NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL SPECIAL MEETING
Wednesday December 16, 2020
Time: 5:00 p.m.

AGENDA

NOTICE is hereby given that the Santa Clara City Council will hold a Special Meeting on the 16th day of December 2020, in the City Hall located at 2603 Santa Clara Drive, Santa Clara, Utah, which meeting will begin at 5:00 p.m.
The Meeting will be available to view live steam 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: Wendell Gubler
   - Opening Comments: Wendell Gubler

3. **Communications and Appearances:**

4. **Conflicts and Disclosures:**

5. **Working Agenda:**

   A. Consent Agenda:
   1. Approval of Claims and Minutes
      - Dec. 9, 2020 Regular City Council Meeting Minutes
      - Claims through Dec.16, 2020

   2. Calendar of Events



      - Dec. 25, 2020 Christmas Day
      - Dec. 24 & 25, 2020 Offices Closed
      - Jan. 6, 2020 City Council Work Meeting
      - Jan. 13, 2021 Regular City Council Meeting
      - Jan. 27, 2021 Regular City Council Meeting

   3. Consider approval of a Final Plat for Heritage Point Townhomes Phase 1, located on the south side of Santa Clara Drive, west of Country Lane extending to Lava Flow Drive. Jared Bates, representing. Presented by Bob Nicholson, City Planner/Corey Bundy, Planning & Zoning Official.

4. Consider approval of a Final Plat for Arcadia Vacation Resort Phase 3, located on the west side of Rachel Drive and north side of North Town Road. Ben Willits, representing. Presented by Bob Nicholson, City Planner/Corey Bundy, Planning & Zoning Official.

B. General Business:

1. Consider approval of two Zone change request as follows: 1) An amendment to the Planned Development Residential Zone on 8.16 acres for townhomes, and 2) a Zone change from PD-R to Single Family R-1-10/RA Mixed lot size Zone on 43.2 acres, generally located along North Town Road and east of Bella Sol Subdivision. The requested PD-R Zone amendment (8.16 acres is located generally east of Rachel Drive and south of the proposed Single-Family R-1-10/RA zone noted above and approve Ordinance 2020-15. Shaun Sullivan, applicant. Presented by Bob Nicholson, City Planner.

2. Consider amendment to the Santa Clara City Zoning Ordinance, Chapter17.68.40: G, to allow for gated communities under certain conditions and approve Ordinance 2020-19. Presented by Bob Nicholson, City Planner/Corey Bundy, Planning & Zoning Official.

3. Consider amending the Final Plat for Arcadia Vacation Resort Phase 2, located on the west side of Rachel Drive and north side of North Town Road. Ben Willits, Representing. Presented by Bob Nicholson, City Planner/Corey Bundy, Planning & Zoning Official.

4. Consider an amended Final Plat for Villa Bonita Phase 1, located east of Country Lane. Sean Escobar, applicant. Presented by Bob Nicholson, City Planner/Corey Bundy, Planning & Zoning Official.

5. Consider approval of the Santa Clara City Water Conservation Plan 2020 and Resolution 2020-20R adopting the plan. Presented by Jack Taylor, Public Works Director.

6. Consider Amendment to the Municipal Billing and Collection Agreement and Amend Ordinance 2020-18. Presented Brock Jacobsen, City Manager.

6. Reports:

7. Adjournment

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

Zoom Meeting Participants: Participants on the Zoom call are limited to City Staff, Council Members, and applicants on the Agenda. E-mail calendar invitations will be sent out in advance of the meeting. Instructions for each meeting will include the meeting link, ID, and password to join. When joining the meeting your screen name must show your Full Name. Each applicant will be accepted into the meeting when their item is up for discussion. Submissions from this form will be sent directly to the City. Please contact Chris Shelley at (435) 673-6712 Ext. 203 with any questions regarding Public meetings.

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 10th day of December 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 2018 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, DECEMBER 9, 2020
MINUTES

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, December 9, 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 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.

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

Others Present: Jack Taylor, Public Works Director; Brad Hayes, Parks & Trails Director; Randy Hancey, Fire Chief; Matt Ence, City Attorney; Debbie Bannon, Staff; Kristelle Hill, Staff; Steve Palmer, HintonBurdick; Paul Bussee; Megan Webber

1. **Call to Order**: Mayor Rosenberg called the meeting to order at 5:00 p.m. He welcomed everyone in attendance and introduced the Council members.

2. **Opening Ceremony:**

   - Pledge of Allegiance: Denny Drake
   - Opening Comments: Denny Drake

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

4. **Conflicts and Disclosures:**

   - Leina Mathis said she doesn't think it is a conflict of interest but for item C5, the discussion on refunding the 2019 CIB bond for Chapel Street Bridge the bond is with Zion Bank and Zion bank is her employer.

5. **Working Agenda:**

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

   1. Public Hearing to receive Public Input on a Lot Line Abandonment to merge lots 6 & 7

located at 2108 & 2112 Blair Circle in the Heights West, Plat A Subdivision and to vacate the public utility easement which runs along the present boundary of both lots. Presented by Bob Nicholson, City Planner.

- Brock Jacobsen, City Manager, read the Staff report from the Building Department concerning this item: "The applicant owns two adjoining lots in the Heights West subdivision, and seeks to merge the two lots into one lot, and vacate the public utility easement along the boundary of lots 6 & 7. The resulting combined lot will be approximately 24,000 sq. ft in area. State law (UCA 10-9a-608 (2) allows the Planning Commission to approve such request at a public meeting (without a public hearing) where the applicant owns both lots and seeks to join the two contiguous lots into one lot. The PC approved the lot merger on Nov. 12, 2020, but the easement vacation is a City Council matter." He said the applicants came to TRC and discussed combining these two lots. He said the concern then was vacating the utility easement. That was the only concern from Staff.
- Mayor Rosenberg said it would be the easement between the two lots. It runs down the lot line. The lot line would go away, and that easement needs to be abandoned. He asked if the applicant wanted to address the Council.
- Paul Bussee, applicant, said he and his wife bought the two lots and they would like to build one home in the middle of the two lots with room on each side for fruit trees and a garden and have room for their motorhome. He said their request is to remove that boundary between the two lots so they can build on the middle and make better use of the property. He said he assumes that leaves utility easements on either or both sides and they don't have an issue with that.
- Wendell Gubler asked how the neighbors feel about this.
- Mayor Rosenberg said it looks like they have all signed a petition.
- Leina Mathis said there is actually one neighbor opposed to it and another one that didn't sign.
- Paul Bussee said that two of the homes that they tried to contact the people, one house is empty and he believes it is on the market and he said they were told that the other house that the owners live elsewhere in the State and they don't know where but other neighbors told them that they are rarely home. He said they tried for 8 or 10 days to reach them. He stated that one neighbor lady objected and wouldn't sign the petition. He said her reasoning was that it would block the views that she had out her backyard. He said there really isn't much view there. He said that if they built a home on either of the two lots it would still block the view.

5:10 p.m. Public Hearing Opened.

- Brock Jacobsen said there is one public commented that has been submitted online prior to the meeting tonight. The comment is from Sabrina Winkler, 3633 Mitchell Drive. He then read her comment: "I live directly adjacent to this proposed development. I have a wonderful view of the Santa Clara Reserve hills and do not want that obstructed by a monstrous home. When this couple who bought the property came to my door and told me their plans, on conjoining the two properties to make a large single family residence, I expressed my concern over damage to my property as I have an in ground pool located very close to the bordering fence. I also expressed my concern that my view of the hills

will be cut off due to the location of their proposed building plans I bought my property based on the fact that no one was going to be building on the two lots and my views would never be restricted. This couple went around to our neighbors trying to get signatures from us. I DID NOT SIGN and told them I wouldn't sign their petition based on my reasons above. They told me they were building no matter what I said and with that the conversation was finished. They then went to my immediate right neighbor to acquire a signature from them, but they are renters and cannot have anything to say in the matter. I am deeply concerned for the integrity and destruction of my views of the hills and would like this to be addressed."

5:12 p.m. Public Hearing Closed.

C. General Business:

1. Consider a request for a lot merger to combine lots 6 & 7 into one lot and vacate the public utility easement located at 2108 & 2112 Blair Circle in the Heights West, Plat A Subdivision. Paul & Susan Bussee, Applicants, and approve Ordinance 2020-17. Presented by Bob Nicholson, City Planner/Corey Bundy, Building & Zoning Official.

- Brock Jacobsen said that the Staff recommended approval for this item. He said this went to Planning Commission on November 12. The Planning Commission approved the lot merger, but the easement vacation is a City Council matter.
- Leina Mathis said she doesn't have any problems with it, but she has a question. She said that in the petition to abandon the lot line and easement it states that all adjoining property owners by their execution of the position consents to this petition. In this case because it is an adjoining lot it is not required by statute that everyone concurs with it. Is that something we should look to change in our petition?
- Matt Ence, City Attorney, said it would probably be more correct to change that wording a little bit. He said he is not that concerned about it because if they haven't signed to consent then they haven't consented.
- Mayor Rosenberg asked Jack Taylor, Public Works Director, if there are any plans to utilize that easement that we are abandoning in the center of the property.
- Jack Taylor said no.
- Denny Drake said the adjacent property owner is concerned because they thought there would be no homes built on those lots. He said to him the concern isn't a valid point according to what she states.

Motion to Approve a lot merger to combine lots 6 & 7 into one lot and vacate the public utility easement located at 2108 & 2112 Blair Circle in the Heights West, Plat A Subdivision. Paul & Susan Bussee, Applicants, and approve Ordinance 2020-17.
Motion by Denny Drake, seconded by Wendell Gubler.
Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.
Voting Nay: None.
Motion Carried.

B. Consent Agenda:

1. Approval of Claims and Minutes:

   - Nov. 18, 2020 Special City Council Meeting Minutes
   -Dec. 2, 2020 City Council Work Meeting Minutes
   - Claims through Dec. 9, 2020

2. Calendar of Events

   - Dec. 16, 2020 City Council Special Meeting
   - Dec. 24 & 25, 2020 City Offices Closed
   - Jan. 1, 2021 City Offices Closed
   - Jan. 6, 2021 City Council Work Meeting
   - Jan. 13, 2021 Regular City Council Meeting
   - Jan. 27, 2021 Regular City Council Meeting

3. Consider approval of Ordinance 2020-18, an Ordinance establishing rules and regulations pertaining to the collection and disposal of residential solid waste produced or generated within the boundaries of Santa Clara City. Presented by Matt Ence, City Attorney.

   - Matt Ence said the City has entered an updated agreement with the Washington County Solid Waste District. The City has had this relationship with WCSWD for a while. Part of the updated agreement requires us to update our ordinance to reflect the updated rates that have been agreed to for trash pick-up and recycling pick up. This is the primary purpose of this ordinance that is proposed. He said that looking at our existing ordinances he was reminded that in our ordinances that currently exist there are two separate chapters. One chapter for regular trash pick-up and one that we added later when we started doing recycling services which are almost identical with a couple of exceptions. He said we have to update our ordinance anyway to reflect this new contract, so he is suggesting combining these two chapters into a single chapter and have the same chapter address both the regular trash pick-up and the recycling pick up. That is what is done here and is being proposed to the City Council for approval. There is actually very little change from our existing ordinance other than those updated rates and he said they included some clarifications and language on those who opted out of the recycling service. He said it makes sure it is clear that if someone opts out of the recycling service at one location in the City and then they happen to move to another home within the City they could still continue that opt out and that won't terminate their election not to participate. Most of the rest of this is what is already existing in the prior ordinances with the exception that now instead of two chapters there is a single chapter.
   - Jarett Waite asked where the Feb. 1, 2020 comes from. What is that based off of?
   - Brock Jacobsen said the opt out period ended Nov. 30, 2020 so he believes the new recycling period starts Feb. 1, 2021.
   - Matt Ence said he just used the date from the contract. He said he can revise that date back. He said if Council wants to pass the ordinance to include that change in the motion and that shouldn't be a problem.

4. Set a Public Hearing for Hydrant Meters rental fee charge for Jan. 13, 2021 at 5:00 p.m.

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5. Set a Public Hearing for Low Impact Development (LID) for Jan. 13, 2021 at 5:05 p.m.

Motion to Approve the Consent Agenda as presented except on Item 3 "approval of Ordinance 2020-18" that the date be revised on that ordinance from Feb. 1, 2021 to the actual date of Nov. 30, 2020.
Motion by Jarett Waite, seconded by Ben Shakespeare.
Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.
Voting Nay: None.
Motion Carried.

C. General Business:

2. Audit Presentation. Presented by Steve Palmer, HintonBurdick.

- Steve Palmer, a partner with HintonBurdick, said they recently completed the Fiscal Year 2020 Audit for the City. He said the City passed the audit. They issued an unmodified opinion. That means it is a clean opinion and in their opinion after going over the finances of the City they are able to give their opinion that the City's financial statements are materially correct. They accurately reflect the City's financial position and the result of operations for the year ending June 30, 2020. He said they expressed this in the independent auditor's report. They are also required to issue a report on compliance and on internal control over financial reporting. He said they noted a couple of things there. They noted some adjustments that need to be made to bring the City's records in accordance with generally accepted accounting principles. Because of that they have to issue that finding. He said it is a very common finding among cities. The second one was related to capital assets. They did identify a few capital assets that needed to be added as the City's listing of capital assets. He said the last report they issue is a report on State compliance. The State requires them to go through and do a check on the City's compliance with various laws and ordinances. He said they issued and unmodified or clean opinion there. There was one minor issue in that the General Fund's unappropriated fund balance is a little bit too high. It is supposed to be limited to 25% of revenue and it was a little bit over that, so they had to make note of that. He said he wanted the Council to take a look at the City's finances and how things ended up for FY 2020. He stated that at the end of the year the City's net position (equity) was $38,172,104. If you were to take the assets of the City and subtract the liabilities that amount is the residual amount. Over time, increases and decreases in net position are an indicator whether the financial health of the City is improving or deteriorating. For FY20 that number of that net position increased by $2,646,687. About $1.5 million came from governmental activities, that would be the General Fund, the Special Revenue Funds, Capital Projects Funds and $1.1 million came from the business type activities such as the utilities. He said the General Fund reported expenditures in excess of revenues of about $1 million. The fund had budgeted for expenditures to be in excess of revenues at $2.6 million so that is a positive variance. He said expenditures were higher than revenue because this was planned. At the end of FY19 the City issued a bond for about $2.1 million for the Chapel Street Bridge. Those monies came in at the end of FY19, so they were included in revenues, but they were expended in FY20. That is why expenditures were higher than revenue. At the end of the current FY there is almost $2 million of

unassigned fund balances in the General Fund. He said they are seeing positive trends over the past 5 years. Assets and equity spiked in 2019 and that is directly related to those bond proceeds just discussed. He said the for the cash trend in the General Fund it has a strong cash position. He said the for the Water Fund the trend for operating revenue and expenditures the revenues have been very stable and increasing slightly each year and expenditures for the most part have been very stable as well. There is a little bit of a spike in 2018 but overall has been very stable. He said there have been steady increases in the cash trend for the Water Fund. There is a large amount of cash in the Water Fund that is restricted for various uses. Those monies have to be spent in accordance with those restrictions. He talked about the Sewer Fund. The increase in revenues in 2020 mainly resulted from about $120,000 that was received from developers. The operating expenses have increased slightly over time but overall, the trend is as you would expect. He stated that there is not much restricted cash in the Sewer Fund. Most of it is unrestricted. He stated that in the Electric Fund the operating revenues went down a little bit mainly because impact fees decreased a little bit and in 2019 the City received a pretty significant amount of money from developers to install infrastructure for them. The revenue and the expenses went up proportionately. The cash trend for the Electric Fund has been very stable. He said that in the Storm Water Fund in 2019 there was a significant amount of money that came in from FEMA for the landslide issues so that spiked there. It returned to more normal levels in 2020. The cash trend to the Storm Water Fund is very stable. He said that for the City overall things are looking very well. He expressed his thanks to Brock Jacobsen and Debbie Bannon. They bore the brunt of the audit. He thanked everyone in the office that assisted with the audit.
- Denny Drake asked if there were any concerns to the accounting principles that are not being adhered to.
- Steve Palmer said it is not that they are not being adhered to, it is just that it is really hard to get everything right all of the time. He explained that as with the capital asset additions they went through and conducted a search to make sure that all the capital asset acquisitions are included in the listing and there were a couple that weren't and that needed to be added. He said a lot of journal entries are kind of complex and not routine day-to-day stuff and it is really easy to miss some of those. It is hard to stay on top of every little thing, so they quite often find things that need to be adjusted to be in accordance with those rules that the Governmental Accounting Standards has set. It is not that anything inappropriate is happening.

3. Consider approval of the 2021 Yearly Meeting Schedule. Presented by Chris Shelley, City Recorder.

- Chris Shelley, City Recorder, showed the Council the yearly schedule that according to State Code needs to be posted. She talked to all the different commissions and there were no changes. The meetings stay the same for Council's regular meetings, Work Meetings, Planning & Zoning Commission Meetings, Heritage Commission and Economic Development. All the dates are still the same. Staff is asking for approval so this can be sent off. It has to be posted by January 1 with the Spectrum and on the Public Notice website.

Motion to Approve the 2021 Yearly Meeting Schedule.

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

4. Budget amendment discussion. Presented by Brock Jacobsen, City Manager.

- Brock Jacobsen said that when the budget came for this fiscal year, we started budgeting and COVID hit and through that budget process we pulled the majority of extra items out of the budget. Anything that wasn't normal operating expenses, projects, equipment purchases, increases for Staff all were pulled out. He said that this would be discussed after the first and second quarter depending on how revenues were. Based on where things have come in at it has come back to Council to discuss some items that Staff would like to put back into the budget. He said that one of the items he would like Council to look at is wage increases to Staff. The total increases to Staff would be $153,000 with $111,000 going to the General Fund and $42,000 going to the Enterprise Funds. He said that we would also look at additions to some equipment and some projects, which would be $98,000 in the General Fund, which includes the bare necessities that need to be done to the Rachel Drive Fire Station, and also some impact fee projects. The equipment would include for the Parks Department a walker mower to replace the current one and a walker mower to replace the grasshopper and we would like to do the seal coat at Gubler Park and purchase an attachment to one of our current machines that is a sports field resurfacer. That would be around $70,000 for the Parks Department for those projects and equipment. The fire department would like to purchase a new dryer, a gear, and a washer, which would be more commercial grade. We also need to fix the driveway approaches at Rachel Drive going into the bays and going into the parking lot. There is an issue with the larger apparatuses hitting as they go out. We would also like to install swamp coolers. These items total just over $26,000. He said also at the Rachel Drive Station, these would be impact fee eligible, doing the bare necessities of remodel work to put in living quarters there and also painting and putting in some carpet. This would be just over $70,000. These are the things in the General Fund that we would like to bring back to Council for approval. He said that in the Enterprise Funds we need to purchase a new street sweeper. This would be done on a lease. This would be split between the Enterprise Fund and the General Fund and is paid 50% from the Storm Water Fund and 50% from the Street Department. He said that the Power Department would like to purchase a new bucket truck and a dump truck. The dump truck would be a used one. There are some safety concerns with the old dump truck. He said this is just for discussion tonight. This will be brought back to Council another time if things are okay to amend the budget.
- Jack Taylor said the dump truck would not be under the Power Fund. That needs to be moved to Streets.
- Mayor Rosenberg asked if all these items were on the list when we talked about the budget last year before we decided to pull it back.
- Brock Jacobsen said that no not all of them were on the list. Some of them came on at the first part of the year. He said they didn't go back through that list but just decided what we need right now.
- Jack Taylor said the street sweeper wasn't on the list last year.

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- Mayor Rosenberg asked if it is replacing the existing street sweeper or supplementing it.
- Jack Taylor said that if the old one is traded in then we will probably get $15,000 so he would prefer to keep it and use it as a secondary that way we will have two. The old one breaks down a lot.
- Ben Shakespeare asked if the one that is going to be purchased would be a brand-new machine.
- Jack Taylor said it would be a new machine. It would be a leased purchase.
- Ben Shakespeare said if the old one is that bad why not take the money, we could get by trading it in.
- Jack Taylor said we can do that or try to sell it ourselves and see if we can get more money than what the company would offer to take it in trade. It would be nice to have a backup so if one does break down, we have one so that the crews can still go out and clean the streets. It is paid for. When they do break down a lot of times, we have to order parts from back East and so we could be two or three weeks before we can go back to street sweeping.
- Mayor Rosenberg asked about the revenues. Do we have the revenues coming in to pay for these?
- Brock Jacobsen said the revenues have been consistently increasing so we feel good about moving forward with these.
- Ben Shakespeare asked if there is a record of what was proposed in the budget and what was pulled out and what is being put back in. He would like to see that.
- Brock Jacobsen said he can get that for Council.
- Denny Drake said included in this is the money we have in excess.
- Brock Jacobsen said yes. He said the one of the things he talked with Steve Palmer about is creating a Capital Project Fund in the General Fund that we can transfer money into that. This is an item that will be brought back at a future time to create that fund. We are using some of those excess funds along with revenue. It has exceeded expectation this year. He said we feel comfortable coming back and having this discussion.
- Mayor Rosenberg said that Brock will put these numbers together and we'll see this probably in January.
- Brock Jacobsen said we will come back in January with more details and then we will amend that budget and have to come back for a public hearing to do that. He just wanted to make sure we were okay moving that direction.

5. Discussion on refunding the 2019 CIB Bond for Chapel Street Bridge. Presented by Brock Jacobsen, City Manager.

   - Brock Jacobsen said he got a call yesterday from Mark Anderson with Zion Bank and he had sent information about the Chapel Street Bridge bond and refunding through JP Morgan Chase who actually holds our MBA bond and we got a great rate with them and Mark Anderson said he thinks this can happen. When he called yesterday, he said that Chase is being selective with who they are doing it with. He said they are not interested in doing it. We could possibly try to see if we could get a better rate elsewhere or directly through Zion Bank.

6. **Reports:**

A. Mayor / Council Reports

Ben Shakespeare:
- Nothing to report.

Leina Mathis:
- She has an appointment with Lowry Snow next week to talk to him about the EMS contracts and what we are doing with EMS outside of Santa Clara boundaries.
- Mayor Rosenberg asked if there has been any discussion about this with the County Commission. Are they going to be involved with that? They collect the tax money for it. We may not get money from this every year, but we may get money to purchase new apparatuses or something else when it is needed from the County since we provide service out in the County.
- Fire Chief Hancey said their thought is maybe getting some type of yearly allowance or reimbursement back from the County for our service out to these unincorporated areas that EMS transports from.
- Denny Drake said we should visit with the County Commissioners to discuss this.
- Mayor Rosenberg said this effort needs to be coordinated if we are going to go to the Legislature. Let's make sure that the County Commission is aware of what we are doing especially if we are going to ask them for money. He asked Leina and Denny to coordinate that effort. He said that Chief Hancey is available to assist. He asked Chief Hancey about the study that a woman was doing for the County.
- Chief Hancey said he talked to her a couple of times.
- Mayor Rosenberg said the County is doing some sort of financial analysis as far as combining the fire district north of the City.

Jarett Waite:
- He complimented the Staff on the Christmas lunch.
- He has a Mosquito Abatement Meeting tomorrow.
- He said the committee has met several times concerning distributing the small business grants from the CARES Act and they were able to approve one more business this last Tuesday. They are waiting on documentation from two more businesses. They have given out almost $100,000 to small businesses here in Santa Clara. The Chamber of Commerce was able to send out $20,000 in loans to businesses in Santa Clara.

Denny Drake:
- He thanked the Staff and the volunteers who decorated Santa Clara Drive. It is very attractive.

Wendell Gubler:
- He thanked the Staff as well. We have had a really good year with the Staff and with the City and with COVID going on and with Parks and Recreation keeping things going Staff has done a wonderful job. All of the Staff has including the Fire, Power, Water, etc.
- He said the Washington County Solid Waste District has a meeting next Monday.

Mayor Rosenberg:
- The Mayor's Association meets every Tuesday on a Zoom call and the Health

Department and the Hospital as well as the School District and the University participates in these calls. We have been getting weekly updates on the number of cases of COVID. Dr. Ferguson from the hospital typically gives the hospital report. He was in a state of distress this last Tuesday. The number of deaths that they had at the hospital on Monday and the intubations that they did were high. They have 43 COVID cases in their ICU. Their ICU is only equipped with 32 beds, so they have expanded a second ICU. The deaths Monday were the busiest so far at the hospital. Staff is working 7 days a week and there is no anticipated time off coming in the immediate future. They need support and they still feel like family gatherings are causing the most dramatic problems and the increased number of cases. The vaccines are supposed to ship on December 14. They are coming to Dixie Regional Medical Center to be distributed amongst the health care professionals. The first responder vaccines will be here mid-February. They have accelerated teachers so some of that first wave as well. They anticipate it being available to the general public before July of next year. The cases in the School District are staying low. There are 63 cases of students out of 35,000, which is a pretty low percentage. There are 45 students at the university. He said a lot of the college students aren't getting tested. They will test the students when they start coming back after Christmas break. Tourism is still strong. There have been 5,500 visitors a day to Zion National Park and this is their slow season.

- He said the updated interlocal agreement for the desert tortoise is anticipating their take permit decision will be issued mid-January. This is a 25-year renewal of the agreement that was passed 25 plus years ago on the desert tortoise's established reserve and allowed development to continue on private property in the County. That take permit allows that to happen. They just have to do clearances on all properties, but they will be done through the HCP Staff so there will be some changes. It does propose some fee decreases. It eliminated the $250 per acre that is collected at platting. They are going to look at the percentage of the assess value that they do at building permit. That agreement will come back in January. He forwarded it to Brock and Matt for review and it will come to Council sometime in January. They would like to get that signed by the City prior to the decision document being issued.
- "What's Up Down South" Economic Summit is scheduled for January 14. Council will be getting some information about this. It is going to be a big virtual event. They have some presentation from the City. Kristelle sent them some video. He asked Kristelle to forward the video from the Staff Christmas party to them. There were some good overhead shots of the commercial area in that video. There will be a short presentation at this Summit that will spotlight Santa Clara.
- The Chamber wants to do a State of the City presentation on February 17. He said the Chamber will send out more information on that.
- Mayor Rosenberg said he will be out of town next week for the City Council Meeting. He asked Jarett to be the Mayor Pro Tem.

- Brock Jacobsen said that we have the option on the Electric Bonds to refund them. Mark Anderson gave us two options. We can go to a 5-year amortization on those two bonds or an 8 ½ year. The 8 ½ year rate would cause our payment to come down a little bit but on the 5 year our payment would go up about $60,000 annually but it would bring the one that still has about 9 years to pay off down to 5. We would be dealing with Zion Bank so we would have to modify our agreement with them to allow them to do this

direct purchase through them.
- Mayor Rosenberg said to bring this up when the discussion happens for the amended budget.
- Brock Jacobsen said he also discussed with Mark Anderson about the new money for the new generator. He sent a quick analysis that estimates that if we refunded new money the cost of interest for those six months that we would be holding before we would pay would be about $6,600 in interest for that time period. If we did it in two bonds the cost of issuance for the two bonds are going to way outweigh the cost of refunding and putting the new money in at the same time. The cost of issuance is going to be at least $30,000 to $40,000.
- Leina Mathis said it costs us less to do the refunding and roll the generator in to the existing amount and keep the uniform payment.
- Brock Jacobsen said he will bring it back to Council for discussion, but we can get it started or bring it back for actual full approval.
- Ben Shakespeare said he would like to have an overall look at all of it. With rates where they are and the fund balance where it is at and the things that are coming in it might be an opportunity. It would be nice to have an overview of what we can pay off and what we can set aside and what do we anticipate coming up and try to consolidate some things and shorten up some things and get a better rate and close things out sooner.

- Jack Taylor said they have ordered Christmas lights to go up the rest of the way up the hill. They should come by Monday and he hopes to have them installed on Monday afternoon.

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

8. **Adjournment:**

Motion to adjourn by Denny Drake.
Seconded by Wendell Gubler with all members present voting aye.
Meeting Adjourned at 6:09 p.m.

_____ Date Approved: _____
Chris Shelley – City Recorder

DRAFT

REQUEST FOR ACTION

AGENDA ITEM C3

City Council December 16, 2020

APPLICANT: Jared Bates/Austin Anderson

SUBJECT:

Request review and approval of Final Plat for Heritage Point Townhomes Phase 1, located on the South side of Santa Clara Dr. and West of Country Lane extending to Lava Flow Dr.

BACKGROUND DESCRIPTION:

This Final plat is for 28 townhomes in the west portion of the project site, with frontage on Lava Flow Drive. The phase 1 area is 2.67 acres. The entire project contains 55 two-story units on 5.47 acres for an overall density of 10 units per acre.

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/CC-agenda-rpt-12-16-20-Final-plat-for-Heritage-Pt-phase-1-Austin-Anderson-.docx

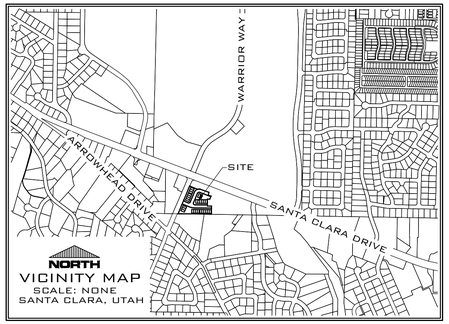
City Council agenda report for 12-16-20; Consider approval of a Final plat for Heritage Point Townhomes phase 1 generally located on the south side of Santa Clara Drive and west of Country Lane extending to Lava Flow Drive. Austin Anderson, applicant

Zone: PD Commercial
General Plan designation: Main Street Commercial
Acres: approx. 2.67 acres for phase 1 Residential area
Applicant: Austin Anderson
Project Engineer: Jared Bates, PE with Rosenberg Associates
Project location: Project has frontage on both Lava Flow Drive and Santa Clara Drive.

Final Plat for Phase 1: This Final plat is for 28 townhomes in the west portion of the project site, with frontage on Lava Flow Drive. The phase 1 area is 2.67 acres. The entire project contains 55 two-story units on 5.47 acres for an overall density of 10 units per acre. The streets are public and the plat conforms to the approved preliminary plat. The 2-story townhome units were approved for short-term rental use (aka, vacation rentals). The perimeter wall along Lava Flow Drive and Santa Clara Drive was approved as a combination of masonry block with wrought iron railing in the upper 3' of the wall. The privacy wall along the south property line was approved as a 6' tall masonry wall.
All units have a 20' deep driveway and 2-car garage. The phase 1 plat contains a portion of the project amenities, and the amenities are shown on the Improvement Plans for roads, utilities, and related items. Mr Austin Anderson told the PC that most of the amenities will be built with the Phase 1 project.

No change is proposed for the building elevation drawings which were previously approved as part of the PD zone Project Plan approval.

PC recommends approval of the Final plat as presented.



VICINITY MAP
SCALE: NONE
SANTA CLARA, UTAH

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the above described tract of land having caused the same to be subdivided into public roads, private, common and limited areas to be hereafter known as:

HERITAGE POINTE SUBDIVISION - PHASE 1

do hereby dedicate to the common use of the property owners, but not to the use of the general public, all common and limited common areas shown on this plat, in accordance with the terms and conditions of dedication of said common and limited common areas as more fully provided in the "Declaration of Covenants, Conditions and Restrictions", of "HERITAGE POINTE SUBDIVISION - Phase 1", recorded in the office of the Washington County Recorder on this _____ day of _____, 201__ Entry No. _____, said Declaration of Covenants, Conditions and Restriction is hereby incorporated and made part of this plat. Reference is made to said declaration for details concerning the right and obligations of parties having or acquiring an interest in this development. For good and valuable consideration received, the undersigned owners hereby dedicate and convey to Santa Clara City, for perpetual use of the public all parcels of land shown on this plat as easements over, on, under and across all common and limited common areas for the installation and maintenance of public utilities and drainage. The undersigned owners do hereby warrant to Santa Clara City and its successors and assigns, the right to use all easements granted herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 2020.

LOFTS AT SANTA CLARA, L.L.C

_____
Manager Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

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

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

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

SURVEYOR'S CERTIFICATE:

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

HERITAGE POINTE SUBDIVISION - PHASE 1

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

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

_____
Date:

_____
Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

Beginning at a point on the section line, said point being South 89°17'54" West 549.46 feet along the section line from the South Quarter Corner of Section 15, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence North 89°17'54" West 445.70 feet along said section line to the easterly line of Lava Flow Drive;
thence North 22°46'51" East 400.91 feet along said easterly line of Lava Flow Drive
thence South 67°13'09" East 114.59 feet;
thence East 47.43 feet along an arc of a 70.50 foot radius curve to the right (center bears South 17°50'49" East, long chord bears South 88°34'18" East 46.54 feet with a central angle of 38°33'01");
thence South 69°17'48" East 115.04 feet;
thence South 20°42'12" West 37.00 feet;
thence South 69°17'48" East 41.50 feet;
thence South 22°53'19" West 42.69 feet;
thence North 89°17'54" West 30.64 feet;
thence South 00°42'06" West 93.50 feet;
thence South 89°17'54" East 54.59 feet;
thence South 00°42'06" West 106.50 feet to the Point of Beginning.

Containing 116,195 square feet or 2.67 acres.

NOTES:

1. Not withstanding the posting of bond for installation of off-site improvements, no building permit will be issued for any lot in this subdivision until all utilities are fully installed in the entire subdivision.
2. Unstable soil conditions might exist on lots in this subdivision. Purchasers of lots herein have the sole responsibility for obtaining appropriate engineering services and advice relative to the usability of the lots. The City of Santa Clara disclaims all responsibility for such soil conditions, water control (surface and/or subsurface), and drainage control.
3. Minimum building setback requirements are incorporated into the pad layout as shown. All structures shall be built entirely within their respective pad.
4. All street landscaping shall conform to Santa Clara City's landscape ordinance.
5. The Association shall be responsible for repairing, restoring, or replacing landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by Santa Clara City in installing, maintaining, repairing, or replacing public power, water, sewer, and drainage improvements.
6. In addition to annual, usual, and special assessments for maintenance of common non-public improvements contained within this subdivision, the Association shall levy such assessments as may be necessary from time to time to repair, restore, or replace landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by Santa Clara City in installing, maintaining, repairing, or replacing power, water, sewer, and drainage improvements.
7. By recording this subdivision plat, easements are hereby granted to the common use of the property owners, but not to the use of the general public (unless noted) within all common and limited common areas within this subdivision for installation, access, maintenance, and repair of all utilities including natural gas, cable TV, telephone, water and power, and for sewer and drainage improvements.

GEOTECHNICAL INVESTIGATION:

A geotechnical investigation was performed by Applied Geotechnical Engineering Consultants (AGEC). The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flatwork are compiled in a report. This report is available from the Developer and a copy is on file with Santa Clara City. Owners, builders, and contractors should become familiar with this report and comply with its recommendations.

THE FINAL PLAT FOR
HERITAGE POINTE
SUBDIVISION
- PHASE 1 -

LOCATED IN SECTION 15
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY | WASHINGTON COUNTY | UTAH.

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

Survey-fplat-PH1 FILE NUMBER:	07/28/2020 DATE:	B.E.A. DRAWN:
10565-20-001 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

The hereon subdivision has been reviewed and is approved in accordance with information on file in this office, this _____ day of _____, 20__.

_____
Engineer
Santa Clara City, Utah

APPROVAL OF THE PLANNING COMMISSION:

On this the _____ day of _____, A.D. 20__ the planning commission of Santa Clara City, having reviewed the above subdivision final plat and having found that it complies with the requirements of Santa Clara City's Planning Ordinances, and by authorization of said commission hereby approve said subdivision for acceptance by Santa Clara City, Utah.

_____
Chairman of the Planning Commission
Santa Clara City, Utah

CITY SURVEYOR'S CERTIFICATE:

I the Santa Clara City Surveyor, do hereby verify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office.

_____
City Surveyor
Santa Clara City, Utah

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

We the mayor and city council of Santa Clara City, Utah have reviewed the above subdivision final plat and by authorization of said City Council recorded in the minutes of it's meeting of the _____ day of _____, A.D. 20__, hereby accept the said subdivision with all commitments and all obligations pertaining thereto.

_____ _____
City Recorder — Mayor
Santa Clara City, Utah — Santa Clara City, Utah

APPROVAL AS TO FORM:

Approved as to form, this _____ day of _____ A.D. 20__.

_____
City Attorney
Santa Clara City, Utah

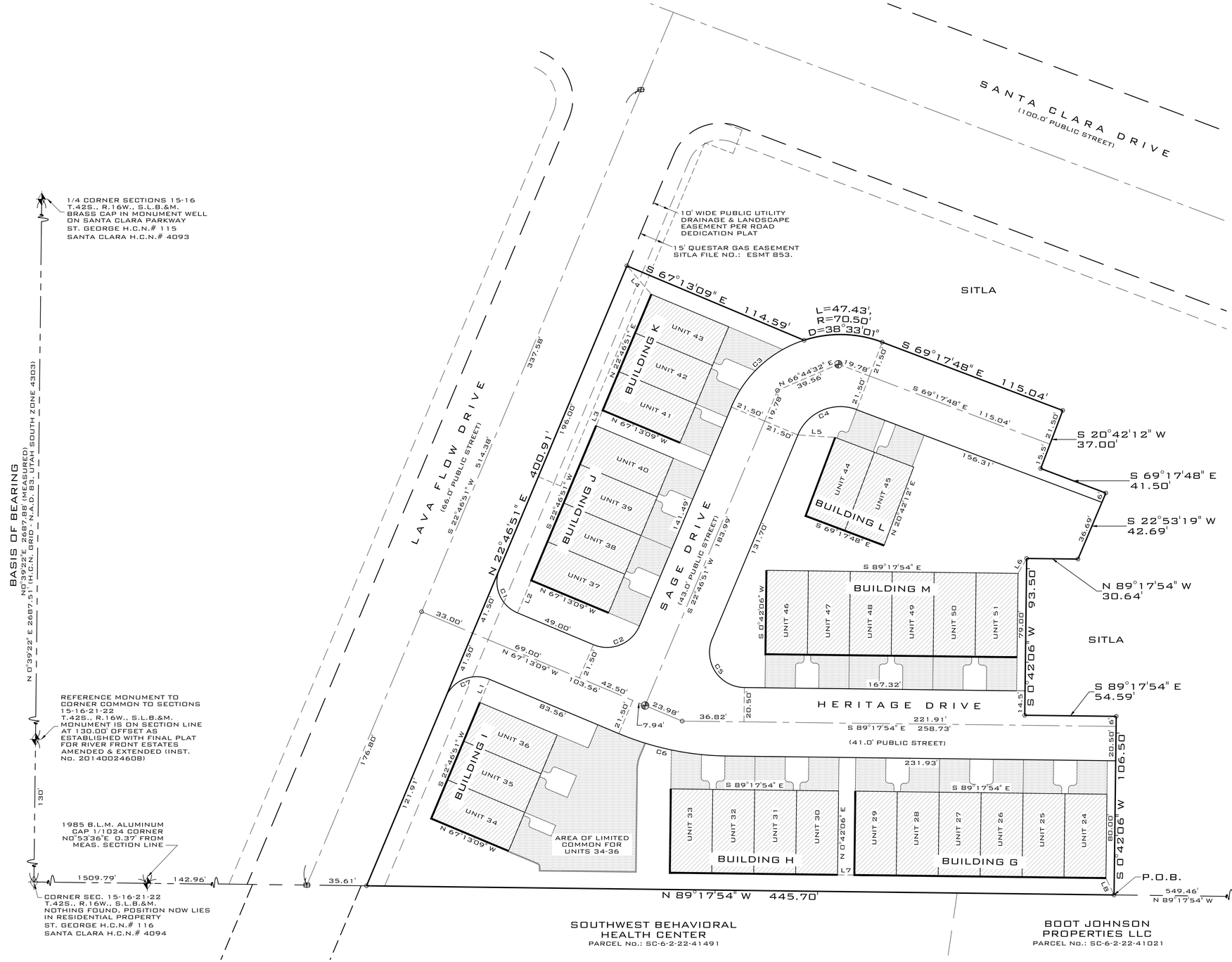
Treasurer Approval

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

_____
Washington County Treasurer

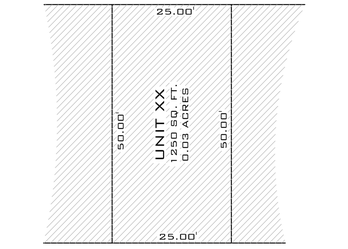
RECORDED NO.

_____ _____
Fee: — County Recorder
Washington County, Utah



Curve Table			
Curve	Length	Radius	Delta
C1	31.42'	20.00'	90°00'00"
C2	32.99'	21.00'	90°00'00"
C3	60.75'	70.50'	49°22'20"
C4	42.20'	27.50'	87°55'21"
C5	41.08'	21.00'	112°04'45"
C6	66.09'	171.50'	22°04'45"
C7	31.42'	20.00'	90°00'00"

Line Table		
Line	Length	Direction
L1	15.00'	N 22°46'51" E
L2	21.00'	S 22°46'51" W
L3	10.00'	N 22°46'51" E
L4	22.36'	N 40°39'14" W
L5	22.32'	S 86°14'11" E
L6	10.30'	N 29°45'23" E
L7	10.00'	S 89°17'54" E
L8	11.18'	S 25°51'48" E



UNIT DIMENSION (TYPICAL):
SCALE: 1"=60'

LEGEND

- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- NOTHING SET OR FOUND
- FOUND STANDARD CITY SURVEY MONUMENT - CLASS II
- TO BE SET STANDARD ST. GEORGE CITY SURVEY MONUMENT - CLASS I
- PRIVATE AREA
- COMMON AREA
- LIMITED COMMON AREA

N

0 30 60

SCALE: 1"=30'

THE FINAL PLAT FOR
HERITAGE POINTE
SUBDIVISION
- PHASE 1 -

LOCATED IN SECTION 15
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
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Survey-fplat-PH1 FILE NUMBER:	07/28/2020 DATE:	B.E.A. DRAWN:
10565-20-001 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

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: Heritage Point Townhomes Phase 1

Applicant(s)/Property Owner(s) Information

Name: Austin Anderson

Address: 285 W Tabernacle #102

City: St George State: UT Zip: 84770

Phone Number: _____

Name: _____

Address: _____

City: _____ State: Zip:

Phone Number: _____

(If additional property owners please add addendum)

Property Description

Section(s): 15 Township(s): 42 South Range: 6 West

Current Zoning Designation: PDR- Short Term Rentals

Parcel Size (acres): 2.67

Number of Lots: 28

Major Cross Street(s): Snata Clara Dr. & Lava Flow Dr.

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

REQUEST FOR ACTION

AGENDA ITEM C4

City Council December 16, 2020

APPLICANT: Ben Willis

SUBJECT:

This is a final plat for the 19 unit phase 3 of Arcadia Vacation Resort. The project is located in a Planned Development Residential zone.

BACKGROUND DESCRIPTION:

This 19 unit townhome style development is phase 3 of the Arcadia Vacation Resort project, which is approved for vacation rentals. The plat generally follows the approved preliminary plat, except that the previous version had 24 units proposed in this area and also some RV/boat parking in the upper end of the site. Now the RV / boat parking is mostly contained in a triangular shaped 1.0 acre parcel on the north side of Hamblin Parkway and just west of Rachel Drive. All units are two-story. PC recommends approval of the Phase 3 plat on the condition of 2 lanes in Hamblin Parkway be improved with curb, gutter sidewalk and pavement as agreed to by the applicant.height with attached garages. All streets in the subdivision are public streets.

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/CC-report-for-12-16-20-F-plat-for-Arcadia-Vacation-Resort-phase-3.docx, https://sccity.org/wp-content/uploads/formidable/41/5b.Arcadia-Phase-3-Final-Plat_12-1-20.pdf, https://sccity.org/wp-content/uploads/formidable/41/5c.Arcadia-Vacation-Resort-Phase-3-Stamped-Signed-Boundary-Descriptions-12-1-20.pdf

ARCADIA VACATION RESORT – PHASE 3 BOUNDARY DESCRIPTION (PRIVATE UNITS PARCEL):

BEGINNING AT A POINT NORTH 89°26'54" EAST, 744.56 FEET ALONG THE SECTION LINE (BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 5) AND NORTH, 774.70 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH 89°17'29" EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 5, A 1995 WASHINGTON COUNTY BRASS CAP, AND THE WEST 1/16TH CORNER OF SECTION 5, A 1972 WASHINGTON COUNTY BRASS CAP), SAID POINT BEING ON THE BOUNDARY OF "ARCADIA VACATION RESORT - PHASE 2", 2ND AMENDED AND REDUCED FILED AS DOCUMENT NO. _____ IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FUTURE HAMBLIN DRIVE AS CURRENTLY DEEDED TO SANTA CLARA CITY (AS TO AN UNDIVIDED 50% INTEREST) AND WASHINGTON COUNTY COUNCIL ON GOVERNMENTS (AS TO AN UNDIVIDED 50% INTEREST), AND ON A 606.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS SOUTH 76°00'21" EAST, RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: NORTHEASTERLY 759.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°49'41"; THENCE SOUTH 46°03'24" EAST, 27.11 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF RACHEL DRIVE, A PUBLIC ROADWAY, DEDICATED ON THE "RACHEL DRIVE & NORTH TOWN ROAD DEDICATION PLAT" FILED AS DOCUMENT #20100014031 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: SOUTH 1°07'15" WEST, 248.65 FEET TO THE POINT OF CURVE OF A 390.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 99.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'41" TO A POINT ON THE BOUNDARY OF SAID "ARCADIA - PHASE 2, 2ND AMENDED AND REDUCED SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES: SOUTH 74°01'18" WEST, 83.28 FEET; THENCE NORTH 15°26'42" WEST, 16.20 FEET; THENCE SOUTH 74°52'10" WEST, 57.42 FEET TO THE POINT OF CURVE OF A 527.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 77°52'13" EAST; THENCE SOUTHEASTERLY 46.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°03'45" TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHWESTERLY 30.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°52'51" TO THE POINT OF CURVE OF A 567.22 FOOT RADIUS COMPOUND CURVE; THENCE SOUTHWESTERLY 269.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°10'28" TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS COMPOUND CURVE; THENCE NORTHERLY 37.21 FEET ALONG THE ARC THROUGH A CENTRAL ANGLE OF 106°36'02"; THENCE NORTH 70°51'08" WEST, 39.16 FEET; THENCE SOUTH 15°38'38" WEST, 40.48 FEET; THENCE NORTH 75°55'04" WEST, 103.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.274 ACRES.

ARCADIA VACATION RESORT – PHASE 3 BOUNDARY DESCRIPTION (BOAT & RV PARKING PARCEL):

BEGINNING AT A POINT SOUTH 89°26'54" EAST, 862.67 FEET ALONG THE SECTION LINE (BETWEEN THE SOUTHWEST CORNER OF SECTION 5, A 1995 WASHINGTON COUNTY BRASS CAP, AND THE WEST 1/16TH CORNER, A 1972 WASHINGTON COUNTY BRASS CAP), AND NORTH, 1153.92 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON A 706.00 RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS SOUTH 76°00'21" EAST, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FUTURE HAMBLIN DRIVE AS CURRENTLY DEEDED TO SANTA CLARA CITY (AS TO AN UNDIVIDED 50% INTEREST) AND WASHINGTON COUNTY COUNCIL ON GOVERNMENTS (AS TO AN UNDIVIDED 50% INTEREST), RUNNING THENCE NORTH 41°43'40" WEST, 128.53 FEET; THENCE NORTH 0°20'51" WEST, 100.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF PADRE LAKES TOWNHOMES - PHASE II FILED AS DOCUMENT RECORDED NO. 483025 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE NORTH 89°39'09" EAST, 462.20 FEET ALONG SAID BOUNDARY AND THE BOUNDARY OF PADRE LAKES TOWNHOMES - PHASE III FILED AS RECORDED NO. 531509 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER TO THE RIGHT-OF-WAY LINE OF SAID FUTURE HAMBLIN DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTH 1°07'22" WEST, 25.97 FEET TO THE POINT OF CURVE OF A 706.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS SOUTH 7°40'58" EAST; THENCE SOUTHWESTERLY 419.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°02'41" TO THE POINT OF BEGINNING.

CONTAINING 1.054 ACRES.



City Council agenda report for 12/16/20: Consider approval of a Final plat for Arcadia Vacation Resort, phase 3 with 19 dwelling units located on the west side of Rachel Drive, and north side of North Town Drive.

Project: This is a final plat for the 19 unit phase 3 of Arcadia Vacation Resort. The project is located in a Planned Development Residential zone.

Applicant: Robert Smith

Project Engineer: Horrocks Engineers, Ben Willits, representing

Acres: 4.27 acres for residential area, + 1.0 acre for RV-Boat Parking in phase 3

This 19 unit townhome style development is phase 3 of the Arcadia Vacation Resort project, which is approved for vacation rentals. The plat generally follows the approved preliminary plat, except that the previous version had 24 units proposed in this area and also some RV/boat parking in the upper end of the site. Now the RV / boat parking is mostly contained in a triangular shaped 1.0 acre parcel on the north side of Hamblin Parkway and just west of Rachel Drive. All units are two-story in height with attached garages. All streets in the subdivision are public streets. There will be a privacy wall around the perimeter of the project, and for this phase that means a wall along the proposed Hamblin Parkway, which is a future 5-lane arterial street. A portion (2 lanes) of Hamblin Drive will be improved from Rachel Drive to the RV/boat parking area entry to avoid mud / dirt being tracked onto Rachel Drive. There is also an amenity area within Phase 3 but specific amenities for this area haven't been determined, as staff understands.

Since this phase is generally consistent with the approved preliminary plat and PD concept plan, the staff recommends approval, with a condition that a portion of Hamblin Parkway be improved to avoid mud on adjacent public streets.

PC recommends approval of the Phase 3 plat on the condition of 2 lanes in Hamblin Parkway be improved with curb, gutter sidewalk and pavement as agreed to by the applicant.

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: Arcadia Vacation Resort - Phase 3

Applicant(s)/Property Owner(s) Information

Name: AVR Holdings, LLC Attn: Robert Smith
Address: 2779 Bella Sol Dr
City: Santa Clara State: UT Zip: 84765
Phone Number: 801-449-9706

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

(If additional property owners please add addendum)

Property Description

Section(s): 5&8 Township(s): 42 South Range: 16 West
Current Zoning Designation: PDR-Short Term Rental
Parcel Size (acres): 6.52
Number of Lots: 19
Major Cross Street(s): Rachel Dr. & North Town Rd.

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
Y☑	N☐	N/A☐	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

REQUEST FOR ACTION

AGENDA ITEM 1

City Council December 16, 2020

APPLICANT: Shaun Sullivan

SUBJECT:

Consider approval of two zone change requests as follows; 1) an amendment to the Planned Development Residential zone on 8.16 acres for townhomes, and 2) a zone change from PD-R to Single Family R-1-10/RA mixed lot size zone on 43.2 acres, generally located along North Town Road and east of Bella Sol Subdivision. The requested PD-R zone amendment (8.16 acres) is located generally east of Rachel Drive and south of the proposed Single Family R-1-10/RA zone noted above.

BACKGROUND DESCRIPTION:

The requested zone change from PD-R zone to R-1-10/RA zone is to accommodate exclusively 128 single family lots with a mixed lot size arrangement as allowed for in the zoning code (Chapter 17.65). The lots range in size from 7,680 sq ft to 18,405 sq ft. Per code the lots can range from a minimum of 7,000 sq ft to over 10,000 sq ft. The proposed density for this single family lot area is 3.0 lots / acre, with the 1.6 acre floodway area excluded. All interior streets will be public streets and will connect Rachel Drive to Red Mountain drive via North Town Road, and also by the future Hamblin Parkway. Based on requests from residents in the adjoining Bella Sol subdivision, the applicant has agreed that homes on the 21 lots in Phase 1 which adjoins Bella Sol will not exceed 1 story in height (20’ maximum).

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/CC-agenda-rpt-12-16-20-Solace-ZC-pd-r-to-R-1-10-RA-and-to-Amended-PD-R-zone27152-1.docx, https://sccity.org/wp-content/uploads/formidable/41/1i.Solace-Project-Map-2.pdf

City Council agenda report for 12/16/20; Consider approval of two zone change requests as follows; 1) an amendment to the Planned Development Residential zone on 8.16 acres for townhomes, and 2) a zone change from PD-R to Single Family R-1-10/RA mixed lot size zone on 43.2 acres, generally located along North Town Road and east of Bella Sol Subdivision. The requested PD-R zone amendment (8.16 acres) is located generally east of Rachel Drive and south of the proposed Single Family R-1-10/RA zone noted above.

Zone: PD Residential
General Plan designation: Mixed Use Residential (MUR) and Open Space for Tuachan Wash
Acres**: 51.4 acres combined for the two subject zoning areas**
Applicant: Shaun Sullivan, representative.
Project Engineer: Allen Hall, PE with Rosenberg Associates.
Project location: Proposed R-1-10 area (43.2 acres) borders Bella Sol Subdivision to the west, and is located on both sides of North Town Road. The proposed PD-R zone Amendment is located east of Rachel Drive and south of the proposed R-1-10/RA zone area.

Two zoning requests are described below;

1. **Amended PD-Residential Zone Request**: The PD-Residential zone was originally approved in 2007 for the Knolls Pasture project proposed by Mr. Shan Gubler. That PD zone concept plan, now abandoned, showed dwelling units on both sides of the Tuachan Wash, but the braided wash has since been changed to one main channel. The Knolls Pasture PD plan was replaced about 18 months ago with a project called Solace which was proposed by ColeWest Development group but has since been abandoned, and a revised plan with both a single family lot area (43.2 acres) and a townhome area (8.16 acres) is now before the city. For the Amended PD-R zone area the current applicant proposes 56 townhomes on 8.16 acres for **a proposed 7.2 du/acre density**, with floodway area excluded. The project consists of **eight 2-story buildings** (7 units / building). The Tuachan Wash runs through the property and provides open space and also a trail network along the wash. The landscaped and common open space area amounts to 37.8% of the project area.

Project Amenities: (**note that nightly rentals are not requested**)
The project proposes landscaped common area open spaces, playground, pickleball courts, and sand volleyball. An HOA will be formed to maintain the recreational amenities, common areas and all landscaping.
Building Exterior Design Features: Each 2 story unit includes 3 bedrooms, 2.5 baths with 1,684 sq ft of total living area and an attached 2 car garage. Exterior features

include tile roof, stucco finish, window shutters, and pop out features. See the colored building elevations for unit colors.

Traffic Access: The Amended PD-R townhome area is proposed to be served by a 60' wide public East- West road heading east off of Rachel Drive and which will connect to Red Mountain Drive. A 6' tall solid masonry wall will be constructed along Rachel Drive, and along the perimeter of the project. The street plan shows that street trees are proposed along Rachel Drive and the E-W 60' public street, within a 10' wide landscape strip on the street side of the privacy wall.

For the R-1-10/RA zoned area, the main access will come via North Town Road, all interior streets will be public streets meeting the city's public street design standards. **Based on the ITE Trip Generation Manual, 56 townhomes are estimated to generate 328 total trips per day based on a trip rate of 5.86 trips per unit per day**. (note that going and returning are counted as two trips). Both Red Mountain Drive and Rachel Drive are intended to be the primary collector streets for this project and should be capable of accommodating the projected traffic. Staff has requested a Traffic Impact Study (TIS) be provided by the applicant to determine the need for turning lanes on Rachel Drive and also a traffic signal at the intersection of the 60' E-W street and Rachel Drive.

Open Space and the Tuachan Wash: The Tuachan Wash tributaries were consolidated in recent years into the main wash channel which runs somewhat to the east of the former braided wash. Mr. Jared Bates, P.E. with Rosenberg Associates has provided both a letter and map explaining the consolidation of the Wash over the past decade. The applicant proposes to preserve and enhance the Tuachan Wash 100 year floodplain by constructing a trail on the west side of the wash. FEMA's 100 year flood plain boundary is an objective standard for preserving river and wash areas, and the applicant plans to keep the 100 year flood plain area as permanent open space. No development is proposed within the 100 yr floodplain or floodway of the Tuachan Wash.

2. Zone Change from PD-R to R-1-10/RA on 43.2 acres.

The requested zone change from PD-R zone to R-1-10/RA zone is to accommodate exclusively 128 single family lots with a mixed lot size arrangement as allowed for in the zoning code (Chapter 17.65). The lots range in size from 7,680 sq ft to 18,405 sq ft. Per code the lots can range from a minimum of 7,000 sq ft to over 10,000 sq ft. The proposed density for this single family lot area is 3.0 lots / acre, with the 1.6 acre floodway area excluded. All interior streets will be public streets and will connect Rachel Drive to Red Mountain drive via North Town Road, and also by the future Hamblin Parkway**. Based on requests from residents in the adjoining Bella Sol subdivision, the applicant has agreed that homes on the 21 lots in Phase 1 which adjoins Bella Sol will not exceed 1 story in height (20' maximum**).

PC recommends approval of the proposed zone change as the General Plan designates this area for MDR use, and the current plan is more compatible with Bella Sol subdivision than the previous proposed project.

Santa Clara City

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

APPLICATION TO AMEND PD ZONING MAP

Including Plan Development Districts

Filing Fee: $300.00 + Acreage Fee Standard Designation

PD Filing Fee: $500.00 + Acreage Fee per 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: Shaun Sullivan
Address: 558 E. Riverside Dr. Suite 102
City: St. George
State: UT Zip: 84790
Contact Number: 435-680-2971

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

Attach additional sheet if more than two applicants.

Name of Property Owner(s):

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

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

Attach additional sheet if more than two property owners.

Property Description

Attach legal description

Address/Location of Property (Attach legal description): Please see attached

Major Street(s): Rachel Drive
Section(s): 4,5,8,9 Township(s): 42 South Range: 16 West
Parcel Size (acres): 44.10
Present Zoning Classification(s): PDR Proposed Zoning Classification(s): R-1-10
Present Land Use: _____
Is the zone change in harmony with the present City Master Plan/Future Land Use Map? Yes X No ____
If no, what does the City Master Plan/Future Land Use Map propose for the subject property? _____

(If the application is not in harmony with the City Master Plan/Future Land Use Map, an amendment will be considered in connection with the zone change requested).

Are there deed restrictions against the property that might affect the requested zone change? Yes ___ No X
(A copy of deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the requested zone change).

CITY OF
SANTA CLARA
FOUNDED 1854

Zoning Questions

To the best of your ability, please answer the following questions regarding the application:

1) What is the purpose for requesting a zoning map change? The purpose of the zone change is to modify the current planned development residential to a single family, R-1-10 zone.

2) If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made: The proposed Single Family, R-1-10 zone matches the zoning of the Bella Sol development to the west. The proposed project contains similar topographic charateristics →

3) If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property? In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? N/A

4) Explain how the requested zoning map amendment comply with the provisions of the respective zoning classification requirements, such as the area, width and yard regulations of the classification? The proposed development will be comprised of lots ranging from 7680 to 18,405 square feet with 74 ft. minimum Street frontage. Lot set back will match current Santa Clara City Sandards.

Application Submittal Requirements

1) Submit one (1) original and seven (7) copies of 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 Metes & 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) Copy of deed restrictions, if necessary,—see criteria under Property Description section of this application.

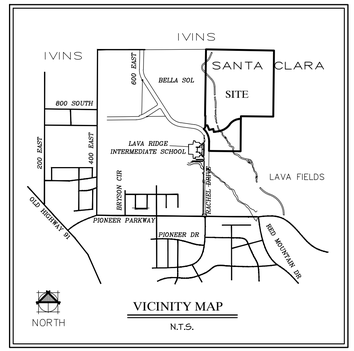
5) Fees: Refer to attached *Development Fee Schedule for Santa Clara City*. Fees are subject to change from time-to-time as approved by the Santa Clara City Council. Fees paid at submittal.

6) Some zoning classifications require additional items to be submitted along with this application for a zoning map amendment. Please refer to the table below for additional items required by the classification being requested.

2- and Street sections as the Bella Sol development and should appear to be in harmony with the adjacent subdivision.

COLORED PROJECT MAP
SOLACE AT SANTA CLARA
SANTA CLARA, UTAH

LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



VICINITY MAP
N.T.S.

PROJECT DENSITY CALCULATIONS

TOTAL PROJECT AREA = 51.13 ACRES
TOTAL FLOODWAY AREA = 2.00 ACRES
TOTAL DEVELOPABLE AREA = 49.13 ACRES
SINGLE FAMILY AREA = 44.10 ACRES
TOTAL NUMBER OF SINGLE FAMILY LOTS = 128
TOWNHOME AREA = 7.03 ACRES
TOTAL NUMBER OF TOWNHOMES = 56
TOTAL NUMBER OF LOTS/UNITS = 184
TOTAL PROJECT DENSITY = 3.75 UNITS PER ACRE

PROJECT INFORMATION

ZONING - R-1-10/MIXED AND PD GENERAL PLAN - MDR	
TOTAL AREA	51.13 ACRES 2,228,760 SQ. FT.
PROJECT DENSITY	3.75 UNITS PER ACRE
PARCEL NUMBER	SC-6-2-4-3301 SC-6-2-4-3302 SC-6-2-4-4402

PROJECT ENGINEER

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: ALLEN HALL
(435) 673-8586

PROJECT OWNER/ DEVELOPER

SULLIVAN HOMES
558 EAST RIVERSIDE DRIVE, SUITE 102
ST. GEORGE, UT 84790
CONTACT: SHAUN SULLIVAN
(435) 680-2911

GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (AGEC)
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS
(435) 673-6850

0 80' 160'
SCALE: 1"=80'

DATE: 12/2/20
JOB NO.: 4828-18-051
DESIGNED BY: AMH
CHECKED BY:
DWG: Site Plan
DATE
REVISIONS

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

COLORED PROJECT MAP
FOR
SOLACE @ SANTA CLARA
SANTA CLARA
UTAH

SHEET
1
1 OF 1 SHEETS

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Solace at Santa Clara Townhome Parcel Zone Change

Beginning at a point on the easterly line of Bella Sol at Santa Clara Phase 1, said point being South 00°37'37" West 166.15 feet along the section line and West 36.38 feet from the Corner common with Section 4,5,8 & 9 , Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 89°14'02" East 41.05 feet;
thence South 22°39'36" East 95.25 feet;
thence North 77°36'44" East 81.55 feet;
thence South 12°23'16" East 60.00 feet;
thence East 27.55 feet along an arc of a 390.00 foot radius curve to the right (center bears South 12°23'16" East, long chord bears North 79°38'09" East 27.54 feet with a central angle of 04°02'51");
thence North 81°39'35" East 68.19 feet;
thence Northeast 262.41 feet along an arc of a 330.00 foot radius curve to the left (center bears North 08°20'25" West, long chord bears North 58°52'45" East 255.55 feet with a central angle of 45°33'39");
thence Northeast 257.19 feet along an arc of a 270.00 foot radius curve to the right (center bears South 53°54'05" East, long chord bears North 63°23'14" East 247.57 feet with a central angle of 54°34'37");
thence South 89°19'28" East 0.07 feet
thence South 89°14'02" East 41.05 feet;
thence South 22°39'36" East 95.25 feet;
thence North 77°36'44" East 81.55 feet;
thence East 99.99 feet along an arc of a 1,275.37 feet radius curve to the right (center bears South 11°13'47" East, long chord bears North 81°00'59" East 99.96 feet with a central angle of 04°29'31");
thence Northeast 214.70 feet along an arc of a 270.00 feet radius curve to the left (center bears North 08°20'26" West, long chord bears North 58°52'45" East 209.09 feet with a central angle of 45°33'39");
thence Northeast 314.34 feet along an arc of a 330.00 feet radius curve to the right (center bears South 53°54'05" East, long chord bears North 63°23'14" East 302.59 feet with a central angle of 54°34'37");
thence South 01°16'54" West 5.25 feet;
thence South 00°32'49" West 696.66 feet to and along the easterly line of Lot 5, Block 28, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah;
thence North 89°11'13" West 625.05 feet along the southerly line of said Lot 5;
thence North 00°41'33" East 181.09 feet;
thence Northwest 282.14 feet along an arc of a 340.00 foot radius curve to the left (center bears North 89°18'27" West, long chord bears North 23°04'47" West 274.11 feet with a central angle of 47°32'42") to the southerly corner of said Bella Sol at Santa Clara Phase 1;
thence northerly the following (3) courses along said easterly line of Bella Sol at Santa Clara Phase 1;
thence North 47°42'08" East 22.99 feet;
thence Northeast 35.28 feet along an arc of a 43.00 foot radius curve to the left (center bears North 42°17'52" West, long chord bears North 24°11'51" East 34.30 feet with a central angle of 47°00'35");
thence North 00°41'33" East 24.72 feet to the Point of Beginning.

Containing 355,308 square feet or 8.16 acres.

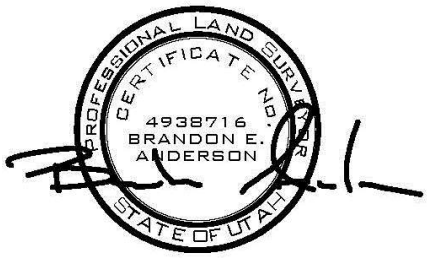
ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Solace at Santa Clara Residential Parcel Zone Change

Beginning at a point on the easterly line of Bella Sol at Santa Clara Phase 1, said point being South 00°37'37" West 166.15 feet along the section line and West 36.38 feet from the Corner common with Section 4,5,8 & 9 , Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence northerly the following (3) courses along the easterly boundary of Bella Sol at Santa Clara Phases 1, 3, 5 & 8 respectively;
thence North 00°41'33" East 190.01 feet;
thence South 89°26'54" West 6.36 feet;
thence North 00°45'58" East 1,319.46 feet to the southerly line of Padre Canyon Estates;
thence North 89°39'09" East 42.59 feet along said southerly line of said Padre Canyon Estates to the northwest corner of Block 28, ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SURVEY, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah;
thence South 88°55'47" East 1,305.22 feet along the northerly line to the northeast corner of said Block 27;
thence South 00°34'46" West 1,309.77 feet along the easterly line to the southeast corner of said Block 27;
thence North 89°19'28" West 642.42 feet along the southerly line of said Block 27;
thence North 01°16'54" East 5.25 feet;
thence Southwest 314.34 feet along an arc of a 330.00 foot radius curve to the left (center bears South 00°40'32" West, long chord bears South 63°23'14" West 302.59 feet with a central angle of 54°34'37");
thence Southwest 214.70 feet along an arc of a 270.00 foot radius curve to the right (center bears North 53°54'05" West, long chord bears South 58°52'45" West 209.09 feet with a central angle of 45°33'39");
thence West 99.99 feet along an arc of a 1,275.37 foot radius curve to the left (center bears South 06°44'16" East, long chord bears South 81°00'59" West 99.96 feet with a central angle of 04°29'31");
thence South 77°36'44" West 81.55 feet;
thence North 22°39'36" West 95.25 feet;
thence North 89°14'02" West 41.05 feet to the Point of Beginning.

Containing 1,882,764 square feet or 43.22 acres.



December 2, 2020

Santa Clara City

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

APPLICATION TO AMEND PD ZONING MAP

Including Plan Development Districts

Filing Fee: $300.00 + Acreage Fee Standard Designation

PD Filing Fee: $500.00 + Acreage Fee per 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: Shaun Sullivan
Address: 558 E. Riverside Dr. Suite 102
City: St. George
State: UT Zip: 84790
Contact Number: 435-680-2971

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

Attach additional sheet if more than two applicants.

Name of Property Owner(s):

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

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

Attach additional sheet if more than two property owners.

Property Description

Attach legal description

Address/Location of Property (Attach legal description): Please see attached

Major Street(s): Bachel Drive
Section(s): 4,5,8,+9 Township(s): 42 South Range: 16 West
Parcel Size (acres): 43.22
Present Zoning Classification(s): PDR Proposed Zoning Classification(s): R-1-10
Present Land Use: _____
Is the zone change in harmony with the present City Master Plan/Future Land Use Map? Yes X No ____
If no, what does the City Master Plan/Future Land Use Map propose for the subject property? _____

(If the application is not in harmony with the City Master Plan/Future Land Use Map, an amendment will be considered in connection with the zone change requested).
Are there deed restrictions against the property that might affect the requested zone change? Yes ___ No X
(A copy of deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the requested zone change).

CITY OF
SANTA CLARA
FOUNDED 1854

Zoning Questions

To the best of your ability, please answer the following questions regarding the application:

1) What is the purpose for requesting a zoning map change? The purpose of the zone change is to modify the current planned development residential to a single family, R-1-10 zone.

2) If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made: The proposed Single Family, R-1-10 zone matches the zoning of the Bella Sol development to the west. The proposed project contains similar topographic charateristics →

3) If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property? In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? N/A

4) Explain how the requested zoning map amendment comply with the provisions of the respective zoning classification requirements, such as the area, width and yard regulations of the classification? The proposed development will be comprised of lots ranging from 7680 to 18,405 square feet with 74 ft. minimum street frontage. Lot set back will match current Santa Clara City Sandards.

Application Submittal Requirements

1) Submit one (1) original and seven (7) copies of 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 Metes & 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) Copy of deed restrictions, if necessary,—see criteria under Property Description section of this application.

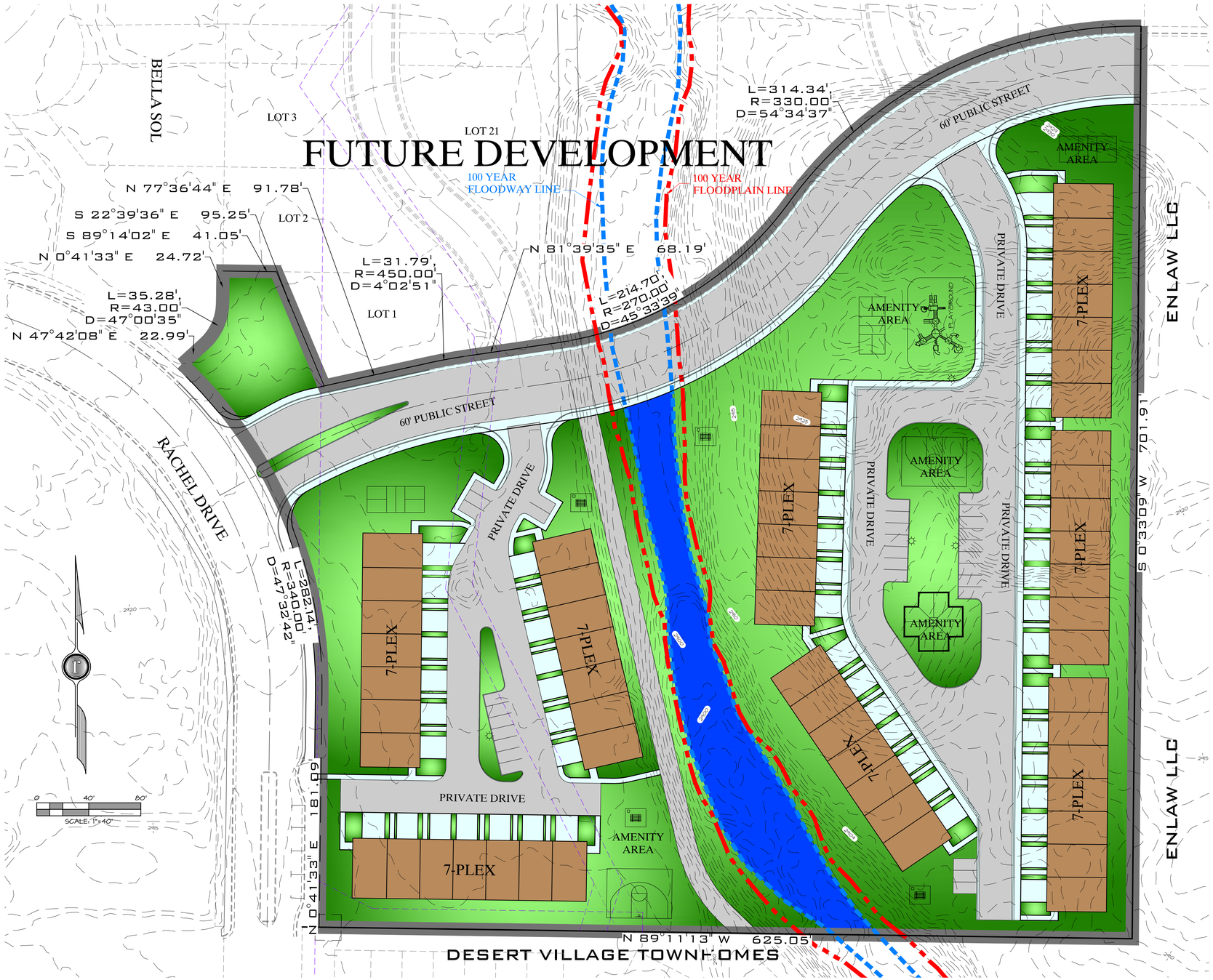
5) Fees: Refer to attached *Development Fee Schedule for Santa Clara City*. Fees are subject to change from time-to-time as approved by the Santa Clara City Council. Fees paid at submittal.

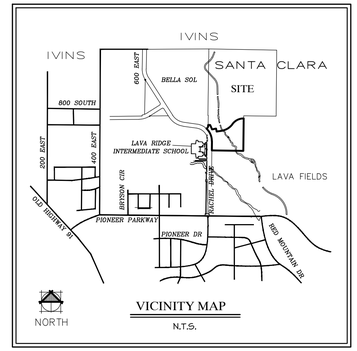
6) Some zoning classifications require additional items to be submitted along with this application for a zoning map amendment. Please refer to the table below for additional items required by the classification being requested.

2- and Street sections as the Bella Sol development and should appear to be in harmony with the adjacent subdivision.

COLORED SITE PLAN
SOLACE TOWNHOMES AT SANTA CLARA
SANTA CLARA, UTAH

LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.





PROJECT TOTALS

TOTAL AREA = 355,308 SQ. FT. = 8.16 ACRES	100 %
TOTAL FLOODWAY AREA = 16,809 SQ. FT. = 0.39 ACRES	4.7 %
TOTAL PUBLIC STREET AREA = 47,056 SQ. FT. = 1.08 ACRES	13.2 %
TOTAL PUBLIC TRAIL AREA = 6,318 SQ. FT. = 0.14 ACRES	1.8 %
TOTAL LANDSCAPED COMMON AREA = 133,642 SQ. FT. = 3.07 ACRES	37.6 %
TOTAL HARDSCAPE AREA = 85,243 SQ. FT. = 1.96 ACRES	24.0 %
TOTAL BUILDING AREA = 66,240 SQ. FT. = 1.52 ACRES	18.7 %
TOTAL COMMON AREA = 235,844 SQ. FT. = 5.41 ACRES = 66.3% OF TOTAL SITE	

= INDIVIDUAL TOWNHOME UNITS
TOTAL = 56 UNITS
8 - 2 STORY BUILDINGS

= STREET/PARKING AREA
TOTAL PARKING REQUIRED = 2 SPACES/UNIT = 112
TOTAL PARKING PROVIDED = 2.6 SPACES/UNIT = 143

= LANDSCAPED COMMON AREA

= HARDSCAPE AREA

= FLOODWAY AREA

PROJECT DENSITY CALCULATIONS

PROJECT AREA = 8.16 ACRES
FLOODWAY AREA = 0.39
TOTAL DEVELOPABLE AREA = 7.77
TOTAL NUMBER OF UNITS = 56
PROJECT DENSITY = 7.21

PROJECT INFORMATION

ZONING - PD GENERAL PLAN - MDR	
TOTAL AREA	8.16 ACRES 355,308 SQ. FT.
PROJECT DENSITY	7.2 UNITS PER ACRE
PARCEL NUMBER SC-6-2-9-4402	

PROJECT ENGINEER
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: ALLEN HALL
(435) 673-8586

PROJECT OWNER/ DEVELOPER
SULLIVAN HOMES
558 EAST RIVERSIDE DRIVE, SUITE 102
ST. GEORGE, UT 84790
CONTACT: SHAUN SULLIVAN
(435) 680-2471

GEOTECHNICAL ENGINEER
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (AGEC)
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS
(435) 673-6850

DATE: 11/20/20
JOB NO.: 4828-18-051
DESIGNED BY: AMH
CHECKED BY:
DWG: Site Plan
DATE
REVISIONS

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

COLORED SITE PLAN
FOR
SOLACE TOWNHOMES AT SANTA CLARA
SANTA CLARA
UTAH

SHEET
1
1 OF 1 SHEETS



ROOF TILE COLOR & STYLE



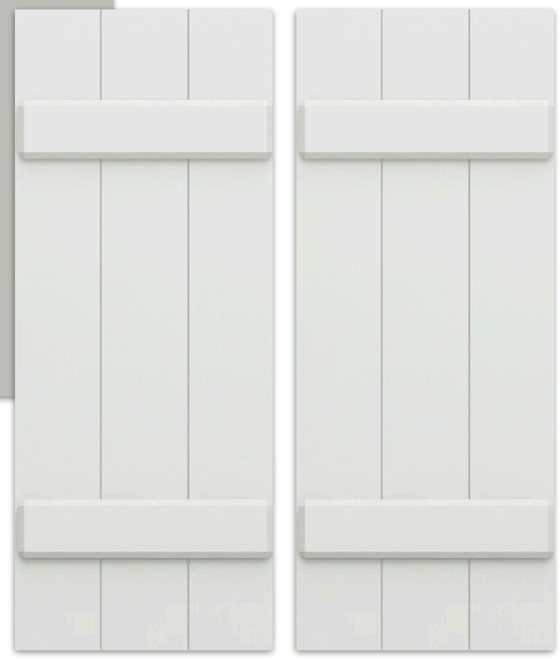
WINDOW COLOR & STYLE

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

STUCCO COLOR

SW 7065
Argos
Interior / Exterior
Locator Number: 236-C2

SHUTTER COLOR



SHUTTER STYLE





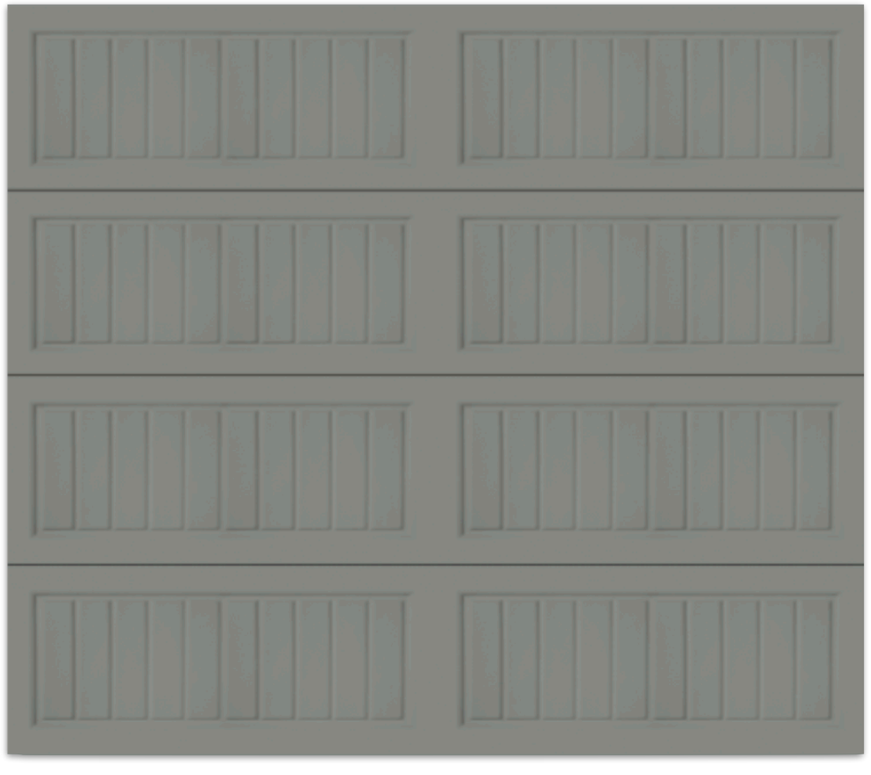
FRONT DOOR HARDWARE STYLE



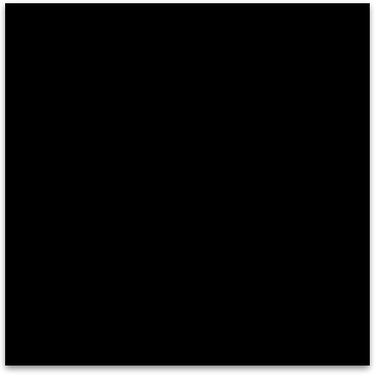
FRONT DOOR STYLE

SW 7065
Argos
Interior / Exterior
Locator Number: 236-C2

FRONT DOOR COLOR



GARAGE DOOR STYLE & COLOR



GUTTER & DOWNSPOUT COLOR

7-Plex Townhomes

SOLACE

Santa Clara, Utah

Front Perspective



SULLIVAN HOMES
QUALITY CONSTRUCTION

7-Plex Townhomes

SOLACE

Santa Clara, Utah

Rear Perspective

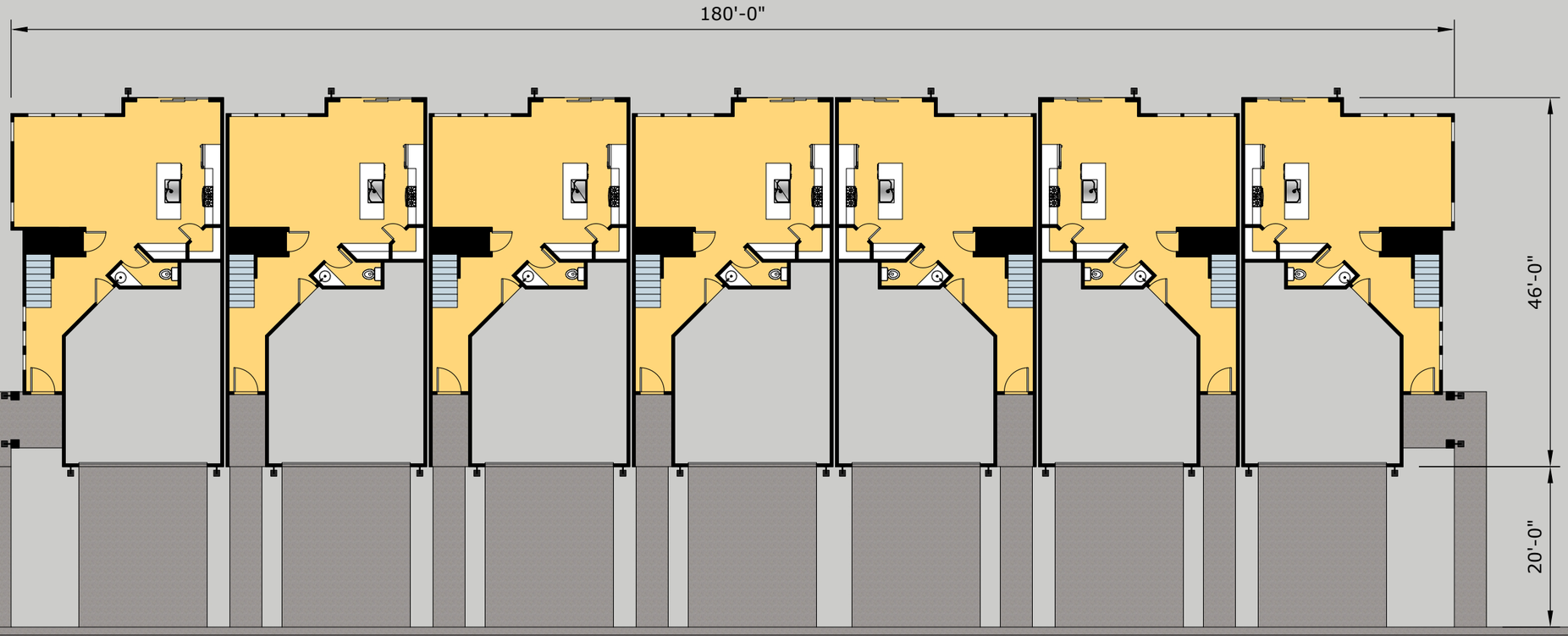


SULLIVAN HOMES
QUALITY CONSTRUCTION

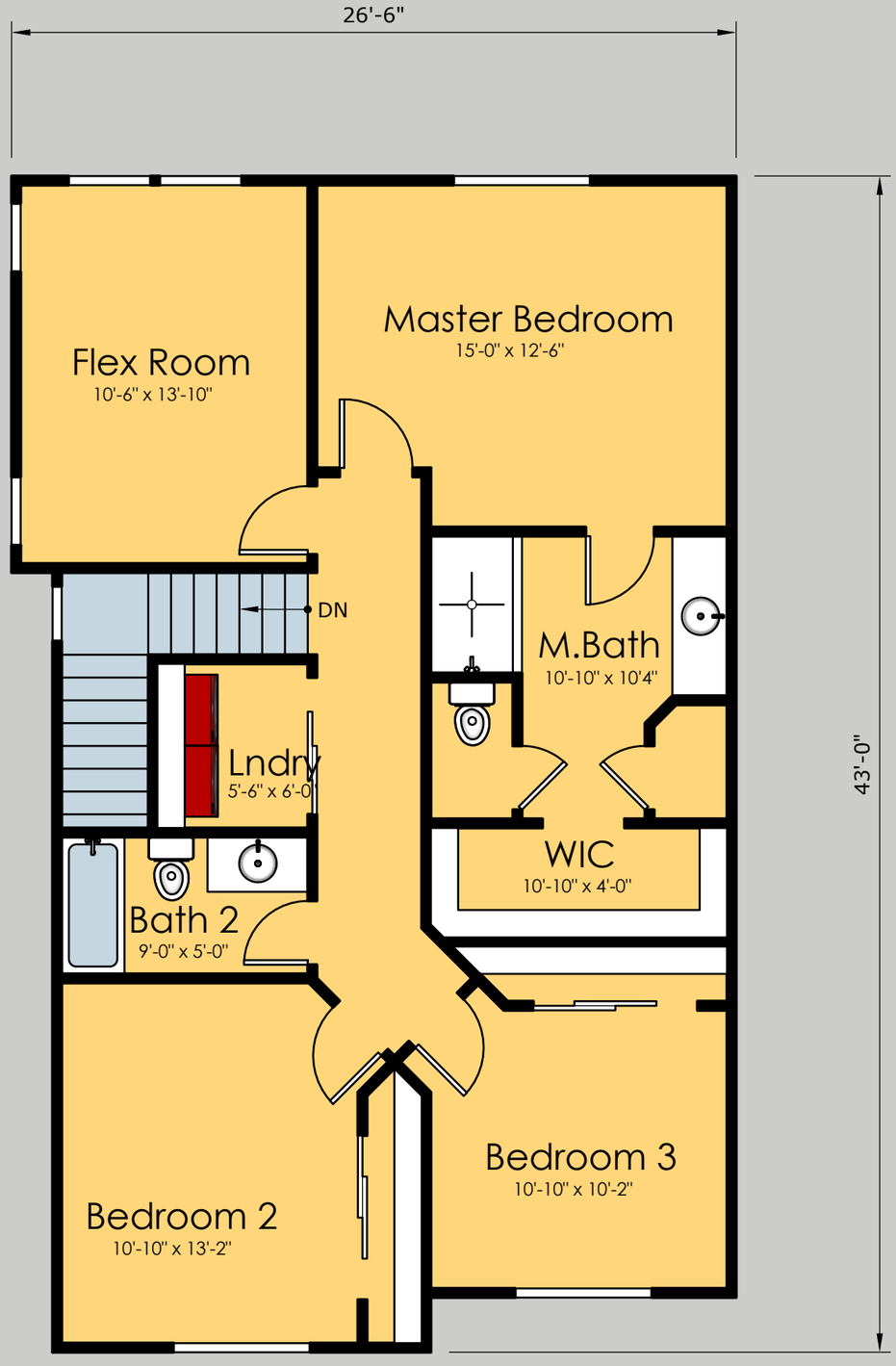
7-Plex Townhomes

SOLACE

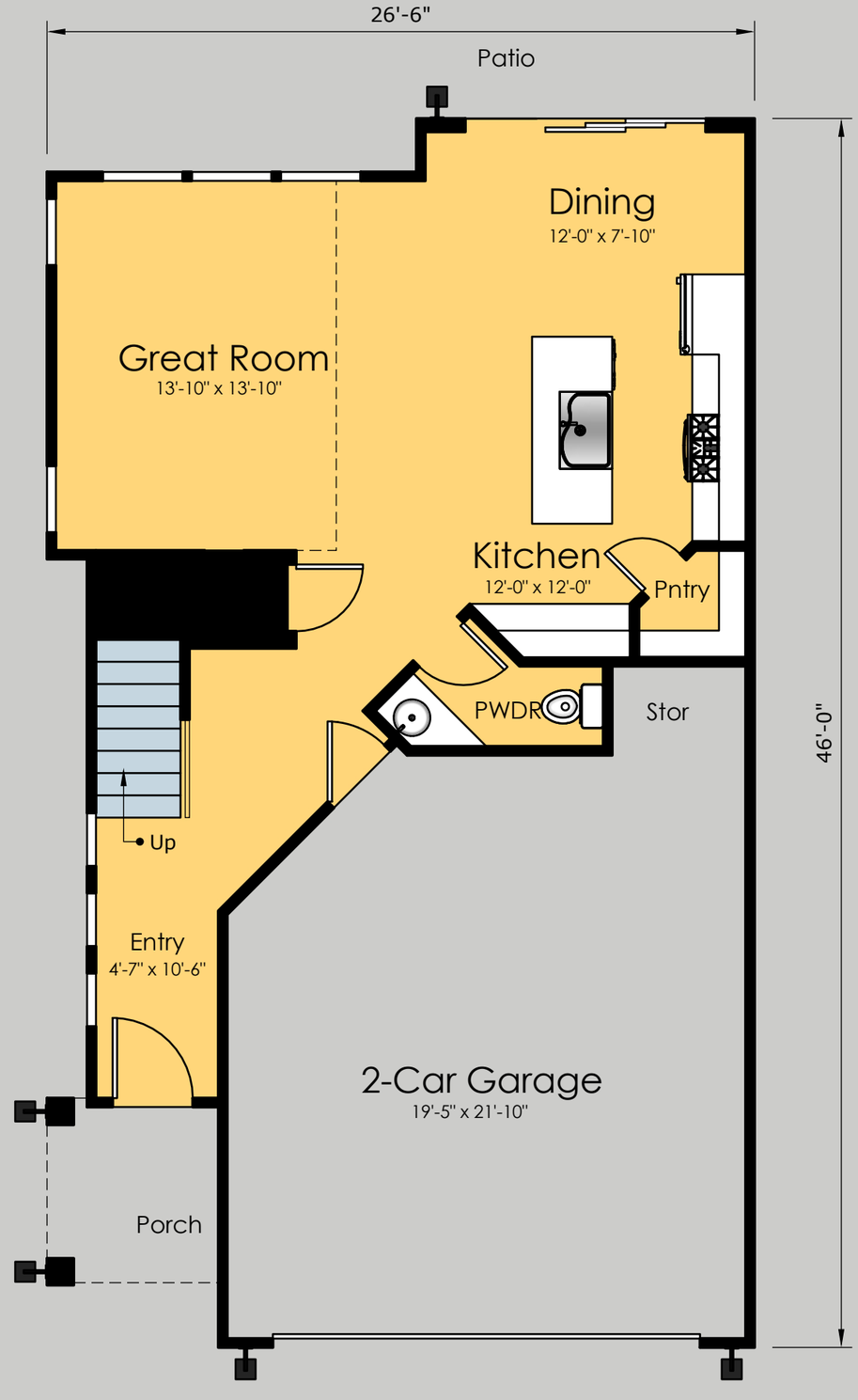
Santa Clara, Utah



SULLIVAN HOMES
QUALITY CONSTRUCTION



Upper Floor Plan



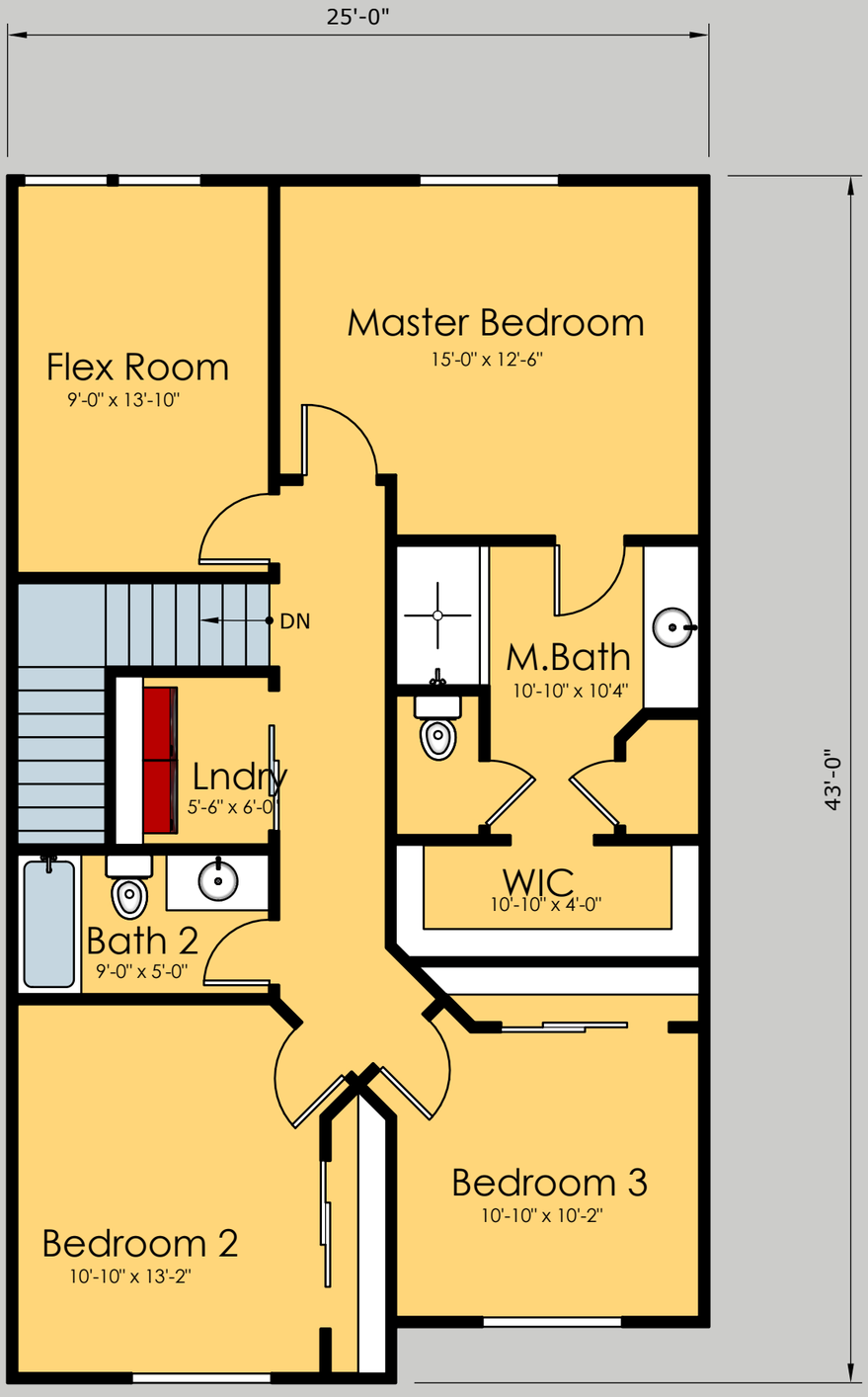
Main Floor Plan

Exterior Units

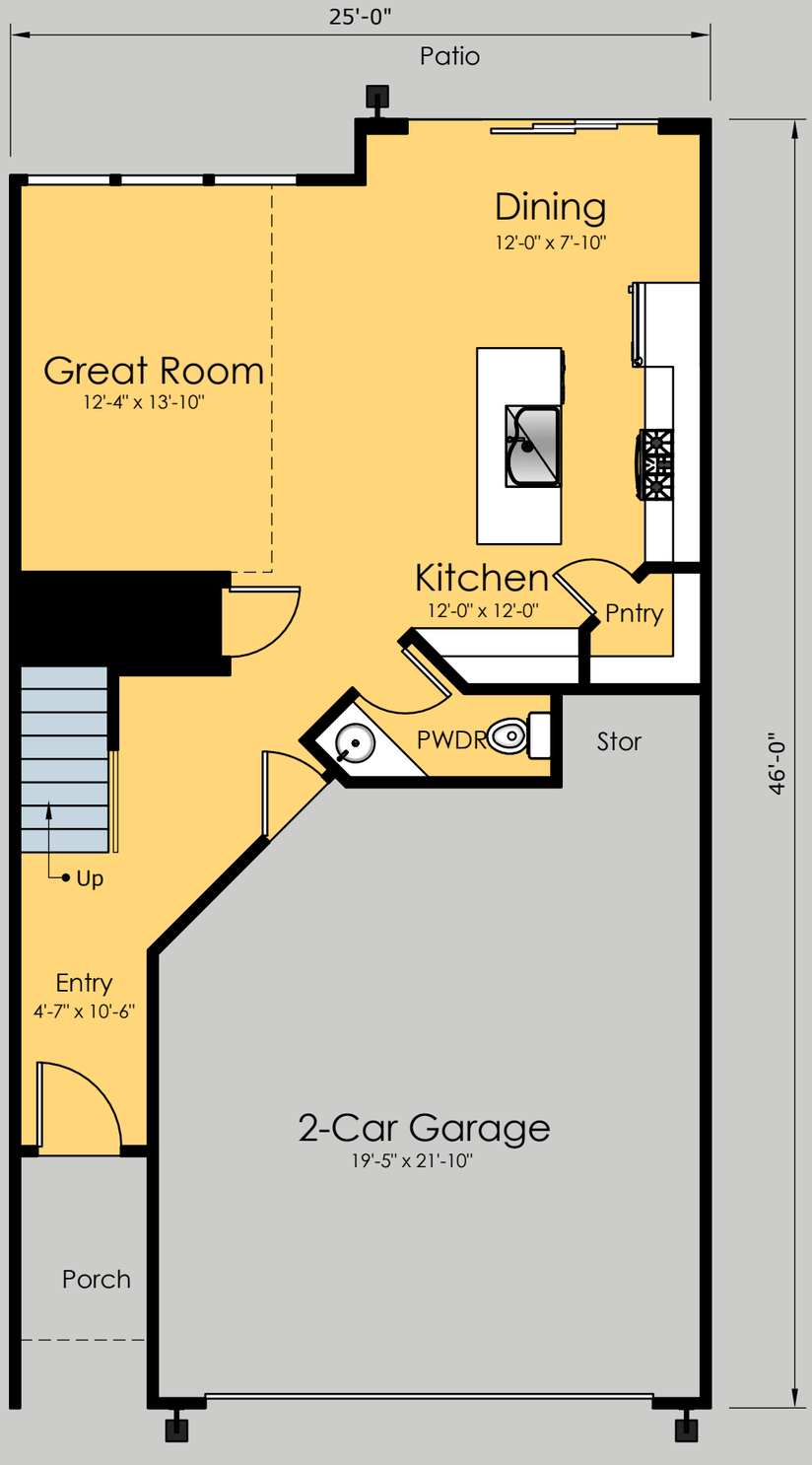
3 - Bed
2.5 - Bath
2 - Car Garage

Main Floor SqFt. 660
Upper Floor SqFt. 1,024
Total Living SqFt. 1,684

SULLIVAN HOMES
QUALITY CONSTRUCTION



Upper Floor Plan



Main Floor Plan

Interior Units

3 - Bed
2.5 - Bath
2 - Car Garage

Main Floor SqFt. 640
Upper Floor SqFt. 1,002
Total Living SqFt. 1,642

SULLIVAN HOMES
QUALITY CONSTRUCTION

SOLACE TOWNHOMES

ZONE CHANGE APPLICATION NARRATIVE

PROPOSED PLANNED RESIDENTIAL DEVELOPMENT (PD-R)

SANTA CLARA, UTAH

PORTION OF PARCEL # SC-6-2-9-4402

APPLICANT INFORMTION

Shaun Sullivan
558 E. Riverside Drive Suite 102
St. George, Utah 84790

GENERAL

It is proposed to revise the current zoning of a portion of parcel # SC-6-2-9-4402 (7.30 acres) currently zoned Planned Development – Residential (PD-R) to allow the development of 56 residential townhome units and associated amenities. The proposed density excluding the floodway area is 7.2 units per acre. This site is in the northwest corner of the city, immediately north of the Desert Village Townhome Project currently under construction and east of Rachel Drive. The property is currently undeveloped range land. It was previously approved for townhome development in 2018 under the Solace PR-R Zone Change.

LAND USE PLAN

The proposed project includes eight (8) 7 plex buildings, a total of 56 residential townhome units each with a 2 car attached garage: amenity areas and 31 guest parking spaces. Each unit is accessed from private driveways constructed to city specifications and requirements. The private driveways access a proposed 60 foot wide public street connecting Rachel Drive to the proposed Red Mountain Drive. The project will include common area landscaped open spaces, playground, pickleball courts, and sand volleyball.

BUILDING/UNIT SIZES AND EXTERIOR FEATURES

Each 2 story townhome unit includes 3 bedrooms, 2.5 baths, with 1,684 sq ft total living area and an attached 2 car garage. Exterior features to include tile roof, stucco finish, window shutters and pop out features. Refer to the color building elevations and color board for additional details.

BUILDING/UNIT SEPERATIONS AND SETBACKS

Building setbacks are designed to meet city zoning requirements for planned developments, with 20 foot minimum building setback from public streets, 10 feet minimum separation between buildings, and 20 foot minimum building setbacks from all exterior property lines.

PROJECT AMENITIES

The project incorporates a landscaped common area with space for a playground, pickleball courts and sand volleyball. A homeowner's association will be established to maintain the landscaped common areas and amenities. The association will file separate Articles of Incorporation, Covenants, Conditions and Restrictions (CC&R's) and Operation and Management Budgets.

TRAFFIC

A Traffic Impact Study has been requested by the City Staff to consider the future need for additional turning lanes and a traffic signal at the intersection of the new 60 foot public street and Rachel Drive. It is anticipated a signal may be required when the area builds out including development of the adjacent Black Rock Development. All public streets will be built and constructed according to Santa Clara City Design and Construction Standards. Right-of-way has been set aside on the project land use plan for the widening and extension of Red Mountain Drive when required, and the future construction of the Hamblin Parkway.

SOILS AND EXISTING UTILITIES

The site generally slopes from the northwest to southeast across the parcel. A preliminary geotechnical report has been prepared by AGEC and is available upon request. All public utilities are available in the Rachel Drive right-of-way in the southwest portion of the parcel. The Ivins Regional Sewer Trunkline bisects the western portion of the property.

DRAINAGE

The Tuachan Wash bisects the proposed development. No development is proposed within the floodplain or floodway of the Tuachan Wash. A public trail is planned along the west side of the wash in accordance with the City Trail Master Plan, and erosion protection maintenance easements will be dedicated to the City along both sides of the wash. The project proposes to cross the Tuachan Wash using a triple barrel box culvert crossing as currently proposed by the City Transportation Master Plan. A detailed drainage study will be prepared for the project to accompany detailed site grading and drainage plans. Drainage improvement plans will be submitted and approved by the city staff before any grading operations begin.

LANDSCAPING AND BLOCK/PRIVACY WALLS

Landscaped common area makes up 37.8% of the total project area as shown on the Color Site Plan. This area will consist of grass areas, ¾" decorative rock, 4"-6" decorative stone, drought tolerant trees and shrubberies, boulders consistent with those found in the native desert landscape of Santa Clara. Concrete mow curb will be used to separate grass areas and decorative rock. Solid block walls will be placed 6' high with 8' long interspersed sections along the perimeter of the project as required by city ordinance. A minimum 10 foot wide landscaped strip will be installed along Rachel Drive and the new 60 foot public street frontage.

STREET LIGHTING AND SIGNAGE

Street lighting will be installed per city code and requirements throughout the proposed project. Each unit will have decorative lighting on exterior entry ways and garages. The project will include street signs at intersections as per city specs and standards. An entry monument sign is proposed at the Rachel Drive Intersection.

ENGINEER

Allen Hall, Project Manager

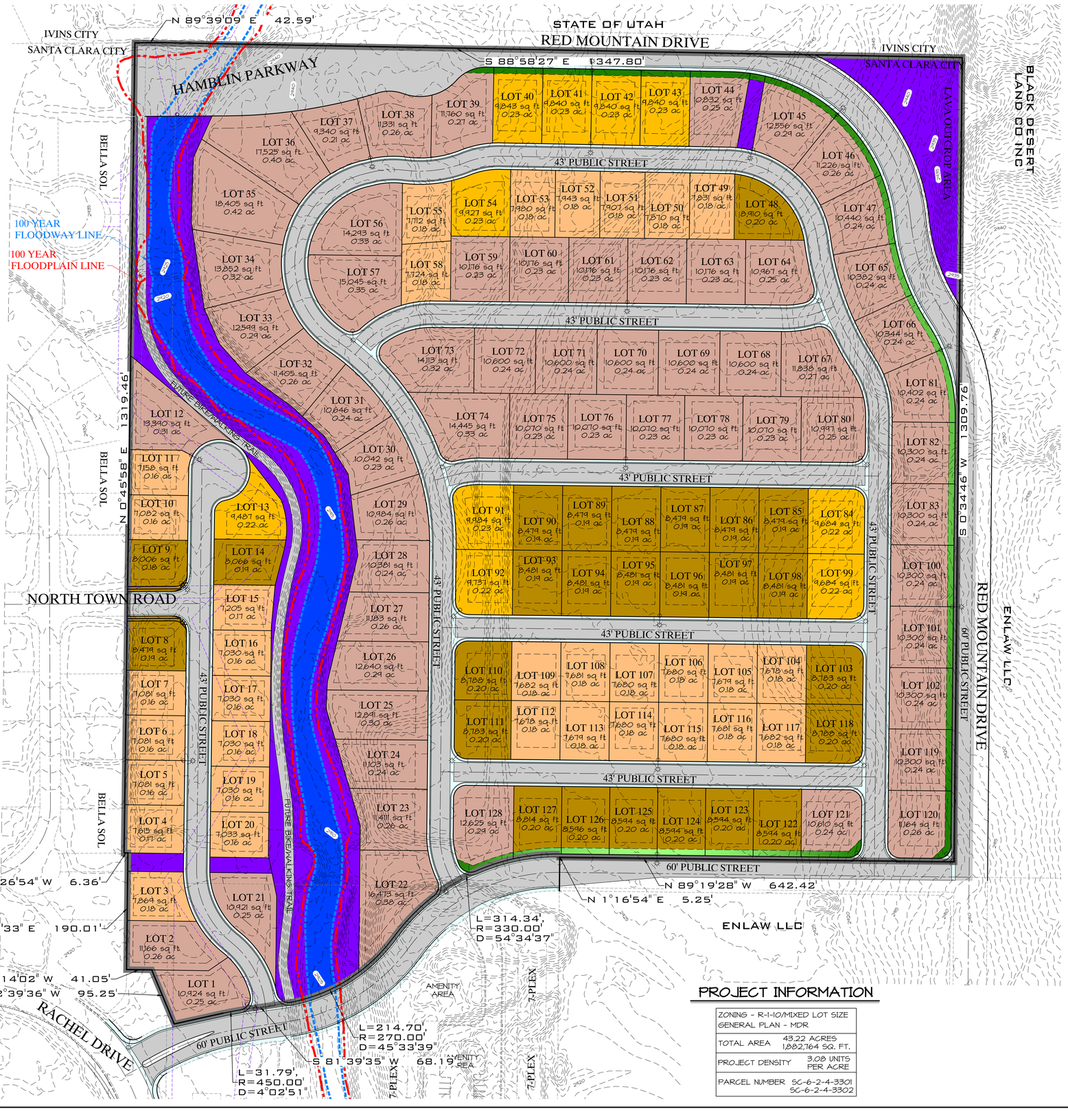
Rosenberg Associates

352 East Riverside Drive A-2

St. George, Utah 84790

Office (435)673-8586

Cell (435)680-3932



COLORED SITE PLAN
SOLACE AT SANTA CLARA
SANTA CLARA, UTAH

LOCATED IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.



PROJECT TOTALS

TOTAL AREA = 1,882,764 SQ. FT. = 43.22 ACRES
TOTAL FLOODWAY AREA = 70,152 SQ. FT. = 1.61 ACRES
TOTAL DEVELOPABLE AREA = 1,812,632 SQ. FT. = 41.61 ACRES
TOTAL 7,000 SQ. LOTS = 32 LOTS = 25%
TOTAL 8,000 SQ. LOTS = 26 LOTS = 20%
TOTAL 9,000 SQ. LOTS = 10 LOTS = 8%
TOTAL 10,000 SQ. LOTS = 60 LOTS = 47%

= 7,000 SQ. FT. LOTS = 32 LOTS = 25%

= 8,000 SQ. FT. LOTS = 26 LOTS = 20%

= 9,000 SQ. FT. LOTS = 10 LOTS = 8%

= 10,000 SQ. FT. LOTS = 60 LOTS = 47%

= FLOODWAY AREA

= EASEMENT/OPEN SPACE AREA

PROJECT DENSITY CALCULATIONS

PROJECT AREA = 43.22 ACRES
FLOODWAY AREA = 1.61
TOTAL DEVELOPABLE AREA = 41.61
TOTAL NUMBER OF UNITS = 128
PROJECT DENSITY = 3.08

PROJECT INFORMATION

ZONING - R-1-10/MIXED LOT SIZE GENERAL PLAN - MDR	
TOTAL AREA	43.22 ACRES 1,882,764 SQ. FT.
PROJECT DENSITY	3.08 UNITS PER ACRE
PARCEL NUMBER	SC-6-2-4-3301 SC-6-2-4-3302

PROJECT ENGINEER

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: ALLEN HALL
(435) 673-8586

PROJECT OWNER/ DEVELOPER

SULLIVAN HOMES
558 EAST RIVERSIDE DRIVE, SUITE 102
ST. GEORGE, UT 84790
CONTACT: SHAUN SULLIVAN
(435) 680-2971

GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (AGEC)
1420 SOUTH 210 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS
(435) 673-6850

DATE: 11/19/20
JOB NO.: 4828-18-051
DESIGNED BY: AMH
CHECKED BY:
DWG: Site Plan
DATE
REVISIONS

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

SOLACE SINGLE FAMILY ZONE CHANGE MAP
FOR
SOLACE @ SANTA CLARA
SANTA CLARA
UTAH

SHEET
1
1 OF 1 SHEETS

ENLAW LLC

BLACK DESERT
LAND CO INC

RED MOUNTAIN DRIVE

IVINS CITY
SANTA CLARA CITY

STATE OF UTAH
RED MOUNTAIN DRIVE

HAMBLIN PARKWAY

PADRE CANYON
ESTATES

IVINS CITY
SANTA CLARA CITY

BELLA SOL

BELLA SOL

BELLA SOL

NORTH TOWN ROAD

RACHEL DRIVE

DESERT VILLAGE TOWNHOMES

100 YEAR
FLOODWAY LINE

100 YEAR
FLOODPLAIN LINE

AMENITY AREA

7-PLEX

PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Chilopsis linearis	Desert Willow	24" box	per plan
	Fraxinus oxycarpa 'Raywood'	Raywood Ash	24" box	per plan
	Pistacia x 'Red push'	Red Push Pistache	24" box	per plan
	Prosopis glandulosa	Honey Mesquite	36" box	per plan
	Quercus virginiana	Southern Live Oak	24" box	per plan
SHRUBS				
	Caesalpinia gilliesii	Bird of Paradise	5 gal.	48" o.c.
	Calamagrostis x acutifolia	Karl Forester Calamagrostis	5 gal.	42" o.c.
	Chamaerops humilis	Mediterranean Fan Palm	15 gal.	36" o.c.
	Cotoneaster glaucophyllus	Glaucous Contoneaster	5 gal.	36" o.c.
	Dasylirion wheeleri	Spoon Yucca	5 gal.	42" o.c.
	Lagerstroemia indica 'watermelon'	Red Crape Myrtle	15 gal.	48" o.c.
	Leucophyllum x 'Heavenly cloud'	Texas Sage	5 gal.	42" o.c.
	Photinia x fraseri	Photinia	5 gal.	36" o.c.
	Rhaphiolepis indica 'Pinkie'	Pink Hawthorn	5 gal.	42" o.c.
	Rosa x 'Flower carpet red'	Red Carpet Rose	5 gal.	42" o.c.
	Salvia sylvestris 'Mainacht'	May Night Sage	5 gal.	36" o.c.

Decorative rock mulch

Local Sourced Turf Sod

0 80' 160'

SCALE: 1"=80'

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

DATE: 10/14/20
JOB NO: 4828-18-051
DESIGNED BY: AMH
CHECKED BY:
DWG: Site Plan

DATE
REVISIONS

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

PRELIMINARY SITE PLAN
FOR
SOLACE @ SANTA CLARA
SANTA CLARA
UTAH

SHEET
1
OF SHEETS

REQUEST FOR ACTION

AGENDA ITEM 2

City Council December 16, 2020

APPLICANT: Corey Bundy

SUBJECT:

Recommendation to CC proposed amendment to the Santa Clara City Zoning Ord. Chapter 17.68.40:G to allow gated communities under certain conditions.

BACKGROUND DESCRIPTION:

PC recommends approval of the proposed code amendment, noting that the amendment is quite restrictive in terms of allowing gated communities and very few are likely to meet the criteria for allowing gated communities. Only one public comment was received at the PC public hearing and that was from Mr Dade Rose who supports the amendment. See Staff report for additional 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/CC-agenda-report-for-12-16-20-proposed-amendment-for-gated-communities27149.docx

CC agenda report for 12/16/20; Consider approval of a proposed amendment to the Santa Clara City Zoning ordinance, Chapter 17.68.40:G to allow for gated communities under certain conditions.

Title 17 Zoning Ordinance
17.68.40:G Planned Development Districts / Gated Communities (see attached draft amendment)

Background: City staff including city attorney are recommending an amendment to Chapter 17.68.40:G which presently prohibits gated communities within a Planned Development District. The proposed draft code amendment provides that the PC may recommend approval of, and the CC may approve a Project Plan for a PD zone project which includes a gate or gates intended to limit public access to the project, provided the project meets various conditions and requirements. One of the requirements is that the property within the gated area shall remain in one ownership and not be subdivided or condominiumized. The other requirements are listed in section 2.a thru g.
Note also that the PC and CC is not obligated to approve gated communities regardless of whether the proposed conditions are met. The PC and CC maintain discretion on where and when a project meeting the minimum conditions are allowed to install privacy gates at project entrances.

PC recommends approval of the proposed code amendment, noting that the amendment is quite restrictive in terms of allowing gated communities and very few are likely to meet the criteria for allowing gated communities. Only one public comment was received at the PC public hearing and that was from Mr Dade Rose who supports the amendment.

ORDINANCE NO. 2020-19

AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, ESTABLISHING CONDITIONS FOR APPROVAL OF EXCEPTIONS TO THE GENERAL PROHIBITION ON PRIVATE "GATED COMMUNITIES"

WHEREAS, The Santa Clara City Council believes that having a variety of land use and development types and varieties, particularly with respect to available residential housing, is in the best interest of the City and its residents; and

WHEREAS, Santa Clara City Code § 17.68.100, "Planned Development Standards and Requirements," paragraph G., currently states that "no gated communities are permitted" in any Planned Development zone of the City; and

WHEREAS, the City Council has reviewed said ordinance, having been made aware that gated, private streets may be desirable for certain types of residential developments in the City; and

WHEREAS, the City Council desires to maintain the general prohibition on gated communities, but also to create an opportunity for future development applicants to propose gated communities where the same might be appropriate and desireable; and

WHEREAS, the City Council further desires to establish standards for future proposed gated communities, including conditions and requirements which would have to be met before such a community could be approved; and

WHEREAS, said City Council now deems such action necessary and desirable for the preservation and protection of the general health, safety and welfare of the residents of Santa Clara, Utah,

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

A. Santa Clara City Code 17.68.100, paragraph G., is hereby revised to read as set forth in this Ordinance below.

G. Gated Communities:

1. Gated communities are not generally permitted in any planned development zone in the City.

2. Notwithstanding the foregoing prohibition, the Planning Commission may recommend approval of, and the City Council may approve, a Project Plan or Phase Plan for a residential planned development community which includes a gate or gates intended to limit public access to the community, provided the Project Plan meets the following conditions and requirements.

    a. All property enclosed by the gate or gates must maintain unity of title and shall not be subdivided or condominiumized.

b. All roadways, driveways, sidewalks, trails, or other such means of ingress, egress, and circulation through the community to which public access is limited by the gate(s) shall not be public rights of way and shall not be dedicated to, operated or maintained by the City.

c. Utility services provided by the City may be separately metered to individual units within the community; however, the City shall invoice the owner of the entire community for all utility services, and not the individual residents or tenants of the community.

d. The applicant shall be responsible to pay all required impact fees and other development fees applicable to the community, regardless of the private nature of the gated community; however, the applicant may apply for a credit against impact fees to the extent such a credit is specifically justified under applicable law.

e. The applicant shall review with and obtain written approval from the chiefs of the City public safety departments (fire and police) for an access plan which preserves public safety access to the community using various appropriate means (for example, crash gates, public safety access override systems, or otherwise as proposed by applicant and approved by the appropriate departments).

f. All infrastructure enclosed within the community gate(s) and meant for the common use and benefit of the owner and residents of the community (including but not limited to utility lines, utility equipment, roadways, curbs, gutters, sidewalks, parks, trails, and all improvements thereon) shall be the responsibility of the owner to maintain, operate, repair, and replace. A development agreement articulating such obligations of the owner, holding the City harmless and indemnifying the City against such costs, and any other provisions required by the City shall be submitted by the applicant for approval by the City Council, and thereafter recorded upon the real property comprising the community.

g. In the event that the City elects or is required for any reason to fulfill the owner's responsibilities as set forth in the development agreement, or bear the costs of the same, then owner and its successors and assigns shall be liable to the City for the same, including administrative fees, costs of collection, and attorneys fees. The City shall have the right to record and foreclose a lien upon the subject property, either judicially or non-judicially as provided by law for deeds of trust, and/or to bring suit personally against the owner or its successors or assigns, to enforce and collect such obligations.

3. Nothing in the foregoing paragraphs shall obligate the Planning Commission to recommend approval of, or the City Council to approve, a Project Plan or Phase Plan for a gated community, regardless of such plan's compliance with the foregoing conditions. These conditions shall be considered the minimum standards for gated communities in the City, and the Planning Commission and City Council may, in their discretion, elect not to recommend approval of, or elect not to approve, a Project Plan or Phase Plan which meets all of the foregoing requirements.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately after publication and posting as required by law and shall supersede any other ordinance or provision in conflict with the terms hereof.

PASSED AND APPROVED on this ____ day of December, 2020.

CITY OF SANTA CLARA

_____
Rick Rosenberg, Mayor

Attest:

_____
Chris Shelley, Recorder

REQUEST FOR ACTION

AGENDA ITEM 3

City Council December 16, 2020

APPLICANT: Ben Willis

SUBJECT:

This is an Amended (& reduced) final plat for phase 2 of Arcadia Vacation Resort. The project is in a Planned Development Residential zone.

BACKGROUND DESCRIPTION:

This Amended Final Plat for phase 2 of the Arcadia Vacation Resort project is approved for vacation rentals. The purpose for amending the plat is as follows; 1. Move RV / Boat Parking to the 1-acre parcel on the north side of Hamblin Parkway 2. Renumber units 74 /75 to 73 /74 3. Increase the building footprint of unit #80

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/41/4a.Arcadia-ph.2_Final-Plat-application-2nd-amended-12-02-20.pdf, https://sccity.org/wp-content/uploads/formidable/41/CC-report-for-12-16-20-Amended-F-plat-for-Arcadia-Vacation-Resort-phase-2.docx

City Council agenda report for 12/16/20: Consider approval of an Amended Final plat for Arcadia Vacation Resort, phase 2 with 33 dwelling units located on the west side of Rachel Drive, and north side of North Town Drive.

Project: This is an Amended (& reduced) final plat for phase 2 of Arcadia Vacation Resort. The project is in a Planned Development Residential zone.

Applicant: Robert Smith

Project Engineer: Horrocks Engineers, Ben Willits, representing

Acres: 6.73 acres for phase 2

Purpose for Amending the Phase 2 Plat
This Amended Final Plat for phase 2 of the Arcadia Vacation Resort project is approved for vacation rentals. The purpose for amending the plat is as follows;

1. Move RV / Boat Parking to the 1-acre parcel on the north side of Hamblin Parkway
2. Renumber units 74 /75 to 73 /74
3. Increase the building footprint of unit #80

The plat generally follows the approved preliminary plat, except that the relocated RV/boat parking area is now used for dwelling units. Now the RV / boat parking is consolidated in a 1 acre triangular shaped parcel on the north side of Hamblin Parkway and just west of Rachel Drive. There are 28 twinhomes 5 single detached units and 2 maintenance buildings in phase 2, with all units being two-story in height with attached garages. A large amenity area is also located in the phase 2 area. All streets in the subdivision are public streets. There will be a privacy wall around the perimeter of the project and Phase 2 backs to the future Hamblin Parkway, which will be a 5-lane arterial street eventually connecting to Snow Canyon Parkway.

PC recommends approval of the amended Phase 2 final plat since this phase is consistent with the PD concept plan.

GENERAL NOTES

1. NOT WITHSTANDING THE POSTING OF BOND FOR INSTALLATION OF OFF-SITE IMPROVEMENTS, NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL UTILITIES ARE FULLY INSTALLED IN THE ENTIRE SUBDIVISION.

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

3. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. FRONT YARD SETBACKS ARE 20 FEET, SIDE AND REAR YARD SETBACKS ARE 10 FEET. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PAD.

4. ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.

5: THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY SANTA CLARA CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.

7. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC (UNLESS NOTED) WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

8. ALL COMMON AREAS AND PRIVATE DRIVEWAYS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF SANTA CLARA CITY TO REQUIRE THE HOMEOWNER'S ASSOCIATION TO ASSESS ITS MEMBERS TO REPAIR DRIVEWAYS, LANDSCAPING, ETC. WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.

GEOTECHNICAL INVESTIGATION

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED MARCH 14, 2017. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH SANTA CLARA CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.



VICINITY MAP

NOT TO SCALE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 89°26'54" EAST, 1067.09 FEET ALONG THE SECTION LINE AND NORTH, 24.75 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF "NORTH TOWN ROAD", A PUBLIC ROADWAY, DEDICATED ON THE "RACHEL DRIVE & NORTH TOWN ROAD DEDICATION PLAT" FILED AS DOCUMENT #20100014031 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE SOUTH 89°26'54" WEST, 404.70 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 1°17'49" EAST, 767.11 FEET; THENCE SOUTH 75°55'04" EAST, 169.77 FEET; THENCE NORTH 15°38'38" EAST, 40.48 FEET; THENCE SOUTH 70°51'08" EAST, 39.16 FEET TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS SOUTH 65°32'12" EAST; THENCE SOUTHEASTERLY 37.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°58'20" TO THE POINT OF CURVE OF A 567.22 FOOT RADIUS NON-TANGENT COMPOUND CURVE, RADIUS POINT BEARS NORTH 7°50'59" EAST; THENCE NORTHEASTERLY 268.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°09'41" TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS COMPOUND CURVE; THENCE NORTHWESTERLY 30.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°52'51" TO THE POINT OF CURVE OF A 527.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 46.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°03'45"; THENCE NORTH 74°52'10" EAST, 57.42 FEET; THENCE SOUTH 15°26'42" EAST 16.20 FEET; THENCE NORTH 74°01'18" EAST, 83.28 FEET TO THE POINT OF CURVE OF A 390.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 76°28'35" EAST; THENCE SOUTHEASTERLY 81.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°55'59" TO A POINT ON THE BOUNDARY OF ARCADIA VACATION RESORT – PHASE 1 SUBDIVISION FILED AS DOCUMENT NO. 20180000839 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES: SOUTH 63°42'14" WEST, 96.44 FEET; THENCE SOUTH 72°49'20" WEST, 148.56 FEET; THENCE SOUTH 8°27'21" EAST, 99.66 FEET; THENCE SOUTH 73°14'47" WEST, 57.22 FEET; THENCE NORTH 89°34'20" WEST, 88.22 FEET; THENCE SOUTH 1°01'07" WEST, 293.39 FEET; THENCE SOUTH 89°22'45" EAST, 100.74 FEET; THENCE SOUTH 0°34'56" WEST, 107.53 FEET; THENCE SOUTH 89°30'18" WEST, 12.30 FEET; THENCE SOUTH 0°25'01" EAST, 158.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.738 ACRES.

SURVEYOR'S CERTIFICATE

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

"ARCADIA VACATION RESORT - PHASE 2 - 2ND AMENDED AND REDUCED"

12-1-20
DATE:

PROFESSIONAL LAND SURVEYOR
12/1/20
7654
ROGER M. BUNDY
STATE OF UTAH
Roger M. Bundy

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE ELEMENTS, COMMON AREA, LIMITED COMMON AREA, PUBLIC STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

"ARCADIA VACATION RESORT - PHASE 2 - SECOND AMENDED AND REDUCED"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN AS PUBLIC STREETS AND EASEMENTS. ALL PARCELS OF LAND SHOWN OR NOTED AS PRIVATE ELEMENTS, COMMON AND LIMITED COMMON AREAS ARE NOT FOR THE USE OF THE PUBLIC. ALL PRIVATE ELEMENTS, COMMON AND LIMITED COMMON AREAS ARE AS NOTED OR SHOWN. ALL PRIVATE ELEMENTS, COMMON AND LIMITED COMMON AREAS SHOWN OR NOTED ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "ARCADIA VACATION RESORT" DATED JANUARY 4, 2018, AND RECORDED CONCURRENTLY WITH THIS PLAT AS ENTRY NO.20180000840 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNERS DO HEREBY WARRANT TO SANTA CLARA CITY IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS_____DAY OF,_____2021.

AVR HOLDINGS, LLC

BY: _____
ROBERT SMITH, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE_____DAY OF_____, 2021, PERSONALLY APPEARED BEFORE ME ROBERT SMITH, WHO BEING DULY SWORN SAYS THAT HE IS MANAGER OF AVR HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE HEREON OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF AVR HOLDINGS, LLC AND HE ACKNOWLEDGED TO ME THAT AVR HOLDINGS, LLC EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

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

Final Plat of:

"ARCADIA VACATION RESORT - PHASE 2" 2ND AMENDED AND REDUCED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M
WASHINGTON CITY, UTAH

R&B SURVEYING, INC.
257 PRICKLEY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF_____, 2021.

ENGINEER
SANTA CLARA CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:

ON THIS THE_____DAY OF_____, A.D. 2021, THE PLANNING COMMISSION OF SANTA CLARA CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF SANTA CLARA CITY'S PLANNING ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HERBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY SANTA CLARA CITY, UTAH.

CHAIRMAN OF THE PLANNING COMMISSION
SANTA CLARA CITY, UTAH

CITY SURVEYOR'S CERTIFICATE:

I THE SANTA CLARE CITY SURVEYOR, DO HERBY VERIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION PLAT AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY SURVEYOR
SANTA CLARA CITY, UTAH

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

WE, THE MAYOR AND THE CITY COUNCIL OF SANTA CLARA CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF IT'S MEETING OF THE_____DAY OF _____A.D. 2021, HEREBY ACCEPT SAID SUBDIVISION WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
SANTA CLARA CITY, UTAH

MAYOR
SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____DAY OF_____, A.D. 2021.

CITY ATTORNEY
SANTA CLARA CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS_____DAY OF _____, A.D. 2021 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

_____ _____
FEE: WASHINGTON COUNTY RECORDER
WASHINGTON COUNTY, UTAH

AMENDMENT NARRATIVE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO REVISE THE NORTHERLY BOUNDARY, NORTHERLY OF VACATION WAY, TO PROVIDE PROVIDE FOR ADDITION OF FUTURE PRIVATE ELEMENT UNITS IN A FUTURE PHASE. THE PRIVATE PARKING AREA OF "ARCADIA VACATION RESORT – PHASE 2 AMENDED AND EXTENDED" WILL BE ELIMINATED TO ALLOW FOR THE ADDITIONAL PRIVATE UNITS. REVISION OF THE NORTHERLY BOUNDARY AS NOTED WILL RESULT IN A REDUCTION IN THE AREA OF "ARCADIA RESORT – PHASE 2 AMENDED AND EXTENDED" FINAL PLAT.

NO OTHER ADDITIONS OR REVISIONS WERE MADE.

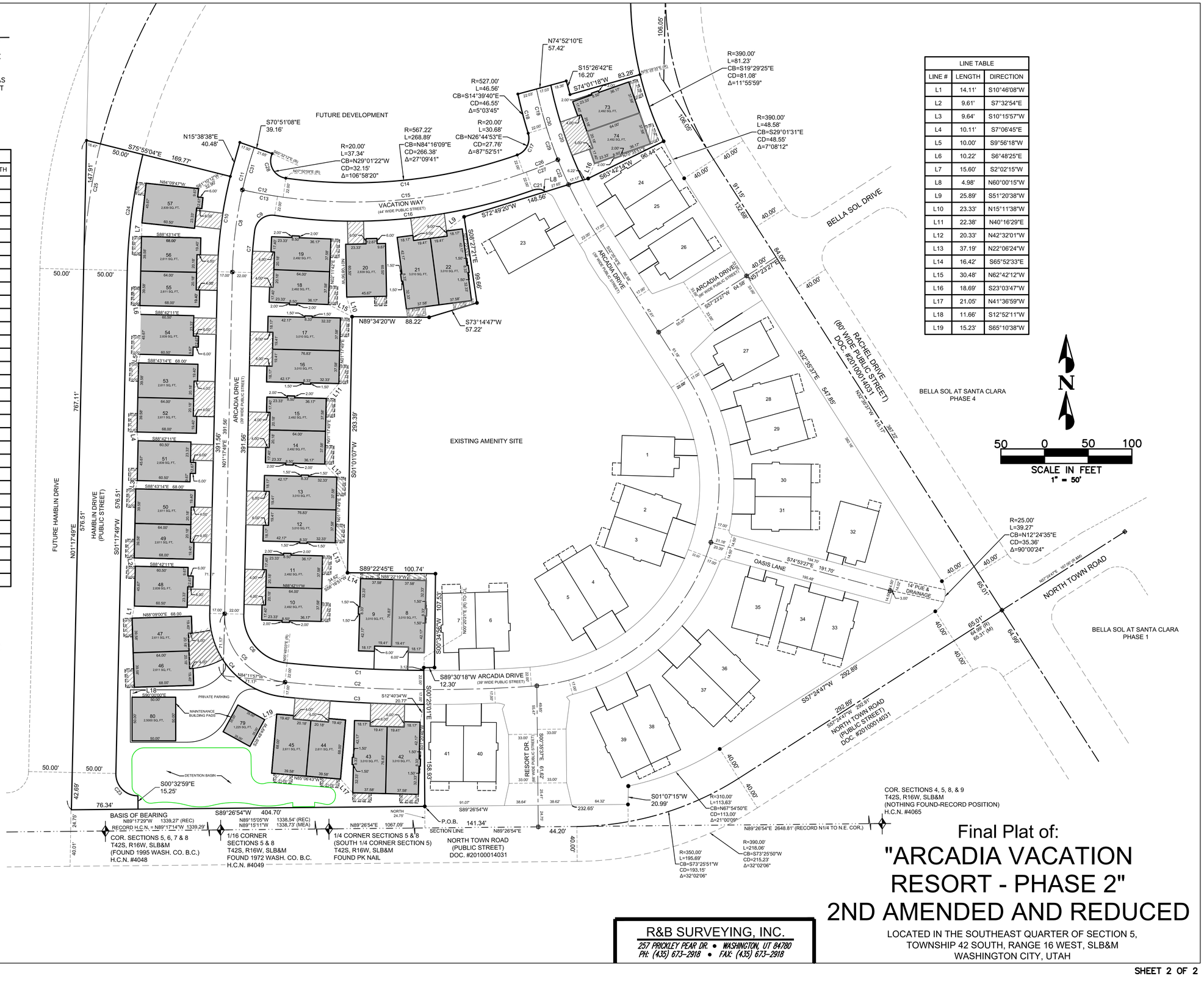
CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHD BEARING	CHD LENGTH
C1	156.94'	1649.50'	78.53'	5°27'04"	S86°55'30"E	156.88'
C2	159.32'	1671.50'	79.72'	5°27'41"	S86°55'48"E	159.26'
C3	161.17'	1688.50'	80.65'	5°28'08"	S86°56'02"E	161.11'
C4	140.27'	94.00'	86.89'	85°29'47"	S41°27'04"E	127.61'
C5	114.90'	77.00'	71.17'	85°29'45"	S41°27'04"E	104.53'
C6	82.07'	55.00'	50.84'	85°29'45"	S41°27'04"E	74.67'
C7	48.41'	458.00'	24.23'	6°03'20"	S4°19'29"W	48.38'
C8	95.01'	480.00'	47.66'	11°20'28"	S6°58'03"W	94.86'
C9	31.81'	20.00'	20.40'	91°08'12"	S52°55'15"W	28.56'
C10	110.39'	497.00'	55.42'	12°43'35"	S7°39'36"W	110.17'
C11	29.10'	480.00'	14.55'	3°28'23"	S14°22'28"W	29.09'
C12	47.42'	589.22'	23.72'	4°36'39"	S79°50'35"E	47.40'
C13	40.86'	589.22'	20.44'	3°58'24"	S79°31'27"E	40.85'
C14	268.89'	567.22'	137.02'	27°09'41"	N84°16'09"E	266.38'
C15	279.21'	589.22'	142.28'	27°09'01"	N84°16'35"E	276.60'
C16	299.82'	611.22'	152.99'	28°06'18"	N84°26'12"E	296.82'
C17	30.68'	20.00'	19.27'	87°52'51"	N26°44'53"E	27.76'
C18	46.56'	527.00'	23.30'	5°03'45"	S14°39'40"E	46.55'
C19	45.77'	505.00'	22.90'	5°11'36"	S14°35'44"E	45.76'
C20	115.20'	488.00'	57.87'	13°31'31"	S18°39'09"E	114.93'
C21	10.57'	20.00'	5.41'	30°16'51"	S85°31'28"W	10.45'
C22	31.06'	505.00'	15.53'	3°31'26"	S23°22'26"E	31.05'
C23	40.08'	25.00'	25.82'	91°50'48"	S44°37'35"E	35.92'
C24	134.30'	606.00'	67.42'	12°41'50"	S7°38'44"W	134.02'
C25	145.45'	656.00'	73.03'	12°42'15"	S7°38'56"W	145.16'
C26	42.20'	589.22'	21.11'	4°06'13"	N68°38'58"E	42.19'
C27	38.94'	589.22'	19.48'	3°47'10"	N68°29'27"E	38.93'
C28	37.34'	20.00'	27.01'	106°58'20"	S29°01'22"E	32.15'
C29	38.96'	505.00'	19.49'	4°25'11"	S19°24'08"E	38.95'
C30	84.73'	505.00'	42.46'	9°36'47"	S16°48'20"E	84.63'
C31	50.54'	480.00'	25.30'	6°01'59"	S15°39'17"W	50.52'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.11'	S10°46'08"W
L2	9.61'	S7°32'54"E
L3	9.64'	S10°15'57"W
L4	10.11'	S7°06'45"E
L5	10.00'	S9°56'18"W
L6	10.22'	S6°48'25"E
L7	15.60'	S2°02'15"W
L8	4.98'	N60°00'15"W
L9	25.89'	S51°20'38"W
L10	23.33'	N15°11'38"W
L11	22.38'	N40°16'29"E
L12	20.33'	N42°32'01"W
L13	37.19'	N22°06'24"W
L14	16.42'	S65°52'33"E
L15	30.48'	N62°42'12"W
L16	18.69'	S23°03'47"W
L17	21.05'	N41°36'59"W
L18	11.66'	S12°52'11"W
L19	15.23'	S65°10'38"W

BEDFORD PROPERTIES, LLC
SC-SB-80

LEGEND

- ● R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL SUBDIVISION BOUNDARY CORNERS
- ⊕ CLASS 2 MONUMENT (REBAR & ALUMINUM CAP) TO BE SET
- ⊕ EXISTING CLASS 2 MONUMENT
- ○ POINT NOT SET
- ✦ FOUND SECTION CORNER MONUMENT AS SHOWN AND DESCRIBED
- SPECIFIES LIMITED COMMON AREA
- SPECIFIES PRIVATE ELEMENT
- SPECIFIES COMMON AREA



Final Plat of:
"ARCADIA VACATION RESORT - PHASE 2" 2ND AMENDED AND REDUCED

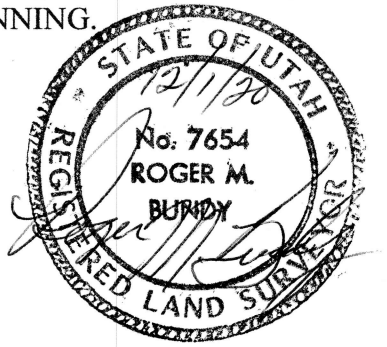
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB&M
WASHINGTON CITY, UTAH

R&B SURVEYING, INC.
257 PRICKLEY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

"ARCADIA VACATION RESORT – PHASE 2-2ND AMENDED AND REDUCED" BOUNDARY DESCRIPTION:

BEGINNING AT A POINT NORTH 89°26'54" EAST, 1067.09 FEET ALONG THE SECTION LINE AND NORTH, 24.75 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF "NORTH TOWN ROAD", A PUBLIC ROADWAY, DEDICATED ON THE "RACHEL DRIVE & NORTH TOWN ROAD DEDICATION PLAT" FILED AS DOCUMENT #20100014031 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE SOUTH 89°26'54" WEST, 404.70 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 1°17'49" EAST, 767.11 FEET; THENCE SOUTH 75°55'04" EAST, 169.77 FEET; THENCE NORTH 15°38'38" EAST, 40.48 FEET; THENCE SOUTH 70°51'08" EAST, 39.16 FEET TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS SOUTH 65°32'12" EAST; THENCE SOUTHEASTERLY 37.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°58'20" TO THE POINT OF CURVE OF A 567.22 FOOT RADIUS NON-TANGENT COMPOUND CURVE, RADIUS POINT BEARS NORTH 7°50'59" EAST; THENCE NORTHEASTERLY 268.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°09'41" TO THE POINT OF CURVE OF A 20.00 FOOT RADIUS COMPOUND CURVE; THENCE NORTHWESTERLY 30.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°52'51" TO THE POINT OF CURVE OF A 527.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 46.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°03'45"; THENCE NORTH 74°52'10" EAST, 57.42 FEET; THENCE SOUTH 15°26'42" EAST 16.20 FEET; THENCE NORTH 74°01'18" EAST, 83.28 FEET TO THE POINT OF CURVE OF A 390.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 76°28'35" EAST; THENCE SOUTHEASTERLY 81.23 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°55'59" TO A POINT ON THE BOUNDARY OF ARCADIA VACATION RESORT - PHASE 1 SUBDIVISION FILED AS DOCUMENT NO. 20180000839 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES: SOUTH 63°42'14" WEST, 96.44 FEET; THENCE SOUTH 72°49'20" WEST, 148.56 FEET; THENCE SOUTH 8°27'21" EAST, 99.66 FEET; THENCE SOUTH 73°14'47" WEST, 57.22 FEET; THENCE NORTH 89°34'20" WEST, 88.22 FEET; THENCE SOUTH 1°01'07" WEST, 293.39 FEET; THENCE SOUTH 89°22'45" EAST, 100.74 FEET; THENCE SOUTH 0°34'56" WEST, 107.53 FEET; THENCE SOUTH 89°30'18" WEST, 12.30 FEET; THENCE SOUTH 0°25'01" EAST, 158.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.738 ACRES.



Residential Subdivision Final Plat Application Amended

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

Subdivision Name: Arcadia Vacation Resort - phase 2 - second amendment

Applicant(s)/Property Owner(s) Information

Name: AVR Holdings, LLC Attn: Robert Smith

Address: 1100 South Union Ave.

City: Midvale State: UT Zip: 84047

Phone Number: 801-449-9706

Name: _____

Address: _____

City: _____ State: Zip:

Phone Number: _____

(If additional property owners please add addendum)

Property Description

Section(s): 5&8 Township(s): 42 South Range: 16 West

Current Zoning Designation: PDR-Short Term Rental

Parcel Size (acres): 6.738 ac

Number of Lots: 33 + 2 maint. bldgs.

Major Cross Street(s): Rachel Dr. & North Town Rd.

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 (16.24.20)
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 3. Street centerline data and street widths… 4. Property Corners set prior to recording of final plat.
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 (16.24.030)
Y	N	N/A	a. Surveyor's "Certificate of Survey"
Y	N	N/A	b. Owner's "Certificate of Dedication"- signed by all owners
Y	N	N/A	c. Notary Public's Acknowledgement of all signatures
Y	N	N/A	d. Notarized Consent of all Leinholders
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 Surveyor's "Certificate of Approval"
Y	N	N/A	h. City Attorney's "Certificate of Approval"
Y	N	N/A	i. City Council's "Certificate of Approval"
Y	N	N/A	j. 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	k. Quit Claim Deed from Irrigation Company – Heights Only
Y	N	N/A	l. 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 (16.24.040)
Y	N	N/A	a. Deed restrictions in final form signed by all owners of any interest: if applicable
Y	N	N/A	b. 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	c. Current title report
Y	N	N/A	d. Final utility plans: Water, sewer, power and natural gas
Y	N	N/A	e. 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 4. Erosion control plan where applicable
Y	N	N/A	f. Soils report covering each lot in the subdivision as per geotechnical requirements prepared by a soil testing laboratory acceptable to the City
Y	N	N/A	g. Irrigation Company: existing ditch/easement issues on property
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 16.28 (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

DocuSign Envelope ID: 1534F5B1-1A81-48F3-96BA-01E017036A69

Dear Arcadia Vacation Resort Owner,

Taylor Built Homes is requesting the city of Santa Clara to make some minor modifications to the Arcadia Vacation Resort Phase 2 Plat. Please see attached Exhibit with proposed RED changes. As an owner a of home located in phase 2 of Arcadia Vacation Resort we are requesting your consent to the following changes:

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1- to modify the north boundary line between ph.2 and ph.3 to accommodate the new units and remove what would have been the RV parking area. This area will be added to the far north of the new ph.3 plat
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3- Increase the footprint of unit 80 from 40' x 50' to 50' x 50'
4- Same lot count of 33 units + 2 maintenance buildings
5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 8

Richard Smith

Printed Name

DocuSigned by:
Richard L. Smith
Signature C01422...

12/8/2020 | 2:50 PM PST

Date

DocuSign Envelope ID: B969BF95-E8D6-4587-8819-1E9902BB70C6

Dear Arcadia Vacation Resort Owner,

Taylor Built Homes is requesting the city of Santa Clara to make some minor modifications to the Arcadia Vacation Resort Phase 2 Plat. Please see attached Exhibit with proposed RED changes. As an owner a of home located in phase 2 of Arcadia Vacation Resort we are requesting your consent to the following changes:

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 10.

Russ Watts

Printed Name

DocuSigned by:
Russ Watts
E987C2EE2F374A3...

Signature

12/8/2020 | 5:35 PM MST

Date

DocuSign Envelope ID: 2E0296B1-2944-45AE-84B9-F11C7329F3AE

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 12

Robert Conner

Printed Name

DocuSigned by:
Bob Conner
Signature 55AE84FDF8D541F...

12/5/2020 | 8:39 AM PST

Date

DocuSign Envelope ID: F8F9F1C6-CD90-40EC-9F9C-3538AF0ACDE7

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 17

Stanley Houghton

Printed Name

DocuSigned by:
Stanley A Houghton Jr
53B38EB899F141D...

Signature

12/6/2020 | 3:31 PM MST

Date

DocuSign Envelope ID: F76C2CEB-F4B4-4D59-8B36-E0F1C05230B1

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 18.

Amber M Brundage

Printed Name

DocuSigned by:

F8F1C3339883419...

Signature

12/8/2020 | 1:57 PM PST

Date

DocuSign Envelope ID: DD642FAB-1A0A-4B74-9C6D-B37F12374819

Dear Arcadia Vacation Resort Owner,

Taylor Built Homes is requesting the city of Santa Clara to make some minor modifications to the Arcadia Vacation Resort Phase 2 Plat. Please see attached Exhibit with proposed RED changes. As an owner a of home located in phase 2 of Arcadia Vacation Resort we are requesting your consent to the following changes:

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 19

Andrew Kearns

Printed Name

DocuSigned by:

256ECFEBCB85459...

Signature

12/4/2020 | 2:19 PM MST

Date

DocuSign Envelope ID: C0E9B7AE-9B81-4173-B3AA-6A0ADA60DB71

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 22

Joseph Brough

Printed Name

DocuSigned by:
Joseph Brough
9C80FDB393C84A4...

Signature

12/7/2020 | 5:05 PM PST

Date

DocuSign Envelope ID: 8B7C81C2-BFCF-4548-885E-334EE17984F0

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 43.

Diana Kent

Printed Name

DocuSigned by:
Diana Kent
A08BD3D809B8A4A0...

Signature

12/7/2020 | 9:23 AM MST

Date

DocuSign Envelope ID: 272A4DCE-2014-48B0-8466-FB5C9262E877

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 9

TRAVIS SLADE

Printed Name

DocuSigned by:

5E1BC9C88057406...

Signature

12/3/2020 | 3:42 PM PST

Date

DocuSign Envelope ID: 3C46508E-D12B-434F-8ECA-12BDA013FAAC

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 14.

Morgan Green

Printed Name

DocuSigned by:
Morgan Green
29842752FA33471...

Signature

12/3/2020 | 4:42 PM MST

Date

DocuSign Envelope ID: 530BC265-B357-4336-9884-658E2B8D2B1F

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 15.

Rudolph Dean Lang

Printed Name

DocuSigned by:
Rudolph Dean Lang
F3E240943ED248E...

Signature

12/4/2020 | 10:12 AM EST

Date

DocuSign Envelope ID: D8A9449C-118F-4360-B26E-7AC1C888F164

Dear Arcadia Vacation Resort Owner,

Taylor Built Homes is requesting the city of Santa Clara to make some minor modifications to the Arcadia Vacation Resort Phase 2 Plat. Please see attached Exhibit with proposed RED changes. As an owner a of home located in phase 2 of Arcadia Vacation Resort we are requesting your consent to the following changes:

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 20

Jake England

Printed Name

DocuSigned by:
JAKE ENGLAND
Signature: FE98ED3CCC894AE...

12/3/2020 | 2:33 PM PST

Date

DocuSign Envelope ID: B7F6EA43-2A22-4565-8F78-9BD743301A03

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 47

David Danzig

Printed Name

DocuSigned by:

Signature F83847326F312426...

12/3/2020 | 6:40 PM MST

Date

DocuSign Envelope ID: C2758A63-DA02-4529-984B-FA57789C5F5B

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 51

Brent Evans

Printed Name

DocuSigned by:
Brent Evans
C5040BE9BBA47469...

Signature

12/3/2020 | 4:10 PM MST

Date

DocuSign Envelope ID: 95FCF77A-AA23-48EE-8421-CB23043DB173

Dear Arcadia Vacation Resort Owner,

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5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 74

Brian Ramos

Printed Name

DocuSigned by:
Brian Ramos
6276273C6609403...

Signature

12/4/2020 | 2:50 PM EST

Date

DocuSign Envelope ID: 46CE3AB8-905D-4382-8097-ED413C394F6C

Dear Arcadia Vacation Resort Owner,

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3- Increase the footprint of unit 80 from 40' x 50' to 50' x 50'
4- Same lot count of 33 units + 2 maintenance buildings
5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 46

Ryan Sampson

Printed Name

DocuSigned by:

Signature FFF74A1...

12/3/2020 | 6:18 PM PST

Date

DocuSign Envelope ID: 8D2F4254-D5B9-4FEE-9B15-67DE08912217

Dear Arcadia Vacation Resort Owner,

Taylor Built Homes is requesting the city of Santa Clara to make some minor modifications to the Arcadia Vacation Resort Phase 2 Plat. Please see attached Exhibit with proposed RED changes. As an owner a of home located in phase 2 of Arcadia Vacation Resort we are requesting your consent to the following changes:

Reason for Ph.2 amendment:

1- to modify the north boundary line between ph.2 and ph.3 to accommodate the new units and remove what would have been the RV parking area. This area will be added to the far north of the new ph.3 plat
2- Renumber units 74-75 to 73-74 respectively to match the new ph.3 numbering. Also, renumber the maintenance buildings to 79-80 to match the new ph.3 numbering
3- Increase the footprint of unit 80 from 40' x 50' to 50' x 50'
4- Same lot count of 33 units + 2 maintenance buildings
5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 16

Jason Dye

Printed Name

DocuSigned by:
Jason Dye
Signature: [illegible]AC4EF...

12/3/2020 | 2:50 PM PST

Date

DocuSign Envelope ID: 51785FF2-04CF-4F28-B644-1C71624B178A

Dear Arcadia Vacation Resort Owner,

Taylor Built Homes is requesting the city of Santa Clara to make some minor modifications to the Arcadia Vacation Resort Phase 2 Plat. Please see attached Exhibit with proposed RED changes. As an owner a of home located in phase 2 of Arcadia Vacation Resort we are requesting your consent to the following changes:

Reason for Ph.2 amendment:

1- to modify the north boundary line between ph.2 and ph.3 to accommodate the new units and remove what would have been the RV parking area. This area will be added to the far north of the new ph.3 plat
2- Renumber units 74-75 to 73-74 respectively to match the new ph.3 numbering. Also, renumber the maintenance buildings to 79-80 to match the new ph.3 numbering
3- Increase the footprint of unit 80 from 40' x 50' to 50' x 50'
4- Same lot count of 33 units + 2 maintenance buildings
5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 54

Richard Naylor

Printed Name

DocuSigned by:
Richard L Naylor
84DE8D1EC40D42C...

Signature

12/3/2020 | 5:15 PM PST

Date

DocuSign Envelope ID: CEFBB9D1-243A-4D28-8169-2FD854F5C60D

Dear Arcadia Vacation Resort Owner,

Taylor Built Homes is requesting the city of Santa Clara to make some minor modifications to the Arcadia Vacation Resort Phase 2 Plat. Please see attached Exhibit with proposed RED changes. As an owner a of home located in phase 2 of Arcadia Vacation Resort we are requesting your consent to the following changes:

Reason for Ph.2 amendment:

1- to modify the north boundary line between ph.2 and ph.3 to accommodate the new units and remove what would have been the RV parking area. This area will be added to the far north of the new ph.3 plat
2- Renumber units 74-75 to 73-74 respectively to match the new ph.3 numbering. Also, renumber the maintenance buildings to 79-80 to match the new ph.3 numbering
3- Increase the footprint of unit 80 from 40' x 50' to 50' x 50'
4- Same lot count of 33 units + 2 maintenance buildings
5- Parcel area: 6.738 ac

Arcadia Vacation Resort Unit number: 75.

Matt Snow

Printed Name

DocuSigned by:

5D270643C8AA493...

Signature

12/3/2020 | 3:20 PM MST

Date

REQUEST FOR ACTION

AGENDA ITEM 4

City Council December 16, 2020

APPLICANT: Sean Escobar

SUBJECT:

Consider approval of an Amended Final plat for Villa Bonita phase 1 lot 1 generally located east of Country Lane.

BACKGROUND DESCRIPTION:

This Amended Final plat proposes to amend a small area of “Limited Common Area” and allow for lot 1 to reposition the building pad to better accommodate a driveway to the home.

Proposed Recommendation

Approval

Cost

Survey cost/Engineering Fees for review

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

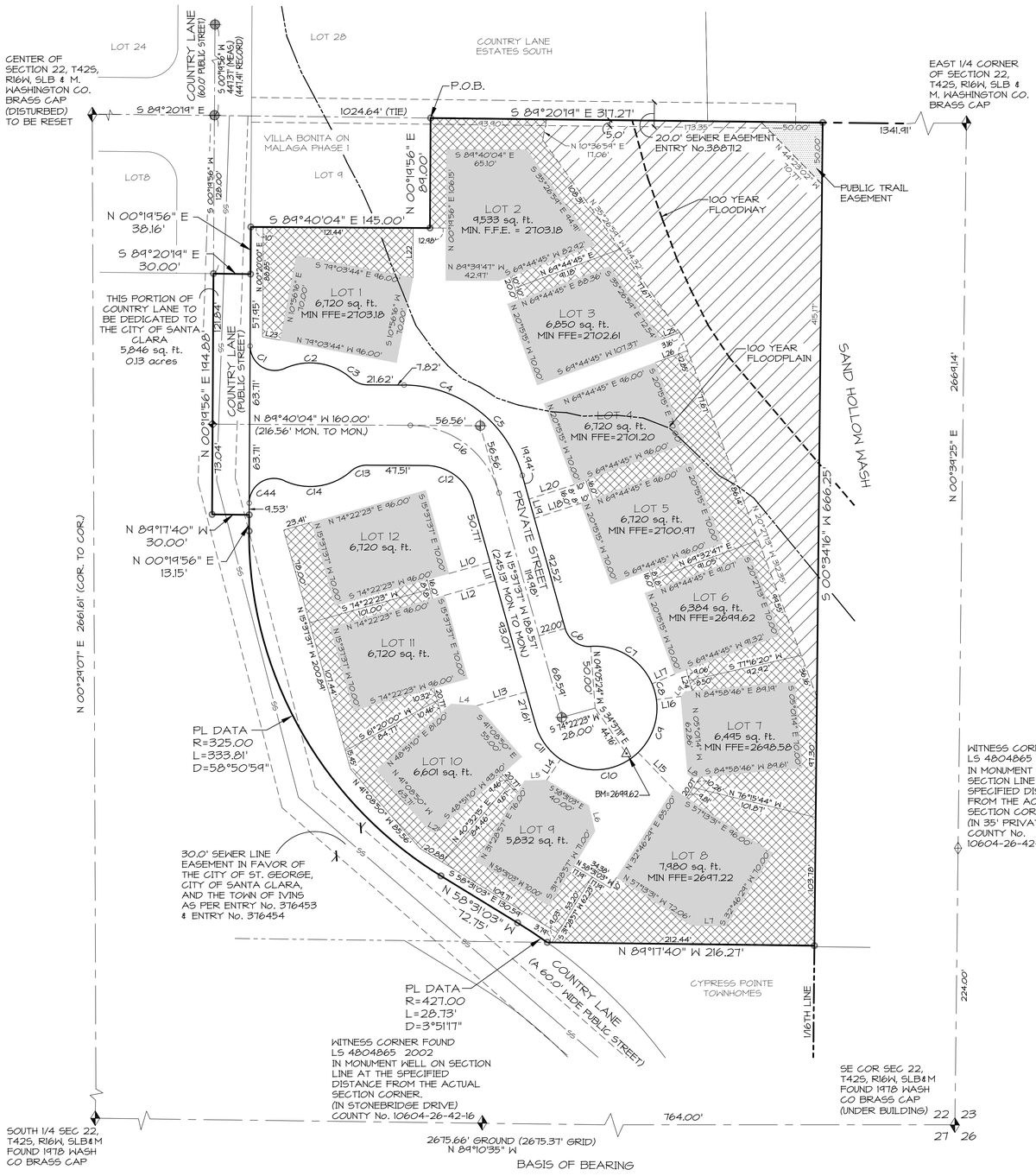
https://sccity.org/wp-content/uploads/formidable/41/CC-agenda-rpt-12-16-20-Amended-Final-plat-for-Villa-Bonita-Phase-127150.docx, https://sccity.org/wp-content/uploads/formidable/41/6a.Villa-Bonita-Estates-amended-final-Plat-community-signatures.pdf, https://sccity.org/wp-content/uploads/formidable/41/6b.Villa-Bonita-Estates-Amended-final-plat-Survey-fplat-Amd-1-3.pdf

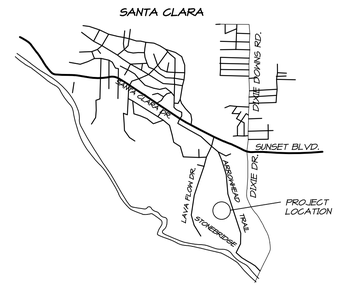
City Council agenda report for 12-16-20; Consider approval of an Amended Final plat for Villa Bonita phase 1 generally located east of Country Lane. Sean Escobar, applicant

Zone: PD Residential
General Plan designation: Low Density Residential
Acres: 6.3 acres with 12 building pads for entire subdivision
Applicant: Sean Escobar
Project Engineer: Jared Bates, PE with Rosenberg Associates
Project location: Project has frontage on Country Lane and backs onto the Sand Hollow Wash and Sunbrook Golf Course (Blackrock 9)

Amended Final Plat for Phase 1: This Amended Final plat proposes to amend a small area of "Limited Common Area" and allow for lot 1 to reposition the building pad to better accommodate a driveway to the home. The existing property owners within the phase 1 plat have all provided written consents for the proposed amendment. The amendment is minor in nature and only affects a small portion of Limited Common Area and minor adjustment to the layout of lot 1.

PC and staff recommend approval of the Amended Final plat.





VICINITY MAP
SANTA CLARA, UTAH

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	34.46'	20.00'	114°28'28"
C2	57.44'	50.00'	65°53'02"
C3	14.45'	20.00'	41°24'35"
C4	61.33'	100.00'	35°08'21"
C5	67.84'	100.00'	38°54'00"
C6	21.34'	20.00'	78°12'41"
C7	61.91'	50.00'	71°00'44"
C8	13.41'	50.00'	15°22'14"
C9	46.84'	50.00'	53°40'30"
C10	68.01'	50.00'	77°56'12"
C11	35.32'	50.00'	40°28'01"
C12	51.64'	40.00'	74°02'27"
C13	14.45'	20.00'	41°24'35"
C14	57.44'	50.00'	65°53'02"
C15	34.46'	20.00'	114°28'28"
C16	46.42'	75.00'	74°02'27"

LINE TABLE		
LINE	LENGTH	BEARING
L4	21.21'	N 86°08'50" W
L5	18.03'	S 87°41'33" W
L6	21.21'	N 13°31'03" W
L7	28.25'	S 84°11'40" E
L8	4.75'	N 50°01'14" W
L9	5.35'	S 39°58'46" W
L10	34.50'	N 74°22'23" E
L11	16.00'	N 15°31'31" W
L12	42.91'	N 74°22'23" E
L13	41.32'	N 74°22'23" E
L14	20.06'	N 33°54'16" E
L15	41.23'	N 44°01'56" W
L16	20.00'	S 82°11'33" W
L17	20.00'	S 66°55'20" W
L18	20.00'	S 74°22'23" W
L19	16.18'	N 15°31'31" W
L20	21.61'	S 74°22'23" W
L21	6.63'	N 54°34'56" W
L22	22.86'	N 00°19'56" E
L23	14.00'	N 89°40'00" W
L24	17.56'	N 15°23'33" W
L25	15.53'	N 69°32'47" E
L26	21.77'	N 69°25'34" E

SURVEYOR'S CERTIFICATE:

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

VILLA BONITA ESTATES - AMENDED

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

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

DATE:

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

Beginning at a point on the center section line, said point being on the south line of Country Lane Estates South, said point also being North 00°29'01" East 2661.61 feet along the center section line to the Center of Section 22 Township 42 South, Range 16 West Salt Lake Base & Meridian and South 89°20'19" East 1,024.64 feet along the center section line from the South Quarter Corner of Section 22 Township 42 South, Range 16 West Salt Lake Base & Meridian, and running;

thence South 89°20'19" East 317.27 feet along the center section line, which is also the south line of said Country Lane Estates South, to the 1/16th line;
thence South 00°34'16" West 666.25 feet along the 1/16 line;
thence North 89°11'40" West 216.27 feet to the east line of Country Lane;
thence Northwesterly 28.73 feet along an arc of a 427.00 foot radius curve to the left (center bears South 35°20'14" West, long chord bears North 56°35'25" West 28.72 feet with a central angle of 03°51'17");
thence North 58°31'03" West 72.75 feet;
thence Northwesterly 333.81 feet along an arc of a 325.00 foot radius curve to the right (center bears North 31°28'57" East, long chord bears North 24°05'34" West 319.33 feet with a central angle of 58°50'54");
thence North 00°19'56" East 13.15 feet;
thence North 89°17'40" West 30.00 feet;
thence North 00°19'56" East 194.88 feet;
thence South 89°20'19" East 30.00 feet;
thence North 00°19'56" East 38.16 feet
thence South 89°40'04" East 145.00 feet;
thence North 00°19'56" East 89.00 feet to the Point of Beginning.

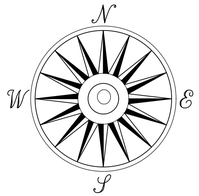
Containing 276,574 square feet or 6.349 acres

AMENDMENT NOTE:

The purpose of this amendment is to rotate Lot 1 to better accomodate a driveway into the pad. The limited common for this lot has also been altered. No other changes were made to this plat.

LEGEND:

- ○ 5/8" REBAR AND PLASTIC CAP STAMPED "ROSENBERG ASSOC." SET W/ ORIGINAL PLAT
- ○ NOTHING FOUND OR SET
- ⧫ FOUND MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND CLASS I MONUMENT
- ⊕ SET CLASS I MONUMENT W/ ORIGINAL PLAT
- △ SUBDIVISION BENCHMARK PK NAIL IN CURB, ELEV.=2699.62
- ✦ SET CLASS II MONUMENT W/ ORIGINAL PLAT
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA
- PUBLIC TRAIL EASEMENT
- COMMON AREAS WITH FLOODWAY RESTRICTIONS



SCALE 1"= 50'

THE FINAL PLAT OF

VILLA BONITA ESTATES

- A M E N D E D -

A 12 LOT PLANNED DEVELOPMENT
LOCATED IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 16 WEST, OF THE SALT LAKE BASE AND MERIDIAN, SANTA CLARA CITY, WASHINGTON COUNTY, STATE OF UTAH

SHEET 1 OF 2

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

Survey-fplat File Number:	11/12/2020 Date:	B.E.A. Drawn:
3883-20-003 Job Number:	1" = 50' Scale:	B.E.A. Checked:

ENGINEER'S APPROVAL:
The hereon subdivision has been reviewed and is approved in accordance with information on file in this office, this _____ day of _____, 20__.
ENGINEER
SANTA CLARA CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:
On this the _____ day of _____, a.d. 20__ the planning commission of Santa Clara City, having reviewed the above subdivision final plat and having found that it complies with the requirements of Santa Clara City's Planning Ordinances, and by authorization of said commission hereby approve said subdivision for acceptance by Santa Clara City, Utah.
CHAIRMAN OF THE PLANNING COMMISSION
SANTA CLARA CITY, UTAH

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

APPROVAL AND ACCEPTANCE BY THE CITY OF SANTA CLARA, UTAH:
We the mayor and city council of Santa Clara City, Utah have reviewed the above subdivision final plat and by authorization of said City Council recorded in the minutes of it's meeting of the _____ day of _____, a.d. 20__, hereby accept the said subdivision with all commitments and all obligations pertaining thereto.
CITY RECORDER — SANTA CLARA CITY, UTAH
MAYOR — SANTA CLARA CITY, UTAH

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

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

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

GENERAL NOTES AND RESTRICTIONS:

1) Notwithstanding the posting of bond for installation of off-site improvements, no building permit will be issued for any lot in this subdivision until all utilities are fully installed and accepted by the City of Santa Clara.

2) Property is subject to findings, summaries, and conclusions of the "Geotechnical Investigation, Blackridge Subdivision Phase 1, Santa Clara, Utah" prepared by Rosenberg Associates dated June 20, 2003, Project No. 3883. A copy of which is available for inspection or copies made by contacting the City of Santa Clara, 2721 Santa Clara drive, Santa Clara, Utah 84765.

3) Unstable soil conditions might exist on lots in this subdivision. Purchasers of lots herein have the sole responsibility for obtaining appropriate engineering services and advice relative to the usability of the lots. The City of Santa Clara disclaims any and all responsibility for such soil conditions, water control (surface and/or subsurface), and drainage control.

4) The Basis of Bearing for this plat is the Section line from the South Quarter Corner, a 1978 Washington County brass cap to the Southeast Corner, a 1978 Washington County brass cap, of Section 22, Township 42 South, Range 16 West Salt Lake Base and Meridian. The bearing is North 89°10'35" West and measures 2675.66 feet on the ground.

5) All common areas shall be considered as public utilities and drainage easement unless otherwise noted. By recording this subdivision plat, easements are hereby granted within this subdivision for installation, access, maintenance, and repair of all utilities including natural gas, cable TV, telephone, water, and power, and for sewer and drainage improvements.

6) This subdivision contains private streets as labeled. Private streets are not owned, maintained, or repaired by The City of Santa Clara. The association shall be responsible for the maintenance and repair of all streets within this subdivision.

7) All sewer mains and drainage improvements within this subdivision are public and are owned, maintained, or repaired The City of Santa Clara. Sewer laterals shall be owned, maintained and repaired by the association.

8) All water improvements are public and maintained by The City of Santa Clara up to and including the meters. All fire hydrants and their appurtenances within this subdivision are public and are maintained by The City of Santa Clara. Service laterals from the meter to the buildings are private and shall be maintained by the Association.

9) The Association shall be responsible for repairing, restoring, or replacing private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by The City of Santa Clara in installing, maintaining, repairing, or replacing public water, sewer mains and drainage improvements.

10) In addition to annual, usual, and special assessments for maintenance of common non-public improvements contained within this subdivision, the Association shall levy such assessments as may be necessary from time to time to repair, restore, or replace private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or disruption caused by The City of Santa Clara in installing, maintaining, repairing, or replacing water, sewer and drainage improvements; and repair, restore, or replace erosion control improvements damaged by flooding in the Sand Hollow Wash.

11) Common areas with floodway restrictions includes areas that are susceptible to flood damage and are subject to additional local, state and federal regulations relative to floodplains, floodways, sensitive environmental concerns and permitting. No construction activities, fills, buildings of encroachments are allowed in this area without required permits. The association will provide access to the area for maintenance of erosion control improvements.

NOTICE OF FLOOD HAZARD

The 100 year flood plain is an area defined by FEMA that will be inundated during the 100 year flood event. Floods equaling or exceeding the 100 year flood event can and do occur. Villa Bonita Estates building lots are wholly and completely outside of the 100 year floodplain. However, based on the proximity of this property to the Sand Hollow Wash, homes constructed on lots 2 through 8 may be subject to flooding and erosion hazards. By purchasing property within this subdivision, the purchaser assumes any and all risk of damage and personal injury as a result of its proximity to the Sand Hollow Wash floodplain, and does hold the City of Santa Clara, its officers, boards, successors, assigns, employees, and agents, from any and all claims of damages of whatever nature, and by any person, related to the use of their property now and in the future, by reason of flooding, or any damage, directly or indirectly, caused by water, erosion, or deposition, sudden or gradual, whether surface, flood or rainfall. No encroachment, fill, clearing, removal of vegetation or activity or work of any kind is allowed in the Sand Hollow Wash Flood Plain without necessary approvals from the City, State, and Federal Agencies.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE, COMMON AND LIMITED AREAS TO BE HEREAFTER KNOWN AS:

OCOTILLO SPRINGS SUBDIVISION - PHASE 3

-AMENDED-

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", OF "OCOTILLIO SPRINGS SUBDIVISION - Phase 1", RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 201_ ENTRY NO. _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO SANTA CLARA CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO SANTA CLARA CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2019.

OCOTILLO, L.L.C

_____

MANAGER MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF _____ } S.S.
COUNTY OF _____

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

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

(Stamp not required per Utah Code 46-1-16 (6) if above information is filled in)

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

SURVEY-FPLAT FILE NUMBER:	11/12/2020 DATE:	B.E.A. DRAWN:
3883-20-003 JOB NUMBER:	1" = 50' SCALE:	B.E.A. CHECKED:

THE FINAL PLAT OF

VILLA BONITA ESTATES

-AMENDED-

A 12 LOT PLANNED DEVELOPMENT
LOCATED IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 16 WEST,
OF THE SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY, WASHINGTON COUNTY, STATE OF UTAH

CITY OF
SANTA CLARA
FOUNDED 1854

Residential Subdivision Final Plat Application Amended

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

Subdivision Name: VILLA BONITA ESTATES - AMENDED

Applicant(s)/Property Owner(s) Information

Name: Sean Escobar
Address: 470 Country Lane #7
City: Santa Clara State: UT Zip: 84765
Phone Number: 801-979-3726

(If additional property owners please add addendum)

Proposed Buyer/Representative

Name: W. Brian Harenberg
Address: 548 Robert Circle
City: Santa Clara State: UT Zip: 84765
Phone Number: 435-669-4979

Property Description

Section(s): 22 Township(s): 42 Range: 16
Current Zoning Designation: PD
Parcel Size (acres): 6,725 Sq Ft
Number of Lots: 1
Major Cross Street(s): COUNTRY LN. + MALAGA

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*
	N	N/A	A. TRC with developer
	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
	N	N/A	B. Completeness Review (Chapter 16.24)
			1. Description and delineation (16.24.20)
	N	N/A	a. Name of subdivision approved by the Planning Commission
	N	N/A	b. Identification system for all lots: name of streets, easements, and lot sizes
	N	N/A	c. Traverse of the perimeter of the subdivision
	N	N/A	d. Monumentation and survey control 1. Official Monuments 2. Street Monuments 3. Street centerline data and street widths… 4. Property Corners set prior to recording of final plat.
	N	N/A	e. Dedication to the public of all streets, easements, etc.
	N	N/A	f. North arrow, scale, point of beginning, legal description and basis of bearing.
	N	N/A	g. Subdivision boundary closures shall be .01 or less on exterior boundaries and .02 on interior lots
			2. Standard Forms (16.24.030)
	N	N/A	a. Surveyor's "Certificate of Survey"
	N	N/A	b. Owner's "Certificate of Dedication"- signed by all owners
	N	N/A	c. Notary Public's Acknowledgement of all signatures
	N	N/A	d. Notarized Consent of all Leinholders
	N	N/A	e. Planning Commission's "Certificate of Approval"
	N	N/A	f. City Engineer's "Certificate of Approval"
	N	N/A	g. City Surveyor's "Certificate of Approval"
	N	N/A	h. City Attorney's "Certificate of Approval"
	N	N/A	i. City Council's "Certificate of Approval"
	N	N/A	j. A one-and-one half by five-inch space in the lower right-hand corner of the plat for the county recorder.
	N	N/A	k. Quit Claim Deed from Irrigation Company – Heights Only
	N	N/A	l. 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 (16.24.040)
Y	N	N/A	a. Deed restrictions in final form signed by all owners of any interest: if applicable
Y	N	N/A	b. 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	c. Current title report
Y	N	N/A	d. Final utility plans: Water, sewer, power and natural gas
Y	N	N/A	e. 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
			4. Erosion control plan where applicable
Y	N	N/A	f. Soils report covering each lot in the subdivision as per geotechnical requirements prepared by a soil testing laboratory acceptable to the City
Y	N	N/A	g. Irrigation Company: existing ditch/easement issues on property
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 16.28 (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

Current Owner

Sean Escobar

x _____

Proposed owner / Representative

W. Brian Harenberg

x _____

lot 1

CONSENT TO PLAT

THE UNDERSIGNED, SEAN ESCOBAR, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 9 day of November, 2020

By: _____

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this 9 day of November A.D. 2020 by Sean Escobar.

My commission expires 6/15/2023.

_____
Notary Public
Residing in Washington County

JUSTIN GEE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

lot 2

CONSENT TO PLAT

THE UNDERSIGNED, Chris Neilson, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 9 day of NOV, 2020

By: _____

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this 9 day of November A.D. 2020 by Chris Neilson.

My commission expires 6/18/2023.

_____
Notary Public
Residing in Washington County

JUSTIN GEE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

lot 3

CONSENT TO PLAT

THE UNDERSIGNED, Brett Boyce, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 9TH day of NOV, 2020

By: _____

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this 9 day of November A.D. 2020 by Brett Boyce.

My commission expires 6/18/2023.

_____
Notary Public
Residing in Wash. County

JUSTIN GEE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

CONSENT TO PLAT

THE UNDERSIGNED, Shawn Bradley, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 10th day of November, 2020

dotloop verified
11/10/20 11:02 AM MST
RAEK-DQOP-BLD5-TYZR

By:

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this ____ day of November A.D. 2020 by _____.

My commission expires _____.

_____.
Notary Public
Residing in _____ County

lot 5

CONSENT TO PLAT

THE UNDERSIGNED, Tyler Nelson, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 9 day of November, 20 20

By: _____

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this 9 day of November A.D. 2020 by Tyler Nelson.

My commission expires 6/18/2023.

_____
Notary Public
Residing in Washington County

JUSTIN GEE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

lot 6

CONSENT TO PLAT

THE UNDERSIGNED, Kyle Hafen, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 9 day of November, 2020

By: _____

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this 9 day of November A.D. 2020 by Kyle Hafen.

My commission expires 6/18/2023.

_____
Notary Public
Residing in Washington County

JUSTIN GEE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

lot 7

CONSENT TO PLAT

THE UNDERSIGNED, SEAN ESCOBAR, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 9 day of November, 20 20

By: _____.

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this 9 day of November A.D. 2020 by Sean Escobar.

My commission expires 6/18/2023 _____.
Notary Public
Residing in Washington County

JUSTIN GEE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

CONSENT TO PLAT

THE UNDERSIGNED, Teem Scarborough, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 10th day of November, 2020

Teem Scarborough
dotloop verified
11/10/20 10:13 AM PST
YBBH-QUJ7-EEOM-1SKC

By:

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this ____ day of November A.D. 2020 by _____.

My commission expires _____.

_____
Notary Public
Residing in _____ County

CONSENT TO PLAT

THE UNDERSIGNED, Tony Escobar, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of.

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 10th day of November, 20 20

Tony Escobar
dotloop verified
11/10/20 12:18 PM MST
LYIR-5GRD-HZWW-6QOV

By:

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this ____ day of November A.D. 2020 by _____.

My commission expires _____.

_____.
Notary Public
Residing in _____ County

lot 10

CONSENT TO PLAT

THE UNDERSIGNED, William B. Johnson, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 10 day of November, 2020

By: _____

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this 10 day of November A.D. 2020 by William B. Johnson.

My commission expires 6/18/2023

_____
Notary Public
Residing in Washington County

JUSTIN GEE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

lot 11

CONSENT TO PLAT

THE UNDERSIGNED, Sara Merrill, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 9 day of November, 2020

By: _____

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this 9 day of November A.D. 2020 by Sara Merrill.

My commission expires 6/18/2023.

_____
Notary Public
Residing in Washington County

JUSTIN GEE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

lot 12

CONSENT TO PLAT

THE UNDERSIGNED, Elgin Collins, an Owner of that property lying within the proposed Subdivision to be known as **Villa Bonita Estates - Amended** does hereby consent and approve to the filing of,

a) The Official Plat of said Subdivision, and

b) Any Covenants, Conditions, and Restrictions and Declaration of the same by the Developer of said project, and does hereby join in any dedications as shown on or intended in said plat.

Dated this 9 day of November, 20 20

By: _____

State of Utah)
)SS
County of Washington)

The foregoing instrument was acknowledged before me this 9 day of November A.D. 2020 by Elgin Collins.

My commission expires 6/18/2023

_____
Notary Public
Residing in Washington County

JUSTIN GEE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

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

XBP Confirmation Number: 89588770

Transaction detail for payment to Santa Clara City.			**Date: 11/19/2020 - 11:43:24 AM**
Transaction Number: 137234675PT **Visa — XXXX-XXXX-XXXX-5971** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	Zoning Subdivision Fees	1	$300.00
Notes: Final Plat Amendment Villa Bonita Estates Brian Harenberg			

TOTAL: ***$300.00***

Billing Information
Brian Brian
, 84765
brianharenberg@gmail.com

Transaction taken by: Selena

REQUEST FOR ACTION

AGENDA ITEM 5

City Council

December 16, 2020

APPLICANT: Santa Clara City Water Department

SUBJECT:

Consider approval of the Santa Clara City Water Conservation Plan 2020 and Resolution 2020-20R to adopt the plan.

BACKGROUND DESCRIPTION:

In 2004 the benefits of a Water Conservation Plan led the Utah legislature to pass the Utah Water Conservation Plan Act (73-10-32, UCA). This Act requires each public water system over 500 connections to submit a Water Conservation Plan and update the plan every five years. We've partnered with Sunrise Engineering to submit our 2020 update and made the changes the State requires.

Proposed Recommendation

Approval

Cost

N/A

Approved by Legal Department

N/A

Approved in Budget

N/A

Approved by City Finance Department

N/A

Amount

N/A

Requested By

Jack Taylor

File Upload Attachments

https://sccity.org/wp-content/uploads/formidable/41/Santa-Clara-City-Water-Conservation-Plan-2020.pdf

SANTA CLARA CITY
WATER CONSERVATION PLAN

December 2020

SANTA CLARA CITY – PUBLIC WORKS
2603 Santa Clara Drive
Santa Clara, UT 84765
TEL: 435-673-6712
FAX: 435-628-7338
www.sccity.org

PREPARED BY:

SUNRISE ENGINEERING, INC.
11 North 300 West
Washington, UT 84780
TEL: 435-652-8450
FAX: 435-652-8416

Steven B. Hall, P.E.
Project Engineer

Johnathan Jacobsen, E.I.T.
Project Manager

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1. DESCRIPTION OF CITY AND WATER SYSTEM

A. INTRODUCTION

In response to the increasing demands and concerns pertaining to water resources throughout the State of Utah, the state legislature has passed and revised the Water Conservation Plan Act (House Bill 71 and Section 73-10-32 UCA). This act requires agencies with more than 500 water service connections to prepare and submit a water conservation plan to the Division of Water Resources. The act also stipulates that the plans be updated no less than every 5 years.

This water conservation plan has been prepared to meet these requirements and to address the concerns of leaders and citizens of both Santa Clara City and the State of Utah. It is intended that the plan will help Santa Clara City prepare for and meet the future water needs of their community and effectively manage their water resources.

B. DESCRIPTION OF THE CITY

Santa Clara City is located in Washington County, which is in the southwest corner of Utah in what is commonly known as Utah's Dixie. Figure 1 on the following page shows the location of the City. Santa Clara, Utah is an incorporated community situated within the St. George Basin. To the north are Snow Canyon State Park and the Pine Valley Mountains. The Santa Clara River traverses the southern portion of the community with most of the developed land being north of the river. The City currently owns and operates its own culinary water system which provides water to the residences and businesses in the City.

C. POPULATION

A critical element in analyzing and planning for a community's future water demands, is projecting the City's population growth rate. This projection gives the planner an idea of the future water demands based on current water usage trends. This projection also provides a basis for water usage reduction goals and objectives. Reviewing historical growth trends can provide valuable information for projecting future growth patterns. The City's most recent Culinary Water Master Plan was completed in 2018 and will generally be the source of information contained within this plan.

Over the past several decades, Santa Clara City has experienced periods of rapid growth. Table 1 on the following page shows the official census historical growth rates as well as an estimate of the current population. In the decades prior to the year 2000, high growth rates were experienced. Since that time, growth rates have generally declined. However, census estimates show the last few years have seen modest growth rates.

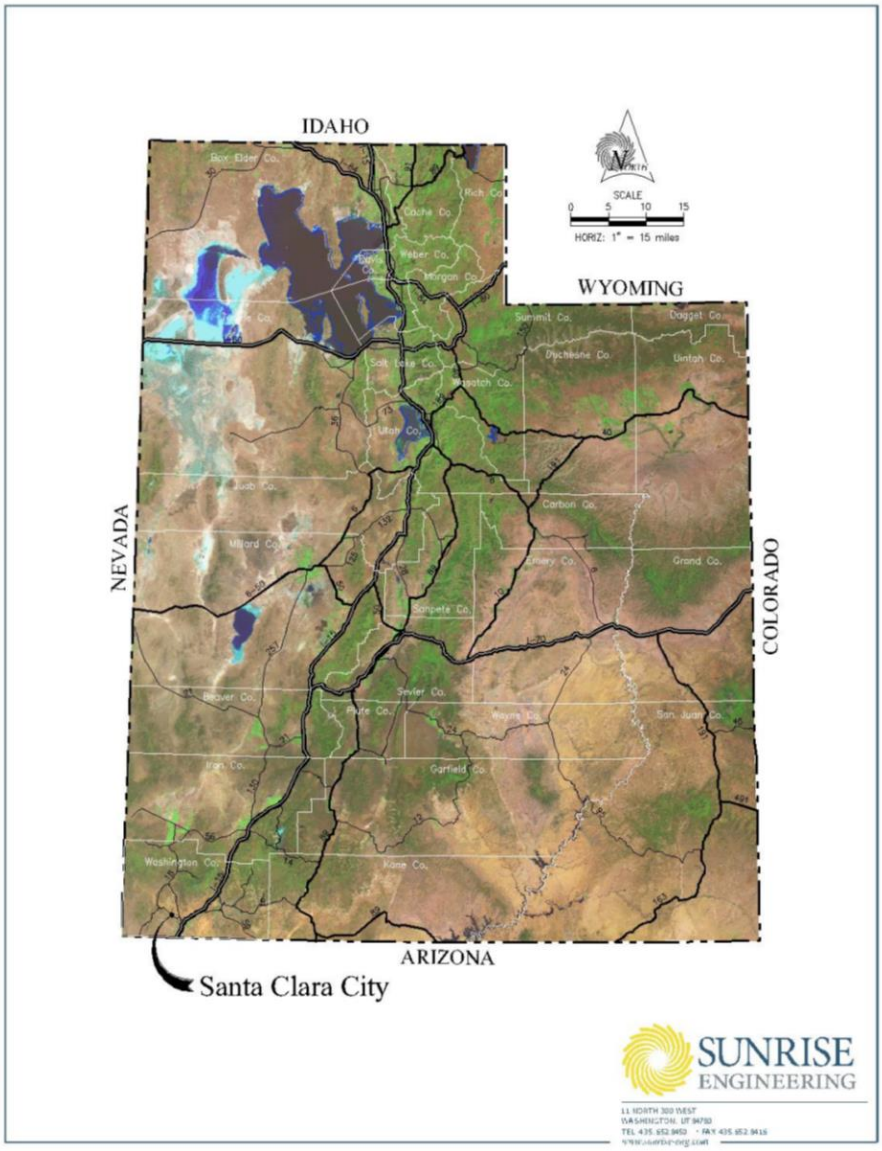


Figure 1. Santa Clara City Area Map

Table 1. Santa Clara City Historical Population

Santa Clara Historical Growth			
Year	**Source**	**Population**	**Percent Growth**
1970	Census	271	-
1980	Census	1091	15%
1990	Census	2311	8%
2000	Census	4630	7%
2010	Census	6003	3%
2017	Census Estimate	7418	3%
2019	Estimate	8652	8%

D. WATER CONNECTIONS AND USE

According to Santa Clara City data and the latest version of the City's Culinary Water Master Plan, the number of culinary connections in 2018 was estimated at 2,736 connections: including 2,656 residential connections, 33 commercial connections and 46 "other" connections. "Other" connections include churches, schools, feed yards, City owned facilities, irrigation for parks, and streetscape.

The average daily use over the course of several years was calculated. Table 2 summarizes historical data from Santa Clara City records from 2000 to 2017 (see the Master Plan for further details).

Table 2. Historical Water Consumption

Year **Residential**	**Average (since 2000)**	**5 year Average**	**3 year Average**
Usage (gallons)	449,071,513	465,506,200	468,218,000
Connections	1,895	2,236	2,322
Usage Per Connection (gal/year)	241,315	208,707	201,723
Daily Usage Per Connection (gal/day)	661	572	553
3-year Average Usage (gal/day/connection)			
5-year Average Usage (gal/day/connection)			
Commercial			
Usage (gallons)	10,833,056	9,949,200	10,885,000
Connections	50	42	29
Usage Per Connection (gal/year)	300,470	302,068	371,263
Daily Usage Per Connection (gal/day)	823	828	1,017
Equivalent Residential Unit	1.28	1.47	2.00
Non-Residential ERUs	46	48	54
Other			
Usage (gallons)	50,663,602	50,924,600	46,492,667
Connections	32	37	44
Usage Per Connection (gal/year)	1,750,168	1,803,904	1,060,110
Daily Usage Per Connection (gal/day)	4,795	4,942	2,904
Equivalent Residential Unit	7.38	8.42	5.00
Non-Residential ERUs	214	243	231
Total ERUs	2,155	2,527	2,607

The average daily use per residential connection over the last five-year period was 572 gal/day. This is a more conservative figure than the 3-year average and was used in the Master Plan. Records indicate that the average use per water connection has significantly decreased since the 1996 version of the Master Plan. Figure 2 on the following page shows the downward trend for Santa Clara City in usage per connection since the year 2000.

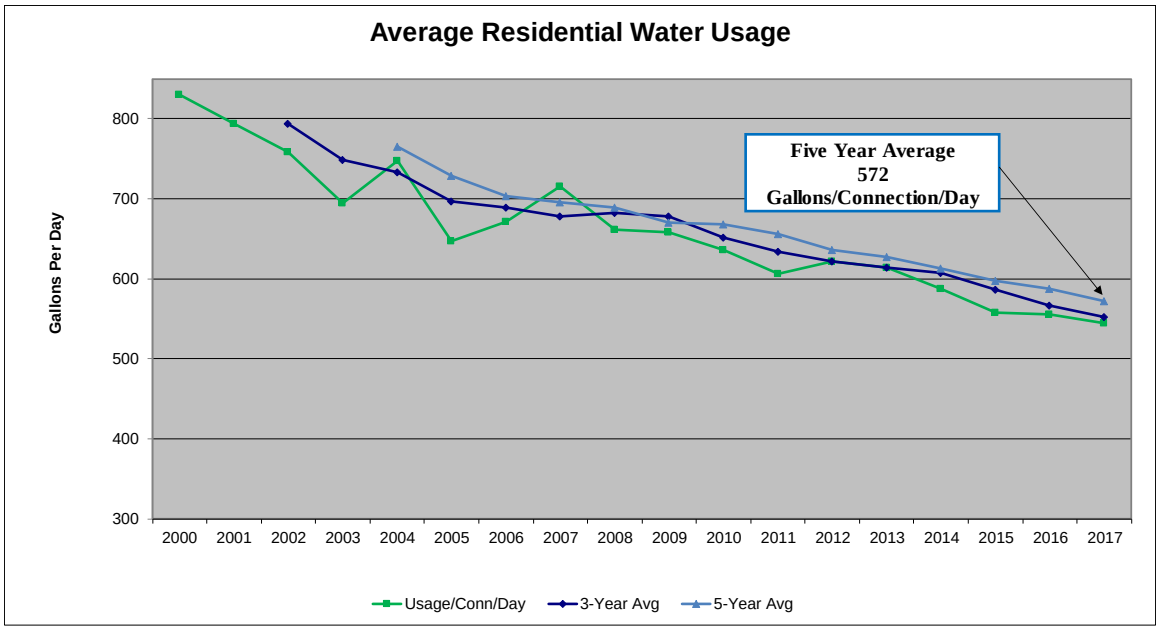


Figure 2. Historical Water Consumption

Santa Clara City indoor usage is similar to that of comparable communities. In the past, Santa Clara City outdoor usage has been somewhat higher than other communities of similar nature due to outside watering from larger than average lot sizes and high interest in gardening and landscaping. However, the water usage has been steadily declining. Despite the previous decrease in water usage there remains the potential for additional water conservation, especially as it pertains to outdoor usage. Therefore, many of the recommendations in this Plan will address outdoor water usage. The figure of 572 gallons per day equates to approximately 179 gallons per day per capita (gpcd) assuming approximately 3.19 capita per residential connection. The figure of 179 gpcd includes outdoor usage since most of the City doesn't have a secondary system. As a matter of comparison, the State residential average for total water use is at 168 gpcd (combined potable water and secondary water).

E. WATER SYSTEM DATA IN 2019

Additional data is available since the 2018 Culinary Water Master Plan. This information is available from the Utah Division of Water Rights https://www.waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1207.
Table 3 and Table 4 on the following page show a summary of the number of connections and breakdown by type, and amount of culinary water usage and breakdown by type from the 2019 data.

Table 3. 2019 Connections by Type

Connection Type	#Conn.	%Conn.
Residential	2,678	97.2%
Commercial	34	1.2%
Industrial	7	0.3%
Institutional	37	1.3%
TOTAL	**2756**	**100.0%**

Table 4. 2019 Annual Usage by Type

Connection Type	Usage (Ac-Ft)	%Usage
Residential	1,471.22	86.6%
Commercial	54.29	3.2%
Industrial	1.43	0.1%
Institutional	172.01	10.1%
TOTAL	**1,698.95**	**100.0%**

The City's meters on each connection are read once per month, they are not on a particular calibration schedule, and they are replaced every 15-20 years. The larger meters from the City's sources are calibrated frequently.

Additionally, the amount of culinary water produced by Santa Clara City's sources and purchased by Santa Clara City is shown below in Table 5:

Table 5. 2019 Source Production / Water Purchased Summary

Source	Production (Ac-Ft)
Snow Canyon/Santa Clara Well # 6	1,331.84
Snow Canyon/Santa Clara Well # 7	452.88
Lava Cove Connection Line (Purchased)	163.50
Puchased from Snow Canyon Compact St.George	176.10
TOTAL	**2,124.32**

The numbers above include a measured 158.57 Ac-Ft of water that was sold back to the District. Another important characteristic considered for a water conservation plan is the amount of water loss in the system. Although the amount of real water loss through leaks and breaks is difficult to quantify, we can calculate the amount of non-revenue water for the system. The non-revenue water is water that is not accounted for in metering and billing. The formula is simple:

$$Non\ Revenue\ Water = \ Source\ Water - \ Metered\ Usage - Other\ Water\ Sold$$

For Santa Clara in 2019 non-revenue water was calculated as follows:

$$2019\ Non\ Revenue\ Water = \ 2{,}124.32 - 1{,}698.95 - 158.57 = 266.80\ Ac\ Ft$$

As a percentage of total water produced or net purchased, the amount of 2019 non-revenue water in Santa Clara is 13.6%.

Only a portion of non-revenue water is real water loss (through leaks or breaks). Other causes of non-revenue water include hydrant flushing/usage, meter inaccuracies, illegal connections, etc. Santa Clara City should continue to work to reduce the amount of water loss and non-revenue water by actions such as replacing aging lines prone to leaks and having an active meter management system.

2. CULINARY WATER RESOURCES

A. WATER RIGHTS

The existing Santa Clara City water rights for culinary water only are identified in Table 6 below. The water rights are listed according to number, source, and flow. The Water Rights information in this report is based on the latest version of the City's Culinary Water Master Plan.

Table 6. Santa Clara City Culinary Water Rights (Culinary Only)

Culinary Water Rights		Flow		
W.R. #	Source	gpm	cfs	AcFt.
81-149	Sheep Spring	8.1	0.02	13.0
81-741	Miller, Beecham & Gray Springs	79.9	0.18	128.9
81-742	Miller, Beecham & Gray Springs	25.1	0.06	40.5
81-1061	Miller Springs	4.9	0.01	8.0
81-782	Snow Canyon Compact	224.4	0.50	362.0
81-973	Snow Canyon Compact	439.8	0.98	709.5
81-893	Snow Canyon Wells # 6 & 7	897.6	2.00	1447.9
81-4123	Snow Canyon Wells # 6 & 7	1.7	0.00	2.7
81-4225	Snow Canyon Wells # 6 & 7	12.4	0.03	20.0
81-4226	Snow Canyon Wells # 6 & 7	5.2	0.01	8.4
		1699.2	**3.79**	**2741.0**

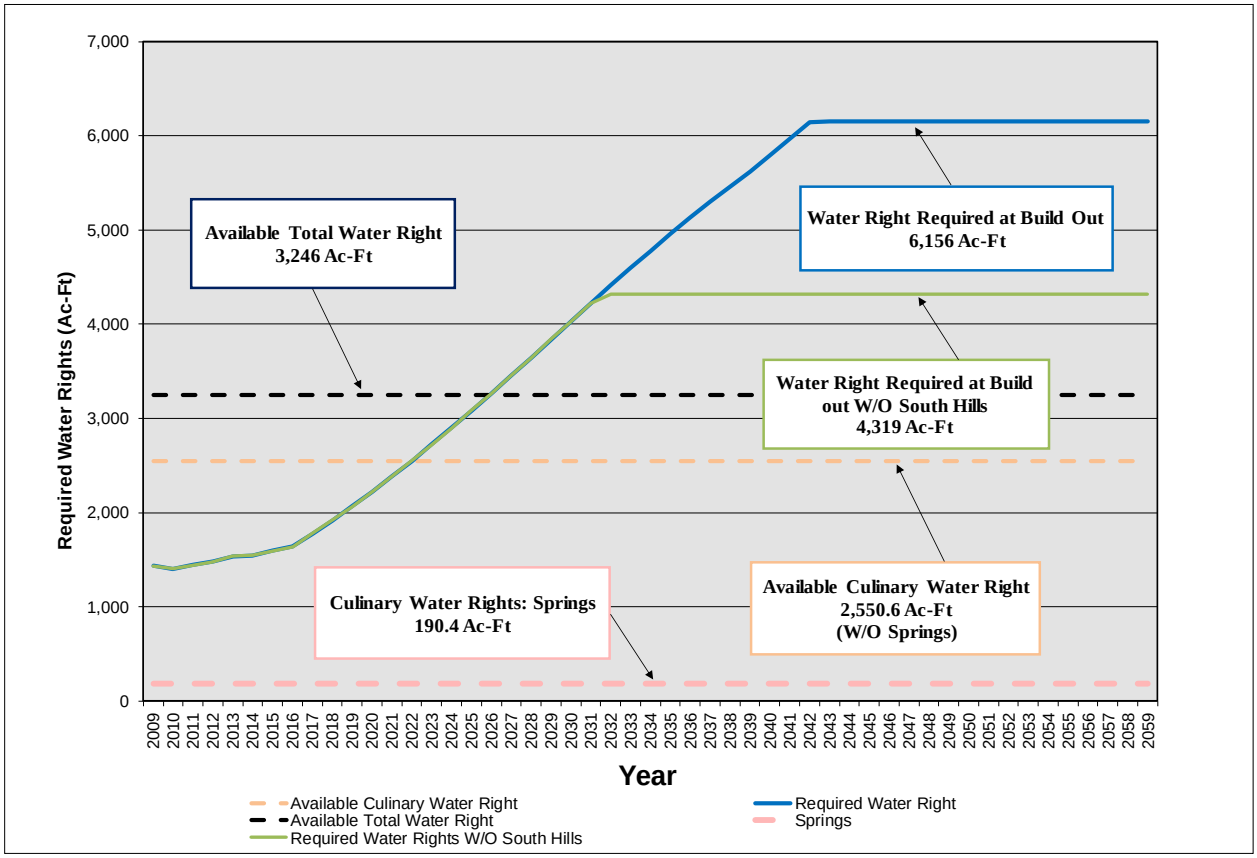
The existing Santa Clara City water rights for culinary water and secondary water are identified in Table 7 below. The water rights are listed according to number, source, and flow.

Table 7. Santa Clara City Water Rights (Culinary and Secondary)

Total Water Rights		Flow		
W.R. #	Source	gpm	cfs	AcFt.
81-149	Sheep Spring	8.1	0.02	13.0
81-741	Miller, Beecham & Gray Springs	79.9	0.18	128.9
81-742	Miller, Beecham & Gray Springs	25.1	0.06	40.5
81-1061	Miller Springs	4.9	0.01	8.0
81-782	Snow Canyon Compact	224.4	0.50	362.0
81-973	Snow Canyon Compact	439.8	0.98	709.5
81-893	Snow Canyon Wells # 6 & 7	897.6	2.00	1447.9
81-4123	Snow Canyon Wells # 6 & 7	1.7	0.00	2.7
81-4225	Snow Canyon Wells # 6 & 7	12.4	0.03	20.0
81-4226	Snow Canyon Wells # 6 & 7	5.2	0.01	8.4
81-1496	J. Ross Hurst Entrada Well (Irrigation)	16.3	0.04	26.2
81-4189	Rex Jackson Sunbrook Well (Irrigation)	58.9	0.13	95.0
81-497	Crystal Lakes Sunbrook Well (Irrigation)	74.4	0.17	120.0
81-475	Ralph Hafen Well (Irrigation)	4.7	0.01	7.6
81-4184	McDermitt Well	93.0	0.21	150.0
	Irrigation Company 24 Shares (McDermitt)	0.0	0.00	96.2
	Irrigation Company Shares (Santa Clara)	0.0	0.00	10.0
		1,946.4	**4.34**	**3246.0**

Figure 3 shows Santa Clara City's current water rights against the past and projected future requirements. Although the current water rights appear insufficient for buildout, any deficiencies are anticipated to be provided for by the Washington County Water Conservancy District (WCWCD).

Figure 3. Santa Clara City Current Water Rights vs. Future Requirements



B. CULINARY WATER SOURCES

Santa Clara City's existing culinary water sources include a number of springs which are not currently tied into the water system and wells in the Snow Canyon area. The Snow Canyon wells include Well #6 and Well #7, owned exclusively by Santa Clara City, and five wells, known as the Snow Canyon Compact, which are shared by the cities of Santa Clara, St. George, and Ivins. The City also has the option of purchasing water from the Washington County Water Conservancy District (WCWCD) through a regional water line.

Available culinary water sources are listed in Table 8 on the following page. The flow capacity numbers were determined from actual meter readings and are based on a maximum flow if all the wells are running at maximum capacity. In the absence of historical records for Well #5, a best estimate from operators was used. Source data included in this section are based on the latest version of the City's Culinary Water Master Plan.

Table 8. Santa Clara City Culinary Water Source Capacity

	Total Flow	Santa Clara's 24.7%	
Shared Wells	**gpm**	**CFS**	**gpm**
Snow Canyon #3a	539	0.297	133
Snow Canyon #2	587	0.323	145
Snow Canyon #3	428	0.235	106
Snow Canyon #4	511	0.281	126
Snow Canyon #5	218	0.120	54
Sub-total Shared Wells =		1.256	564
Santa Clara Owned Sources		**CFS**	**gpm**
Snow Canyon Well #6		2.048	919
Snow Canyon Well #7		2.345	1,052
Regional Water Line / Wash. County water district ?		1.560	700
Sub-total Santa Clara Owned Water =		5.952	2,671
Total Culinary Water Source=		**7.209**	**3,235**

Figure 4 shows Santa Clara City's current water source capacity and its future water source requirements. Although the current source capacity appear insufficient for buildout, any deficiencies are anticipated to be provided for by the WCWCD.

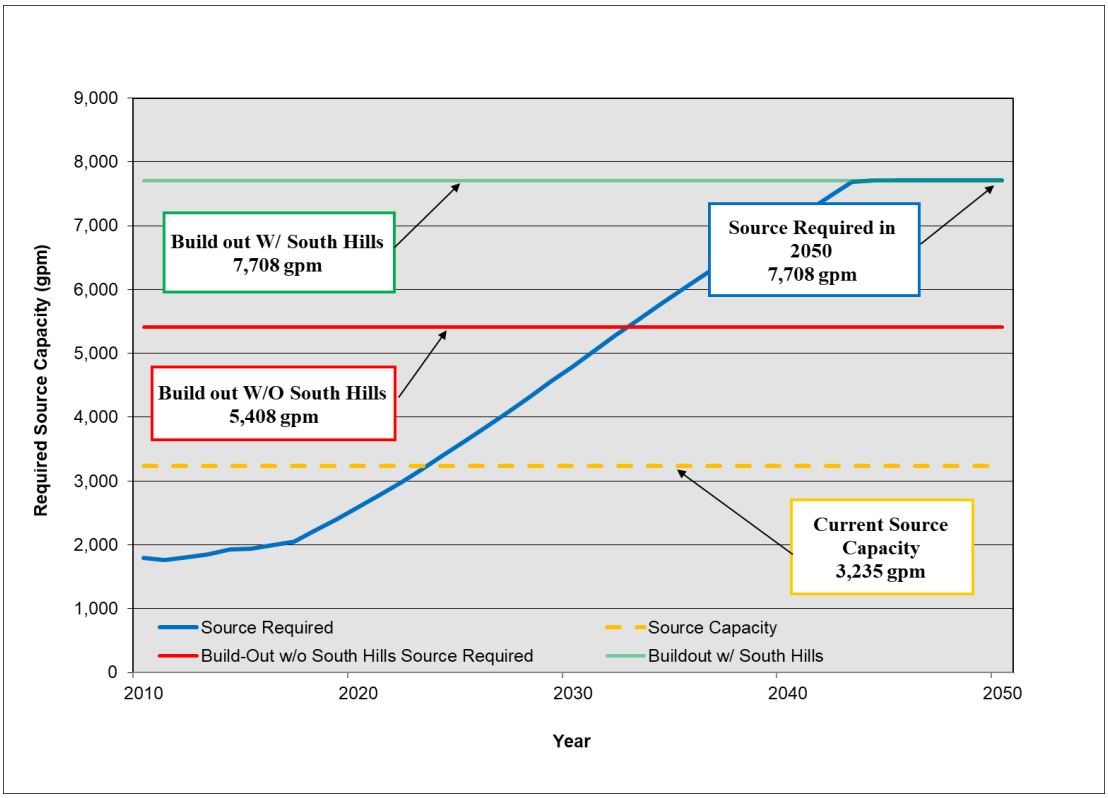


Figure 4. Future Culinary Water Source Requirements

C. CULINARY WATER STORAGE

The City has an existing culinary water storage capacity of 4,100,000 gallons. Calculations show that this capacity is enough for current and future needs through the end of the planning period. The storage tanks appear to be in good condition.

D. CULINARY WATER DISTRIBUTION SYSTEM

Santa Clara City's culinary water distribution system is in good condition. However, the system is in need of several improvements. Several improvements recommended by the 2018 Master Plan have been implemented, but there are still several improvements needing to be constructed. These improvements to the system will enhance pressures throughout the system and help to reduce the number of leaks and amount of water lost due to leaks throughout the system. An area south of town that has seen significant growth in recent years and is anticipated to continue growing in the near future is the "South Hills" area. The Master Plan includes recommended improvements in the South Hills area when further development occurs. A map of the City's existing distribution system and recommended improvements from the latest version of the City's Culinary Water Master Plan is attached in Appendix B.

The City has the ability to utilize reuse water through existing infrastructure that could allow them to reclaim an estimated 80% of their wastewater. The wastewater currently flows southeast to St. George City's wastewater treatment plant, where it is treated. The City has the rights to use this water. By utilizing reuse water as secondary water, the City would save money because they would not be required to purchase additional water rights for the water reused. The City would also benefit by reducing the amount of culinary water used for outdoor use thus freeing up culinary water – the source, rights, storage, and distribution system – to be used by additional residences or businesses and reducing the peak demands placed on the culinary water system, thus reducing the infrastructure needed by the culinary water system. Although the City is currently not utilizing the reuse water, if the costs to purchase the reuse water were ever less expensive than the costs of culinary water, the City should seriously consider utilizing the reuse water. In the future when the water rights required nears the amount of water rights owned by the City and the City is pursuing the purchase of additional water rights, the savings from not having to purchase water rights for reuse water should also be factored in to the comparison between reuse water and culinary water.

3. WATER CONCERNS AND GOALS

A. WATER CONSERVATION CONCERNS

1. The City's water use per connection is higher than the state average.
2. The water distribution system needs to improve water pressures throughout the system and help to reduce the number of leaks and amount of water lost due to leaks throughout the system.
3. Citizens may lack information and understanding of landscaping water requirements and efficient in-home water-use habits and practices. Very few residents know how much water is required to maintain healthy landscaped areas and how to consistently use water efficiently indoors. Most citizens' irrigation and indoor practices are based on convenience rather than plant needs and water supply considerations.
4. Some schools and parks are using culinary water where they could be using secondary water.

B. WATER CONSERVATION GOALS

The goal of Santa Clara City is to:

1. Reduce the City's water use rate by 7 percent within 5 years. A 7 percent reduction in consumption of culinary water per connection would yield an average usage of 532 gpd per residential unit or 167 gallons per day per capita. As a matter of comparison, the 5-year average of the City's water rate use dropped a total of 10.2% over the previous 5 years.
2. Maintain a quality water distribution system with up-to-date technologies, operation, and maintenance practices.
3. Educate the public about the importance of water conservation practices.
4. Continue converting schools and parks from culinary water to secondary water where feasible.

4. CURRENT CONSERVATION MEASURES

The State Water Plan defines water conservation as "wise use" which includes strategies for reducing water demand, and for increasing water supply. This conservation plan uses both methods of water conservation. The State Water Plan suggests three elements that should be present in an effective conservation program: efficiently designed operation systems, water saving devices, and programs to encourage the public to use water wisely. Santa Clara City's current water conservation program is directed primarily at managing water shortages and providing useful material to assist residents to use water more efficiently. The City has a plan that relates to water use during drought or other water shortages. The following are measures that may be implemented during time of emergency:

1. Eliminate watering on City property during hottest times of the day.
2. Water City property on a minimal water schedule.
3. Eliminate watering of City property in cases of severe shortages.
4. Educate residents on the water supply situation.
5. Request that residents voluntarily conserve water.
6. Restrict outside watering from 10:00 a.m. to 8:00 p.m.
7. Require mandatory water conservation.
8. Enforce outside watering restrictions.

The City has promoted Xeriscape throughout the City and especially in new developments. This has likely played a key role in the reduction of usage per connection in the past.

The City over the past 10-15 years has successfully converted the irrigation systems of the City Cemetery, Lava Ridge Intermediate School and Archie H. Gubler Park from culinary water to secondary water.

5. CURRENT PRICING STRUCTURE

Other conservation measures utilized by the City include a tiered rate structure meant to increase the cost of water as more water is used, thus promoting water conservation. This process has brought an awareness of water related issues among existing citizens. The current water rate structure is included in Table 9 below:

Table 9. Existing Water Rate Structure

Santa Clara City Existing Water Rate Sturcture		
Total Base Rate	$32.00	per ERU/Month
Includes	1000	Gallons
Overage Steps		
Cost Per 1,000 Gal.	Low Gallons	High Gallons
Included in base	-	5,000
$0.50	5,001	9,000
$1.03	9,001	16,000
$1.28	16,001	23,000
$1.72	23,001	30,000
$2.16	30,001	45,000
$2.72	45,001	60,000
$3.35	60,001	and Above

6. ADDITIONAL CONSERVATION MEASURES

In order to reduce the water usage per connection, Santa Clara City will work to promote water conservation practices such as:

A. PUBLIC AWARENESS AND EDUCATION

1. Programs for use in schools

   A. Since the City is part of the WCWCD, they are involved with the educational awareness programs set up by the District that gets school children educated regarding water usage awareness.

2. Public Information

   A. Educate the customer on how to read and understand their water bill. Customers can receive a lot of useful information from their bill if they are able to understand it.

   B. Create an informative water bill that goes beyond the basic information. Have a comparison to the previous year's or month's bill. Information such as what trees and plants take less water would be useful to the public, as could suggestions and ideas for conservation around the house. This could include cost comparisons between leaking toilets and new toilets.

   C. Hold workshops for industries that might be able to contribute to water conservation efforts. These might include plumbers, builders, landscapers, and irrigation contractors.

B. PROMOTING DECREASED WATER USAGE

1. Water Audits

   A. The Washington County Water Conservancy District currently provides free water audits to any resident in the county. This should be advertised and encouraged with each billing sent out by the City, especially as it will not require any of the City's resources to implement.

   B. Institute City Audit program to service commercial and industrial users. This should be like the Conservancy District's audit. The City should pay special attention to large water users such as parks, schools, and churches to ensure that the meters and watering systems are working correctly.

2. City Ordinances

   A. City Ordinances could be used to restrict the amount of landscaping that new developments allow to 20% or less of the property area. Additional ordinances could prohibit the planting of specific plants that use a high amount of water (i.e. bluegrass). With the high amount of growth that the City is experiencing and with the high growth rate that has been predicted, these ordinances could have a substantial effect on water usage for the City if implemented as soon as possible. There are no ordinances currently implemented.

3. Water System Improvements

   A. The City has plans for updating the Culinary Water Master Plan for their culinary water system. This plan will help identified concerns with the City's current system as the City prepares for future growth.

4. Water Costs

   A. The City currently has a tiered water rate structure, which has been modified and updated within the past 5 years. This rate structure will be reviewed periodically and updated as needed to continue further promotion of water conservation throughout the system. The City should remind the public that the rate structure is tiered and that by decreasing the amount of water they use; their water bill could fall dramatically.

C. IMPLEMENTATION OF SECONDARY WATER

1. Similar to the irrigation systems of the cemetery, school, and park mentioned previously that have been converted from culinary water to secondary water, the City has converted Canyon View Park and the Little League Fields from culinary water to secondary water and could potentially complete similar projects with other parks and schools. This is something that was part of the 2010 and 2015 Conservation Plans and that has been implemented over the past 10-15 years. By converting irrigation systems from culinary water to secondary water, the City is able to free up culinary water – the source, rights, storage, and distribution system – to be used by additional residences or businesses and reduce the peak demands placed on the culinary water system, thus reducing the infrastructure needed by the culinary water system.

2. Another option to decrease the demand for culinary water that the City has considered and should continue to consider in the future is requiring new developments to install secondary water lines for outdoor water usage. The City could also expand the City's

infrastructure to deliver secondary water to existing connections. The area of Santa Clara Drive currently has pipe installed to provide secondary water. The Santa Clara Irrigation Company owns this pipeline; however, the City has the right to wheel water across this line and could connect to the line to provide secondary water to new subdivisions or existing connections. By utilizing secondary water for outdoor usage, the City is able to free up culinary water – the source, rights, storage, and distribution system – to be used by additional residences or businesses and reduce the peak demands placed on the culinary water system, thus reducing the infrastructure needed by the culinary water system.

D. REPLACEMENT OF AGING INFRASTRUCTURE

Where budgets will allow, the City will undertake water improvement projects to eliminate and/or replace existing water infrastructure which is believed to have high leakage problems or contributes otherwise to wasting of water.

1. The City will work toward implementing an irrigation meter program for all secondary connections.

2. The City will establish a culinary water meter replacement schedule to replace aging and inaccurate water meters.

7. IMPLEMENTATION OF WATER CONSERVATION PLAN

A. MONITORING AND EVALUATION

In order to reach the goal of 7% reduction in water usage in 5 years, city officials should assign the Public Works Department the responsibility of evaluating the water system on at least a quarterly basis. It is recommended that a Water Conservation Coordinator be designated and given responsibility to implement the plan and make appropriate assignments. These designations and responsibilities should be documented in future versions of the plan. Reports should be made to the City on a quarterly basis. This evaluation could include implementing greater monitoring of water systems. For instance, water usage for parks, schools, and churches should be closely monitored in order to identify and fix any breaks or leaks in those systems.

Residential users should be advised to pay close attention to their water bills for the same reasons. If possible, the billing software for the water system should be utilized to automatically notify the City if the water usage for a connection changes by more than 25% from the previous year, or month if there is insufficient data for a year. The City would then be able to contact the people at the connection and find out if there are any problems such as a leak or a faulty meter.

The City should also plan and implement a citywide water audit and water balance. This would help the City better understand where the water is being used, as well as allowing any problems in the distribution system to be located and fixed.

It is the City's intention to review and update the Water Conservation Plan periodically, at least every five years as required by the State, to ensure that the culinary water system is functioning on updated data and is taking advantage of new trends and technology. As part of the regular meeting every five years, the City would devote discussion to the formal adoption of the water conservation plan. Upon the adoption of the water conservation plan, the City would implement a notification procedure to deliver the plan to the media. A copy of the meeting minutes and the notification procedure would be included as an appendix in the plan.

APPENDIX A
RESOLUTION TO ADOPT THE PLAN

APPENDIX B
MAP OF WATER SYSTEM

NORTH

0 500 1000 1500

SCALE IN FEET

NEW PRV AND METER

HEIGHTS WEST ZONE 1 HGL=3080

NEW CONNECTION TO ST. GEORGE SYSTEM

ZONE 1 ZONE 2

HEIGHTS EAST ZONE 2 HGL=3010

VALLEY ZONE 3 HGL=2934

NEW PRV

ZONE 3 ZONE 1

NEW BOOSTER AND SUPPLY LINE TO SOUTH HILLS PARK

NEW PRV

ZONE 2 ZONE 3

EXISTING SOUTH HILLS TANK

BOOSTER PUMP

TANK SUPPLY LINE

NEW PRV

ZONE 1 ZONE 4

SOUTH HILLS TANK SITE

HIGH PRESSURE TRANSMISSION LINE

SOUTH HILLS II ZONE 4 HGL=3359

LEGEND

PRESSURE ZONE BOUNDARY

EXISTING	PROPOSED	
		4" WATERLINE
		6" WATERLINE
		8" WATERLINE
		10" WATERLINE
		12" WATERLINE
		16" WATERLINE
		20" WATERLINE
		24" WATERLINE
		PRV
		IMPROVEMENT BY DEVELOPER (UPSIZED COSTS ONLY)
		IMPROVEMENT BY CITY
		IMPROVEMENT SOUTH HILLS

Exhibit VII.C-1
Recommended System Improvements

SUNRISE ENGINEERING

11 NORTH 300 WEST
WASHINGTON, UT 84780
TEL 435.652.8450 · FAX 435.652.8416
www.sunrise-eng.com

CITY OF SANTA CLARA
RESOLUTION NO. 2020-20R

A RESOLUTION OF THE CITY OF SANTA CLARA, UTAH UPDATING THE WATER CONSERVATION PLAN

WHEREAS, in 2004 the benefits of a Water Conservation Plan led the Utah legislature to pass the Utah Water Conservation Plan Act (73-10-32, UCA); and

WHEREAS, this Act requires each public water system over 500 connections to submit a Water Conservation Plan and update the plan every five years; and

WHEREAS, the City has partnered with Sunrise Engineering to submit the Santa Clara City 2020 update and make the changes required by the State; and

WHEREAS, staff finds it necessary to approve the 2020 Water Conservation Plan; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Clara, Utah, that the Santa Clara City 2020 Conservation Plan Update be approved as per State requirement.

Effective Date: This Resolution shall become effective immediately upon adoption by the City Council, recording and posting in the manner prescribed by law.

ADOPTED by a duly constituted quorum of the Santa Clara City Council this 16th day of December 2020.

IN WITNESS THERETO:

_____
Rick Rosenberg, Mayor

ATTEST:

_____
Chris Shelley, City Recorder

REQUEST FOR ACTION

AGENDA ITEM 6

City Council December 16, 2020

APPLICANT: Washington County Solid Waste District No. 1

SUBJECT:

Amendment to the municipal billing and collection agreement

BACKGROUND DESCRIPTION:

It has come to my attention that an error was made in the Municipal Billing and Collection Agreement signed by the District and each city/town in the district, as well as in the suggested Ordinance that I previously sent out for consideration, in connection with the new Residential Waste Collection Agreement taking effect on February 1, 2021. In the Summary of Residential Fees that was provided to the Santa Clara City Council when the matter was discussed at city council meeting, the administrative fee for the district in year 1 of the new agreement was shown at $4.55 per month per residence. This amount reflected a $.10 increase from the current rate of $4.45. This figure of $4.55 for year 1 of the agreement is correct. But while the discussion and decision to approve was based on the correct amount of $4.55, the amount inserted into both the Municipal Collection Agreement and the suggested Ordinance was incorrectly stated as $4.45, which is the amount currently being charged. And because that $.10 difference would result in a reduction in the district's operating budget by approximately $75,000, possibly putting the district in a deficit position, we think it is necessary to go back and correct the error. In order to do that, I am now sending you an Amendment to the Municipal Billing and Collection Agreement which contains the correct figure of $4.55, which I would ask be placed on an upcoming agenda for consideration and, hopefully, approval. In addition, if the city has not already passed an Ordinance implementing the new rates, you should change the district administrative fee from $4.45 to $4.55. If you've already passed that ordinance, you'll need to do an amendment changing the amount from $4.45 to $4.55 before February 1, 2021.

Proposed Recommendation

Approval

Cost

0.00

Approved by Legal Department

Yes

Approved in Budget

N/A

Approved by City Finance Department

N/A

Amount

0.00

Requested By

Brock Jacobsen

File Upload Attachments

https://sccity.org/wp-content/uploads/formidable/41/AMENDMENT-TO-MUNICIPAL-BILLING-AND-COLLECTION-AGREEMENT-Santa-Clara.docx

AMENDMENT TO MUNICIPAL BILLING AND COLLECTION AGREEMENT

This Amendment to Municipal Billing and Collection Agreement is made and entered into on this 16TH of December, 2020, by and between Washington County Special Service District No. 1, a special service district organized under the laws of the State of Utah (hereinafter referred to as "District"), and the City of Santa Clara, a municipal corporation of the State of Utah (hereinafter referred to as "City"), collectively referred to as "the Parties."

Recitals:

A. District and City previously entered into Municipal Billing and Collection Agreement (hereafter "the Agreement") dated July 22, 2020, specifying the terms and conditions upon which the District shall continue to provide solid waste collection and disposal services to all residences within City in accordance with Residential Waste Collection Agreement dated September 1, 2020 between District and Republic.

B. Paragraph 6(c) of said Agreement incorrectly states that the amount of the District's administrative fees shall be the amount of $4.45 per month per residence, plus an annual increase of $.10 per month per residence, or such other amount as may be reasonably determined from time to time by resolution of District's Administrative Control Board, for operation of the Washington County Landfill and District administrative expenses.

C. The Parties now desire to enter into this Amendment to said Agreement, specifying that the correct amount of the District's administrative fees shall be the amount of $4.55 per month per residence, plus an annual increase of $.10 per month per residence, or such other amount as may be reasonably determined from time to time by resolution of District's Administrative Control Board, for operation of the Washington County Landfill and District administrative expenses.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and obligations contained herein, the parties hereto agree as follows:

1. Incorporation of Recitals. Recitals A - C are hereby incorporated herein by this reference as if fully set forth.

2. Amendment of Paragraph 6(c). Paragraph 6(c) of the Agreement is hereby amended in its entirety to read as follows:

(c) the amount of $4.55 per month per residence, plus an annual increase of $.10 per month per residence, or such other amount as may be reasonably determined from time to time by resolution of District's Administrative Control Board, for operation of the Washington County Landfill and District administrative expenses, and

3. Remainder of Agreement. Except as stated herein, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment to Municipal Billing and Collection Agreement on the date first above written.

WASHINGTON COUNTY SPECIAL SERVICE DISTRICT NO. 1.

_____
Cheyne McDonald, Chairman

Attest:

_____
Ruth Whitaker, Secretary

CITY OF SANTA CLARA

_____
Rick Rosenberg, Mayor

Attest:

_____
Chris Shelley, City Recorder

ORDINANCE NO. 2020-18

AN ORDINANCE OF THE CITY OF SANTA CLARA, UTAH, ESTABLISHING RULES AND REGULATIONS PERTAINING TO THE COLLECTION AND DISPOSAL OF RESIDENTIAL SOLID WASTE PRODUCED OR GENERATED WITHIN THE BOUNDARIES OF SANTA CLARA, AND ESTABLISHING FEES FOR COLLECTION AND DISPOSAL OF SUCH RESIDENTIAL WASTE.

WHEREAS, Washington County Special Service District No. 1 (hereafter "the District") was duly created by resolution of the Washington County Commission for the purpose of developing and implementing a system for the collection and disposal of solid waste generated within the boundaries of the District; and

WHEREAS, the District and Republic Services have entered into Residential Waste Collection Agreement (hereafter "the Agreement"), dated September 1, 2020, whereby solid waste collection and disposal services shall be provided to all residences within the District, including the incorporated area of Santa Clara, for a period from February 1, 2021 to December 31, 2030,

WHEREAS, Santa Clara is located within the boundaries of the District; and

WHEREAS, the District and Santa Clara have entered into Municipal Billing and Collection Agreement dated July 22, 2020, whereby the residential waste collection and disposal services described in the Agreement shall be provided to residences located with the boundaries of the City of Santa Clara; and

WHEREAS, the Santa Clara City Council desires to establish rules and regulations, including monthly fees, pertaining to collection and disposal of residential solid waste generated within its boundaries; and

WHEREAS, the Santa Clara City Council further desires to update and streamline its current ordinances governing residential waste collection by replacing Chapters 13.12 and 13.13 of the Santa Clara City Code with this Ordinance; and

WHEREAS, said City Council now deems it necessary and desirable for the preservation and protection of the general health, safety and welfare of the residents of Santa Clara, Utah,

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

A. Santa Clara City Code Title 13, Chapters 12 and 13, are hereby repealed and revoked, and replaced in their entirety with the provisions of this Ordinance.

B. This Ordinance is hereby adopted and codified as the new Chapter 12 of Title 13 of the Santa Clara City Code, entitled "Collection of Residential Solid Waste for Disposal or Recycling."

13.12.010: DEFINITIONS. For purposes of this chapter, the following words or phrases shall have the following meanings.

a. “Republic or Republic Services” shall mean Allied Waste Transportation, Inc, a Delaware corporation, d/b/a Republic Services of St. George, licensed to do business in the State of Utah.

b. “District” shall mean Washington County Special Service District No. 1.

c. “City” shall mean the City of Santa Clara.

d. "Agreement” shall mean Residential Waste Collection Agreement, dated September 1, 2020, between Washington County Special Service District No. 1 and Allied Waste Transportation, Inc, a Delaware corporation, d/b/a Republic Services of St. George, licensed to do business in the State of Utah, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference

e. “Automated or Semi-Automated Container” means a waste receptacle approved by the District, with a capacity of 60 to 94 gallons, equipped with a tight-fitting, permanently attached lid and wheels for easy movement, and specifically designed for automated and semi-automated pick up.

f. “Bulky Waste” means residential waste materials with lengths, weights or volumes greater than those allowed for automated containers, including but not limited to stoves, refrigerators, dryers, dishwashers, televisions, hot water tanks, washing machines, household furniture, four (4) or fewer tires, air conditioners, Christmas trees, bicycles, large toys, tree limbs of 3-6 feet in length and up to 6 inches in diameter, and Bags used for seasonal disposal of leaves. Bulky Waste does not include automobiles, more than four (4) tires, motorcycles, boats, Construction/Demolition Waste, large dead animals, Hazardous Waste, Special Waste and trees (other than Christmas trees) or limbs exceeding six (6) feet in length and six (6) inches in diameter, and other similar items. All items must be free of extraneous materials and shall be capable of being lifted into Republic’s collection vehicle by two (2) men. A Resident may not place more than three Bulky Waste items out for collection per call.

g. “Commercial” shall mean or refer to property:

(i) used primarily in connection with the supply of goods or professional services on a regular basis or in the regular course of business, and for which a business or other license is required by state law or local ordinance, and

(ii) a hotel, motel, recreational vehicle rental park used for overnight or short term rental of less than thirty (30) days, or an apartment

complex of more than eight (8) units used for a rental term of more than thirty (30) days.

h. "Commercial Hauler" shall mean any person or entity who in the regular course of business or for a fee collects and disposes of commercial waste.

i. "Commercial Waste" shall mean non-hazardous waste materials produced by businesses or resulting from normal activities on or use of commercial property or premises.

j. "Curbside" shall mean at or near any curb, sidewalk or other location immediately adjacent to any street, highway or road which is safely accessible to Republic's waste collection vehicles.

k. "Dumpster or Roll-off" shall mean any metal container with a volume of 1.5 cubic yards or more, designed for storage of waste and to be compatible with collection equipment.

l. "Hazardous Waste" means a solid waste or combination of solid wastes, other than Household Waste, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed, and as further defined in R315-2-3 of the Utah Administrative Code.

m. "Household Waste" means any waste material, including garbage, trash, and sanitary wastes in septic tanks, derived from households, including single-family and multiple-family residences, apartments, hotels and motels, bunk houses, ranger stations, crew quarters, campgrounds, picnic grounds, and day-use recreation areas.

n. "Infectious Waste" means a solid waste that contains or may reasonably be expected to contain pathogens of sufficient virulence and quantity that exposure to the waste by a susceptible host could result in an infectious disease. Infectious Waste is included in Household Waste unless subject to regulation in accordance with R315-316(1) of the Utah Administrative Code.

o. "Recyclables or Recyclable Materials" any material or substance included in waste materials that can be put to beneficial re-use or sold in recognized markets for purposes other than disposal, including, without limitation, uncontaminated, non-hazardous corrugated cardboard, white paper, newsprint and other paper; plastics and plastic film; ferrous and non-

ferrous metals; and glass or such other items as may be specified from time to time.

p. "Residence or Residential" shall mean the use of property or premises containing a structure which is hooked to culinary water and power and is intended or used for human habitation, including but not limited to:

(i) single homes,
(ii) mobile homes,
(iii) town homes,
(iv) condominiums,
(v) short-term vacation rentals (VRBO's) of less than 30 days,
(vi) apartments not contained in or as part of an apartment complex of more than eight (8) units.

Except as may be specified hereinafter, each residential unit or structure on property or premises classified as residential shall be considered a separate residence for purpose of billing and collection.

q. "Residential Waste" shall mean household waste, bulky waste, and other non-hazardous waste produced by or resulting from the normal activities on or use of residential property or premises. Residential Waste includes but is not limited to waste wood, wood products, tree trimmings, grass cuttings, dead plants, seeds, leaves, chips, shavings, saw-dust, printed matter, paper, pasteboard, plastic, aluminum cans, flattened cardboard boxes, wooden boxes, rags, loose straw, used and discarded mattresses, used and discarded clothing, used and discarded shoes and boots, combustible and waste pulp and other products such as are used for packaging or wrapping crockery and glass, cold ashes, cinders, floor sweepings, glass, mineral or metallic substances and any and all other waste materials not included in the definition of bulky waste, construction/demolition waste, dead animals, garbage or hazardous waste. Residential Waste does not include special waste or stable matter as defined herein.

r. Special Waste – "Special waste" means discarded solid waste that may require special handling or other solid waste that may pose a threat to public safety, human health, or the environment. Special waste includes

(i) ash
(ii) automobile bodies
(iii) infectious waste subject to regulation under R315-316(1) of the Utah Administrative Rules.
(iv) waste tires
(v) dead animals
(vi) asbestos

(vii) waste exempt from the hazardous waste regulations under R315-261-4
(viii) very small quantity generator hazardous waste as defined by R315-260-10
(ix) waste containing PCBs
(x) petroleum contaminated soils
(xi) waste asphalt
(xii) sludge.
(xiii) stable matter

13.12.020: Use of Washington County Landfill**.** **A**ll residential waste generated within the corporate limits of City shall be transported to and disposed of at the Washington County Landfill or such other waste disposal facility as may be approved by District.

13.12.030: Required Use of Automated/Semi-automated Containers. Except for residential developments approved by City where density and lack of access by waste collection vehicles requires the use of dumpsters or roll offs as a means of residential waste collection, each residence or residential unit within the incorporated areas of City shall be required to utilize for residential waste collection service an automated/semi-automated container or containers which have been approved and delivered to the property by City or its authorized agent.

13.12.040: Residential Waste Collection and Disposal Services Provided by City. City shall provide the following services to all residences within its corporate limits in accordance with the Agreement:

a. Basic Residential Waste Collection Service: once-a-week curbside collection to all residences of residential waste placed in automated/semi-automated containers or in dumpsters or roll offs, along with collection of bulky waste, and

b. Collection of Recyclable Materials: every-other-week curbside collection of recyclable materials placed in recycling containers by residences participating in curbside residential recycling.

13.12.050: Mandatory Use of Service**.** The use by all residences within the boundaries of City of the basic residential waste collection services described in Section 13.12.040 a. is hereby declared to be mandatory; however, participation in curbside residential recycling as described in Section 13.12.040 b. shall be determined in accordance with the opt out rules and guidelines specified in Section 13.12.060.

13.12.060: Recycling Opt Out Rules and Guidelines. Participation in curbside recycling collection services shall be mandatory for any residential unit within the boundaries of City for which the election to opt out of such services is not made by the owner, or such other person designated in writing by the owner, on or before November 30, 2020, in accordance with the following opt out rules and guidelines:

a. The election to opt out shall be made by the owner of the residence, or by such other person designated in writing by the owner, or as otherwise approved by the City.

b. For purposes of these rules and guidelines, all City residences/residents who are not participants in curbside recycling collection services as of the effective date of this Ordinance shall be deemed to have opted out of receiving curbside recycling collection services.

c. Except as provided herein, all City residences/residents who do not opt out by November 30, 2020 shall be deemed to be included in the curbside recycling collection program for the term of the Agreement.

d. City residents/residences who opt out or who are deemed to have opted out on or before November 30, 2020, as determined by City, may opt in at any time but thereafter shall be included in the recycling program for the remaining term of the Agreement.

e. City residents/residences who opt out or who are deemed to have opted out on or before November 30, 2020, as determined by City, shall be entitled to continue such opt out status in the event they move to another or new residence within the boundaries of City.

f. New residents, i.e., people who move from outside of City to a residence within the boundaries of City, regardless of a prior election to opt out, shall be automatically included in the recycling program for the remainder of the term of the Agreement.

Notwithstanding the foregoing, upon written request from the owner or occupant of the residence, the City Council shall have authority to grant a variance to the above provisions based on a showing of undue hardship or other extraordinary circumstances.

13.12.070: Residential Waste Collection Procedures. Except where the use of dumpsters or roll offs are authorized, residential waste shall be placed for collection in accordance with the following:

a. All residential waste shall be placed for collection in automated/semi-automated containers.

b. All residential waste shall be placed for collection by 6:00 a.m. of the day scheduled for collection.

c. No hazardous waste, infectious waste or special waste shall be placed for collection in any automated/semi-automated container or any dumpster or roll-off.

d. Only recyclable materials, as determined from time to time by City, shall be placed for collection in recycling automated/semi-automated collection containers

e. Automated/semi-automated containers shall be placed within three (3) feet of the curbside, blacktop or other roadway surface, with three (3) feet clearance on either side of the container from parked cars or other objects, and at other

locations readily accessible to collection vehicles and personnel.

f. All empty waste containers shall be removed from the street as soon as reasonably practicable but not later than 24 hours after being emptied.

g. Bulky waste shall be placed at or near the curbside, blacktop or other roadway surface, or at other locations readily accessible to collection vehicles and personnel.

13.12.080: Establishment of Residential Fees. There is hereby established a monthly residential waste collection and disposal fee for each residence or residential unit in City, which shall include the following amounts:

a. for basic residential waste collection service:

(i) the amount to be paid to Republic in the amount of $6.90 per month per residence, which shall be subject to an annual increase of 2.5%; and

(ii) the amount to be paid to the District for administrative costs and expenses in the amount of $4.55 per month per residence, which shall be subject to an annual increase of ten cents ($.10); and

(iii) such amount as may be established from time to time by resolution of the City Council for administrative costs and expenses incurred by the City in billing and collection; and

b. for residences receiving curbside recycling collection services, the following additional amounts:

(i) the amount to be paid to Republic in the amount of $4.90 per month per residence, subject to an annual increase of 2.5%; and

(ii) the amount of $.75 per month per residence for the cost of the recycling container.

13.12.090: Fee for Availability of Service. The residential fee established hereby for basic collection service is for the availability of service provided by City through the District and its authorized agent, Republic, and said fee shall be due and owing when service is available, regardless of whether said service is actually utilized.

13.12.100: Monthly Billing. Fees for residential waste collection and disposal services provided by City shall be paid on a monthly basis, and shall be included in any billing for other municipal services supplied by City, including water, power, sewer, etc. Payments for residential waste collection and disposal services not received on or before the twentieth (20^{th}) day of the month following the month for which services were provided shall be deemed delinquent and shall thereafter bear interest at the rate of ten percent (10%) per annum until paid in full, and shall be subject to all collection practices or procedures as may be established from time to time by ordinance**.**

13.12.110: Collection of Commercial Waste. Nothing in this ordinance shall preclude the owner or lessee of any commercial property or premises from transporting his or her own

commercial waste to the landfill, or contracting for its removal with a commercial hauler properly licensed by District and authorized to conduct business within City.

13.12.120: Commercial or Private Haulers. No private or commercial hauler shall be allowed to collect or dispose of commercial solid waste generated by businesses or through the use of commercial property within City without having first obtained from District a license to operate as a private or commercial hauler.

13.12.130: Collection Vehicles. All trucks or other vehicles used by any private or commercial hauler to collect or transport solid waste within City shall:

a. be maintained in a good mechanical condition,

b. be equipped with fully enclosed sides and bottom and otherwise constructed as to prevent the contents of the vehicle from spilling or blowing while the vehicle is in motion,

c. clearly bear on the outside of the body of the vehicle the name and telephone number of the hauler, and

d. comply with all provisions of all applicable state or federal regulations or laws concerning the collection, transportation or disposal of solid waste.

13.12.140: Transportation of Waste. All solid waste transported by any private or commercial hauler shall be contained, tied or enclosed in such a manner that leaking, spilling or blowing are prevented during transportation.

BE IT FURTHER ORDAINED that this Ordinance shall take effect on February 1, 2021 after publication and posting as required by law and shall supersede any other ordinance or provision in conflict with the terms hereof.

PASSED AND APPROVED on this 16th day of December, 2020.

CITY OF SANTA CLARA

_____

Rick Rosenberg, Mayor

Attest:

_____

Chris Shelley, Recorder