929	SGEOR
Married	16 May 1929	Place St. George, Washington, Utah		

Husband's father George Ensign TOBLER — Husband's mother Mary Magdalena STUCKI

☐ See "Other Marriages"

Wife Alice GATES

			LDS ordinance dates	Temple
Born	1 Oct 1903	Place St. George, Washington, Utah	Baptized 26 Dec 1911	
Chris'd		Place	Endowed 16 May 1929	SGEOR
Died	21 May 1992	Place Salt Lake City, Utah	SealPar BIC	
Buried	27 May 1992	Place St. George, Washington, Utah		

Wife's father Wellington Forsberry GATES — Wife's mother Alice Jane HARDY

Children List each child in order of birth.

				LDS ordinance dates	Temple
1	M	**Dallin Ezra TOBLER**		☐ See "Other Marriages"	
	Born	31 Aug 1930	Place St. George, Washington, Utah	Baptized Child	
	Chris'd		Place	Endowed Child	
	Died	2 Sep 1930	Place St. George, Washington, Utah	SealPar BIC	
	Buried		Place St. George, Washington, Utah		
	Spouse			SealSp	
	Married		Place	☐ See "Other Marriages"	
2	M	**Wayne Gates TOBLER**			
	Born	5 Nov 1933	Place St. George, Washington, Utah	Baptized 24 Dec 1941	
	Chris'd		Place	Endowed 5 Mar 1953	
	Died		Place	SealPar BIC	
	Buried		Place		
	Spouse	Deon Frances TUCKER		SealSp	SLAKE
	Married	12 Jun 1958	Place Salt Lake City, Utah	☐ See "Other Marriages"	
3	F	**Alice Elaine TOBLER**			
	Born	29 Dec 1936	Place St. George, Washington, Utah	Baptized 6 Jan 1945	
	Chris'd		Place	Endowed 10 Jun 1955	SLAKE
	Died		Place	SealPar BIC	
	Buried		Place		
	Spouse	Candland Lee OLSEN		SealSp 13 Jun 1955	SLAKE
	Married	13 Jun 1955	Place Salt Lake City, Utah	☐ See "Other Marriages"	
4	M	**Lawrence Grant TOBLER**			
	Born	16 Oct 1938	Place St. George, Washington, Utah	Baptized 4 Jan 1947	
	Chris'd		Place	Endowed 3 Aug 1976	IFALL
	Died		Place	SealPar BIC	
	Buried		Place		
	Spouse	Janet Evelyn MAXWELL		SealSp 3 Aug 1976	IFALL
	Married	23 Sep 1956	Place Reno, Washoe, Nevada	☐ See "Other Marriages"	
5	M	**George Wellington TOBLER**			
	Born	8 May 1941	Place St. George, Washington, Utah	Baptized 24 Sep 1949	
	Chris'd		Place	Endowed 3 Jun 1960	SLAKE
	Died		Place	SealPar BIC	
	Buried		Place		
	Spouse	Christy Kay YOUNG		SealSp 6 Jun 1960	SLAKE
	Married	6 Jun 1960	Place Salt Lake City, Utah		

Family Group Record

☐ See "Other Marriages"

Husband LeGrande Chatterly PENDLETON

			LDS ordinance dates	Temple
Born	27 Sep 1900	Place Cedar City, Iron, Utah	Baptized 1 May 1910	
Chris'd		Place	Endowed 30 Nov 1928	SLAKE
Died	22 Jan 1981	Place St. George, Washington, Utah	SealPar	
Buried	24 Jan 1981	Place Cedar City, Iron, Utah	SealSp 30 Nov 1928	SLAKE
Married	30 Nov 1928	Place Salt Lake City, Utah		

Husband's father Daniel Sevy Jr. PENDLETON — Husband's mother Nancy Ada CHATTERLY

☐ See "Other Marriages"

Wife Grace TOBLER

			LDS ordinance dates	Temple
Born	25 Sep 1902	Place Santa Clara, Washington, Utah	Baptized 2 Oct 1910	
Chris'd		Place	Endowed 30 Nov 1928	SGEOR
Died	10 Jan 1932	Place Cedar City, Iron, Utah	SealPar BIC	
Buried		Place		

Wife's father George Ensign TOBLER — Wife's mother Mary Magdalena STUCKI

Children List each child in order of birth.

☐ See "Other Marriages"

1 F **Mary Lou PENDLETON**

			LDS ordinance dates	Temple
Born	30 Apr 1930	Place Cedar City, Iron, Utah	Baptized 5 Feb 1939	
Chris'd		Place	Endowed 23 May 1953	SGEOR
Died	4 Mar 1996	Place Salt Lake City, Utah	SealPar BIC	
Buried	7 Mar 1996	Place Salt Lake City, Utah		

Spouse Clarence JOLLEY — Married 23 May 1953 Place St. George, Washington, Utah — SealSp 23 May 1953 SGEOR

☐ See "Other Marriages"

2 F **Grace Carol PENDLETON**

			LDS ordinance dates	Temple
Born	22 Dec 1953	Place Cedar City, Iron, Utah	Baptized 4 Feb 1940	
Chris'd		Place	Endowed 15 Sep 1950	
Died		Place	SealPar BIC	
Buried		Place		

Spouse William Sherman BEACHAM — Married 15 Sep 1950 Place St. George, Washington, Utah — SealSp 15 Sep 1950 SGEOR

Family Group Record

Husband Thomas Adams BLADEN ☐ See "Other Marriages"

			LDS ordinance dates	Temple
Born	21 Mar 1899	Place Cedar City, Iron, Utah	Baptized 2 May 1920	
Chris'd	7 May 1899	Place Cedar City, Iron, Utah	Endowed 16 Nov 1927	SGEOR
Died	8 Dec 1971	Place Cedar City, Iron, Utah	SealPar BIC	
Buried		Place Cedar City, Iron, Utah	SealSp 16 Nov 1927	SGEOR
Married	16 Nov 1927	Place St. George, Washington, Utah		

Husband's father Thomas Samuel BLADEN Husband's mother Eliza Ellen ADAMS

Wife Lottie TOBLER ☐ See "Other Marriages"

			LDS ordinance dates	Temple
Born	3 Nov 1904	Place Washington, Washington, Utah	Baptized 17 Dec 1912	
Chris'd		Place	Endowed 16 Nov 1927	SGEOR
Died	5 Sep 1992	Place Cedar City, Iron, Utah	SealPar BIC	
Buried		Place Cedar City, Iron, Utah		

Wife's father George Ensign TOBLER Wife's mother Mary Magdalena STUCKI

Children List each child in order of birth.

				LDS ordinance dates	Temple
				☐ See "Other Marriages"	
1	M	**Thomas Elwood BLADEN**		Baptized 1 Nov 1936	
		Born	2 Sep 1928 Place Cedar City, Iron, Utah	Endowed 4 Jun 1952	SGEOR
		Chris'd	Place	SealPar BIC	
		Died	Place		
		Buried	Place	SealSp 4 Jun 1952	SGEOR
		Spouse	Dorothy JEFFERY	☐ See "Other Marriages"	
		Married	4 Jun 1952 Place St. George, Washington, Utah		
2	M	**Kenneth Tobler BLADEN**		Baptized 3 Apr 1938	
		Born	10 Nov 1929 Place Cedar City, Iron, Utah3	Endowed 20 Jul 1960	SGEOR
		Chris'd	Place	SealPar BIC	
		Died	Place		
		Buried	Place	SealSp 20 Jul 1960	SGEOR
		Spouse	Carolyn CONDIE	☐ See "Other Marriages"	
		Married	20 Jul 1960 Place St. George, Washington, Utah		
3	M	**Boyd George BLADEN**		Baptized 6 Oct 1940	
		Born	26 Apr 1932 Place Cedar City, Iron, Utah	Endowed 4 Jun 1952	SGEOR
		Chris'd	Place	SealPar BIC	
		Died	Place		
		Buried	Place	SealSp 4 Jun 1952	SGEOR
		Spouse	Winnie VaLaine WILLIAMS	☐ See "Other Marriages"	
		Married	4 Jun 1952 Place St. George, Washington, Utah		
4	F	**Marilyn BLADEN**		Baptized 7 Nov 1943	
		Born	28 Sep 1935 Place Cedar City, Iron, Utah	Endowed 24 Jun 1958	SGEOR
		Chris'd	Place	SealPar BIC	
		Died	Place		
		Buried	Place	SealSp 24 Jun 1958	SGEOR
		Spouse	Edward Adams DALTON	☐ See "Other Marriages"	
		Married	24 Jun 1958 Place St. George, Washington, Utah		
5	F	**LaRue BLADEN**		Baptized 1 Feb 1948	
		Born	9 Dec 1939 Place Cedar City, Iron, Utah	Endowed 21 Nov 1959	SGEOR
		Chris'd	Place	SealPar BIC	
		Died	16 Aug 1989 Place St. George, Washington, Utah		
		Buried	Place Cedar City, Iron, Utah	SealSp 27 Nov 1959	SGEOR
		Spouse	Robert Daniel DIX		
		Married	27 Nov 1959 Place St. George, Washington, Utah		

Family Group Record

☐ See "Other Marriages"

Husband Clair HAFEN

			LDS ordinance dates	Temple
Born	30 Aug 1905	Place Santa Clara, Washington, Utah	Baptized 16 Sep 1913	
Chris'd		Place	Endowed 21 Dec 1927	SGEOR
Died		Place	SealPar BIC	
Buried		Place	SealSp 21 Dec 1927	SGEOR
Married	21 Dec 1927	Place St. George, Washington, Utah		

Husband's father Harmon HAFEN — Husband's mother Frances Helen WILSON

☐ See "Other Marriages"

Wife Glenna TOBLER

			LDS ordinance dates	Temple
Born	3 Aug 1907	Place Santa Clara, Washington, Utah	Baptized 2 Nov 1915	
Chris'd		Place	Endowed 21 Dec 1927	SGEOR
Died		Place	SealPar BIC	
Buried		Place		

Wife's father George Ensign TOBLER — Wife's mother Mary Magdalena STUCKI

Children List each child in order of birth.

☐ See "Other Marriages"

1 M **Douglas Clair HAFEN**

			LDS ordinance dates	Temple
Born	6 Jul 1929	Place Santa Clara, Washington, Utah	Baptized 7 Aug 1938	
Chris'd		Place	Endowed 19 Sep 1950	SGEOR
Died		Place	SealPar BIC	
Buried		Place		

Spouse Laura JOHNSON — Married 19 Sep 1950 Place St. George, Washington, Utah — SealSp 19 Sep 1950 SGEOR

☐ See "Other Marriages"

2 M **Kent Tobler HAFEN**

			LDS ordinance dates	Temple
Born	5 Sep 1932	Place Santa Clara, Washington, Utah	Baptized 28 Sep 1940	
Chris'd		Place	Endowed 12 May 1955	SGEOR
Died		Place	SealPar BIC	
Buried		Place		

Spouse Elsie Diane CORNELIUS — Married 5 May 1954 Place St. George, Washington, Utah — SealSp 5 May 1954 SGEOR

☐ See "Other Marriages"

3 M **Sherman George HAFEN**

			LDS ordinance dates	Temple
Born	27 Mar 1936	Place Santa Clara, Washington, Utah	Baptized 10 Jun 1944	
Chris'd		Place	Endowed 15 Nov 1957	SGEOR
Died		Place	SealPar BIC	
Buried		Place		

Spouse Mary Louise HUNT — Married 15 Nov 1957 Place St. George, Washington, Utah — SealSp 15 Nov 1957 SGEOR

☐ See "Other Marriages"

4 F **Miriam Helen HAFEN**

			LDS ordinance dates	Temple
Born	2 Aug 1937	Place Santa Clara, Washington, Utah	Baptized 3 Aug 1945	
Chris'd		Place	Endowed 17 May 1956	SGEOR
Died		Place	SealPar BIC	
Buried		Place		

Spouse Blaine IMLAY — Married 17 May 1956 Place St. George, Washington, Utah — SealSp 17 May 1956 SGEOR

☐ See "Other Marriages"

5 M **Glenn Arlyn HAFEN**

			LDS ordinance dates	Temple
Born	13 Jan 1940	Place Santa Clara, Washington, Utah	Baptized 20 Mar 1948	
Chris'd		Place	Endowed 8 Jun 1960	SGEOR
Died		Place	SealPar BIC	
Buried		Place		

Spouse Jeannine CANNON — Married 8 Jun 1960 Place St. George, Washington, Utah — SealSp 8 Jun 1960 SGEOR

☐ See "Other Marriages"

6 M **Wendell Herman HAFEN**

			LDS ordinance dates	Temple
Born	12 Oct 1944	Place St. George, Washington, Utah	Baptized 6 Dec 1952	
Chris'd		Place	Endowed 17 Jul 1963	SGEOR
Died	27 Oct 1961	Place Milford, Beaver, Utah	SealPar BIC	
Buried		Place Santa Clara, Washington, Utah		

Spouse — Married — Place — SealSp

☐ See "Other Marriages"

7 F **Barbara Lynn HAFEN**

			LDS ordinance dates	Temple
Born	17 Oct 1950	Place St. George, Washington, Utah	Baptized 6 Dec 1958	
Chris'd		Place	Endowed 22 Feb 1969	SGEOR
Died		Place	SealPar BIC	
Buried		Place		

Spouse Thomas Vee ROBINSON — Married 22 Feb 1969 Place St. George, Washington, Utah — SealSp 22 Feb 1969 SGEOR

Family Group Record

☐ See "Other Marriages"

Husband Heber Lamar TOBLER

			LDS ordinance dates	Temple
Born	5 Dec 1909	Place Santa Clara, Washington, Utah	Baptized 12 Feb 1918	
Chris'd		Place	Endowed 29 Jun 1932	SGEOR
Died	19 Nov 1993	Place Richfield, Sevier, Utah	SealPar BIC	
Buried	22 Nov 1993	Place Richfield, Sevier, Utah	SealSp	
Married	20 Aug 1940	Place Salt Lake City, Utah		

Husband's father George Ensign TOBLER — Husband's mother Mary Magdalena STUCKI

☐ See "Other Marriages"

Wife Grace Maxine JORGENSEN

			LDS ordinance dates	Temple
Born	21 Feb 1914	Place Richfield, Sevier, Utah	Baptized 7 May 1992	
Chris'd		Place	Endowed	
Died	4 May 1994	Place Richfield, Sevier, Utah	SealPar	
Buried		Place		

Wife's father Walter James JORGENSEN — Wife's mother Millie Elnora UTLEY

Children List each child in order of birth.

				LDS ordinance dates	Temple
1	F	**Carolyn Grace TOBLER**		Baptized 1 May 1949	
		Born 14 Dec 1940	Place Richfield, Sevier, Utah	Endowed 3 Jun 1960	MANTI
		Chris'd	Place	SealPar	
		Died	Place		
		Buried	Place		
		Spouse Billy Evan THOMAS		SealSp 3 Jun 1960	MANTI
		Married 3 Jun 1960	Place MANTI, Sanpete, Utah	☐ See "Other Marriages"	
2	M	**Robert Wayne TOBLER**		Baptized 1 Apr 1951	
		Born 4 Nov 1942	Place Richfield, Sevier, Utah	Endowed 8 Jun 1965	MANTI
		Chris'd	Place	SealPar	
		Died	Place		
		Buried	Place		
		Spouse Marianne COOPER		SealSp 28 Aug 1965	MANTI
		Married 28 Aug 1965	Place MANTI, Sanpete, Utah	☐ See "Other Marriages"	
3	M	**Philip Terry TOBLER**		Baptized 7 Sep 1952	
		Born 14 Aug 1944	Place Richfield, Sevier, Utah	Endowed	
		Chris'd	Place	SealPar	
		Died	Place		
		Buried	Place		
		Spouse Carma ROBISON		SealSp	
		Married 18 Dec 1965	Place Annabella, Sevier, Utah	☐ See "Other Marriages"	
4	F	**Deanna Joyce TOBLER**		Baptized 6 Mar 1955	
		Born 5 Mar 1947	Place Richfield, Sevier, Utah	Endowed	
		Chris'd	Place	SealPar	
		Died	Place		
		Buried	Place		
		Spouse Dennis MASON		SealSp	
		Married 5 Feb 1965	Place Richfield, Sevier, Utah	☐ See "Other Marriages"	
5	F	**Susan Ann TOBLER**		Baptized 6 Jul 1958	
		Born 5 Jun 1950	Place Richfield, Sevier, Utah	Endowed	
		Chris'd	Place	SealPar	
		Died	Place		
		Buried	Place		
		Spouse Devon ALLRED		SealSp	
		Married 2 Jul 1971	Place Richfield, Sevier, Utah	☐ See "Other Marriages"	
6	F	**Mari Layne TOBLER**		Baptized 31 Mar 1962	
		Born 1 Mar 1954	Place Richfield, Sevier, Utah	Endowed	
		Chris'd	Place	SealPar	
		Died	Place		
		Buried	Place		
		Spouse Tony Gene ORTON		SealSp	
		Married 20 Jul 1973	Place Richfield, Sevier, Utah		

Family Group Record

☒ See "Other Marriages"

Husband George Ensign TOBLER

			LDS ordinance dates	Temple
Born	9 Mar 1876	Place Santa Clara, Washington, Utah	Baptized 1 Jun 1884	LIVE
Chris'd		Place	Endowed 9 Mar 1898	SGEOR
Died	1 Apr 1953	Place Santa Clara, Washington, Utah	SealPar BIC	
Buried		Place Santa Clara, Washington, Utah	SealSp 4 Dec 1912	SGEOR
Married	4 Dec 1912	Place St. George, Washington, Utah		

Husband's father Jacob TOBLER — Husband's mother Anna Barbara STAHELI

☐ See "Other Marriages"

Wife Otillia Katherine ENCE

			LDS ordinance dates	Temple
Born	28 Oct 1878	Place Santa Clara, Washington, Utah	Baptized 7 Apr 1887	
Chris'd		Place	Endowed 28 Jun 1899	SGEOR
Died	25 Jan 1945	Place Santa Clara, Washington, Utah	SealPar	
Buried	28 Jan 1945	Place Santa Clara, Washington, Utah		

Wife's father Johannes (John) ENCE — Wife's mother Caroline (Lina) KNECHT

Children List each child in order of birth.

☐ See "Other Marriages"

1 F **Verna TOBLER**

			LDS ordinance dates	Temple
Born	14 Sep 1913	Place Santa Clara, Washington, Utah	Baptized 27 Sep 1920	
Chris'd		Place	Endowed 3 Apr 1935	SGEOR
Died	29 Jun 1987	Place Salt Lake City, Utah	SealPar BIC	
Buried		Place Salt Lake City, Utah		

Spouse John Louis COULAM — SealSp 30 Nov 1938 LOGAN

Married 30 Nov 1938 Place LOGAN, Cache, Utah

☐ See "Other Marriages"

2 M **Earl TOBLER**

			LDS ordinance dates	Temple
Born	25 Jun 1916	Place Santa Clara, Washington, Utah	Baptized 2 Sep 1924	
Chris'd		Place	Endowed 31 Mar 1939	SGEOR
Died	30 Aug 1991	Place Santa Clara, Washington, Utah	SealPar BIC	
Buried		Place Santa Clara, Washington, Utah		

Spouse Lola ADAMS — SealSp 31 Mar 1939 SGEOR

Married 31 Mar 1939 Place St. George, Washington, Utah

☐ See "Other Marriages"

3 M **Evan Guy TOBLER**

			LDS ordinance dates	Temple
Born	28 Apr 1918	Place Santa Clara, Washington, Utah	Baptized 4 May 1926	
Chris'd		Place	Endowed 26 Apr 1947	SGEOR
Died	17 Jun 1999	Place St. George, Washington, Utah	SealPar BIC	
Buried	21 Jun 1999	Place St. George, Washington, Utah		

Spouse Beulah BLAKE — SealSp 26 Apr 1947 SGEOR

Married 26 Apr 1947 Place St. George, Washington, Utah

☐ See "Other Marriages"

4 M **Gilbert George TOBLER**

			LDS ordinance dates	Temple
Born	3 Jul 1923	Place Santa Clara, Washington, Utah	Baptized 26 Aug 1931	
Chris'd		Place	Endowed 6 Jan 1949	SGEOR
Died		Place	SealPar BIC	
Buried		Place		

Spouse Marva Jean PAXMAN — SealSp 10 Sep 1951 SLAKE

Married 10 Sep 1951 Place Salt Lake City, Utah

Family Group Record

☐ See "Other Marriages"

Husband John Louis COULAM

			LDS ordinance dates	Temple
Born	29 Oct 1914	Place Salt Lake City, Salt Lake, Utah	Baptized 2 Dec 1922	
Chris'd		Place	Endowed 7 Nov 1935	LOGAN
Died	10 Apr 1980	Place Salt Lake City, Utah	SealPar BIC	
Buried		Place Salt Lake City, Utah	SealSp 30 Nov 1938	LOGAN
Married	30 Nov 1938	Place LOGAN, Cache, Utah		

Husband's father _____ Husband's mother _____

☐ See "Other Marriages"

Wife Verna TOBLER

			LDS ordinance dates	Temple
Born	14 Sep 1913	Place Santa Clara, Washington, Utah	Baptized 27 Sep 1920	
Chris'd		Place	Endowed 3 Apr 1935	SGEOR
Died	29 Jun 1987	Place Salt Lake City, Utah	SealPar BIC	
Buried		Place Salt Lake City, Utah		

Wife's father George Ensign TOBLER Wife's mother Otillia Katherine ENCE

Children List each child in order of birth.

☐ See "Other Marriages"

1 F **Kathryn COULAM**

			LDS ordinance dates	Temple
Born	20 Sep 1940	Place Salt Lake City, Utah	Baptized 24 Sep 1948	
Chris'd		Place	Endowed 3 May 1963	SLAKE
Died		Place	SealPar BIC	
Buried		Place		

Spouse Richard Louis JEFFS — SealSp 3 May 1963 SLAKE
Married 3 May 1963 Place Salt Lake City, Utah

☐ See "Other Marriages"

2 F **Annette COULAM**

			LDS ordinance dates	Temple
Born	4 Aug 1943	Place Salt Lake City, Utah	Baptized 24 Sep 1951	
Chris'd		Place	Endowed 6 Oct 1965	SLAKE
Died		Place	SealPar BIC	
Buried		Place		

Spouse Joseph Paul BINGHAM — SealSp 7 Oct 1965 SLAKE
Married 7 Oct 1965 Place Salt Lake City, Utah

☐ See "Other Marriages"

3 F **Barbara Lou COULAM**

			LDS ordinance dates	Temple
Born	8 Dec 1946	Place Salt Lake City, Utah	Baptized 27 Dec 1954	
Chris'd		Place	Endowed 16 Dec 1969	SLAKE
Died		Place	SealPar BIC	
Buried		Place		

Spouse Kent Hyrum MURDOCK — SealSp 30 Dec 1969 SLAKE
Married 30 Dec 1969 Place Salt Lake City, Utah

☐ See "Other Marriages"

4 M **Gilbert John COULAM**

			LDS ordinance dates	Temple
Born	10 Apr 1950	Place Salt Lake City, Utah	Baptized 24 Apr 1958	
Chris'd		Place	Endowed 13 May 1970	SLAKE
Died		Place	SealPar BIC	
Buried		Place		

Spouse Susan HOMER — SealSp 25 Jun 1974 SLAKE
Married 25 Jun 1974 Place Salt Lake City, Utah

☐ See "Other Marriages"

5 M **Dale Tobler COULAM**

			LDS ordinance dates	Temple
Born	12 Jul 1956	Place Salt Lake City, Utah	Baptized 23 Jul 1964	
Chris'd		Place	Endowed 8 Oct 1975	SLAKE
Died		Place	SealPar BIC	
Buried		Place		

Spouse Heidi LAPIOLI — SealSp 18 Aug 1978 SGEOR
Married 18 Aug 1978 Place Salt Lake City, Utah

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Family Group Record

☐ See "Other Marriages"

Husband Earl TOBLER

				LDS ordinance dates	Temple
Born	25 Jun 1916	Place	Santa Clara, Washington, Utah	Baptized 2 Sep 1924	
Chris'd		Place		Endowed 31 Mar 1939	SGEOR
Died	30 Aug 1991	Place	Santa Clara, Washington, Utah	SealPar BIC	
Buried		Place	Santa Clara, Washington, Utah	SealSp 31 Mar 1939	SGEOR
Married	31 Mar 1939	Place	St. George, Washington, Utah		

Husband's father George Ensign TOBLER Husband's mother Otillia Katherine ENCE

☐ See "Other Marriages"

Wife Lola ADAMS

				LDS ordinance dates	Temple
Born	14 May 1921	Place	Washington, Washington, Utah	Baptized 27 May	
Chris'd		Place		Endowed 31 Mar 1939	SGEOR
Died	4 Mar 1994	Place	Santa Clara, Washington, Utah	SealPar BIC	
Buried	8 Mar 1994	Place	Santa Clara, Washington, Utah		

Wife's father John Morgan ADAMS Wife's mother Katie Gertrude BRIGGS

Children List each child in order of birth.

☐ See "Other Marriages"

1 M **Jack Earl TOBLER**

				LDS ordinance dates	Temple
Born	10 Jun 1940	Place	St. George, Washington, Utah	Baptized 3 Jul 1948	
Chris'd		Place		Endowed 7 Sep 1963	SGEOR
Died		Place		SealPar BIC	
Buried		Place		SealSp 7 Sep 1963	LOGAN

Spouse Lettie Charlene JENKINS

Married 10 Jun 1961 Place LOGAN, Cache, Utah

☐ See "Other Marriages"

2 F **Rhea Kaye TOBLER**

				LDS ordinance dates	Temple
Born	18 Jan 1943	Place	St. George, Washington, Utah	Baptized 3 Feb 1951	
Chris'd		Place		Endowed 7 Sep 1963	SGEOR
Died		Place		SealPar BIC	
Buried		Place		SealSp	

Spouse

Married Place

☐ See "Other Marriages"

3 F **Gertrude TOBLER**

				LDS ordinance dates	Temple
Born	9 May 1946	Place	St. George, Washington, Utah	Baptized 5 Jun 1954	
Chris'd	2 Jun 1946	Place	Santa Clara, Washington, Utah	Endowed 28 May 1966	SGEOR
Died		Place		SealPar BIC	
Buried		Place		SealSp	

Spouse

Married Place

☐ See "Other Marriages"

4 M **George Scott TOBLER**

				LDS ordinance dates	Temple
Born	31 Oct 1949	Place	St. George, Washington, Utah	Baptized 2 Nov 1957	
Chris'd		Place		Endowed 28 Oct 1968	SGEOR
Died		Place		SealPar BIC	
Buried		Place		SealSp 8 Oct 1971	SGEOR

Spouse Ann Louise DIXON

Married 8 Oct 1971 Place St. George, Washington, Utah

☐ See "Other Marriages"

5 M **Gregory TOBLER**

				LDS ordinance dates	Temple
Born	8 Jul 1953	Place	St. George, Washington, Utah	Baptized 5 Aug 1961	
Chris'd		Place		Endowed 20 Jun 1972	SGEOR
Died		Place		SealPar BIC	
Buried		Place		SealSp 14 Mar 1975	PROVO

Spouse Jill STRATTON

Married 14 Mar 1975 Place PROVO, Utah, Utah

Family Group Record

☐ See "Other Marriages"

Husband Evan Guy TOBLER

			LDS ordinance dates	Temple
Born	28 Apr 1918	Place Santa Clara, Washington, Utah	Baptized 4 May 1926	
Chris'd		Place	Endowed 26 Apr 1947	SGEOR
Died	17 Jun 1999	Place St. George, Washington, Utah	SealPar BIC	
Buried	21 Jun 1999	Place St. George, Washington, Utah	SealSp 26 Apr 1947	SGEOR
Married	26 Apr 1947	Place St. George, Washington, Utah		

Husband's father George Ensign TOBLER — Husband's mother Otillia Katherine ENCE

☐ See "Other Marriages"

Wife Beulah BLAKE

			LDS ordinance dates	Temple
Born	9 May 1925	Place St. George, Washington, Utah	Baptized 17 May 1933	
Chris'd		Place	Endowed 26 Apr 1947	SGEOR
Died		Place	SealPar BIC	
Buried		Place		

Wife's father Milo BLAKE — Wife's mother Mary Alena FOWLER

Children List each child in order of birth.

				LDS ordinance dates	Temple
1	F	**Evelyn TOBLER**			☐ See "Other Marriages"
		Born 11 Dec 1948	Place St. George, Washington, Utah	Baptized 5 Jan 1957	
		Chris'd	Place	Endowed 20 Mar 1970	SGEOR
		Died	Place	SealPar BIC	
		Buried	Place		
		Spouse Leonard McCall ABRAHAM		SealSp 20 Mar 1970	SGEOR
		Married 20 Mar 1970	Place St. George, Washington, Utah		
2	F	**Christine TOBLER**			☐ See "Other Marriages"
		Born 25 Sep 1952	Place St. George, Washington, Utah	Baptized 1 Oct 1960	
		Chris'd	Place	Endowed 11 Jun 1985	SGEOR
		Died	Place	SealPar BIC	
		Buried	Place		
		Spouse Chris WILCOX		SealSp 11 Jun 1985	SGEOR
		Married 22 Jul 1971	Place St. George, Washington, Utah		
3	F	**Lorie TOBLER**			☐ See "Other Marriages"
		Born 2 Apr 1956	Place St. George, Washington, Utah	Baptized 2 May 1964	
		Chris'd	Place	Endowed	
		Died	Place	SealPar BIC	
		Buried	Place		
		Spouse Lamond GUBLER		SealSp	
		Married 26 Apr 1974	Place St. George, Washington, Utah		

Family Group Record

Husband Gilbert George TOBLER ☐ See "Other Marriages"

			LDS ordinance dates	Temple
Born	3 Jul 1923	Place Santa Clara, Washington, Utah	Baptized 26 Aug 1931	
Chris'd		Place	Endowed 6 Jan 1949	SGEOR
Died		Place	SealPar BIC	
Buried		Place	SealSp 10 Sep 1951	SLAKE
Married	10 Sep 1951	Place Salt Lake City, Utah		

Husband's father George Ensign TOBLER Husband's mother Otillia Katherine ENCE

Wife Marva Jean PAXMAN ☐ See "Other Marriages"

			LDS ordinance dates	Temple
Born	25 Jun 1926	Place Nephi, Juab, Utah	Baptized 30 Jun 1934	
Chris'd		Place	Endowed 29 Aug 1949	SLAKE
Died		Place	SealPar BIC	
Buried		Place		

Wife's father Samuel George PAXMAN Wife's mother Georgetta MCCUNE

Children List each child in order of birth.

1 F **Teri Rae TOBLER** ☐ See "Other Marriages"

			LDS ordinance dates	Temple
Born	1 Jun 1952	Place Salt Lake City, Utah	Baptized 4 Jun 1960	
Chris'd		Place	Endowed 3 Jun 1974	SLAKE
Died		Place	SealPar BIC	
Buried		Place	SealSp 3 Jun 1974	SLAKE

Spouse Peter William BATES ☐ See "Other Marriages"
Married 18 Nov 1972 Place Pine Valley, Washington, Utah

2 F **Cindy TOBLER**

			LDS ordinance dates	Temple
Born	6 Aug 1954	Place Salt Lake City, Utah	Baptized 1 Sep 1962	
Chris'd		Place	Endowed 3 Jan 1978	SLAKE
Died		Place	SealPar BIC	
Buried		Place	SealSp 10 Jan 1978	SLAKE

Spouse Larry Rupp HINTZE ☐ See "Other Marriages"
Married 10 Jan 1978 Place Salt Lake City, Utah

3 F **Jackie Lyn TOBLER**

			LDS ordinance dates	Temple
Born	14 Dec 1956	Place San Francisco, California	Baptized 6 Feb 1965	
Chris'd		Place	Endowed 9 Jun 1983	SLAKE
Died		Place	SealPar BIC	
Buried		Place	SealSp 11 Jun 1983	SLAKE

Spouse Kristopher Kent HATFIELD ☐ See "Other Marriages"
Married 11 Jun 1983 Place Salt Lake City, Utah

4 M **Stephen George TOBLER**

			LDS ordinance dates	Temple
Born	2 Oct 1959	Place Salt Lake City, Utah	Baptized	
Chris'd		Place	Endowed	
Died		Place	SealPar BIC	
Buried		Place	SealSp	

Spouse Silvia OSPINA ☐ See "Other Marriages"
Married 8 Sep 1984 Place Salt Lake City, Utah

5 F **Anne TOBLER**

			LDS ordinance dates	Temple
Born	14 Nov 1962	Place Salt Lake City, Utah	Baptized 21 Nov 1970	
Chris'd		Place	Endowed 12 Jun 1986	SLAKE
Died		Place	SealPar BIC	
Buried		Place	SealSp 14 Jun 1986	SLAKE

Spouse Christian Cannon ANDREW ☐ See "Other Marriages"
Married 14 Jun 1986 Place Salt Lake City, Utah

6 M **James Gilbert TOBLER**

			LDS ordinance dates	Temple
Born	12 Nov 1968	Place Salt Lake City, Utah	Baptized 18 Dec 1976	
Chris'd		Place	Endowed 2 Aug 1988	SLAKE
Died		Place	SealPar BIC	
Buried		Place	SealSp	

Spouse ☐ See "Other Marriages"
Married Place