

NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, February 9, 2022
Time: 5:00 p.m.

Public Notice is hereby given that the Santa Clara City Council will hold a Regular Meeting in the City Council Chambers, located at 2603 Santa Clara Drive, Santa Clara, Utah on Wednesday February 9, 2022 commencing at 5:00 PM. The meeting will be broadcast via YouTube linked on our website at <https://sccity.org/meetings>

AGENDA

1. Call to Order

2. Opening Ceremony:

- Pledge of Allegiance: Jarett Waite
- Opening Comments: Jarett Waite

3. Conflicts and Disclosures:

4. Working Agenda:

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

B. Consent Agenda:

1. Approval of Claims and Minutes

- Jan. 26, 2022 Regular City Council Meeting Minutes
- Feb. 2, 2022 City Council Work Meeting Minutes
- Claims through Feb. 9, 2022

2. Calendar of Events

- Feb. 16, 2022 Budget Retreat
- Feb. 23, 2022 Regular City Council Meeting
- Mar. 2, 2022 City Council Work Meeting

- 3. Set Public Hearing to receive public input regarding amending the Santa Clara City Park fees for Feb. 23, 2022, at 5:00 pm.**

C. General Business:

1. Consider approval of a reconsideration of a condition of approval for the O'Reilly's project.
Presented by Jim McNulty, City Planner.
2. Update & Discussion on the Water Efficient Landscaping & Conservation Standards.
Presented by Jim McNulty, City Planner.

5. Reports:

- a. Mayor / Council Reports:

6. Executive Session:

7. Adjournment:

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

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 3rd day of Feb. 2022 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 2022 meeting schedule was also provided to the Spectrum on January 6, 2022.

Chris Shelley – City Recorder

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, JANUARY 26, 2022
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, January 26, 2022, 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
Mayor Pro Tem Jarett Waite
Council Members: Jarett Waite, Ben Shakespeare, Christa Hinton, Leina Mathis, and Denny Drake
City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Scott Bannon, Assistant City Manager; Dustin Mouritsen, Public Works Director; Gary Hall, Power Director; Matt Ence, City Attorney; Jim McNulty, City Planner; Kristelle Hill, Admin. Assistant; Cody Mitchell, Building Official; Ryan Lay; Alec Welch; Karlee Welch; Will Nadauld; Jim Ence; Wendell Gubler

1. **Call to Order:** Mayor Rosenberg called the meeting to order at 5:00 p.m. and welcomed everyone to the meeting. He introduced the City Council.
2. **Opening Ceremony:**
 - Pledge of Allegiance: Denny Drake
 - Opening Comments: Denny Drake
6. **Reports:**

A. Mayor / Council Reports

Mayor Rosenberg:

- Mayor Rosenberg asked that this item be moved up in the agenda because he had to leave shortly to attend a meeting at the Water District.
- Mayor Rosenberg gave special recognition to Wendell Gubler, former Council member. He was on the Council for 4 years. He completed his term the first week of this month. He did a great job and Mayor Rosenberg said he appreciated Wendell's wisdom. He has known Wendell for a long time. Their children grew up together. Their wives are great friends. He said he appreciated his expertise and his knowledge and what he gave to the Council. He expressed his thanks and presented Wendell with a token of appreciation.

- Mayor Rosenberg left the meeting at 5:04 p.m. and turned the meeting over to Mayor Pro Tem Jarett Waite.

- Mayor Pro Tem Waite recognized a Boy Scout that was attending the meeting and asked him to introduce himself.

- Alec Welch stated that he is working on his Citizenship in the Community Merit Badge. He asked if he could interview a member of the Council after the City Council meeting.

- Mayor Pro Tem Waite said that someone from the Council could stay after and meet with him.

- Leina Mathis said that Will Nadauld is at the meeting, and he has a request for the City Council.

- Will Nadauld, 540 Country Lane, said he is a student at Snow Canyon High School, and he has been working with Councilwoman Mathis to restart the Youth City Council. He has a few points: 1. That members of the Youth City Council work with the City Council members to see how the City Council works. They would shadow the City Council and do work for them and learn how they address new topics. 2. The Youth City Council would provide the perspective of youth on any probable topics that the Youth City Council would like us to address. 3. Youth City Council would bring issues to the City Council that concern the youth. He asked if this would be possible and whether they would have the support of the City Council.

- Leina Mathis said that once the meeting is over the City Council can address this and see if this is something the Council is interested in pursuing.

3. Conflicts and Disclosures: None.

4. Working Agenda:

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

1. Public Hearing to discuss and receive public comment regarding the Power Cost Adjustment (PCA).

- Gary Hall, Power Director, stated that the Power Cost Adjustment (PCA) is a mechanism to help ensure power costs are recovered from customers. He said that power supply costs fluctuate. This past summer it has been really high and that is mostly because of supply and demand. It is also because of the loss of power resources such as the San Juan Coal Plant. When fuel prices go up so does power prices. The city has no control over that. Some of the ways we can mitigate some of the cost is by generation. We have two natural gas generators, and we can generate those during the peak seasons. We are also purchasing two more generators this summer and they should be online for the run season and that will give us an additional 5 megawatts that we can generate. He explained the PCA. We look at the previous six months and take an average of the cost of power and pass those costs unto the customer. Last year we saw an increase of 19.2% of power costs. The city absorbed a lot of that cost. With the PCA that would be passed on to the customer so the city wouldn't have to absorb all of that cost. It is not economically feasible for the city to keep doing that. He said in years where the power

costs go down there could be a reduction in the rate. UFS did this study for us. He said we are proposing to implement this PCA where we will take the average of the previous six months and pass that on to customers. Every month we would look at that average and adjust the bills accordingly. He said that if we implement the PCA the average home in Santa Clara will have an adjustment of \$22.81 for the month of January. The January PCA is based off June to November 2021 power supply bills.

- 5:15 p.m. Public Hearing Opened.
No public comment.
- 5:15 p.m. Public Hearing Closed.

C. General Business:

1. Consider approval of the Santa Clara City Power Cost Adjustment and approve Resolution 2022-01. Presented by Gary Hall, Power Director.

- Leina Mathis said we have talked about this for a long time. She said she understands the need for the PCA and that we don't want to dip into our reserves, but she also wants to make sure that the residents understand that she has a serious concern with the increase to their monthly utility bill especially with those who are on fixed incomes. She said the trade-off to her is that our options are if the power costs keep increasing, we either do something like this or we have to go in and actually fix an increase to the rates and if we do that, they will pay the higher amount every single month and with the PCA they can maybe benefit in months where maybe our power costs aren't so high.

- Mayor Pro Tem Waite said he agrees with Leina's comments. There are some things that are out of our control, and we need to make sure we have a solvent power department. He said that if there was a major event and there was going to be a huge effect to the bills then our Power Director would come and address the Council and we would try to mitigate that the best we could. Our power department does a good job, and they go after the rates. He said the PCA is pretty common among other cities.

- Denny Drake said one of the reasons we are having to do this is because loss of power resources.

- Mayor Pro Tem Waite asked Gary Hall how the base rate is determined.

- Gary Hall said the UFS said we don't need to update the base we just need somewhere to start. Each year it will go off of that same base. That base rate will probably change when we do a rate study in three years. He said there is wording in the resolution that if there is an abnormally high month the Council has the ability to spread that out and can even do a 12-month rolling average so there is not such a high peak in one month. He said when they do the billing they will work with Sherry and Debbie on the billing to make sure the customers can see what they are being billed for and how they are being billed so that we are being very transparent.

- Christa Hinton asked that historically when we have rate increases do we do some sort of outreach or education for the community letting them know this is coming and to watch for it or do they just see it when it comes on the bill.

- Gary Hall said he is not sure if there has been anything like that in the past.

- Mayor Pro Tem Waite said there has been the public hearing and we have put the word out in the newsletter.

- Gary Hall said we can put something in the newsletter explaining the PCA. That is a good idea.

Motion to Approve the Santa Clara City Power Cost Adjustment and approve Resolution 2022-01.

Motion by Denny Drake, seconded by Ben Shakespeare.

Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Christa Hinton, and Ben Shakespeare.

Voting Nay: None.

Motion Carried.

B. Consent Agenda:

1. Approval of Claims and Minutes

- Jan. 12, 2022 Regular City Council Meeting Minutes
- Jan. 12, 2022 Executive Session Minutes
- Claims through Jan. 26, 2022

2. Calendar of Events

- Feb. 2, 2022 City Council Work Meeting
- Feb. 9, 2022 Regular City Council Meeting
- Feb. 23, 2022 Regular City Council Meeting

- Leina Mathis asked if we need to have the Budget Retreat noted on the calendar for Feb. 16.

Motion to Approve the Consent Agenda.

Motion by Leina Mathis, seconded by Christa Hinton.

Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Christa Hinton, and Ben Shakespeare.

Voting Nay: None.

Motion Carried.

C. General Business:

2. Consider approval of a Preliminary Plat Extension for Santa Clara Valley Homes. Applicant, Jim Ence. Presented by Jim McNulty, City Planner.

- Jim McNulty said that the applicant, Jim Ence, has recently returned from a Service Mission. He was gone for 3 years. He is asking for an extension to the preliminary plat for his project, the Santa Clara Valley Homes. It has eight units; they were proposing to do eight homes. He stated that he has City Council Meeting minutes from August 22, 2018, where Jim Ence came to the Council and asked for a 3 ½ year extension, which was granted by the Council. That extension expires on Feb. 22, so Jim Ence would like to ask for an extension. He originally asked for an extension of 18 to 24 months. We discussed this at TRC and talked about an extension of 12 to 18 months and Staff felt comfortable giving up to 18 months, but not any more than that. It is up to the Council's purview to ask questions and decide as to whether a preliminary plat extension should be granted.

- Jim Ence, applicant, said that coming back from the mission and finding the conditions

economically much different than when he left with building costs and building supplies, he felt in order to continue to move this project forward he would need some more time to move with it.

- Ben Shakespeare said he can understand the situation. He doesn't see any issue on this.
- Mayor Pro Tem Waite said this is a slightly different housing project downtown. This fits the affordability goal to an extent.

Motion to Approve a Preliminary Plat Extension for Santa Clara Valley Homes for up to 18 months. Applicant, Jim Ence.

Motion by Leina Mathis, seconded by Ben Shakespeare.

Voting Aye: Jarett Waite, Leina Mathis, Ben Shakespeare, Christa Hinton, and Denny Drake.

Voting Nay: None.

Motion Carried.

3. Consider approval of the Dish Wireless Amended Agreement. Presented by Jim McNulty, City Planner.

- Jim McNulty stated that City staff and legal counsel have been working with American Tower Company, and DISH Wireless for the past few months to put a new lease agreement in place. The Amended Agreement allows for a co-locate on an existing tower at Canyon View Park. Amended Agreement terms include an increase in monthly rent for this application. He said that Matt Ence has worked with their legal Counsel. They agreed to all changes and revisions as presented by Matt Ence and his Staff. We are ready to move forward. The previous lease agreement was \$125 a month and we have come up with a lease agreement with them that is more market rate which is \$350 a month. He said if we have more that come up, we will try to do the same thing with them. The agreement that they submitted and that was reviewed by Matt Ence and legal counsel does require approval of the Council and does need to be signed by the Mayor and also by a representative of American Tower.

- Mayor Pro Tem Waite thanked Jim for working on this and getting us closer to market rate.

- Matt Ence said we have reviewed this, and it is fine. We required some changes which they made.

Motion to Approve the Dish Wireless Amended Agreement.

Motion by Denny Drake, seconded by Ben Shakespeare.

Voting Aye: Denny Drake, Jarett Waite, Ben Shakespeare, Christa Hinton, and Leina Mathis.

Voting Nay: None.

Motion Carried.

4. Consider approval of the ADU Code Amendment and approve Ordinance 2022-04. Presented by Jim McNulty, City Planner.

- Jim McNulty stated that this is an item that City Staff and himself and Cody Mitchell have been working on for a few months. We brought the IADU (internal accessory dwelling unit) to the Council in October to get that adopted to meet State Code, HB 82.

We are now attempting to do a little bit of cleanup to include ADU's (accessory dwelling

units) in this section, to create a definition of ADU's. He said that when we created 17.22, the new chapter, we included IADU's and included a definition section, so we want to add 17.23 for ADU's. We would also be removing ADU's from Chapter 17.64 under Modifying Regulations as part of that cleanup. He said that on Dec. 1, 2021, City Staff had a discussion with the City Council and on Dec. 9, 2021, we discussed this item with the Planning Commission. Our discussions included a discussion regarding ADU's in the front yard, side yard or rear yard if all the primary setbacks could be met. We also discussed the differences between habitable space (an ADU) verses non-habitable space (a detached garage, barn, or other accessory structure). The Planning Commission and Council asked to see some pictures of what neighboring communities have done. He showed some pictures to the Council from various communities throughout the County. He said that we have met State Code requirements and the noticing requirements. It went to the Planning Commission on Jan. 13, 2022, for a public hearing. The public hearing was held by the Planning Commission, and they forwarded a positive recommendation to the City Council. Planning Staff recommends that the Santa Clara City Council approve the proposed ordinance amendments: Section 17.22.0.0 "Definitions" and Section 17.22.030.

- Ben Shakespeare asked if we are requiring them to record a deed restriction.
- Jim McNulty said we are requiring that they do record a deed restriction that runs with the property. It is required for the IADU and the ADU. It runs with the title of the property. He said there is a gray area with the mother-in-law apartments. In that case there could be a kitchenette or a fridge. A lot of cities require that something be signed, some type of restriction that a person is using this for family purposes and not for rental purposes. With the IADU's and ADU's in place there is more restrictions because we are requiring these deed restrictions be placed on the property, but we still need to look at it fairly. If someone wants to do one for their mother-in-law or other family members that really is not an IADU or ADU because they are not accepting rent. The other option is for the affordable housing element. We have to look at it with a commonsense approach. We did develop an application and the required language for the deed is attached so we have these in place. The ADU is still permitted as a conditional use. That is the language in the current code. He said they feel comfortable leaving it like that for a while.
- Leina Mathis said the assumption is it has to have cooking facilities. It is not just a sink, countertop, and fridge. That is the definition of the IADU.
- Ben Shakespeare talked about a resident who paid a large amount of money to have a power pole moved so they could build an ADU. He said there will now be a new setback.
- Jim McNulty said we are making the distinction between livable area and non-livable area. It needs to meet the same setbacks as the primary residence because it is being used for habitable space. The Planning Commission's recommendation was to leave the ordinance as proposed by Staff.
- Ben Shakespeare said his concern for this resident is he has put in all this expense to move the pole and under this new ordinance what would have been approved before would not be approved under this new ordinance because of what's above the garage.
- Jim McNulty said that is an interpretation thing and that is why we are trying to be transparent and make our ordinance clearer and more concise so we can be consistent.
- Leina Mathis commented about removing the ADU's from Section 17.64. She asked if we are also going to remove the ADU verbiage from Section 17.60.

- Matt Ence said yes and that language is in the adopting ordinance that the City Council would be approving tonight.

Motion to Approve the ADU Code Amendment and approve Ordinance 2022-04 as presented.

Motion by Leina Mathis, seconded by Ben Shakespeare.

Voting Aye: Leina Mathis, Denny Drake, Christa Hinton, Ben Shakespeare, and Jarett Waite.

Voting Nay: None.

Motion Carried.

5. Consider approval of the View Point Subdivision Partial Plat Amendment. Presented by Jim McNulty, City Planner.

- Jim McNulty said this item went to Planning Commission on Jan. 13, 2022, as per State Code requirements. We did notice it but did not receive any comments from the adjacent neighborhood residents or the people that live in the plat. This phase of the project is a total of 13 lots. Each of those lots were noticed with no response back. We also posted the property as required by State Code but didn't get any calls or questions asked. There are a total of 2 lots in this partial plat amendment. We are just amending a portion of the plat. This is basically just a lot line adjustment between Lots 5 & 6 of this subdivision. Lot 5 is 49,000 sq ft and is going to be decreased to 46,000. Lot 6 is about 28,000 sq ft and will be increased to 30,000 sq ft. These lot sizes more than meet all the requirements of Section 17.65 of our ordinance for the R-1-10. The properties are identified as 1860 Red Mountain Drive and 1862 Red Mountain Drive. Part of the circular driveway on Lot 6 is currently on Lot 5. The property is for sale. They are looking to change that lot line to allow the whole circular driveway to be on Lot 6. Staff recommends that the City Council approve the partial plat amendment for Lots 5 & 6 of the View Point Subdivision subject to the conditions in the Staff Report. The Planning Commission heard this item on Jan. 13, 2022, and they did forward a positive recommendation to the Council for your consideration. Ryan Lay is the engineer on this, and he is here if there are any questions from the Council. He said that the Power and Public Works reviewing departments both have indicated that the easements affected by this amendment need to be relocated and they are going to follow that new property line.

Motion to approve the View Point Subdivision Partial Plat Amendment as presented.

Motion by Denny Drake, seconded by Christa Hinton.

Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Christa Hinton, and Ben Shakespeare.

Voting Nay: None.

Motion Carried.

6. Consider approval of a new position in the Public Works Department. Presented by Dustin Mouritsen, Public Works Director.

- Dustin Mouritsen said he is asking for approval to consider a new position in our Public Works Department. We now have eight employees including himself. The last time we added anyone to the department was nine years ago. This would give us the freedom to split up into two four-people crews which would allow us to have one crew doing projects while the other crew does maintenance. The production would be so much

higher. We recently took over Storm Water to allow Scott Bannon, Assistant City Manager, to concentrate on other things. That has added extra workload to one employee. We do a lot of projects in-house to save on our budget. He listed all the in-house projects they have done in the recent past and they are currently working on the Arrowhead storm drain. Doing these projects takes away from tasks such as maintenance on our existing system. He said we want to be able to continue to provide speedy customer service. He said we have just interviewed four great applicants. We hired one to fill an open position that we had. We would like to hire another one. He stated that he and Brock Jacobsen both visited with the Mayor and the Mayor is on board with this. He said that his department is cross trained. He said we want to continue with excellent customer service and continue to do projects in-house to make our budget stretch further.

- Denny Drake asked if we have the money for this in the budget.
- Brock Jacobsen said we will have to do a budget amendment for this because it is not in the budget but the revenues this year are up in the budget.
- Denny Drake said this is a necessary thing we need to do.
- Dustin Mouritsen said if this wasn't especially vital, he wouldn't be asking for it. He said all the applicants live in this area.

Motion to Approve a new position in the Public Works Department as presented.

Motion by Ben Shakespeare, seconded by Denny Drake.

Voting Aye: Denny Drake, Jarett Waite, Ben Shakespeare, Christa Hinton, and Leina Mathis.

Voting Nay: None.

Motion Carried.

6. Reports:

B. Mayor / Council Reports

Ben Shakespeare:

- The Home Builders Association is working with BMX to add the restrooms to the track area.

Leina Mathis:

- She discussed a follow-up to Will Naduald's presentation concerning the Youth City Council. His concept is a modified Youth City Council. If we decided to do this, we wouldn't call it a City Council. He stated that there aren't enough students, and we wouldn't get enough support to be able to do that. She has been out looking for general support for the idea before we proceed down the road of trying to write something up for formal presentation. The concept is we would assign a youth specifically to a City Council member so we would have to have City Council members willing to participate and the Council member would act as a mentor in a form where they can bring issues to you, and you can provide them agendas and they can learn the processes and then we address it. They would also be doing service for the city as well. If they identified any issues, they would bring those back. We would get all of them together a couple of times a year and do some fun things for them, so it is not just a begrudging type of activity. Most of the students that he thought would be willing to do this are very busy but are somewhat driven and would be willing to put the time in.

- Mayor Pro Tem Waite said he thinks this sounds great. The rest of the City Council agreed.
- Leina Mathis said we had LPC on Monday. Most of the bills are starting to take fruition and get some traction with the Legislature. The League has set up a bill tracking website. If the Council is interested in following any specific bills, you can go to the League website and click on "Advocacy" and there is a link that says, "bill tracker" and that will take you to a separate page and then bills are itemized in numerical order either by House Bill or Senate Bill. It only identifies the bills that the League is following that would have an impact to a city. If it says "hot" that means it is a pressing issue and one the League is really concerned about. It will also identify the League's position. There are a couple of potential concepts in relation to housing. There is the "development by rights standard" which would mean the State, not the municipalities would set the criteria and if the developer meets the requirement the State has the cities wouldn't have any say. The second concept is that the State might look to establish minimum zoning requirements for certain areas. They did a poll in the meeting with 150 people participating and not a single person thought this was a good idea.

Denny Drake:

- Nothing to report.

Christa Hinton:

- She went to the Legislative Utah League of Cities and Towns. It was geared toward the youth councils. She said that she sat in on a LPC meeting.

Mayor Pro Tem Waite:

- He attended a training and discussed things the cities can do for those who are deaf and blind. The deaf did not request that there be captioning to live City Council meetings but asked if they can be corrected afterwards. He asked if Kristelle Hill could look into that.
- Kristelle Hill, Admin. Assistant, said we could have someone transcribe at the same time because it does autogenerate but sometimes it is off. She will look at that.
- Brock Jacobsen said this will come up for discussion, regarding streaming, at the Budget Retreat as well.
- Mayor Pro Tem Waite said he found an article that talks about challenging the census in the near future. He asked Jim McNulty if this is on his radar to watch for.
- Jim McNulty said yes. He reached out to the census last Thursday because there are some individuals that can help in the census challenging process. He has not heard back. We have some neighboring communities that are looking as to whether or not they are going to do it. We will see what comes out of it. We are looking to challenge it. There are supposed to be some other numbers released in February. We have an 18-month window once they open it up.
- Mayor Pro Tem Waite said the article said the only 3% actually get approved. They do recognize that the pandemic caused quite a few issues so there may be more approvals this time. He said the Mayor from Springdale and the Mayor from Ivins reached out to him about fiber in their communities because of the word getting out about our city getting fiber. He is going to present to their Council. He will give our perspective on why we decided to go that direction.

7. Executive Session:

- Executive Session to discuss pending litigation.

Motion to enter Executive Session to discuss pending litigation.

Motion by Denny Drake, seconded by Mayor Pro Tem Waite.

Voting Aye: Denny Drake, Jarett Waite, Ben Shakespeare, Christa Hinton, and Leina Mathis.

Voting Nay: None.

Motion Carried.

- Entered Executive Session at 6:11 p.m.
- Reconvened at 6:22 p.m.

8. Adjournment:

Motion to adjourn by Ben Shakespeare.

Seconded by Leina Mathis with all members present voting aye.

Meeting Adjourned at 6:22 p.m.

Chris Shelley – City Recorder

Date Approved: _____

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, FEBRUARY 2, 2022
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, February 2, 2022 at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah.

Notice of the time, place and agenda of the meeting was provided to the Spectrum and to each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting. **The Meeting will be available to view live stream on the YouTube link:** http://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: Christa Hinton, Ben Shakespeare, Denny Drake and Leina Mathis
City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Scott Bannon, Assist. City Manager; Dustin Mouritsen, Public Works Director; Brad Hays, Parks & Trails Director; Kristelle Hill, Admin. Assistant; Jim McNulty, City Planner; Cody Mitchell, Building Official; Cara Taschuk, Interim Fire Chief; Matt Ence, City Attorney; Mari Krashowetz, SUHBA; Stacy Young, SUHBA

1. **Call to Order:** Mayor Rosenberg called the meeting to order at 5:03 p.m. He introduced himself and the City Council. He excused Councilman Waite from the meeting.

2. **Working Agenda:**

A. General Business:

1. Parks Fee discussion.

- Brad Hays, Parks & Trails Director, showed a cemetery fee comparison chart to the Council. We had a fee increase in 2018. For residents currently it is \$300 to buy a plot. He stated that St. George is \$450, Washington City is \$500 and Ivins is \$300. He said that we are proposing to raise our plot fee to match St. George at \$450. He said the reason we are bringing the plot fee schedule in is because our cemetery is filling up and we have sold a lot of plots and are about 4 years out from running out of plots all together. With the increase in expenses and with the limited plots we have we are going to target mostly the non-resident fees to try and slow that sales down until we can come up with a new solution for that. We raised the fees in 2018 for non-residents and it has been 10 years since we raised the rates for residents' plots. He said that for perpetual care for residents it is currently \$300 and it would raise to \$450. When a person comes in and buys a plot, they buy the plot and perpetual care so the cost

initially when they come in to buy it would go from \$600 to \$900. He said our fee would be the same as St. George but would be more than Washington and Ivins. He stated that non-residents cost for a plot is currently \$850 and we are going to raise that to \$1,000 and perpetual care right now is \$400 and we will raise that to \$650 so the total cost for a non-resident would be \$1,650. He said that half plot prices will also go up. He said the internment fees for weekdays went from \$300 to \$400 and for non-resident it is \$550 and we are going to go to \$650. Saturday costs are more to cover the overtime for Staff. Weekday burials for infant or cremation is \$300 and weekend, Saturdays is \$350. If we have to call Kenworthy for the crane to move monuments that is a \$250 charge which is just our cost.

- Mayor Rosenberg said this will come to the next City Council meeting.

- Brock Jacobsen, City Manager, said there will be an item on next week's City Council Meeting to set the public hearing and we will have a public hearing on Feb. 23.

- Denny Drake said he thinks this increase is overdue.

- Brad Hays next talked about the City facilities fee. He said we would just add the Swiss Pioneer Memorial Park and there will also be a couple of minor increases. He will send that out with the packet to the City Council. We are not touching any baseball fees. He said that Sherrelle (Pontarelli) wanted to add a fee for people to have weddings at any of our parks. It is a lot more work for our parks crew to come in and clean up after a wedding.

- Ben Shakespeare asked if there was room to expand the cemetery on the west side.

- Brad Hays said we need to talk to an engineer about that. There is room but there may be some issues with water and things like that. He may be able to get 1,000 more plots on the west side.

- Ben Shakespeare talked about taking that rock wall that has been built there and extending it to where it faces the highway and raising that and extending that area there.

- Brad Hays said the parking area has a drain that comes out right below the Veterans Memorial so we would have to make a couple of changes and figure out what we could do instead of grass there. Soil tests would need to be done. If we do want to continue to offer burials in Santa Clara, we do need to look at somewhere else to go. We are also looking at some options for cremation vaults and things like that that are above the ground such as a cremation garden. We do allow two cremations per plot.

2. PC Stipend & Two Meetings a Month discussion.

- Jim McNulty, City Planner, said that City staff would like to discuss some updates for the Santa Clara City Planning Commission. This includes compensation/stipend for Planning Commission Members. The typical compensation range is between \$25.00 to \$50.00 per meeting attended. Payment would be made to Planning Commission members quarterly for meetings attended. No compensation would be provided for unattended meetings. The other item is a discussion about moving to two (2) Planning Commission meetings each month. The meetings would be scheduled for the second and fourth Thursday of each month. Currently, the Planning Commission meets on the second Thursday of each month. During the months of July, November, and December one meeting would be scheduled allowing for holiday schedules. Additionally, a

meeting may be cancelled if we don't have items to discuss. City staff is currently working on a number of large projects that will be moving forward this year to allow for new development in the city. We are starting to work with Regal Homes. They will be making their submittal to us in a week or two. There is also The Point at Entrada and The Point at Entrada assisted living. That project is 160 units. There are single-family homes, the assisted living and the cottages. There is also Quail Crossing at Desert Edge, the Robert Smith project. They made their preliminary plat submittal, and they are coming to their second TRC tomorrow. That is a very comprehensive project. We will have the townhomes to the north and the apartments to the south and the affordable housing tax credits which he was chosen for. Regal Homes numbers would be deducted from the Black Desert community. We have had a lot of discussion with the Silverado group, and they are working on their plans which includes four different portions of development including 124 units with hobby places as well as apartments. Solace is getting going. We have been getting a lot of calls about The Edge at Grand Desert because part of the property is for sale right now. It is part of a development agreement, and the two property owners will have to work together to allow for access for something to occur there. One of the developers that owns property there may be looking to sell. He also talked about The Vineyard Ph. 11 and the Hills at Santa Clara Ph. 3. There is only one home under construction at this point. He said that he, himself, and Matt Ence and other City Staff are working on a lot of code updates. We want to take the PDR and PDC zones out and make them separate zones rather than being all in one chapter to avoid confusion because they are different. Chapter 16 of the Subdivision Ordinance is dated and needs to be rewritten and there is a lot to redoing that. We are going to be working on a Sign Code rewrite. We need to rewrite our Definitions Chapter because there are a lot of things that are missing, and the Conditional Use Chapter could use an update as well. We are also looking at the entire Chapter 17. A lot of that needs to be redone. This is why we are feeling like we need to go to two Planning Commission meetings a month. He said we had a discussion about these items at Planning Commission. There was one member that was not in favor of having two meetings a month but the other four said it seemed like it made good sense and helps with processing projects and being user friendly and more customer service oriented with the development community. Most members of the PC were fine with receiving the stipend. One member didn't want a stipend and another one didn't feel one way or the other and the others were okay with receiving it. He said that he and the Mayor and Brock Jacobsen and Matt Ence have discussed these two items.

- Ben Shakespeare asked about the trainings that the PC goes through. Would those be considered meetings because these are trainings we want them to go to.

- Jim McNulty said the stipend would be for the PC meetings. If we send them to trainings, we wouldn't pay them for that. We pay for the registration and the hotel stay but not a stipend for the training. That's something we could talk about, but this is generally just for the Planning Commission Meetings that are here at City Hall. If we choose to do this, we would send them a quarterly disbursement every three months, they will get a check for meetings attended.

- Mayor Rosenberg said the trainings would be required of the Planning Commission in accordance to State law, so they have to attend the trainings in order to be on the Commission and to get the stipend for attended meetings.

- Jim McNulty said this allows for us to train as well. He said Matt Ence and himself are working on some things to do trainings here with the PC.
- Ben Shakespeare asked if most of the projects on the list that were just talked about have been approved.
- Jim McNulty said they are in different stages of approval. Some of the projects are going to take some time and some of the projects are complicated projects. We also have commercial projects coming to us soon as well.
- Leina Mathis said having come from Planning Commission world she thinks the stipend, in her personal opinion, is small enough that it doesn't really mean a lot but that being said, as a Planning Commissioner she liked the fact that we didn't receive any compensation because it was regular in a meeting that we were told that we were in the pockets of the City or the developers. She said that was a common comment that was made so she liked being able to say that we are volunteers and that we don't get paid. She said given the small dollar amount it is her personal preference that they don't receive a stipend. She said as far as number of meetings, she thinks a lot of the PC are okay with saying they will be to a second meeting, but her opinion is we won't get all of them to come to a second meeting. She said there has been issues with that in the past where meetings had to be rescheduled because they didn't have a quorum so if the PC were going to go to two meetings, she suggested changing the requirement that they have to attend so many meetings in order to continue as a Planning Commissioner so that they understand that it is important, and they are committing to be there.
- Ben Shakespeare said that it would be eighteen total meetings.
- Jim McNulty said it has been his experience that most cities do two PC meetings a month but with holidays and summer on average it seems to be about eighteen to twenty meetings a year.
- Leina Mathis said that if we are going to say there are going to be two meetings from the developer side of things that we better do our best to make sure that there is the ability to have two meetings. If we are going to state that there are two meetings and there is only one item, you better have the one item.
- Jim McNulty said we would have the meeting for the one item and then we would probably have discussions for training afterwards. If we don't have any items, we wouldn't have a meeting.
- Ben Shakespeare said it would be easy to schedule it so it is known there won't be a December meeting or a November meeting or a meeting in the summer and you would notice it.
- Brock Jacobsen said the Planning Commissioners want to be able to discuss items before they came before them so that the first time they see them they don't have to make a decision. This would be a way to do that. This idea of two meetings kind of came from the Planning Commissioners themselves.
- Mayor Rosenberg said he enjoyed his service on the Planning Commission and he learned a lot. He said that most Planning Commissioners do get a stipend to help defray some of the costs so making \$50 a meeting is still being a volunteer in his mind. He said he likes the idea of two meetings a month and that can help development and can maybe smooth out some of the issues and allows them to vote on a different meeting then the public hearing meetings to allow some time for some consideration. He is a little concerned that there will be one group there for the public hearing and a different group for the vote. We really need to pay a lot of attention to the quality of

the Planning Commissioners and really get a commitment that they are going to be there and make the language on when they can be disqualified as commissioner very clear so they understand that.

- Denny Drake said he sees no problem with the compensation at all. He understands what Leina is saying too though. The compensation stipend is not a significant amount of money and may give them more commitment to be there. He likes the idea of the presentation in one meeting and the vote in the other. It will increase the transparency. It is a positive thing. He is in favor of both items.

- Jim McNulty said that is their thinking that a small stipend could increase attendance and have commissioners that are more dedicated to what they are doing. There could be a few that decide that they don't want to serve at this point because the commitment is more, and we get a couple of new Planning Commissioners. Marv Wilson will be leaving at the end of the month, and we will have to replace him. He asked if the consensus of the Council is to give the stipend or some compensation.

- The Council said they are okay with the stipend.

3. Pending Water Efficient Landscaping and Conservation Ordinance discussion.

- Jim McNulty recognized Mari Krashowetz and Stacy Young from Southern Utah Home Builders Association (SUHBA) who are here to join in our discussion. He said that Stacy attended a Planning Commission meeting on Jan. 13 and provided some good perspective during the discussion with them on this subject. We now have a completed draft. He stated that communities in Washington County, including us, have been working with the Water Conservancy District (WCD) on this. We received a model ordinance or a draft in late November. Since that time, we have put a committee together that has been meeting almost weekly. He said that it is vital that we get something on the books to preserve our water. It has become a statewide issue. He said that this ordinance is promoting limited sod areas and it addresses multi-family and single-family as well as commercial development. He said tonight the discussion is about the ordinance itself. It is pretty clean, and we have the applicability. We have added some language there. There are a lot of definitions in it. This is something that City Staff has to become educated in. He said we added a definition for landscape designer, multi-family (what that is), single family and two family. We want to make this a little more understandable and easier to read. He said that in Section 17.92.030 it now says, "single-family and two-family residential water efficiency standards". We took multi-family and put it in with the commercial standards because it makes good sense. The two-family residential development is something such as a twin-home or side-by-side. A multi-family is something such as townhomes where we have four-plexes or six-plexes, etc. He said that Item A1 says, "New single-family or two-family dwellings including accessory dwelling units (ADU's) having at least 1,000 sq ft of living space must have installed a hot water recirculation system or systems unless hot water delivery can be demonstrated to occur without first displacing more than .06 gallons of system water." He said that on the next page, Item B "Landscape Standards" we have a provision in there. It says, "For all new residential construction and development subject to this section..." but we have a section that says, "except where landscaping will be irrigated solely with a private non-municipal water source, otherwise landscaping must meet the following requirements...". He said on Item 1

we have had a bit of discussion. Some of the other communities have gone with just a number based on lot size. We decided to be a little more flexible and go with percentages. The landscape area must not exceed 20% of the lot square footage and the lawn area must not exceed 10% of the lot square footage. He said there is a cap on this of a maximum of 5,000 sq ft because we do have some lots that are larger. He said recently we have been looking at these percentages and this is something we need to discuss with Council tonight. He said we are wondering if the percentages should be a little bit less. He suggested that we should get some feedback from the SUHBA and get more feedback on what the WCD's intent is. Right now, the water use is at .89 acre feet (AF) and we are trying to get to .78 AF with these changes of water efficient landscaping and conservation Countywide. He said there will be a two-year period where the result will be shared with the State Engineer's Office and then they determine if we can go down to the ultimate goal of .55 AF per unit. If we could get there that would allow for more units to be built Countywide. He said that we did have discussions previously of removal of the pool requirement. Some communities are going with the pool counting toward some of the landscape or lawn area. He said we don't feel that is needed or necessary. We are being pretty restrictive with the lawn areas. He said the other discussion was to require pool covers. That is tough in the summer months requiring that to be covered all the time because no one wants to swim in a 98-degree pool. He showed a map of the development areas to the City Council of some of the projects that are going to be getting under way or are in process. He thanked Kristelle Hill for creating the map. She has done a really good job. He said we are doing a lot of work behind the scenes and trying to be problem solvers and trying to help the WCD find solutions. We are trying to plan for the future and allow things to happen with good planning and good practices.

- Mayor Rosenberg said the meetings we have been having with the Mayors of the other cities and the WCD regarding this ordinance, it has been boiled down to a couple of things. The idea of having one ordinance that is exactly the same community-wide is not going to work with the different communities. We are all made up differently and have different development ordinances. There will be little tweaks that we have to have community to community. The important thing is the reason why we are doing it: we have limited water; we need additional time before we can rely on the Lake Powell Pipeline coming and getting a redundant source and conservation is a way we can achieve that to where we can still facilitate some development and growth and still be able to provide water to the residents. This ordinance affects new construction. We put the pending ordinance in place last September and it is due to expire in early March and all the projects we have approved since that day will have to comply with this ordinance as far as the outdoor use and they are aware of that. We haven't even accepted new detailed landscape plans until this ordinance was done so they didn't have any vested right on the landscaping. They have to meet the ordinance. Right now, the State requires the community to have .89 AF of water per connection. Right now, we are using .86 AF, so we're pretty close to the allotment that the State has. The Water District as a whole is down to about .78 AF as a whole. The real goal is to get to .55 AF. If we can reduce our outside use and get it down to .55 AF that will provide some additional buffer to be able to facilitate the new growth that is coming online. Santa Clara is in a good position. We have a lot of our own water rights, our existing wells in Snow Canyon. We rely on the district to meet our peak demands during the

summer, so it is important that we do our part to reduce that use. The District has plans for a new project that will be able to bring new water on. Some of those are in construction, some are in design, and some are just on the table, and it will be important that we follow through and implement those. The regional reuse is an important component of that to be able to extend our water supply for a longer period. He said he likes this ordinance but would like to hear some feedback from SUHBA. He said there has been a ton of discussions concerning pools and there still doesn't seem to be an agreement on that. He said we combined our multi-family with our commercial and non-residential type projects so that those multi-family projects that we are seeing have common systems and it makes sense to bring them all together and made it a lot simpler as far as enforcement goes. He said we really need to try and achieve this. We have a lot of residents right now that as soon as the incentives come along that are promised from the WCD that they would make the conversion and reduce their outside lawn to help and conserve water and save them money. He said he thinks we will come back and revisit our water fees and those tier grades and make some increases on those tier grades to get them up to where we can really control some of that outdoor use and penalize some of those high-water users. He feels it is important that we get this done. It is scheduled to be a public hearing on Feb. 23, and we need to get it adopted before the pending ordinance expires in early March.

- Stacy Young, SUHBA, said this is a very important issue. He said he would like to go through their take on the ordinance. He said they are very supportive of this new emphasis on conservation and in broad support of the adoption of the ordinance. He said they support the installation of the hot water recirculation systems. It is a fairly expensive line item, but it is one of the areas where they think that the water savings are significant enough that it does warrant that expenditure. He said they support the use of smart irrigation controllers and landscaping standards that emphasize shade trees and drought tolerant plant species. He said they support ending the practice of placing turf in planter strips and non-steep slopes and they support a turf maximum on new residential construction. They support uniform conservation standards including on HOA's and areas served by secondary irrigation water. He said they support the acceleration of the development of secondary irrigation water Countywide wherever that is feasible. He said the following are the areas where they have concerns or questions: The 15% slope maximum may be a little shallow. They recommend 20%. They do oppose the individual metering of multi-family homes. Multi-family by nature uses so much less water than single-family detached that individual metering may be excessive considering the amount of savings the City would actually get out of the additional regulation. He said a lot of their concern is the sections of the draft that create an administrative burden both on the cities side and within the builder community. Section 50 gets highly specific about submitting plans with every lot and the amount of water savings that you were really going to get out of those measures are so minimal that they are not comfortable with that. He said the concern with the pools is that during the summer they are left uncovered any way and that there are alternative ways to cover pools that are a lot more affordable than an automatic pool cover. He said they would resist a mandate there as well. He said they support elevating evaporation as a point of emphasis in education. He said one of the things they are working on is how they can be another medium for communication about water conservation and water matters in general. They are working on a sheet that builders

can easily reference best practices so they can walk their buyers through good decision making as they are planning their homes. They are working on a second sheet that would communicate the answers to some of the questions that builders get all the time especially from people that are new to the area. He said that in collaboration with the WCD they hope to develop communication tools along those lines to help with the education process around conservation and water generally. He said they also support the adoption of advance metering systems that allow better tracking of leakage. He said they prefer the more simplified approach the City has taken to percentages of a lot for turf. That is a simpler way to handle this. They would prefer to exchange lower percentages in that area because there is a real water savings to be had there verses some of the administrative headache of Section 5. He talked about the water conservation ordinance in Las Vegas. He feels that the numbers that the City has on the draft ordinance favors the larger lots in terms of both the treatment of multi-family verses single-family and in terms of the turf allowance. The 10% turf is a fairly low number and the 5,000 sq ft is a fairly high number. He said one of the reasons they are on board with this conservation push is their state-of-the-art of new construction is very compliant with this as it stands today. That is reflective in the usage numbers that WCD has published. They disclosed that we saved 400 million gallons of water in 2021 verses 2020 despite our population growing by 5%. That was a 2.5% drop in water use. A lot of that is due to the fact that new homes are a lot more efficient, and people have really embraced xeriscaping and see it as an attractive way of landscaping their homes. He said they feel we are on the right track as far as our existing practices. He said their concern in trying to drive that usage down from the State mandated .89 AF to some lower number we are not sure how much savings more can be squeezed out of the new construction. He said that is the concern about this ordinance that it is not getting where the real water savings may lie. He said we are actually doing quite well already in conserving water in the County.

- Mayor Rosenberg asked Stacy Young to clarify what he was talking about when he mentioned the administrative burden. Is he talking about the planting plans and the landscape documentation package requirements?

- Stacy Young said yes and some of the specific things like the tree diameter and some of those things.

- Matt Ence, City Attorney, said that for clarity, there are some extensive requirements for documentation under the multi-family residential and nonresidential but those are only applicable to those categories. He said in the section after that, The Landscaping and Irrigation Design Standards, that is the section that applies to everything. Single-family residential would not have the most onerous requirements. Those would only apply to multi-family residential and nonresidential. He said that mitigates a little bit of the concern. He said the only thing that would apply to the single-family is under 17.92.050 Landscape and Irrigation Design Standards. That section doesn't have the extensive requirements for plan review it just has some guidelines for selecting plants. The section 17.92.040 is the more onerous one that applies to multi-family and nonresidential.

- Ben Shakespeare asked if we are going to have another fee and where does all that land.

- Matt Ence said a landscape architect is only required for a multi-family or nonresidential. You can still have a landscape planner do a residential design. There is

a difference between those requirements in those two categories.

- Ben Shakespeare had a question about the percentages. He said the total landscaping cannot exceed 20% and total turf area is 10% so is the turf area part of the 20%?

- Jim McNulty said that is right. He said part of the discussion is if our cap is high. He suggested maybe capping at 2,500 sq ft. We could also look at those percentages. Maybe the turf area is 10% but the overall is 18% and the cap at 2,500 sq ft.

- Ben Shakespeare said the lawn area is the big water user. He said he actually likes the numbers. The lot sizes will come down.

- Mayor Rosenberg said this is where the map is really benefitting the City because the City's boundaries are landlocked. He talked about the areas of the City that will never be developed. He said we have secondary water access throughout the valley to other areas in the City. We are a little different than a lot of the other cities. He said the secondary water is going to be the key out here in getting the reuse system going.

- Denny Drake said our standard for a home is the front has to be landscaped but the rear area is not but are we going to require a plan for that now or is it still under the discretion of the homeowner.

- Matt Ence said the ordinance as currently written does not require a specific plan for a single-family home.

- Mayor Rosenberg said it does have limitations on what they can do.

- Denny Drake said as far as hiring a landscape architect or landscape specialist that won't happen.

- Jim McNulty said they would apply for a permit, and we would take a look at what they are going to do and look at the percentages but the landscape documentation package which is more technical would be for multi-family and commercial. Staff will have to review these plans.

- Leina Mathis said generally homeowners will just put in their front yards because that is all that is required for the certificate of occupancy (CO). At what point are we going to determine they are meeting the 20% and 10% rule anyway if they are not putting in the backyard prior to the CO. Are we going to have someone coming out in the future to do an inspection to come out and measure?

- Mayor Rosenberg said we are going to look at our meters. They are all digital meters now so we can monitor the water usage month to month and day to day and see it. There is probably going to have to be some processes put into that where we can red flag when there is a sudden jump. There is going to be a couple of things that have to happen in addition to the ordinance. If we increase the tier grade system to where there is a penalty if someone starts to use more water than that percentage and there will be a consequence such as paying more rates or paying a surcharge. We will also see the increase when they change from the front to the back, and they double or even triple their water usage we will be able to see that. We are doing pictometries and getting new imagery almost constantly of the homes in the City and online one of the Staff members can pull up and calculate how much turf is in that yard just looking at the aerial and we can monitor that way. He stated that we still need to work on consequences as to what we are going to do here, and we are watching what other neighboring cities decide to do. That may be something we amend. We are under the gun to get this underway not just because we need to get the water use down but because of the pending ordinance. This is probably going to go through in some form or fashion by the end of the month, but we may come back and revisit this and add

some additional language and enforcement and actions and things like that. Everyone is still trying to figure out how to monitor and enforce. That will be based on what the results are. Everyone is trying to get to the .55 AF goal. He said some communities may not even try. There has been some discussion about that too. This step, though, is the initial step of a lot of steps that are going to happen to be able to facilitate that we have a good reliable source of culinary water. These ordinances are going to be tweaked as we go trying to get to that end goal.

- Denny Drake asked about the tweaking of the billing cycles. He said the utilities are done on a six-month basis and the water is similar because during the winter we don't use anywhere near the 55% AF but during the summer we are going to exceed it. Do we average it so there will be a weighted average, so we don't get hit in July with a penalty for excess usage and in January do we get a bonus for less usage? Is there an annual amount that you can use and is it divided over a 12-month period?

- Dustin Mouritsen, Public Works Director, said we haven't put that into this ordinance.

- Mayor Rosenberg said one of the goals that we have to achieve is that cities have to start utilizing their full amount. We use our wells 70-80% of the time. They are going to want us to jump that to 100% of the time. He said he is okay with that as long as the water we are generating and not using we get compensated back for it that goes into our rates that can help keep those base rates down. We are probably not going to average it over the year but the rate you are paying will be based on using our 100% and getting compensated for what we are not using.

- Denny Drake said there is going to be a point in time when someone is going to be using double what the allotment is and are going to pay exceedingly heavy for it and in other months they are not going to even scare the budgeted amount.

- Mayor Rosenberg said that the .55% AF is an annual amount. That is determined on an annual basis.

- Ben Shakespeare said he is talking about the water rate that we are looking at. Is a person going to get penalized on an excessive rate in July when most of us shut our irrigation off at the end of October and don't turn it on until the middle of February?

- Mayor Rosenberg said that is the only time you would be assessing those rates because when you are not irrigating you are not going to come close.

- Brock Jacobsen said his thought on that is on our rates they are set up in tiered rates so in the summer months you would pay more but if we went to an excess water surcharge, we could look at that on an annual basis. The tiered rates would affect on a monthly basis.

- Denny Drake said it would be more equitable if you used part of the summer months with part of the winter months in a rolling average.

- Leina Mathis said these are specific to the design standards section, Section 50. She said she agrees with Stacy. She is not a fan of the hydrozone concept (#3 under C) and having to have different valves for each type of planted area. There are other ways to accomplish that without having to have landscapers and homeowners go to the expenses of all these valves and running lines and pipe. See asked about #5 in that section. She asked about rehabilitative landscape and said it is not defined in the definitions, but it says, "spray head to drip conversion for rehabilitative landscape sites may be acceptable with City approval of irrigation design plans". She said she takes that to mean if a person has a front yard and has traditional pop-up spray nozzles and

they put artificial turf in and they cap all their existing spray lines is that considered a rehabilitative landscape, and do they have to come and get City approval and create some design plan?

- Denny Drake asked if that is applicable to existing homes?

- Leina Mathis said that is how she is reading it if it is rehabilitative.

- Matt Ence said that is the way he reads it too, but we may need to refine that a little bit. It provides some allowance for areas where there was landscape and there still will be landscape as opposed to place where you are putting new landscape where there wasn't any before.

- Denny Drake said if the rehabilitative landscape is under 50% there is no issue.

- Matt Ence said it isn't defined that way, but we could do something like that.

- Leina Mathis said there is no limitation in that section and there is not a percentage.

It just says if you rehabilitate it then you have to have an approved irrigation design plan. If someone wants to put in artificial turf and are willing to pay the cost, they shouldn't have to draw up a design plan and come to the City and request approval from the City. That is a whole lot of additional added expense. All they are trying to do is conserve water by putting in artificial turf. She said every homeowner who is willing to help in conservation and where we can make the biggest impact on existing homes that have huge amounts of water use right now, that is where we need to see the conservation and we want to advocate for that and not put this type of limitation on them.

- Matt Ence said that replacing irrigation landscaping with artificial turf is not putting in new landscaping under the definitions in this ordinance because landscape is irrigated landscape. Artificial turf doesn't count against that. He said that rehabilitative landscaping is not taking out landscaping and putting in hardscape or artificial turf, you are replacing one landscaping with another landscaping. He said he gets Leina's point on why are we requiring a plan. This is to give some allowance for a home where there is existing landscaping, and they are wanting to rehabilitate it and do something new, and they are not going to be required to meet those percentages.

- Leina Mathis said it might be good to make those definitions.

- Matt Ence said this is a draft so there's going to be some rough stuff in it.

- Ben Shakespeare asked about the hydrozone (Item #7). The way it is spelled out are we asking residents to run two drip systems? He said any time we are adding valves and meters it just sets up the potential for more leaks.

- Leina Mathis said it might be that they are just controlled by emitters. The emitters just need to be changed and it could be run on the same line.

- Ben Shakespeare said there are some things in that that are cumbersome. The intent is to educate. He talked about requiring front landscaping. This is going back to single-family.

- Matt Ence said this doesn't change any requirements elsewhere in the ordinances. If a person is required to provide a landscape design that would still be a requirement. That doesn't change this.

- Cody Mitchell, Building Official, said we are requiring it but right now the ordinance says you have to landscape the front yard however we are going to use this opportunity to educate the public and in the future, we are undecided whether we will require a permit when they move forward to landscape the rear yard or how we will handle that at this time. All of the Councils' input is very necessary in how we will move forward

with this.

- Ben Shakespeare talked about the high cost of landscape architects and as we talk about affordable housing, we need to keep that in the back of our minds. It will add thousands of dollars just for the design.
- Denny Drake said he believes this is something that is very important to get done as quickly as possible and the sooner we can generally approve this ordinance and get it in place it will be easy to tweak it and move forward and in this particular case he doesn't see the water situation doing any better than it has done in the last couple of years looking at what the forecast is for the Spring and we have to get it in place now.
- Mayor Rosenberg said he agrees. He had a question about the hot water circulation. He read about the displacing of more than 0.6 gallons of system water. He asked if that number is too high.
- Ben Shakespeare said that is the energy code.
- Matt Ence said he looked that up in the most recent of the energy code from 2021 and that is actually .5 gallons. He said the .6 may be from a previous version.
- Ben Shakespeare said in commercial it is not going to matter. It comes down to residential whether it is .5 or .6 it is a ratio of how many feet. The distance is 42 ft.
- Cody Mitchell said .66 is up to 51 ft.
- Mayor Rosenberg said we should recommend .5.
- Ben Shakespeare commended Staff for all the hard work on this. As a whole this is a really good start.
- Brock Jacobsen asked Stacy Young about a letter that was written by the SUHBA where they recommended 18% but Zach Rehnstrom said you are actually performing at 16%. Are those numbers correct.
- Mari Krashowetz, SUHBA, said they started high.
- Matt Ence mentioned that if you look in the applicability section at the beginning of the ordinance it excludes garden spaces.
- Brock Jacobsen said next week's meeting we will set the public hearing for this and if we have revisions, we will bring them back and have a discussion next week as well.
- Jim McNulty said there is a public hearing set for next week at the Planning Commission and then it will come back here. There won't be a public hearing for Council. The adopting authority is the Council on Feb. 23.
- Mayor Rosenberg told Mari he will get a copy of this to her with any changes. She thanked the SUHBA input.
- Matt Ence said we got some feedback back from some residents that some of the landscape design requirements were maybe a little onerous. He asked for some specific feedback from the Council or Staff which things they are concerned about so he knows where to make some cuts. He needs a sense of what we want to keep and what we don't, so he knows how to do a revision. He asked for the Council to email him their opinions.

3. Staff Reports:

Interim Fire Chief Cara Taschuk

- She introduced herself and the interim fire chief. She was asked by Brock Jacobsen and Scott Bannon to step in, and she is honored to serve the department while we interview and find a new chief. She works as a paramedic/fire for the department full time. There were a

total of 137 calls in January which is up 16 calls from December. There were 100 medical calls and we transported 62 patients. There were 18 refusals and 20 lift assists. There were 13 fire calls with the majority of those being citizen assists which are battery exchanges or assisting with smoke detectors. We have hired two new part-time employees pending their background checks. One is a paramedic who has history of working EMS and fire in San Bernardino. The second person is a new AEMT and firefighter. The Parks Department is helping us at the Rachel Drive Station with our updates. She thanked Brad and his crew. She said that there are many business inspections going on right now. There have been four trainings in January. Jan. 6 was a training on chimney fires. Jan. 14-15 was an (advanced cardiac life support) ACLS training. It is a certification class that is required every two years. Jan. 20 there was a training on building construction. On Jan. 21-22 we had winter fire school come to town and many of our Staff members attended that as well. We held one citizen CPR class last month as well.

- Leina Mathis asked how the CPR class was advertised.

- Interim Chief Taschuk said it was put into the Santa Clara newsletter and the Ivins City newsletter as well as our Facebook page.

- Mayor Rosenberg asked if the firefighters had any time for some vegetation management in some of the waterways for the Flood Control Authority. He has a project if the fire department is interested, and they do pay.

- Interim Chief Taschuk said that sounds like a great job. She is asked when the timeframe to complete that would be. We could possibly do that when we get our full-time wildland crew on. They are brought on in May.

Brad Hays

- We are working to extend the four backstops at the ballfield at Gubler Park. Taylor Made was the lowest bidder and they are going to extend those with 6 ft overhangs.

- He and Dustin have discussed removing some of the grass at Gubler Park and trying to cut down on some of the water consumption in some of the areas outside fields 2 and 3 and move the fences in and take some of the turf out that is not used there a lot between the trail and the ballfield. To conserve water, we also took out the Little League infields and now they are dirt. We are just about to finish that project up. The south field is laser graded and we are waiting for material for the north field. That will make those fields a lot safer to play on and they will be level and have portable mounds that are always the same height. It will also be easier to maintain.

- He thanked Gary Hall and the Power Department. They went and used their bucket truck and took out a broken limb. He also thanked them for removing a big pine tree that was in the powerline at Heritage Square. The plan is to put a storage building in there.

- A DSU class came out and did some service yesterday at the cemetery. They mulched all the trees in the middle section of the cemetery. There were 12 students that worked for about 2 hours. There is also a class coming on Feb. 5 and Feb. 8 to do service for us.

- Councilman Waite asked him to bring up the tree removal at Tobler Park. There hasn't been a decision on what to do with that, so he asked Council if they have any questions about what the plans were for that. The plan was to remove the existing apricot trees and plant with other varieties of trees.

- Mayor Rosenberg asked if that was an advertised item. He asked if this could be phased.

- Brad Hays said he has a drawing of the different irrigation zones that are in there. There are five so it could be phased. Bryce is the one that suggested taking it all out so then it

could be sprayed to get rid of the Bermuda grass. The plan is to plant 15 different varieties of trees and to use the drip irrigation system and use emitters.

- Brock Jacobsen said his concern is doing much there right now when that road has to be put in and the impact that will happen.
- Ben Shakespeare said he thinks the idea is sound but it would be good to have that plan so it is understood and maybe have a conceptual design. He said he loves the idea of a variety of trees.
- Mayor Rosenberg asked if there was a written plan.
- Brad Hays said he has put some ideas together. It could be a beautiful place where people want to go.
- Mayor Rosenberg said we need to demonstrate that with more than just a sketch. It would be nice to have a professionally prepared long-range plan that spelled out the species and spacing and where the future road is. If we had a plan, we could post it on the web page and put a copy of it out in the lobby so people can see it. We could approve that plan and facilitate the construction.
- Leina Mathis asked if it is on the radar to be in the budget.
- Brad Hays said yes, it is in our impact fee study, and we have included it in our budget.
- Leina Mathis asked if some of the species we want to put in won't grow if the Bermuda grass is there.
- Brad Hays said it won't prevent it from growing but what we want to do is get rid of the Bermuda grass and put a mulch over it and use that for landscape instead of grass. It is easy to maintain and cuts down on the water.
- Mayor Rosenberg said he likes the idea, but he wants to see the graphic image that we can show the residents.
- Brad Hays said he has some concepts, and he will bring them to another meeting.
- Mayor Rosenberg asked him to bring them to the Budget Retreat. He asked if the restrooms in the parks are still being locked.
- Brad Hays said they are on automatic locks. There has been any vandalism in the bathrooms, but we have seen a lot of graffiti in a tunnel and on a bridge and in the bathrooms. It is all removed. We have cameras so we can identify who they are.
- Ben Shakespeare asked if we have a maintenance plan for the sycamores.
- Brad Hays said we have a maintenance plan and we have done 11 trees this year. There are 17 of them that are on the State historic list so we try to take good care of them.

Dustin Mouritsen

- He has contracts signed for curb, gutter and sidewalk portions of Arrowhead Trail that the homeowners are going to pay for. When the crew has time, they are going to take care of that.
- Well #7 is pulled right now to put new bowls in and for preventative maintenance so hopefully we get two more run seasons out of it.
- There was some work done on Pioneer Parkway and Rachel Drive at the traffic signal. The cameras were about 10 years out of date, so we switched to a radar system. Some in house Staff is learning how to program and address certain problems.
- We have ordered all new LED lights for every signal in town. We are also doing all the handicap/pedestrian walk signs. We have been doing a lot of work getting our traffic signals up to date.
- The Public Works crew has been crack sealing nearly every day and are looking at doing

a Spring pavement maintenance program and doing a chip seal on a lot of our major arterial and collector roads. We are going to do a bid with Ivins City to get the lowest square footage price.

- He has been meeting with Sun Rise Engineering updating all of our master plans for wastewater, storm water and water.
- He had a preconstruction meeting with Desert Hills to start Solace Subdivision.
- He has been meeting with the engineer for Utopia on questions about zoning and new developments and easements.
- Mayor Rosenberg asked if they come to TRC.
- Brock Jacobsen said we can invite them.
- Mayor Rosenberg asked if we blue stake that for them.
- Dustin Mouritsen said they probably have their own people that do that.

Scott Bannon

- We are at 61 new home permits. We have a couple in plan review process and 14 pending waiting on payment. There are various permits: 15 roof and solar permits, 10 pool permits, some awning permits. There are currently 360 active building permits. Within the last month there has been over 450 building and storm water inspections conducted by the Building Department and himself. Jim has been working with Desert Village getting Ph. 3 completed.
- He said the redoing of policies is moving forward for the personal policy manual.
- Mayor Rosenberg asked Scott if he would coordinate with Kristelle on new development for that video presentation and also give him a summary of where we are at building permit-wise for Feb. 23 for the Mayor's report.

Cody Mitchell

- He said he and Selena Nez and Fred Fage attended an assessor's meeting today and went over the pertinent information for our permitting and we were able to meet with Brady Eardley with City Inspect and we are going to work on fine tuning our system.

Jim McNulty

- Nothing to add.

4. Adjournment:

Meeting Adjourned at 7:27 p.m.

Chris Shelley – City Recorder

Date Approved: _____

**City of Santa Clara
Check Register
Checking 1889 - 02/01/2022 to 02/01/2022**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
AFLAC	ACH020122	832778	02/01/2022	02/01/2022	794.05	Billing	102253-000 - AFLAC PAYABLE
					\$794.05		
BUCKS ACE SANTA CLARA	69620	222 & 281	01/25/2022	02/01/2022	32.86	OPERATING SUPPLIES-PARKS DEPT	104510-250 - OPERATING SUPPLI
BUCKS ACE SANTA CLARA	69620	235, 262, 266	01/25/2022	02/01/2022	61.01	OPERATING SUPPLIES-FIRE DEPT	104230-260 - BUILDING MAINTEN
BUCKS ACE SANTA CLARA	69620	245	01/25/2022	02/01/2022	2.84	BLDG MAIN SUPPLIES BLDG	104230-260 - BUILDING MAINTEN
BUCKS ACE SANTA CLARA	69620	255	01/25/2022	02/01/2022	45.97	BLDG MAIN SUPPLIES POWER DEPT	535310-260 - BUILDING MAINTEN
					\$142.68		
					\$142.68		
CITY OF ST GEORGE - S	69621	JAN2022-SEWE	01/31/2022	02/01/2022	32,338.00	2812 SEWER CONNECTIONS @11.50 JAN 2	525210-945 - SEWER TREATMENT
					\$32,338.00		
COLE WEST DEVELOPMENT	69622	SAC210120012	01/21/2022	02/01/2022	500.00	BLDG MAIN DEP REF PERMIT 21-012	102570-000 - BLDG SITE MAINTEN
COLE WEST DEVELOPMENT	69622	SAC210120013	01/21/2022	02/01/2022	500.00	BLDG MAIN DEP REF PERMIT 21-013	102570-000 - BLDG SITE MAINTEN
COLE WEST DEVELOPMENT	69622	SAC210120014	01/21/2022	02/01/2022	500.00	BLDG MAIN DEP REF PERMIT 21-014	102570-000 - BLDG SITE MAINTEN
COLE WEST DEVELOPMENT	69622	SAC210120015	01/21/2022	02/01/2022	500.00	BLDG MAIN DEP REF PERMIT 21-015	102570-000 - BLDG SITE MAINTEN
COLE WEST DEVELOPMENT	69622	SAC210120016	01/21/2022	02/01/2022	500.00	BLDG MAIN DEP REF PERMIT 21-016	102570-000 - BLDG SITE MAINTEN
COLE WEST DEVELOPMENT	69622	SAC210120017	01/21/2022	02/01/2022	500.00	BLDG MAIN DEP REF PERMIT 21-017	102570-000 - BLDG SITE MAINTEN
COLE WEST DEVELOPMENT	69622	SAC210120018	01/21/2022	02/01/2022	500.00	BLDG MAIN DEP REF PERMIT 21-018	102570-000 - BLDG SITE MAINTEN
					\$3,500.00		
					\$3,500.00		
DR. ROBERT R. FOSTER, D.O. P.	69623	FEB 2022-MED	01/31/2022	02/01/2022	600.00	MEDICAL SERVICES DIRECTOR-EMS & FIR	104230-370 - PROFESSIONAL SE
DR. ROBERT R. FOSTER, D.O. P.	69623	FEB 2022-MED	01/31/2022	02/01/2022	600.00	MEDICAL SERVICES DIRECTOR-EMS & FIR	104235-370 - PROFESSIONAL SE
					\$1,200.00		
					\$1,200.00		
ERIC GENTRY	69624	JAN 22	01/31/2022	02/01/2022	1,500.00	PROFESSIONAL SERVICES	104120-330 - LEGAL SERVICES
					\$1,500.00		
FREEDOM MAILING SERVICES, I	69625	42155	01/26/2022	02/01/2022	1,818.63	BILL PROCESSING INV 42155-W RATE INC	104130-370 - PROFESSIONAL SE
					\$1,818.63		
GLOBE LIFE LIBERTY NATIONA	69626	FEB 2022-LIFE I	02/01/2022	02/01/2022	572.05	LIFE INSURANCE	102252-000 - ULGT LIFE PAYABLE
					\$572.05		
HANSEN, JERRY	69627	SAC201211211	01/20/2022	02/01/2022	500.00	BLDG MAIN DEP REF PERMIT 20-211	102570-000 - BLDG SITE MAINTEN
					\$500.00		
LAURA SQUIRES	69628	78-JAN 2022 CC	02/01/2022	02/01/2022	700.00	Inv#78 CC MINUTES JAN 2022	104130-370 - PROFESSIONAL SE
					\$700.00		
MARY JO HAFEN	69629	336494	01/30/2022	02/01/2022	75.00	BANQUET ROOM Coordinator JAN 2022	104510-487 - BANQUET ROOM - T
					\$75.00		
OCOTILLO LLC	69630	SAC200812144	01/21/2022	02/01/2022	500.00	BLDG MAIN DEP REFUND PERMIT 20-144	102570-000 - BLDG SITE MAINTEN

**City of Santa Clara
Check Register
Checking 1889 - 02/01/2022 to 02/01/2022**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
OCOTILLO LLC	69630	SAC200812148	01/20/2022	02/01/2022	500.00	BLDG MAIN DEP REFUND PERMIT 20-148	102570-000 - BLDG SITE MAINTEN
OCOTILLO LLC	69630	SAC200812149	01/20/2022	02/01/2022	500.00	BLDG MAIN DEP REFUND PERMIT 20-149	102570-000 - BLDG SITE MAINTEN
OCOTILLO LLC	69630	SAC200812150	01/20/2022	02/01/2022	500.00	BLDG MAIN DEP REFUND PERMIT 20-150	102570-000 - BLDG SITE MAINTEN
					<u>\$2,000.00</u>		
					\$2,000.00		
PROTECT YOUTH SPORTS	69631	929597	01/31/2022	02/01/2022	21.95	BACKGROUND CHECKS PUB. SERVICES &	104230-370 - PROFESSIONAL SE
PROTECT YOUTH SPORTS	69631	929597	01/31/2022	02/01/2022	43.90	BACKGROUND CHECKS PUB. SERVICES &	104410-370 - PROFESSIONAL SE
					<u>\$65.85</u>		
					\$65.85		
THE PERFECT MOUND	69632	062709A	01/01/2022	02/01/2022	5,370.00	INV 062709A PITCHER'S MOUND SPENCE	104515-740 - CAPITAL EQUIPMEN
					<u>\$5,370.00</u>		
UPPER CASE PRINTING INK.	69633	17923	01/26/2022	02/01/2022	151.75	INV 17923-RATE INCREASE INSERT PRINTI	104130-370 - PROFESSIONAL SE
					<u>\$151.75</u>		
UTAH STATE TREASURER / FINE	69634	JAN 2022-COUR	02/01/2022	02/01/2022	6,086.20	COURT SURCHARGES	104120-905 - STATE FINE COLLEC
					<u>\$6,086.20</u>		
WASH. CO. FLOOD CONTROL DI	69635	JAN 2022 FLOO	02/01/2022	02/01/2022	4,498.50	FLOOD CONTROL DISTRICT 53-330100000	545410-770 - FLOOD CONTROL DI
					<u>\$4,498.50</u>		
YOUNG CHEVROLET	69636	020122-PARKS	02/01/2022	02/01/2022	41,754.38	2022 CHEV SILV25 REG CAB	104510-740 - CAPITAL EQUIPMEN
					<u>\$41,754.38</u>		
					<u>\$103,067.09</u>		

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



City Council
Denny Drake
Leina Mathis
Ben Shakespeare
Jarett Waite
Christa Hinton

CITY COUNCIL

Meeting Date: February 9, 2022

Agenda Item: B3

Applicant: Parks Department
Subject: Public Hearing to consider a rate adjustment for Cemetery Fees and Parks Facility Rental Fees
Requested by: Brad Hays

Description:

The City Council will be requested to set a public hearing for a price adjustment for Cemetery Fees and Parks Facility Fees. The rate adjustments are attached for your review.

Recommendation: Approval

Cost: 0

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

Attachments:

<https://sccity.org/wp-content/uploads/formidable/41/Copy-of-Parks-fee-schedule-updated-January-2022.xlsx>,
<https://sccity.org/wp-content/uploads/formidable/41/Price-comparison-sheet-2022.xlsx>

Cemetery Fee Comparison

Santa Clara City

1/17/2022

Item	Description	Current	Proposed		St. George	Washington	Ivins
Full Plots	Resident	\$300.00	\$450.00		\$ 450.00	\$ 500.00	\$ 300.00
Perpetual Care	Resident	\$300.00	\$450.00		\$ 450.00		\$ 250.00
Full Plots	Non-Resident	\$850.00	\$1,000.00		\$ 650.00	\$ 1,000.00	\$ 600.00
Perpetual Care	Non-Resident	\$400.00	\$650.00		\$ 650.00		\$ 250.00
Half Plots	Resident	\$150.00	\$300.00		\$ 300.00		\$ 150.00
Perpetual Care	Resident	\$200.00	\$300.00		\$ 200.00		\$ 125.00
Half Plots	Non-Resident	\$395.00	\$550.00		\$ 395.00		\$ 150.00
Perpetual Care	Non-Resident	\$250.00	\$300.00		\$ 150.00		\$ 300.00
Interment Fees, Weekday	Resident	\$300.00	\$400.00		\$ 500.00	\$ 400.00	\$ 250.00
Interment Fees, Weekday	Non-Resident	\$550.00	\$650.00		\$ 650.00	\$ 500.00	\$ 250.00
Interment Fees, Saturday	Resident	\$400.00	\$500.00		\$ 550.00	\$ 550.00	\$ 300.00
Interment Fees, Saturday	Non-Resident	\$750.00	\$750.00		\$ 750.00	\$ 650.00	\$ 300.00
Weekday Burial	Infant/Cremation	\$300.00	\$300.00			\$ 100.00	
Weekend/Saturday	Infant/Cremation	\$350.00	\$350.00		\$ 350.00	\$ 150.00	
Disinterment			\$595.00		\$1,190.00	\$ 500.00	\$ 1,200.00
Monument Move/Replace			\$250.00				
Late Notice	Late arrival fee				\$ 100.00		
Lot repurchase using original purchase price		5%					\$ 50.00

NOTE: RESIDENT FEES

Residents of Santa Clara City must show in the City Utility account, Drivers licence or voter registration card.
Prepetual care is used for the maintence and improvement of the City Cemetery.

City Facility Fees, February 2022

Description	Hour- Time	New	FEE	Comments
Baseball - Softball	Permit			
Events/Tourn. Field Reservation	day		\$350.00	per field, per day
1/2 day Rate (6 Hour maximum)	6 hours		\$250.00	per field, per day
Peak Season - April May	day		\$500.00	per field, per day
Peak Season - April May, half day rate	6 hr maximum		\$300.00	per field, per day
Reservation - Deposit of \$100 per field, per event				
Field Prep, Attendant on Duty	day		Included	per field, per day
Field Maintenance	day		Included	
Mound Fee			Included	per field, per day
Temporary fencing, Gubler Fields 1, 2, 3	day		\$50.00	per field, per day
*Must use Gubler Fields before LL and Spence Gunn				
Non-refunable advance-Deposit reservation fee, may be credited toward actual rental if facilities are returned clean and damage free (Due at time of intial reservation)	Per Field, per day		\$50.00	Visa, MC
Field Dry (Per Bag)			\$25.00	
General Field Reservation	Permit			
Baseball - Softball	Practice, 2 hrs		\$ 20.00	Resident
Includes Lights	Practice, 2 hrs		\$ 60.00	Non-Resident
Peak season, April - May, not available				
Field Rental	day		\$200	per field, per day
InField Prep Fee			\$ 50.00	per field, per day
Temporary Outfield fencing			\$50	per field, per day
Portable Mound, Gubler park			\$75	
Field Dry (Per Bag)			\$ 25.00	
Deposit			\$ 200.00	per field, per day
Soccer Gubler Field 1, 2, and 3 Tournamnet	day		\$200	per field, per day
Reservation -Deposit	day		\$ 200.00	
No attendant on duty				
	Practice, 2 hrs	\$ 20.00		Resident
	Practice, 2 hrs	\$ 60.00		Non-Resident
Gubler, 2nd Floor Conference Room	4 hours	\$60.00		Resident
Available 8:00 am to 11:00 pm		\$75.00		Non-Resident
	Full Day	\$ 100.00	\$90.00	Resident
		\$ 150.00	\$90.00	Non-Resident
Deposit			\$ 100.00	
Gubler - Pickleball Courts				
Daily Rental Tournament - 3 court minimum			\$ 50.00	per court
Proof of insurance for Tournament				
Hourly Rental			\$ 20.00	Resident
Hourly Rental			\$ 40.00	Non- Resident
Only Monday and Wednesday 7 am 4 pm, must book 7 -15 days in advance, only courts 1 & 2				
1 court maximum per person				
Canyon View with Spence Gunn and Pavilions			\$ 200.00	
Deposit			\$ 100.00	
Gubler Park Grounds with Pavilions and Fields			\$ 1,200.00	per day
Deposit			\$ 350.00	
Swiss Park			\$ 300.00	per day
Deposit			\$ 200.00	

Park Pavilions				
Large Pavilion with stage		\$ 25.00	\$ 20.00	Resident
Canyon View Park		\$ 40.00	\$ 35.00	Non-Resident
Large Pavilions Swiss Pioneer Memorial, Gubler			\$ 20.00	Resident
Playground, Splash Pad & Blackrock.			\$ 35.00	Non-Resident
Deposit on all parks (refundable if clean)			\$25.00	Visa, MC
Small Pavilions				
Canyon View Park, Corner A. H. Gubler Park,			\$ 15.00	Resident
Pickleball.			\$ 25.00	Non-Resident
Deposit (refundable)			\$25.00	
Water connection (spigot) for rentals			\$25.00	
Heritage Square				
Heritage Square			\$ 300.00	per day with prep
Hourly Rate			\$ 25.00	per hour + \$90 prep
Prep Fee			\$ 90.00	
Deposit			\$ 200.00	
Town Hall Banquet Room				
Town Hall Banquet Room -Resident All Day	8am-10pm		\$ 550.00	Grounds included
Town Hall Banquet Room -Non-resident All Day	8am-10pm		\$750.00	Grounds included
Hourly Rate thereafter			\$ 100.00	
Town Hall Banquet Room - Resident Half Day	4 hrs		\$ 400.00	
Town Hall Banquet Room -Non-resident Half Day	4 hrs		\$500.00	
Hourly Rate thereafter			\$ 100.00	
Town Hall Grounds only			\$ 200.00	
On site security fee if required: \$25/hr for youth oriented event of over 100 guests				

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



City Council
Denny Drake
Leina Mathis
Ben Shakespeare
Jarett Waite
Christa Hinton

CITY COUNCIL

Meeting Date: February 9, 2022

Agenda Item: 1

Applicant: C & N Investment Properties, LLC

Requested by: James McNulty

Subject: Reconsideration of Condition of

Approval

Description:

City staff has been working with Alexis Riggs and Chris Forsyth, C & N Investment Properties, LLC on the final plans for the O'Reilly's Santa Clara project. While doing a review of the full plans sets to make sure they comply with all city approvals, staff determined that the north building elevation (front) included a front door entry. A Memo has been attached for your review and consideration on this matter.

Recommendation: Approval

Cost: N/A

Legal Approval: Yes

Finance Approval: No

Budget Approval: No

Attachments:

https://sccity.org/wp-content/uploads/formidable/41/OReillys_CCMemo_February_2022.docx, https://sccity.org/wp-content/uploads/formidable/41/CC_Minutes_Jan_27_2021.pdf



TO: Santa Clara City Council
FROM: Jim McNulty, Planning Manager
DATE: February 9, 2022
RE: O'Reilly's Santa Clara (Reconsideration of Condition of Approval)

City staff has been working with Alexis Riggs and Chris Forsyth, C & N Investment Properties, LLC on the final plans for the O'Reilly's Santa Clara project off Pioneer Parkway. During the first few days of February some grading activity has been underway allowing for the project to proceed prior to building permit issuance. We anticipate that the project will have a full building permit very soon allowing for full construction activity to proceed.

While doing a review of the full plan sets to make sure they comply with all city approvals, staff determined that the north building elevation (Front)) included a front door entrance. This does not comply with the City Council motion of approval dated January 27, 2021 (minutes attached). This motion included the following:

*"Amended motion to Approve a Project Plan for a proposed O'Reilly's Auto Parts Store in a Planned Development Commercial Zone, located approximately at 3635 Pioneer Parkway in the Giovengo subdivision Lot 2, in the southwest corner of the intersection of Pioneer Parkway and Rachel Drive as presented with the changes of the sidewalk location and the **removal of the door on the north side of the building** and the lights matching the Dollar Tree lights."*

As a result, city staff reached out to the applicants to discuss. Unfortunately, the applicant made a mistake when agreeing with the Council to remove this door and replace with windows. According to the 2018 IBC, Section 1006 (number of exits and exit access doorways) Table 1006.2.1, the maximum Occupant Load of Space for Mercantile (M) is 49. The O'Reilly's will not be allowed to exit thru a higher hazard space for the occupants of the showroom floor (56 total shown on Summary Plan), a second exit is required directly from the showroom. Cody Mitchell, Building Official, has verified this requirement and IBC references given.

Recommendation:

Planning Staff recommends that the Santa Clara City Council remove the condition of approval from January 27, 2021, requiring the removal of the door on the north side of the building facing Pioneer Parkway. Additionally, the door shall be an emergency exit with access from the inside of the building only.

- Brock Jacobsen said he is presenting the budget calendar setting forth dates for the budget process for Fiscal Year 2021-2022 such as the meetings, times for public hearings and when things need to be submitted to the State and the County. This also meets State code. He said the Budget Retreat with the Council will be on Feb. 25. We will have a Work Meeting to discuss the budget on April 7 and May 5 and there will be public hearings, one on the tentative budget and one for the final budget and we propose that we will adopt the final budget on June 9 pending there is nothing from the public hearing that we would need to push it out.

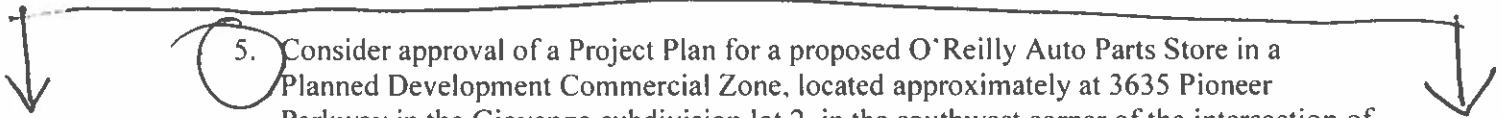
Motion to Approve the Budget Calendar for Fiscal Year 2021-2022.

Motion by Denny Drake, seconded by Jarett Waite.

Voting Aye: Leina Mathis, Denny Drake, Wendell Gubler, Ben Shakespeare, and Jarett Waite.

Voting Nay: None.

Motion Carried.

- 
5. Consider approval of a Project Plan for a proposed O'Reilly Auto Parts Store in a Planned Development Commercial Zone, located approximately at 3635 Pioneer Parkway in the Giovengo subdivision lot 2, in the southwest corner of the intersection of Pioneer Parkway and Rachel Drive. The Project Plan consists of the site plan and building elevation drawings. RKF Santa Clara LLC, applicant. Presented by Bob Nicholson, City Planner/Corey Bundy, Building Official.

- Bob Nicholson stated that Item 5 and Item 6 are similar in that the properties are already zoned PD commercial and O'Reilly's is adjacent to the application in Item 6. They are adjoining properties on the southwest corner of the intersection of Rachel Drive and Pioneer Parkway. The site plan shows 7,453 sq ft single-level buildings and 21 ft tall with approximately 46 parking spaces. Only 30 parking spaces are required. They have significant extra parking spaces. There are two shared driveways off of Pioneer Parkway ranging from 30 to 40 ft wide. There is a 30 ft wide access lane along the rear property line. The access along the south property line that abuts the residential property is a 30 ft wide access lane that extends from Rachel Drive and comes out behind Dollar Tree and then connects over to Pioneer Parkway. He said the circulation for this property is good. The O'Reilly's shares a driveway on each side of the building with the Dollar Tree that is located to the east and with Quench It to the west of their store. The O'Reilly store has a 20 ft front setback off of Pioneer Parkway. They have provided a detailed landscape plan, which shows approximately 14,600 sq ft of landscaping on the site, which equals 24.8% of the site on this 1.3-acre property. They comply totally with the PD landscape requirement. The entire front setback area is landscaped. They also have planter boxes that are partially within the sidewalk area and they also go into the landscape area. There is also significant landscaping on the west side of the store. They also have landscaping in at least two of their planter islands within the parking lot. At the Planning Commission meeting Chris Forsyth, who is a co-applicant, stated that the landscape strip along the south, which abuts to residential, has been increased from 10 ft to 20 ft. The parking lot light poles are proposed to 25 ft height and will be shielded to direct the light downwards. He said a lighting plan has also been provided. The applicant states that the existing privacy wall along the residential land border will remain unchanged. The residential property is higher than the commercial property there to the north. Streetlights

are required every 250 ft of street frontage along Pioneer Parkway. He stated that Ryan Forsyth is on Zoom to answer any questions. He said the roof will be metal seamed and the exterior walls consist of stucco (EIFS) and a split-faced block. The stucco is proposed to be a light tan in color with the split-faced block being a darker tan. The applicant states that the building's color schemes are planned to harmonize with the adjacent Dollar Tree Store. A monument sign is proposed along Pioneer Parkway and the store will also have three wall signs. The Planning Commission recommended approval of their project plan, which is the site plan and elevations and also specifically approved the wall signs at their meeting. The sign ordinance says that wall signs in a PD commercial zone require Planning Commission approval, so they have approved these proposed wall signs.

- Mayor Rosenberg asked about the front exterior elevation. Is that the elevation facing south or facing east?

- Brock Jacobsen said it faces east.

- Mayor Rosenberg asked if it was the right exterior that would be facing Pioneer Parkway.

- Brock Jacobsen said yes.

- Leina Mathis asked if the glass windows were adjacent to Pioneer Parkway and the door that is indicated there is that a usable door or just a façade.

- Bob Nicholson said he is not sure.

- Ryan Forsyth said that is just a façade. It is not a usable door. He said he would be fine moving that door to make it match more similar to the Dollar Tree. He said they could just make it glass.

- Mayor Rosenberg said that would keep people from walking up and pulling on it.

- Leina Mathis said her suggestion would be to take it out.

- Ryan Forsyth said he agrees. He doesn't like a nonfunctional door.

- Jarett Waite said he had a question about the light poles. He asked if these light poles would be similar to the Dollar Tree light poles. He said the residents have complimented those poles.

- Ryan Forsyth said he proposes to match those exactly so there is a cohesive look throughout the development.

- Matt Ence, City Attorney, said that Councilman Waite sent him an email regarding questions that are relevant to this item and the next item. The question was regarding what kind of leeway the Council has in considering PD approvals and although this is just a project plan review the way that we have been handling these where they have an existing PD designation it is essentially reviewing the project plan as part of that PD designation and then if we approve it, it becomes part of that approved zoning so the questions Jarett had were relevant to this. The simple answer to the question of what leeway the Council has considering these types of things, PD approvals, project plan approvals, is that the City Council has a tremendous amount of leeway. The PD zone is a unique creature in our ordinances in the sense that it is the one type of zone where we do a very detailed review before the zoning is vested. We don't do that in any of our other types of zones. The thing to remember with all zone changes including with PD approvals and with project plan approvals is that Council is essentially making law and acting as the legislative body of the City and acting in the capacity as an elected official and to that end you have a tremendous amount of leeway to either approve or not approve an application to change the zoning because what the Council is doing is changing the

zoning ordinance, the zoning designation that is on the map and making new law. He said we have tried in our revamp of the PD ordinance to provide specifics and guidance to applicants as to what is acceptable and what is not acceptable but at the same time we have tried to preserve flexibility so that the City Council can say in any given case if the ordinance has those guidelines but for this reason or that reason the Council doesn't like this particular thing. In the past we have talked about how public opinion or public clamor play into a particular application. When you are talking about a zone change the City Council has the right to reject an application just simply because they don't think the public likes it where Council may not have that right if it is some other type of decision if it is not a legislative decision.

- Jarett Waite said that answered his questions. He said it stems from if a building meets all of the code is Council still allowed to say "no" if they meet all the ordinances. He said it sounds like Council has to go off what is in the public interest more than anything else.

- Matt Ence said the other thing that plays into this too is the State code says the City is only required to adhere strictly to its General Plan if its own ordinances require that. Otherwise it is just a guide. The way our ordinances handle it is they basically say that when reviewing a matter that is under the General Plan our ordinance provides a list of things that should be taken into consideration. But what our ordinance doesn't say is that Council has to strictly follow that.

- Mayor Rosenberg said that if the door on Rachel Drive is eliminated there is a sidewalk that runs up to that door so can that be relocated to the east so the sidewalk lines up with the sidewalk that goes to the front door so a pedestrian would have direct access to the door.

- Ryan Forsyth said that is a great addition and he is all for it.

- Bob Nicholson clarified that sidewalk would be brought straight along the east side of the building.

- Mayor Rosenberg said yes, where that sidewalk goes in front of the parking and extend it right out to the sidewalk so pedestrians walking up the street don't have to go through the parking lot to get to the building's front door.

- Jarett Waite said he is really pleased with the landscaping plan and the buffer they have added for the residents and the location of things. He stated he hasn't received any complaints about this building from the residents.

Motion to Approve a Project Plan for a proposed O'Reilly Auto Parts Store in a Planned Development Commercial Zone, located approximately at 3635 Pioneer Parkway in the Giovengo subdivision lot 2, in the southwest corner of the intersection of Pioneer Parkway and Rachel Drive as presented with the changes of the sidewalk location and the removal of the door on the north side of the building. The Project Plan consists of the site plan and building elevation drawings. RKF Santa Clara LLC, applicant.

Motion by Jarett Waite, seconded by Leina Mathis.

Amended Motion to Approve a Project Plan for a proposed O'Reilly Auto Parts Store in a Planned Development Commercial Zone, located approximately at 3635 Pioneer Parkway in the Giovengo subdivision lot 2, in the southwest corner of the intersection of Pioneer Parkway and Rachel Drive as presented with the changes of the sidewalk location and the removal of the door on the north side of the building and the lights matching the Dollar Tree lights. The Project Plan

consists of the site plan and building elevation drawings. RKF Santa Clara LLC, applicant.

Motion by Jarrett Waite, seconded by Leina Mathis.

Voting Aye: Leina Mathis, Jarrett Waite, Denny Drake, Wendell Gubler and Ben Shakespeare.

Voting Nay: None.

Motion Carried.

6. Consider approval of a Project Plan for a proposed Quench It Retail Center in a Planned Development Commercial Zone, located approximately at 3663 Pioneer Parkway in the Giovengo subdivision lot 1. The Project Plan consists of the site plan and building elevation drawings. Derek Wiggins, representing. Presented by Bob Nicholson, City Planner/Corey Bundy, Building Official.

- Corey Bundy said this is in a PD commercial zone. The applicant requests approval of a project plan which consists of a site plan and building elevation drawings for the Quench It Retail Center on lot 1 of the Giovengo subdivision. The proposed uses are restaurant, retail, and office. The PD commercial zone requires that the PD hold a public hearing on the project plan, which they did last week. The site plan shows two buildings, 4,600 sq ft each and 24 ft tall to the top of the parapet. Both buildings have 20 ft setbacks off of Pioneer Parkway and a 12 ft wide drive thru lane within the front setback area along with a 10 ft landscape strip along the frontage of Pioneer Parkway. The Planning Commission recommended approval of the drive thru lane and the setback area because it felt that the balance of the site was adequately landscaped. The zoning code requires that the entire 20 ft front landscape area be landscaped but also provides deviations if Planning Commission and City Council feel that significant landscape is provided elsewhere outside the front setback area. The landscape plan has been provided which shows the perimeter of the site is landscaped 10 ft wide along Pioneer Parkway including the south property line adjacent to the residential zone. Both buildings have landscape around the buildings and in the parking lot islands. Along the west property line is a 3 ft wide landscape strip and a 6 ft tall privacy wall. The site appears to be well landscaped with numerous trees. The parking requirements are 71 for both buildings with 3,200 sq ft of proposed restaurant, which requires 32 parking spaces, and 96 sq ft of proposed retail and office use which requires 39 parking spaces. The applicant states that 73 parking spaces are provided, 63 onsite and 10 on the adjacent property. At this point the applicant does not have firm plans for a second restaurant and no agreement has been reached with the adjacent property owner for additional parking. The applicant agrees that prior to obtaining a building permit for the second restaurant of 3,200 sq ft the additional 10 parking spaces needed to meet the City parking requirements will need to be shown on the site plan. O'Reilly's store does have surplus parking. The Building Elevation Drawings: The two buildings are similar in design and color, each building being 24' tall to top of parapet with gray stucco, and black metal wall panels, trim and awnings.

Individual store names are conceptually shown above the front entries to each space, but these are not final sign proposals and other tenants have not yet been identified. Those wall signs will need to be approved by the Planning Commission prior to a sign permit being issued. The gray and black color scheme is intended to complement the natural lava rock in the vicinity. The Planning Commission Action: At the Planning Commission public hearing on January 14th, there was only one citizen comment and that was a

O'Reilly Auto Parts
Santa Clara, UT

VICINITY MAP



NOT TO SCALE

INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Utility Plan
- C-4 Details
- C-5 Utility Details
- C-6 Stormwater Pollution Prevention Plan
- C-7 SWPPP Details
- L-1 Landscape Plan
- Photometric Plan

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DEVELOPER:
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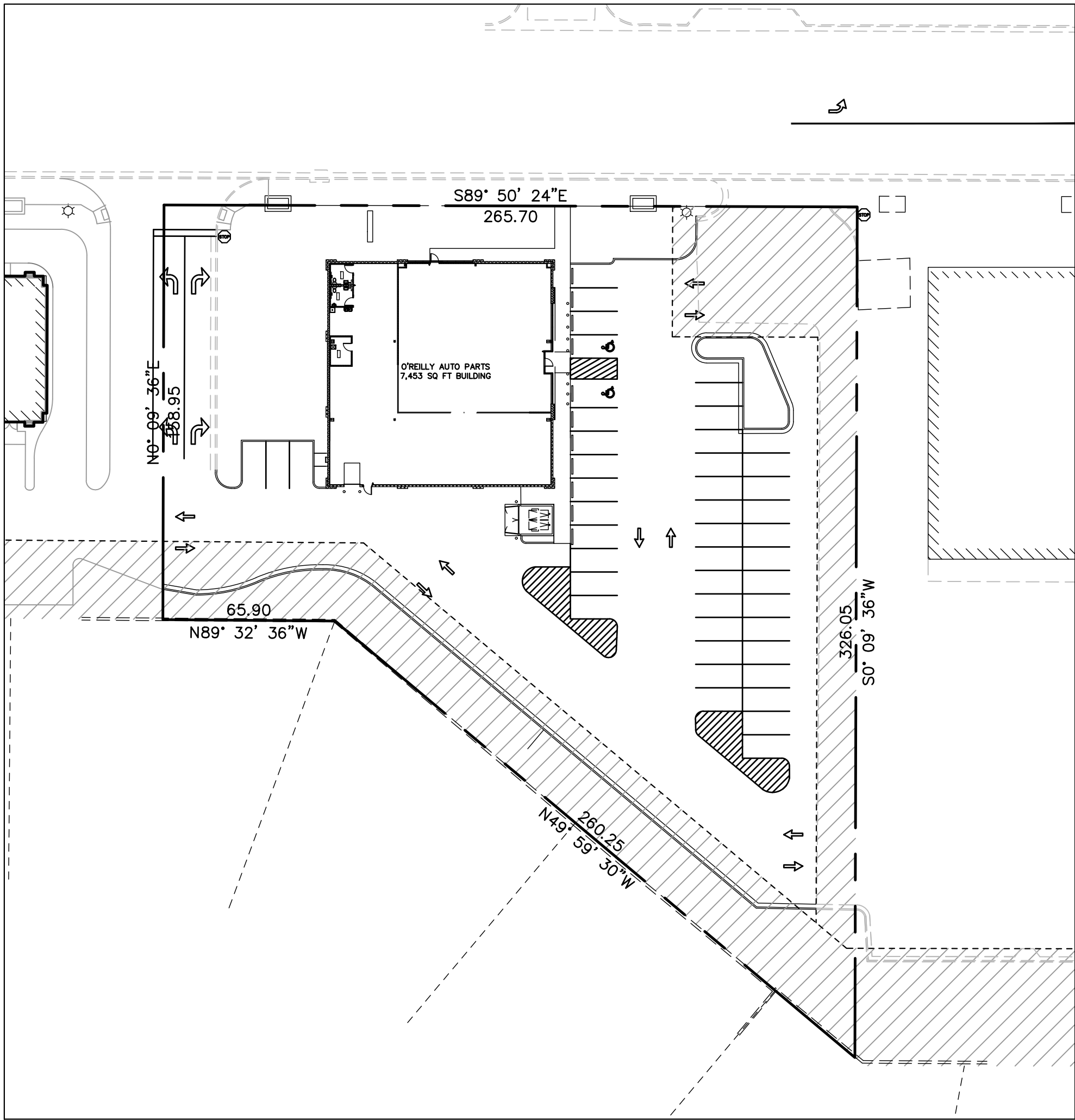
SITE DATA

LOT AREA: 58,972 SF (1.35 ACRES)
BUILDING AREA: 7,453 SF± 12.6%
PAVEMENT AREA: 37,550 SF± 63.7%
LANDSCAPE AREA: 13,969 SF± 23.7%

ZONING: PDC (PLANNED DEVELOPMENT COMMERCIAL)

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	EXISTING CURB AND GUTTER	---
EASEMENT LINE	---	PROPOSED CURB AND GUTTER	---
CENTER LINE	---	INVERT ELEVATION	I.E.
PROPOSED TRAIL	---	TOP BACK CURB	TBC
PROPOSED WATER LINE	---	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	---	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	---	FINISHED GRADE	FG
PROPOSED SEWER LINE	---	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	---	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	---	CATCH BASIN	CB
EXISTING WATER LINE	---	SURFACE FLOW DIRECTION	---
EXISTING STORM DRAIN LINE	---	PROPOSED STREET LIGHT	SL
EXISTING CONTOUR	---	STORM DRAIN MANHOLE	DM
FINISHED CONTOUR	---	SANITARY SEWER MANHOLE	SM
		PROPOSED WATER VALVE	WV



SITE MAP

1"=40'

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O'REILLY AUTO PARTS
COVER SHEET

3619 PIONEER PARKWAY SANTA CLARA UT 84765

PROFESSIONAL ENGINEER
/21/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-0

DATE:
Jan 21, 2022

NO.

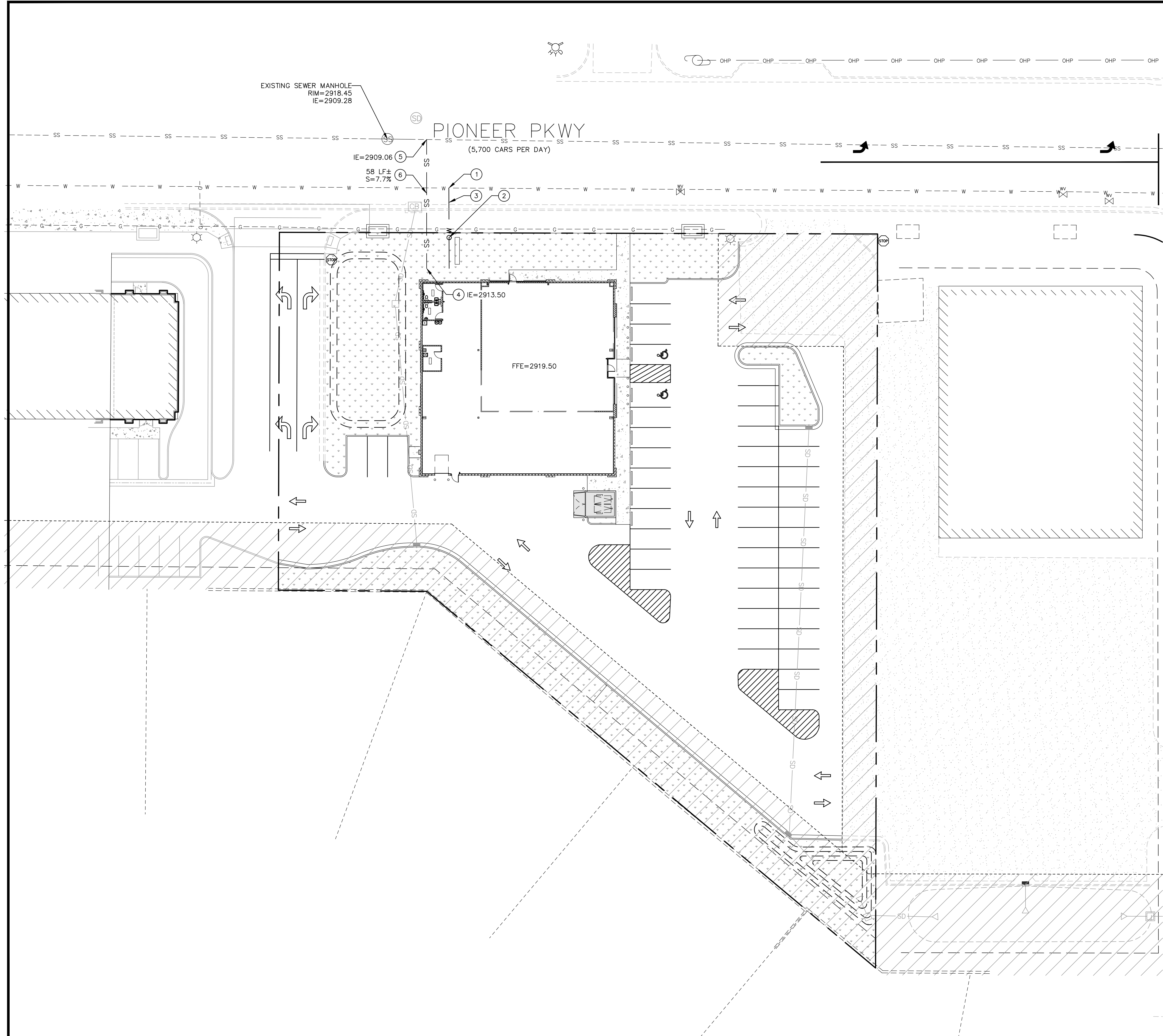
REVISIONS

BY

DATE

PROJECT ENGINEER: LP

DESIGNER: DL



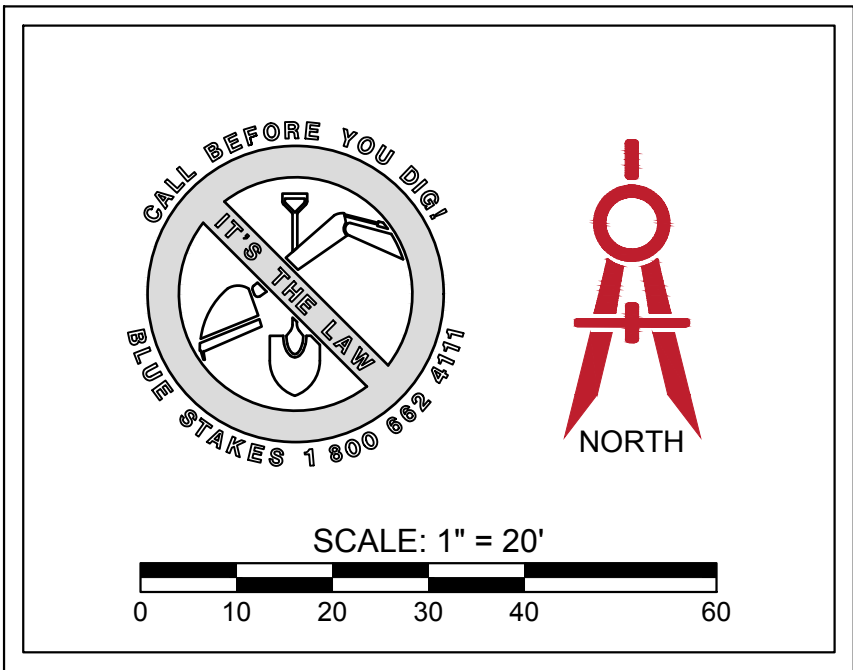
LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	---SD---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---SD---
PROPOSED SEWER LINE	---SS---SS---SS---
EXISTING SEWER LINE	---SS---SS---SS---
PROPOSED WATER LINE	---W---W---
EXISTING WATER LINE	---W---W---
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

- 1 CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- 2 INSTALL 3/4" WATER METER AND 3/4" BLUE POLY SERVICE LATERAL FROM MAIN TO METER PER CITY STANDARD DRAWING. SEE SHEET C-5 FOR DETAILS.
- 3 INSTALL 1" BLUE POLY WATER LINE FROM METER TO BUILDING PER CITY STANDARDS.
- 4 CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- 5 INSTALL 4"Ø PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.

- GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION FOR ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER STANDARD
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK TO BE ACCORDING TO



BY

DATE

REVISIONS

NO.

DESIGNER: DL

PROJECT ENGINEER: LP

ELEVATE ENGINEERING

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SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
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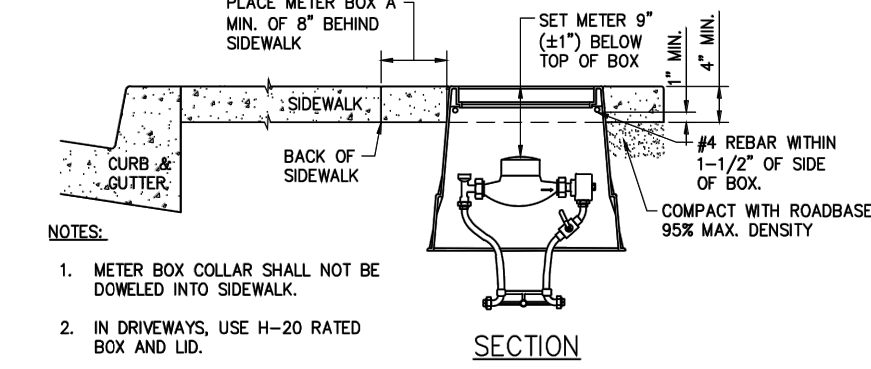
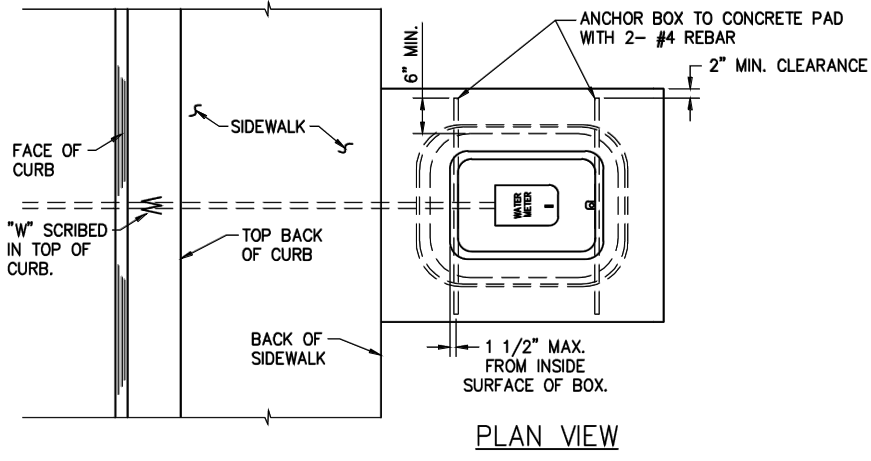
O'REILLY AUTO PARTS
UTILITY PLAN

3619 PIONEER PARKWAY SANTA CLARA UT 84765

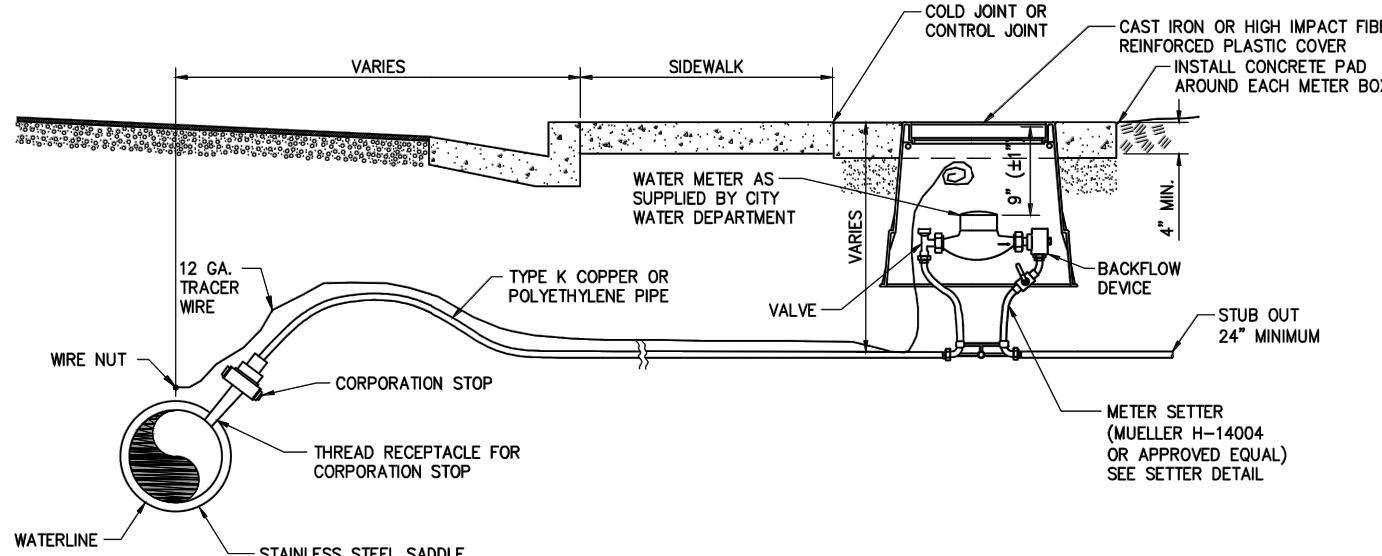
PROFESSIONAL ENGINEER
/21/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-3

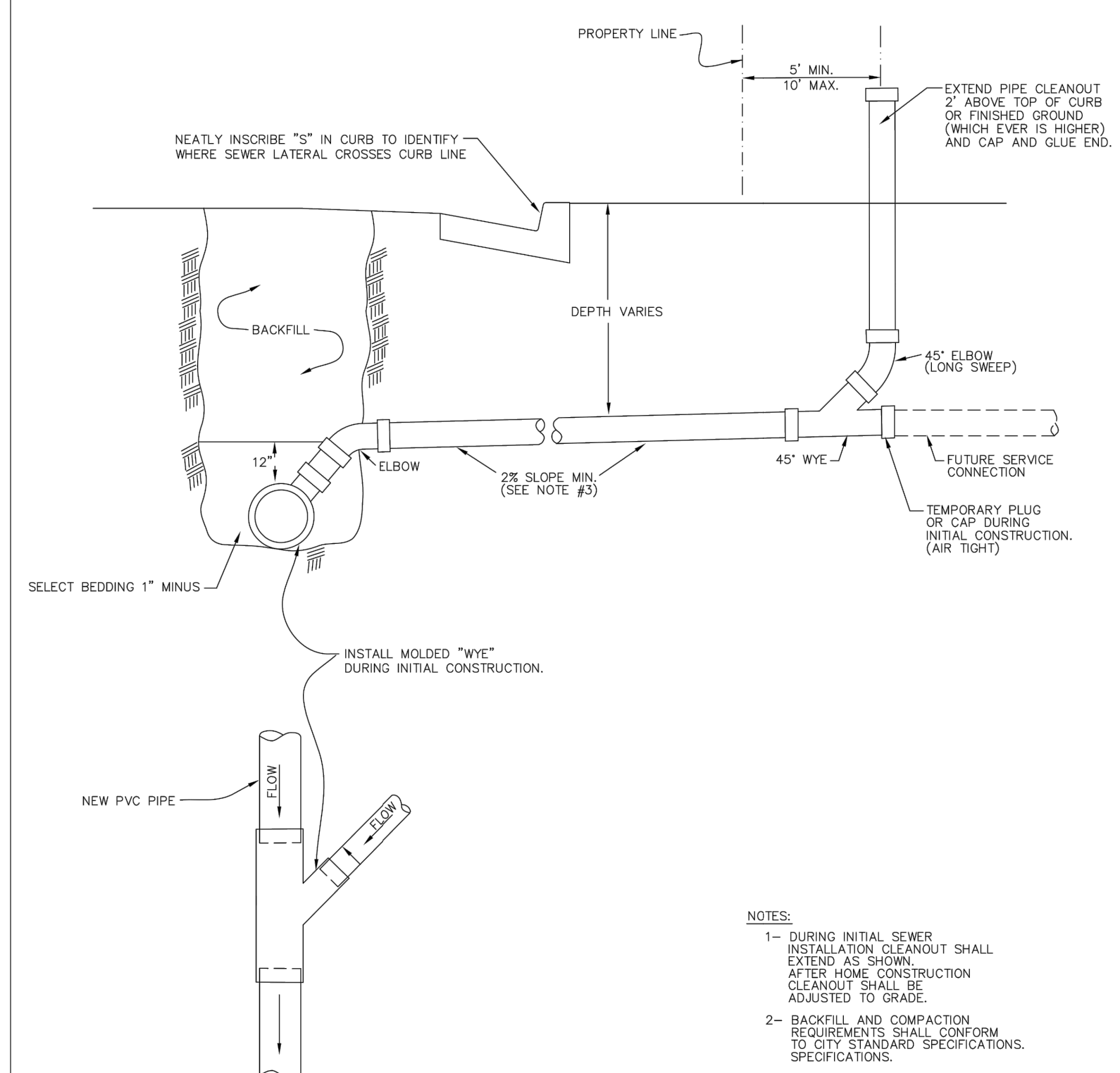
DATE:
Jan 21, 2022



- NOTES:
- METER BOX COLLAR SHALL NOT BE CONCRETE INTO SIDEWALK.
 - IN DRIVEWAYS, USE H-20 RATED BOX AND LID.
 - LOCATE METER BOX OUTSIDE OF DRIVEWAY WHERE POSSIBLE.
 - A "W" SHALL BE Scribed IN THE TOP OF CURB.



- NOTES:
- ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
 - METER BOX SHALL BE RATED FOR H-20 LOADING IN TRAFFIC AREAS.
 - A "W" SHALL BE Scribed IN THE TOP OF CURB.
 - FOR SERVICES LARGER THAN 3/4", CONTACT WATER DEPARTMENT.

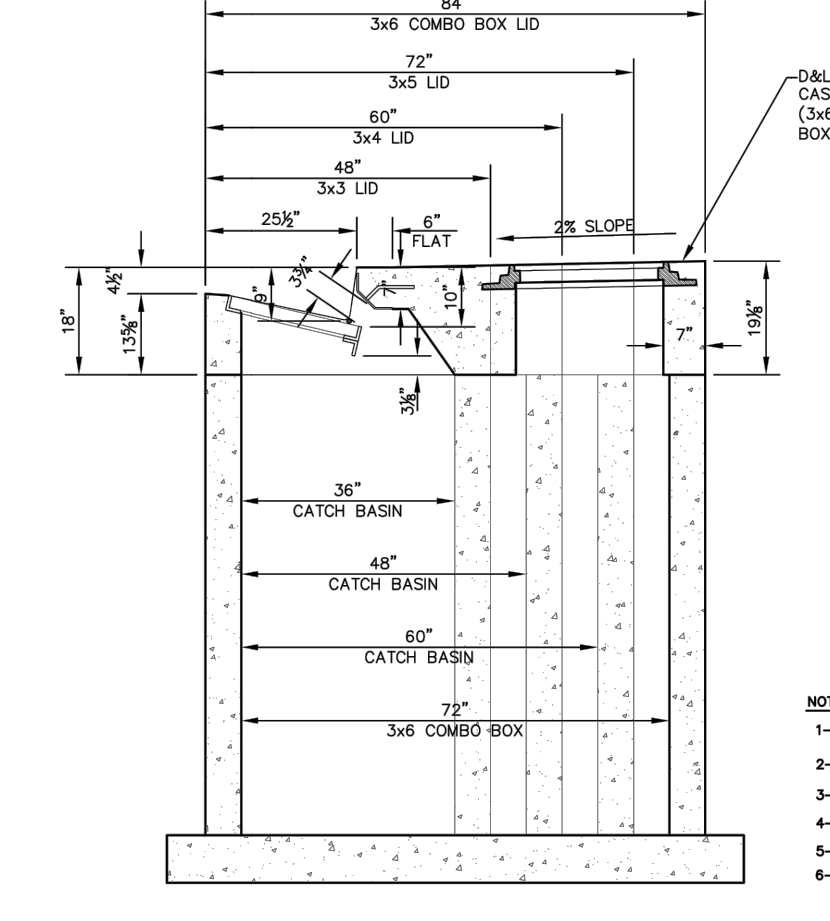
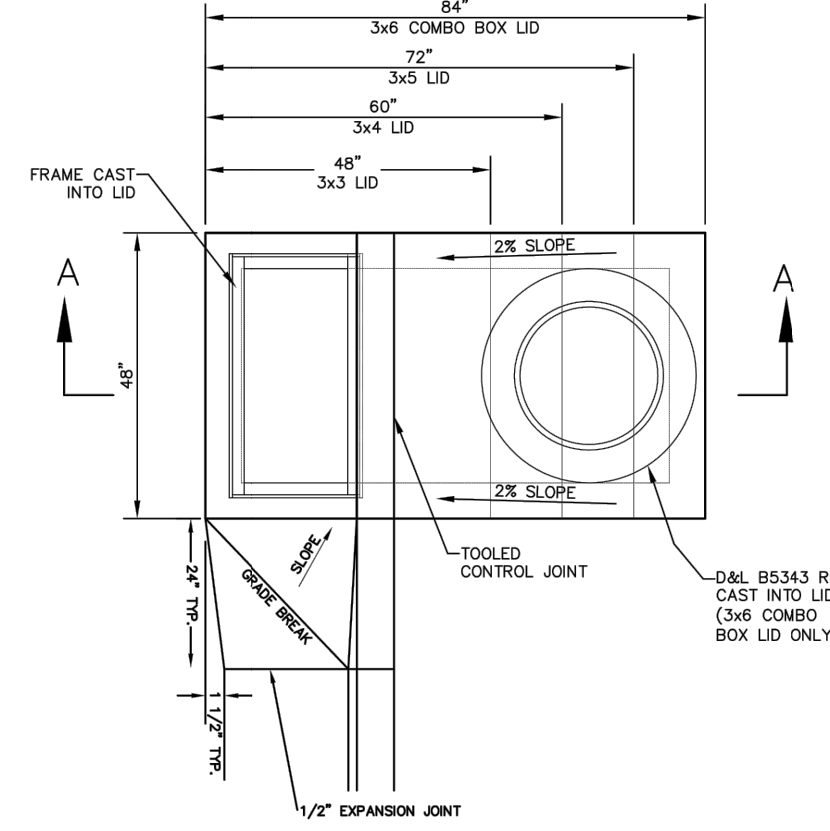


- NOTES:
- DURING INITIAL SEWER INSTALLATION, CLEANOUT SHALL EXTEND AS SHOWN AFTER HOME CONSTRUCTION, CLEANOUT SHALL BE ADJUSTED TO GRADE.
 - BACKFILL AND COMPACTION REQUIREMENTS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
 - 4" DIAMETER - 2% MINIMUM SLOPE - 1% MINIMUM.
 - CLEANOUT DIAMETER TO BE SAME SIZE AS LATERAL.
 - BRASS PLUG MARKED WITH "S" PLACED IN TOP OF CURB MAY BE USED IN LIEU OF INSCRIBED "S" IN FACE.

REVISIONS			STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	300	1 OF 1
APR 2012	MISC. NOTES	MJM	APPROVED:	DATE: OCT 2008 BY: TE

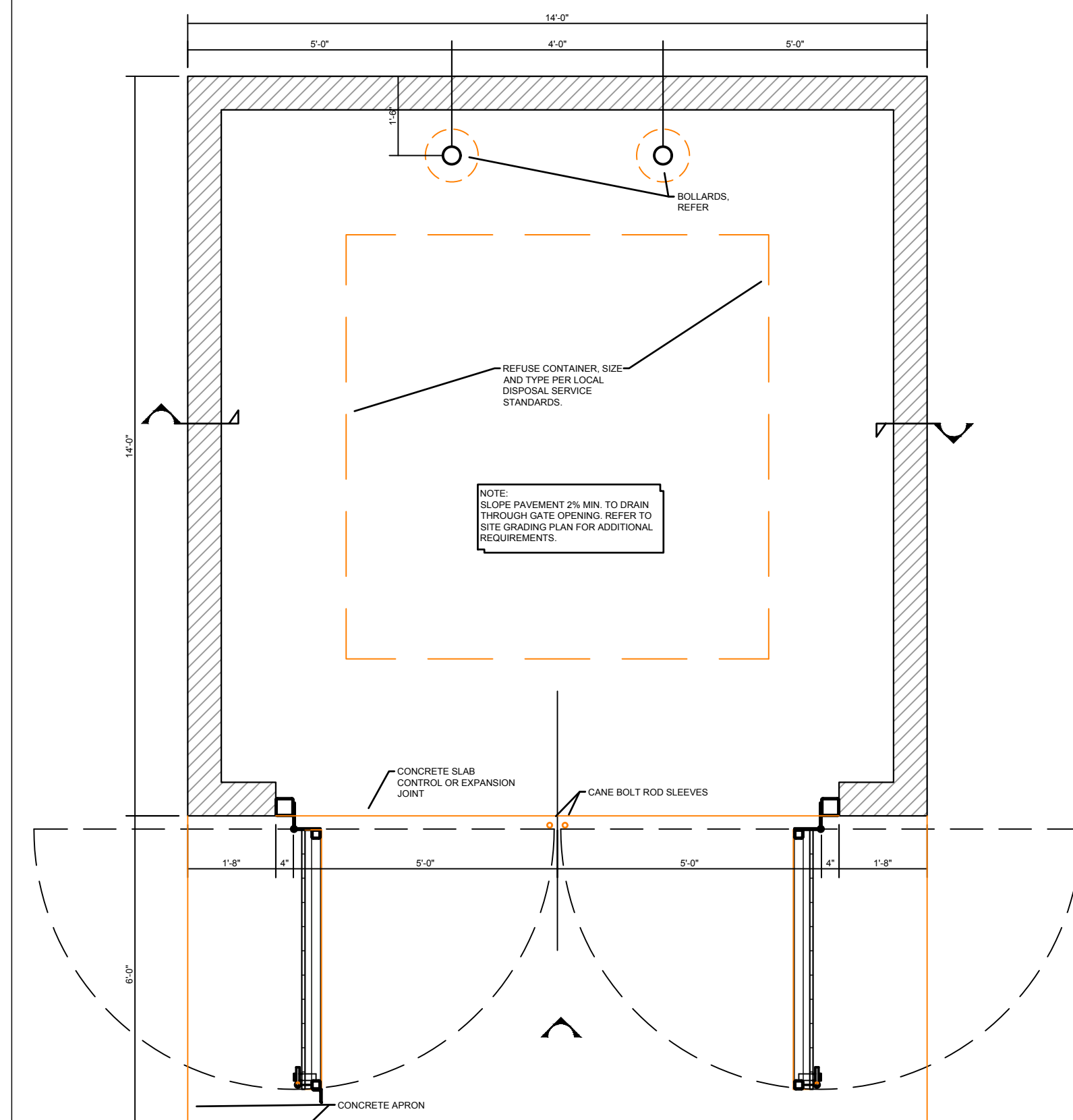
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DATE	DESCRIPTION	BY	305	1 OF 1
APR 2012	MISC. NOTES	MJM	APPROVED:	DATE: OCT 2008 BY: TE

REVISIONS			STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	232	1 OF 1
			APPROVED:	DATE: OCT 2008 BY: TE

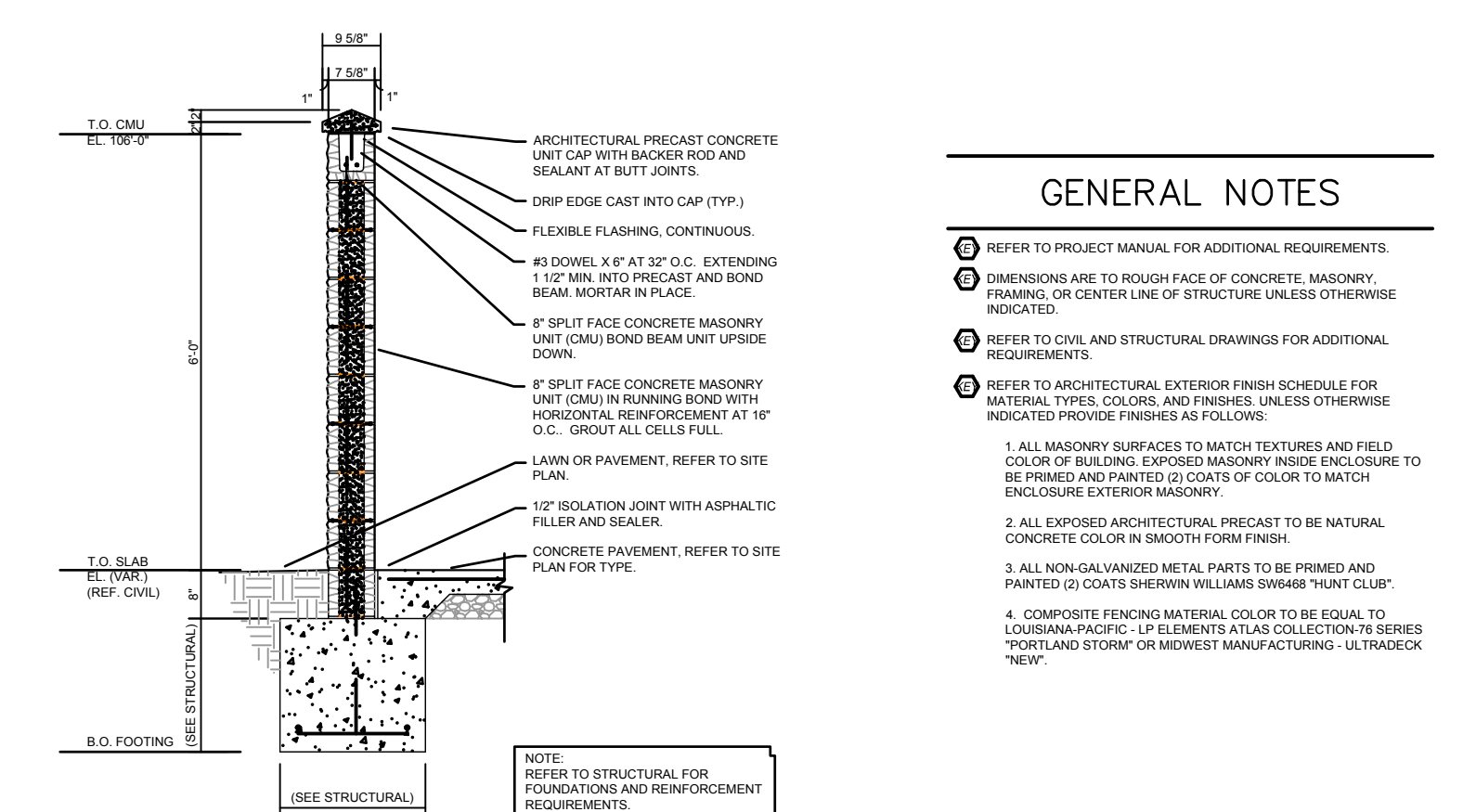
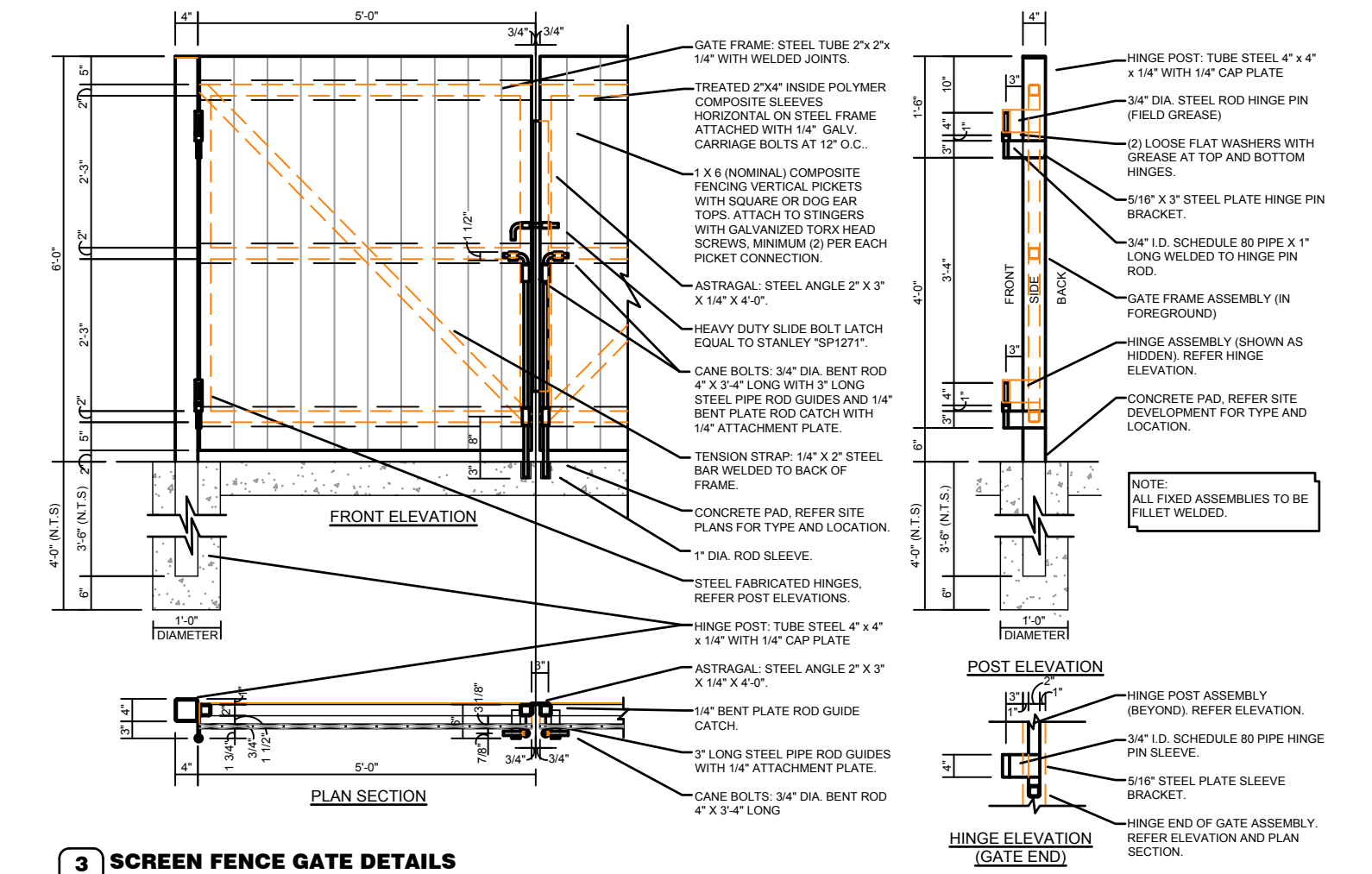


- NOTES:
- USE BICYCLE SAFE GRATES ONLY.
 - REINFORCEMENT SHALL MEET HS-20 LOADING REQUIREMENTS.
 - CONCRETE TO BE 4000 PSI MIN.
 - 2" COVER OVER REINFORCING MIN.
 - REBAR SHALL BE 60 KSI MIN.
 - REBAR DESIGN SHALL BE SUBMITTED MEETING HS20 TRAFFIC LOAD RATINGS.

REVISIONS			STANDARD DWG. NO.	
DATE	DESCRIPTION	BY	200A	1 OF 4
			APPROVED:	DATE: APR 2016 BY: TO



1 MASONRY SCREEN FENCE REFUSE ENCLOSURE PLAN



2 MASONRY SCREEN FENCE SECTION

GENERAL NOTES

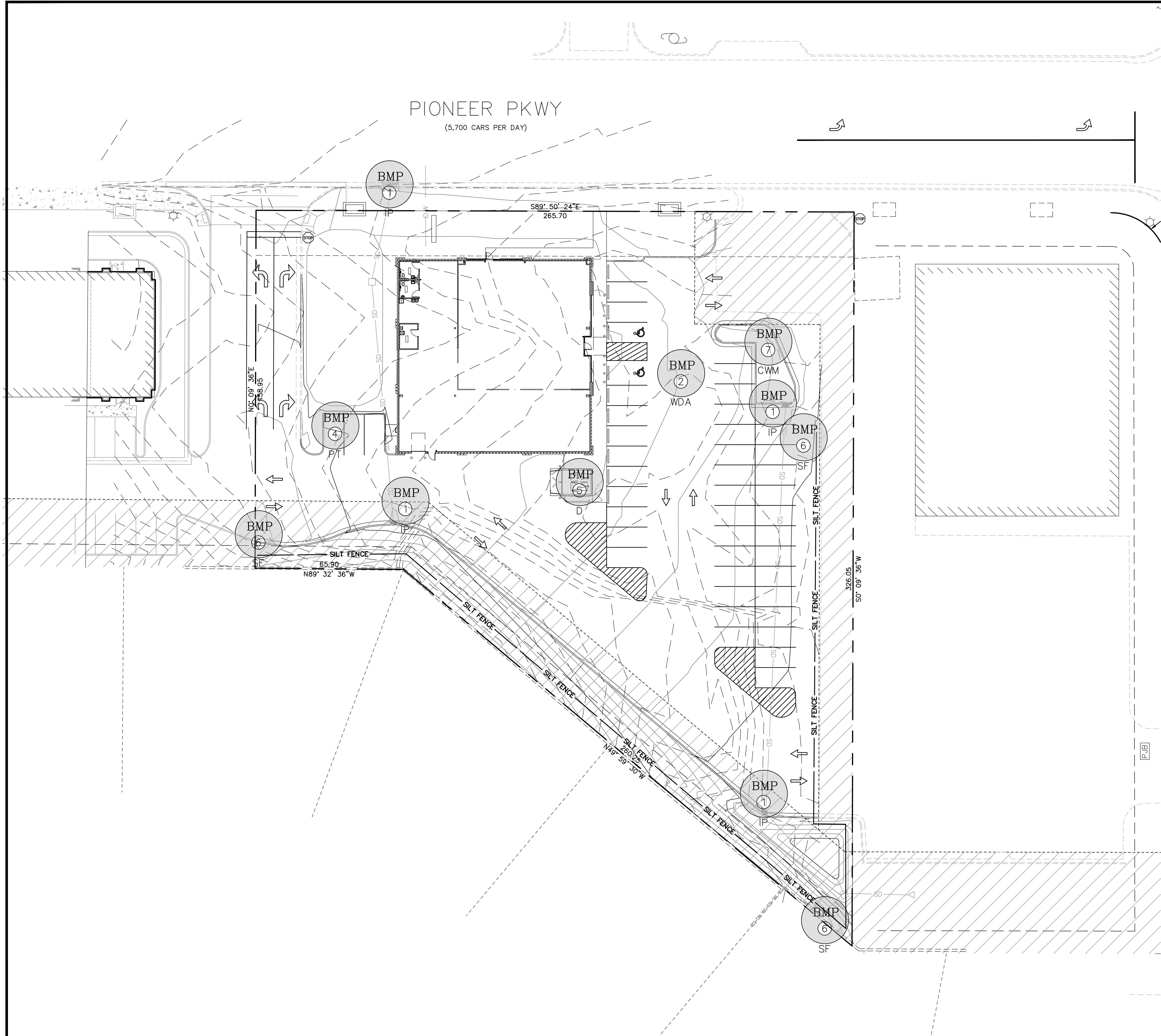
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- DIMENSIONS ARE TO ROUGH FACE OF CONCRETE, MASONRY, FRAMING, OR CENTER LINE OF STRUCTURE UNLESS OTHERWISE INDICATED.
- REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- REFER TO ARCHITECTURAL EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES, COLORS, AND FINISHES UNLESS OTHERWISE INDICATED. PROVIDE FINISHES AS FOLLOWS:
1. ALL MASONRY SURFACES TO MATCH TEXTURES AND FIELD COLOR OF BUILDING. EXPOSED MASONRY INSIDE ENCLOSURE TO BE PRIME AND PAINTED (2) COATS OF COLOR TO MATCH ENCLOSURE EXTERIOR MASONRY.
2. ALL EXPOSED ARCHITECTURAL PRECAST TO BE NATURAL CONCRETE COLOR IN SMOOTH FORM FINISH.
3. ALL NON GALVANIZED METAL PARTS TO BE PRIME AND PAINTED (2) COATS SHERWIN WILLIAMS DORMER "TINT CLUT".
4. COMPOSITE FENCING MATERIAL COLOR TO BE EQUAL TO LOUISIANA-PACIFIC - LP ELEMENTS ATLAS COLLECTION 76 SERIES "PORTLAND" AND "STORM" OR MOOREMAN MANUFACTURING - LX TRACK "NEW".

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lev@elevateeng.com

O'REILLY AUTO PARTS
UTILITY DETAILS
3619 PIONEER PARKWAY SANTA CLARA UT 84765

PROFESSIONAL ENGINEER
1/21/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-5
DATE: Jan 21, 2022



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	--SD--SD--SD--
EXISTING SEWER LINE	--SS--SS--SS--
EXISTING WATER LINE	--W--W--W--
EXISTING CONTOUR LINE	---(-2732)---
FINISHED CONTOUR LINE	---21.00---
EXISTING FENCE	---
SILT FENCE	---SILT FENCE---
CLEAN OUT BOX	□
BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-6 & 7 FOR DETAILS	

- NOTES
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
 - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
 - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
 - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
 - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
 - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
 - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
 - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY
- POST CONSTRUCTION
- SEE SHEET C-7

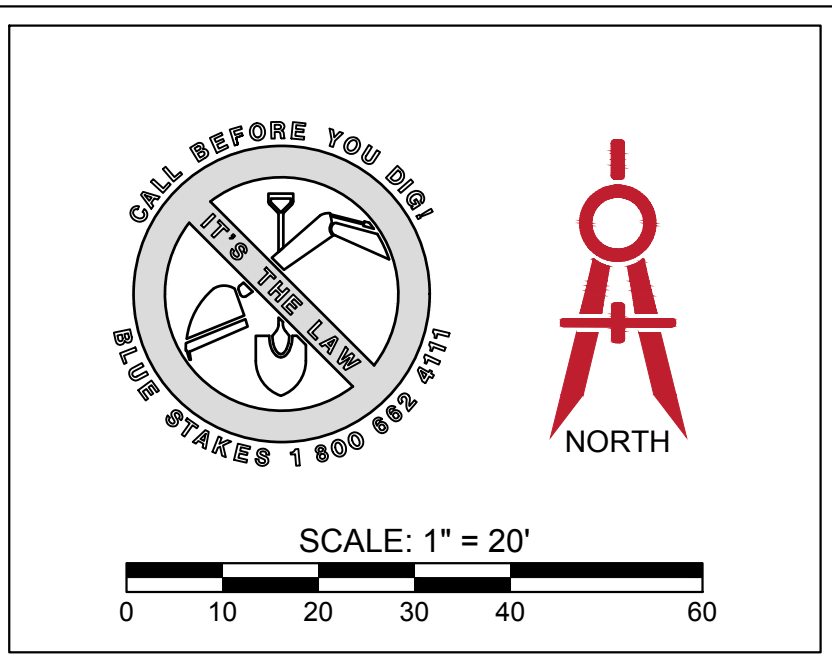
BEST MANAGEMENT PRACTICE INDEX

1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT

ADDITIONAL BMP's TO BE ONSITE:

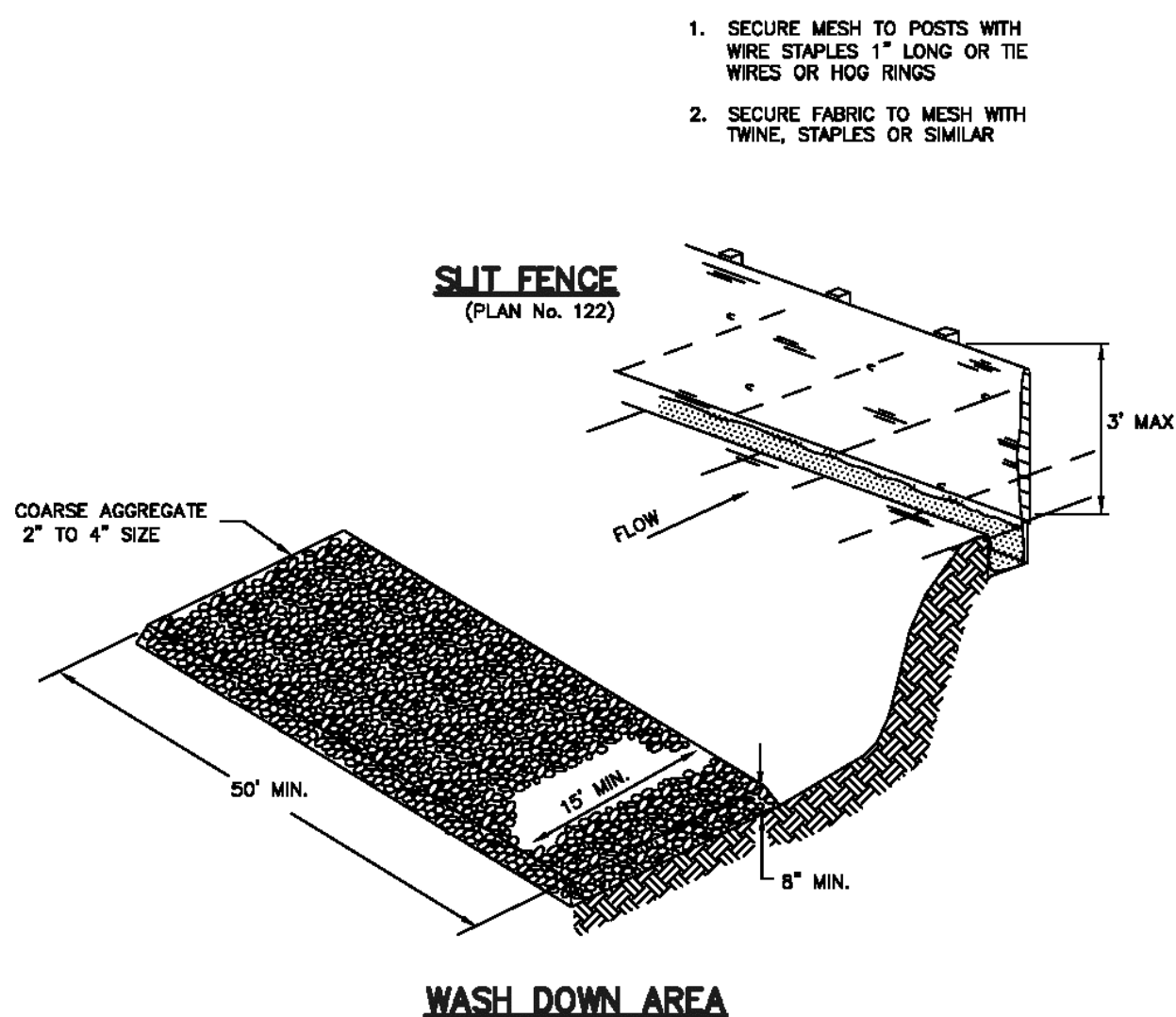
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-7 FOR BMP DETAILS



ELEVATE ENGINEERING 2208 WEST 700 SOUTH SPRINGVILLE, UT 84663 PHONE: (801) 718-5993 larvin@elevateeng.com	DESIGNER: DL
	PROJECT ENGINEER: LP
O'REILLY AUTO PARTS SWPPP PLAN 3619 PIONEER PARKWAY SANTA CLARA UT 84765	SHEET: C-6
	DATE: Jan 21, 2022

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



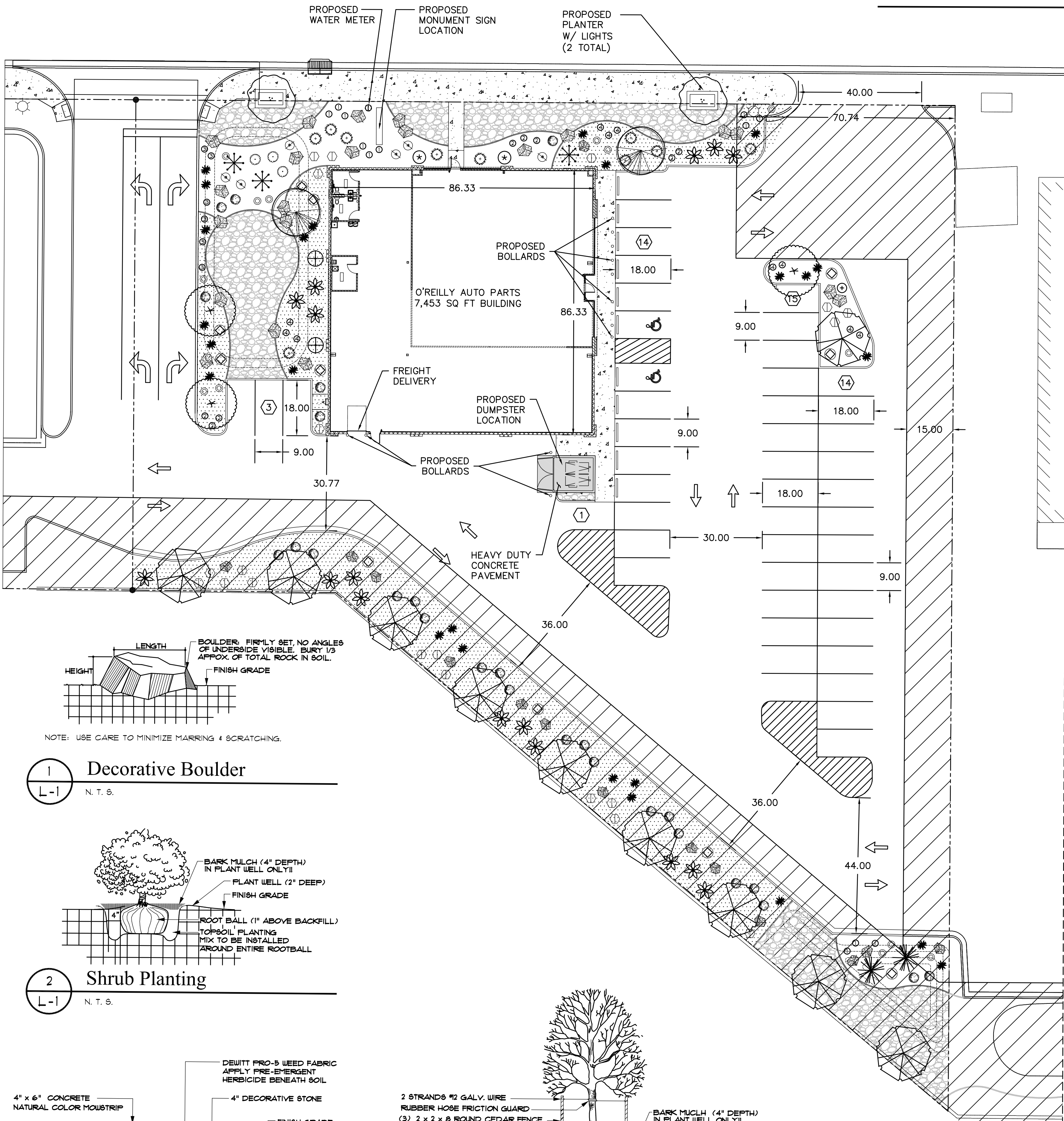
Equipment and vehicle wash down area

February 2006 17

Equipment and vehicle wash down area

1. **DESCRIPTION:** A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
2. **APPLICATION:** At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
3. **INSTALLATION/APPLICATION CRITERIA:** Refer to APWA Section 01 57 00.
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - D. Install silt fence down gradient (see Plan No. 122)
4. **MAINTENANCE:**
 - A. Requires periodic top dressing with additional stones.
 - B. Specially used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
 - C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
 - D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - E. Inspect daily for loss of gravel or sediment buildup.
 - F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - G. Expand stabilized area as required to accommodate activities.
 - H. Maintain silt fence as outlined in Plan No. 122.

Pioneer Parkway



Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rdl.design@comcast.net

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		<i>Albizia julibrissin</i>	Silk Tree	24" Box 6'-8" Height	Full Head Crown Straight Trunk
2		<i>Cotinus coggyg. atropurpurea</i>	Purple Smoke Tree	24" Box 8'-10" Height	Full Head Crown Straight Trunk
3		<i>Gleditsia tria. 'Shademaster'</i>	Shademaster Honeylocust	24" Box 10'-12" Height	Full Head Crown Straight Trunk
2		<i>Pinus thunbergii</i>	Japanese Black Pine	24" Box 5'-6" Height	Full Throughout Specimen
10		<i>Pistache chinensis</i>	Chinese Pistache	24" Box 8'-10" Height	Full Head Crown Straight Trunk
3		<i>Prunus caroliniana 'Compact'</i>	Compact Carolina Cherry	24" Box 5'-6" Height	Full Throughout Specimen

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		<i>Berberis thun. 'Crimson Pygmy'</i>	Dwarf Red Barberry	5 Gallon	15"-18" Height
16		<i>Buddleia davidii</i>	Butterfly Bush	5 Gallon	18"-24" Height
11		<i>Dasylirion wheeleri</i>	Desert Spoon	5 Gallon	15"-18" Height
2		<i>Fallugia paradoxa</i>	Apache Plume	5 Gallon	18"-24" Height
26		<i>Hesperaloe parviflora</i>	Red Yucca	5 Gallon	15"-18" Height
3		<i>Oelander 'Dwarf Red'</i>	Dwarf Red Oelander	5 Gallon	15"-18" Height
10		<i>Frunus besseri 'Faunes Buttes'</i>	Creeping Sandcherry	5 Gallon	15"-18" Spread
25		<i>Rosmarinus officin. 'Prostratus'</i>	Creeping Rosemary	5 Gallon	15"-18" Spread
1		<i>Yucca filam. 'Golden Sword'</i>	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	5 Gallon	24"-30" Height
13		<i>Muhlenbergia rig. 'Regal Mist'</i>	Regal Mist Deer Grass	5 Gallon	15"-18" Height
20		<i>Pennisetum setaceum 'Red'</i>	Red Fountain Grass	5 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
12		<i>Agastache 'Sunset'</i>	Sunset Hyssop	1 Gallon	Full Can
8		<i>Hemerocallis 'Stella d'Oro'</i>	Stella d'Oro Day Lily	1 Gallon	Full Can
6		<i>Lavandula 'Hidcote Blue'</i>	Blue Lavender	1 Gallon	Full Can
10		<i>Salvia 'East Friesland'</i>	East Friesland Sage	1 Gallon	Full Can

** Plant material quantities are provided for convenience in bidding ONLY!! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Planting Notes

- All shrub areas shall receive a 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 3" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Submittal Requirements

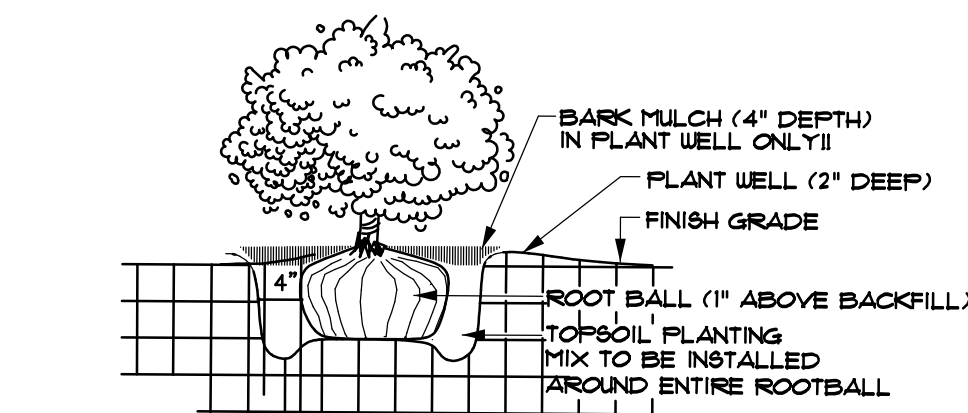
- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Legend

Symbol	Description
	Landscape Boulder / 3'-4' Min. Size / Individually Placed
	New Shrub - Rock Area / 2' Minus Size / Beige Color
	New Rock Area / Cobble / 4' Minus Size / Gray Color
	New Shrub - Rock Area / 1' Min. Size / Reddish Color

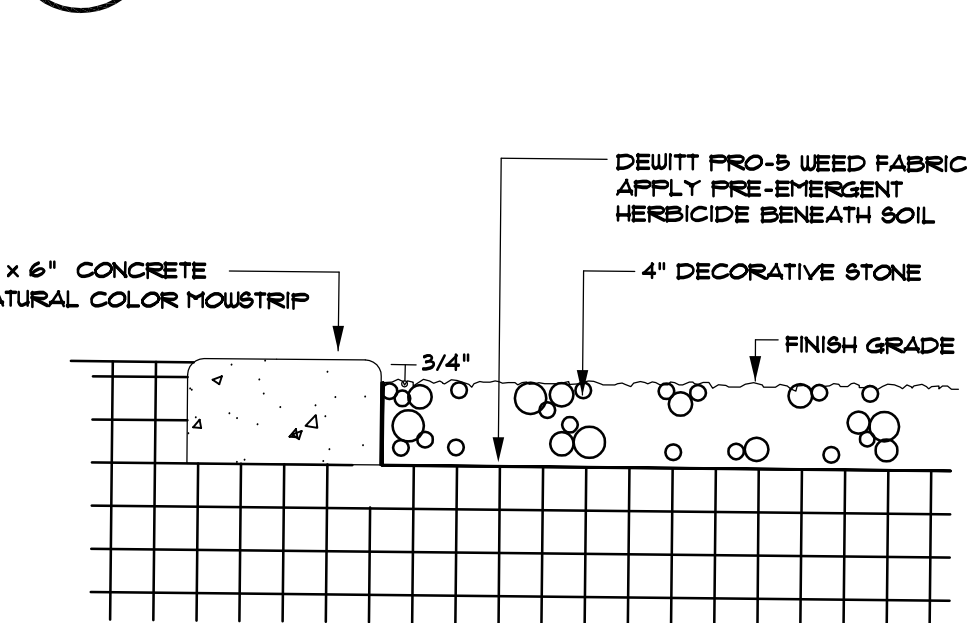
1 Decorative Boulder

N.T.S.



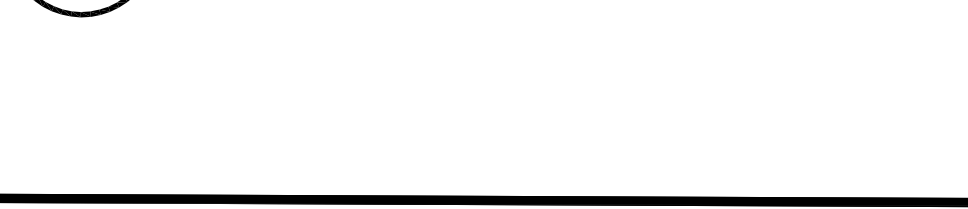
2 Shrub Planting

N.T.S.



3 Mowstrip / Stone Mulch

N.T.S.



4 Tree Planting

N.T.S.



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ENGINEERING

OREILLY AUTO PARTS
LANDSCAPE PLAN
3619 PIONEER PARKWAY SANTA CLARA, UTAH 84765



SHEET:
L-1
DATE: 10-05-2021



1 FRONT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



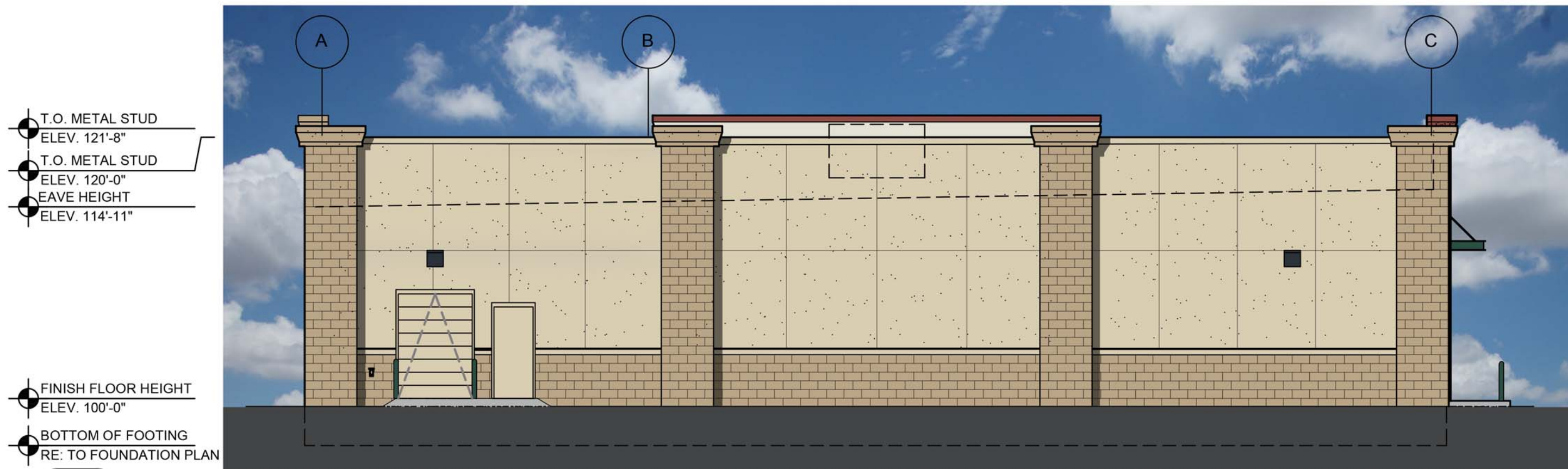
2 RIGHT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



4 LEFT EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

KEY NOTE NO. 1A:

MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: DRY-VIT COLOR "PATCHWOOD"

KEY NOTE NO. 1B:

MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SHER-CRYL) GLOSS.

KEY NOTE NO. 1C:

MFG: DRYVIT SPECIFIED. EQUAL BY STO OR MASTER BUILDERS (NO SUBSTITUTES)
SERIES: OUTSULATION PLUS MD
TEXTURE: SANDBLAST
COLOR: DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
COLOR STANDARD: SHERWIN WILLIAMS "LATTE" SW6108 (SHER-CRYL) GLOSS.

UNIT MASONRY

KEY NOTE NO. 2:

TYPE: CONCRETE MASONRY UNIT (CMU)
MFG: (REFER TO PROJECT MANUAL)
SIZE: 8"X8"X16" (NOM.)
TEXTURE: SPLIT FACE
COURSING: RUNNING BOND
FINISH: FIELD PAINT (FIELD COLOR)
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SATIN)
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

FLASHING AND SHEET METAL

KEY NOTE NO. 3:

TYPE: STANDING SEAM ROOFING SYSTEM
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
COLOR: GALVALUME

KEY NOTE NO. 4:

TYPE: CAP FLASHING AT MASONRY
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: PREFINISHED
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 5A:

TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: MATCH DRY-VIT COLOR PATCHWOOD (SHER-CRYL) GLOSS
WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

KEY NOTE NO. 5B:

TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SHER-CRYL) GLOSS
WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

KEY NOTE NO. 5C:

TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
FINISH: FACTORY PRIMED AND FIELD PAINT
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

KEY NOTE NO. 6:

TYPE: PRE-ENGINEERED METAL BUILDING CONDUCTOR HEAD AND DOWNSPOUTS
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SEMI-GLOSS)

DOORS AND WINDOWS

KEY NOTE NO. 12:

TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)
MFG: (REFER PROJECT MANUAL)
FINISH: FACTORY PRIMED AND FIELD PAINTED
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13:

TYPE: (REFER TO WINDOW SCHEDULE)
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL). (NO SUBSTITUTES)
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING

KEY NOTE NO. 15:

TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
FINISH: FIELD PRIMED AND PAINTED
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

PRE-FABRICATED METAL CANOPY:

KEY NOTE NO. 18:

TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
MFG: (REFER PROJECT MANUAL)
FINISH: KYNAR FINISH
COLOR: (MATCH WINDOW SYSTEM)

ROOF ACCESS LADDER:

KEY NOTE NO. 25:

TYPE: PRE-FABRICATED ROOF ACCESS LADDER
MFG: LOCAL SUPPLIER
FINISH: FACTORY PRIME, FIELD PAINT
COLOR: (MATCH ADJACENT MASONRY COLOR)

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

- EXTERIOR INSULATION AND FINISH SYSTEM (EIFS).
- CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (ACCENT COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM.
- PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT MASONRY)
- PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS).
- PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS).
- PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT EIFS).
- PRE-ENGINEERED METAL BUILDING SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT SYSTEM.
- CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
- LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.
- SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SG2.1.
- BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM.
- EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.
- STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- HOSE BIB, REFER TO PLUMBING DRAWINGS.
- LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS FOR DETAILS.
- MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.
- MECHANICAL WALL PENETRATIONS. REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING TRUSSES.
- PLUMBING ROOF VENT, REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.
- CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.
- MASONRY CONTROL JOINT, REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD.
- RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.
- ROOF ACCESS LADDER. REFER TO EXTERIOR FINISH SCHEDULE.

CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS

GENERAL

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

2. MANUFACTURER: SHERWIN WILLIAMS SPECIFIED. EQUAL PRODUCTS BY PPG INDUSTRIES ACCEPTABLE (NO SUBSTITUTES).

3. APPLICATION: INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR PROJECT CONDITIONS. EACH COAT SPECIFIED SHALL BE SPRAY APPLIED AND BACK ROLLED. COVERAGE THICKNESS INDICATED IN WET MIL UNITS, UNLESS OTHERWISE INDICATED.

4. QUALITY CONTROL: SUBMIT INSTALLER AND MANUFACTURER WARRANTIES SPECIFIED.

CONCRETE MASONRY UNIT (CMU) EXTERIOR SURFACE COATINGS:
1. FINISH COLORS: (REFER EXTERIOR FINISH SCHEDULE).

2. PRIMER: "LOXON" ACRYLIC BLOCK SURFACER "LX01W0200-LXN BLOCK SURF WHI" (NO LESS THAN 16 MILS). TWO COATS MAY BE REQUIRED TO ACHIEVE PINHOLE FREE SURFACE. (REFER EXTERIOR FINISH SCHEDULE).

3. COAT 1: "LOXON" SELF-CLEANING ACRYLIC COATING "LX13W0051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS). (REFER EXTERIOR FINISH SCHEDULE).

4. COAT 2: "LOXON" SELF-CLEANING ACRYLIC COATING "LX13W0051-LXN SELF-CLEAN EW" (NO LESS THAN 6 MILS). (REFER EXTERIOR FINISH SCHEDULE).

CONCRETE MASONRY UNIT (CMU) INTERIOR SURFACE COATINGS:
1. APPLY PRIOR TO INSTALLATION OF INTERIOR SURFACE FURRING, INSULATION, AND GYPSUM BOARD ASSEMBLIES.

2. FINISH COLOR: MATCH "W-2" (REFER INTERIOR FINISH TYPES).

3. PRIMER: "LOXON" WATER BLOCKING PRIMER "LX12W0050-LXN WTR BLCK PR WH" (NO LESS THAN 6 MILS). APPLICATION WITH OVERNIGHT DRYING BETWEEN COAT 1. MATCH "W-2" (REFER INTERIOR FINISH TYPES).

4. COAT 1: "LOXON" WATER BLOCKING PRIMER "LX12W0050-LXN WTR BLCK PR WH" (NO LESS THAN 6 MILS). MATCH "W-2" (REFER INTERIOR FINISH TYPES).

INDIVIDUAL ARCHITECTURAL
REGISTRATION NO.:
XXXX
FIRM ARCHITECTURAL REGISTRATION
NO.:
XXXX

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OR PERMIT

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OR INSTRUMENTS ARE DISCLAIMED.

O'Reilly AUTO PARTS
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SANTA CLARA, UT 86802
(417) 882-2074 TELEPHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
3619 PIONEER PARKWAY
SANTA CLARA, UT
EXTERIOR ELEVATIONS

Buddy Webb, NCARB, AIA
Architect - Consultant
3057 EAST CAIRO
SPRINGFIELD, MISSOURI 65802
(417) 877-1385 TELEPHONE
(417) 877-9736 FAX

DRAWN BY: AJP
CHECKED BY: RV
DATE:
09/01/21

REVISION:
PROJECT NUMBER:
SCL

SHEET NUMBER
A2.1

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- ALL DIMENSIONS TO ROUGH FACE OF ROUGH FRAMING, CONCRETE, MASONRY OR CENTERLINE OF STRUCTURE, UNLESS OTHERWISE NOTED. COLD FORM METAL STUD INTERIOR PARTITION DIMENSIONS 3/8" UNLESS OTHERWISE INDICATED AND NOT SHOWN FOR CLARITY.
- REFER TO EXTERIOR AND INTERIOR FINISH SCHEDULES FOR ADDITIONAL REQUIREMENTS.
- REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS. NOTIFY ARCHITECT IF FINAL DESIGN CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

KEY NOTES

- CONCEALED STEEL COLUMN, REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS. PROVIDE SHEET METAL COVER WITH NO EXPOSED HORIZONTAL SEAMS. FINISH TO MATCH WINDOW FRAMING.
- EXPOSED STEEL COLUMN, REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS. (PAINT W-3, REFER INTERIOR FINISH SCHEDULE).
- (NOT USED)
- SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER, REFER TO DETAIL 10/A4.2.
- SHOWROOM CORNER WALL BOX OUT. INSTALL 5/8" FIRE TREATED PLYWOOD BACKING TO BACK SIDE OF STUD INTERIOR FLANGE ON EACH EXPOSED WALL FACE FROM 8'-0" TO 10'-0" A.F.F. FOR INSTALLATION OF SECURITY MIRRORS. REFER TO 4/A4.2 (TYPICAL).
- TACTILE EXIT SIGN AT EXIT DISCHARGE DOOR STATING "EXIT" WITH BRAILLE (GRADE 2 CONTRACTED) LETTERING. SIGN CONSTRUCTION AND LOCATION TO COMPLY WITH ANSI A117.1. MOUNT 48" MINIMUM ABOVE FINISH FLOOR TO BOTTOM OF LOWEST TACTILE CHARACTER AND 60" MAXIMUM ABOVE FINISH FLOOR TO BOTTOM OF HIGHEST TACTILE CHARACTER.
- STEEL COLUMN. PROVIDE 7/8" COLD FORM FURRING (20 GA.) OR FIRE TREATED 2X NAILERS AT 24" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD. HOLD TIGHT AND PLUMB WITH COLUMN.

INTERIOR WALL & CEILING NOTES

- GENERAL:
 - REFER TO FINISH SCHEDULES FOR ADDITIONAL WALL FINISH MATERIAL APPLICATIONS.
 - REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL CONDITIONS.
- FRAMING:
 - PROVIDE FIRE TREATED 2X BLOCKING AS REQUIRED FOR INSTALLATION OF ACCESSORIES PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE DIAGONAL WALL BRACING (3" X 16 GA. FLAT STRIP) AT CORNER FACES OF FREE STANDING PARTITION SYSTEMS.
 - WHERE WALL FRAMING EXTENDS TO BOTTOM OF ROOF DECK OR STRUCTURE, PROVIDE DEFLECTION CHANNELS AT TOP TRACK FOR 1 1/2" MINIMUM DEFLECTION.
 - REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL STUD REQUIREMENTS.
 - REFER TO WINDOW AND DOOR HEAD, JAMB AND SILL DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.
 - PROVIDE HORIZONTAL STUD BRIDGING AT 4'-0" O.C. VERTICAL.
- GYPSUM AND BACKING BOARD:
 - EXPANSION/CONTROL JOINTS: INSTALL EXPANSION/CONTROL JOINTS IN CEILINGS EXCEEDING 2500 SQ. FT. IN AREA AND IN PARTITION WALL LENGTHS EXCEEDING 30 FEET. DO NOT EXCEED A DISTANCE OF 50 FEET IN ANY DIRECTION BETWEEN CEILING JOINTS. INSTALL CONTROL JOINTS WHERE FRAMING OR FURRING CHANGES DIRECTION.
- PROVIDE MOISTURE RESISTANT TYPE "X" GYPSUM BOARD AT ALL WET LOCATIONS (RESTROOMS, WET WALLS, AND JANITOR'S SINK AREAS).
- PROVIDE "J" MOLDING, REGLETS, OR CORNER BEAD AT GYPSUM BOARD PERIMETER CONDITIONS TRANSITIONING TO DISSIMILAR EXPOSED FINISH MATERIALS.
- INSULATION:
 - INSULATION SHALL HAVE A FLAME SPREAD RATING OF 0-25 AND A SMOKE DEVELOPMENT RATING OF 0-450.
- PROVIDE SEALANT ON BOTH SIDES OF STUD BOTTOM TRACKS AT ACOUSTICAL INSULATED WALL LOCATIONS.
- FIRE STOPPING:
 - PROVIDE FIRE STOPPING AND FIRE SEALANT MATERIALS AS REQUIRED AT ALL FIRE RATED ASSEMBLY TRANSITIONS, PENETRATIONS, AND PERIMETER CONDITIONS. RATING TO BE EQUAL TO RATED ASSEMBLY.

INDIVIDUAL ARCHITECTURAL
REGISTRATION NO.:
XXXX
FIRM ARCHITECTURAL REGISTRATION
NO.:
XXXX

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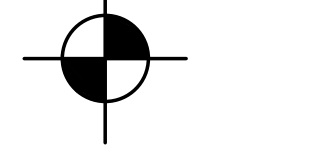
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FLOOR PLAN

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DRAWN BY: AJP
CHECKED BY: RV

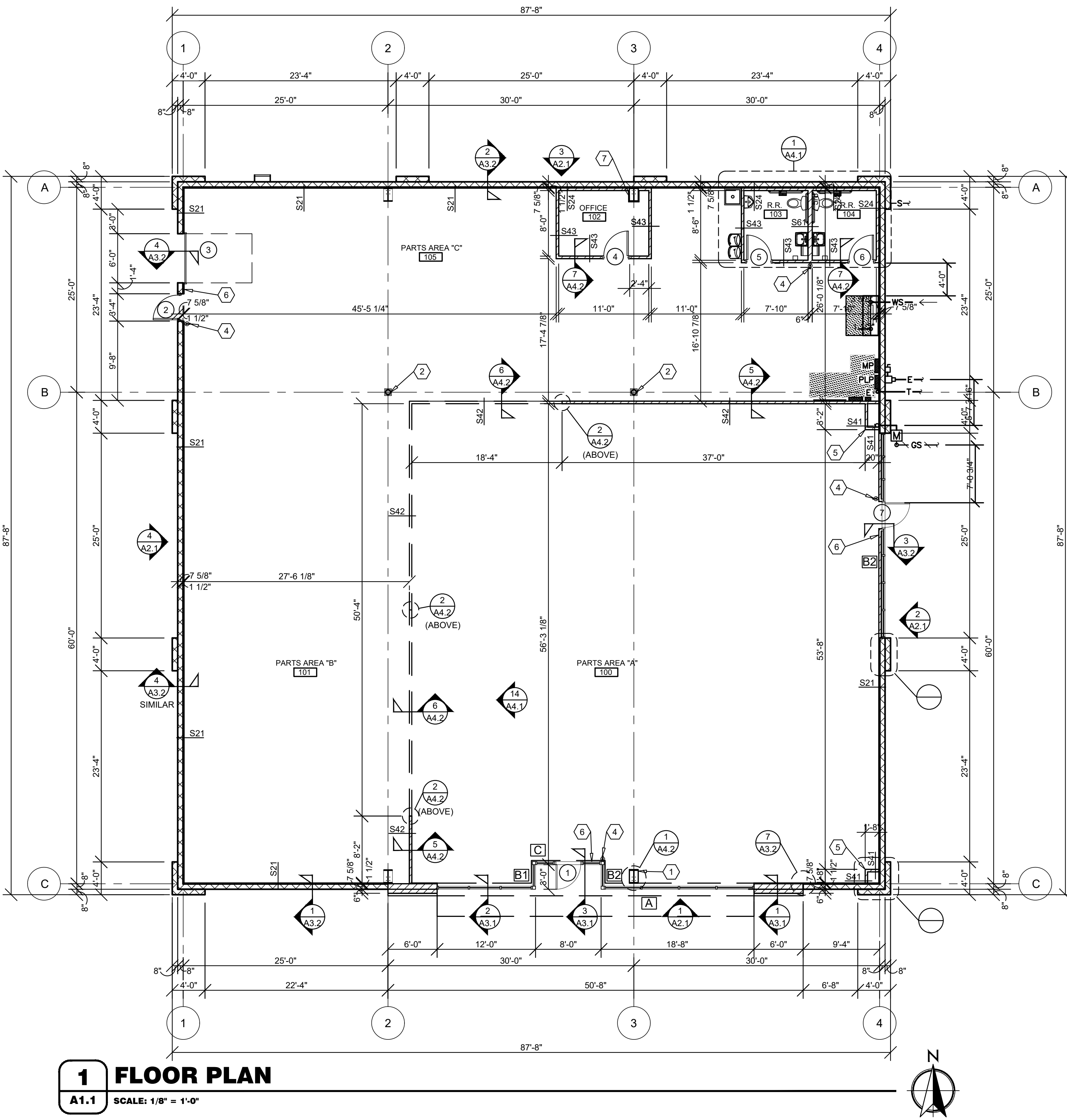
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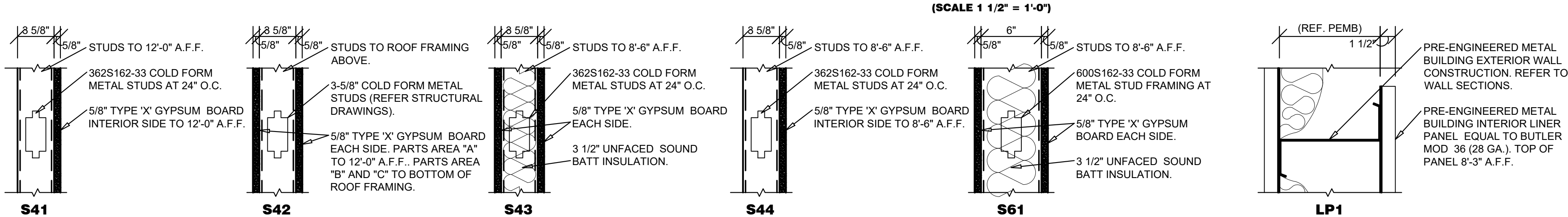
PROJECT NUMBER:
SCL

SHEET NUMBER

A1.1



INTERIOR WALL TYPES



Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



City Council
Denny Drake
Leina Mathis
Ben Shakespeare
Jarett Waite
Christa Hinton

CITY COUNCIL

Meeting Date: February 9, 2022

Agenda Item: 2

Applicant: City of Santa Clara

Requested by: James McNulty

Subject: Update & Discussion on the Water Efficient Landscaping & Conservation Standards

Description:

City staff and legal counsel would like to continue the discussion on this item. Our discussion on Weds, February 2, 2022 went well, but there were questions asked by Council members. We want to be able to answer those questions and share the updated draft with you before the February 23, 2022 City Council meeting.

Recommendation: Discussion

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: Yes

Attachments:

https://sccity.org/wp-content/uploads/formidable/41/SC-City-Water-Efficient-Landscaping-Ord-rev1-redline-020222-mje_JM_Feb_2022.pdf

From: [Matt Ence](#)
To: [Leina Mathis](#)
Cc: [Jim McNulty](#)
Subject: Re: Landscape and Conservation ordinance
Date: Friday, February 4, 2022 9:31:27 PM
Attachments: [image001.png](#)
[SC City Water Efficient Landscaping Ord rev2 redline 020422 mie.docx](#)

Thanks Leina. I'm attaching a revised version of the draft ordinance that takes into consideration your comments (subject to a few responses in red below).

Jim, if it's OK I will let you coordinate circulating this revised version to the rest of staff and city council.

Matthew J. Ence | Attorney - Shareholder



Tonaquint Business Park | 912 West 1600 South, Suite B-200 | St. George, UT 84770
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[Click here to send me files.](#)

From: Leina Mathis <lmathis@sccity.org>
Date: Thursday, February 3, 2022 at 11:35 AM
To: Matt Ence <mence@snowjensen.com>, Jim McNulty <jmcnulty@sccity.org>
Subject: Landscape and Conservation ordinance

Thank you both and others for all the time put into making the ordinance work for our residents. Below are some thoughts on the standards specific to 17.92.050.

B1 - Would like to see may instead of must as residents may not want a broad canopy tree and would be okay with a smaller tree for shade. Doesn't appear to impact water use. **Done.**

B4 - Would like to see are recommended instead of should. Residents may want a small tree that isn't narrow or columnar. Doesn't appear to impact water use. **Done.**

B6 - Remove. Most landscapers will stake a tree, but seems like overreach to mandate. **Removed.**

B7/C3 - Remove. Provided reasoning on Hydrozones and other ways to accomplish last evening. **Removed.**

C5 - Define rehabilitated landscape **Just removed the paragraph instead.**

I've included a couple other suggestions or possible clarification not in standards below.

17.92.010 - for the garden question this says "permitted gardening uses". I'm not what that means. **That would mean any garden uses permitted in any zone.**

17.92.020 - review definition of landscape area to include gardens (may necessitate a definition of garden if we think it will be abused). The definition does include gardens because the definition includes everything except those items excluded. What would be the concern about gardens being abused?

17.92.030

B1 - remove "for all new residential construction and development subject to this section" as the heading states it is single family and two-family (not all residential). "Subject to this section" refers to section 17.92.030. I deleted "new" because it applies to redevelopment as well, and added "which is." Does that make it any clearer?

B4 - remove so it doesn't create confusion since multi family is next heading 17.92.040 in the ordinance Removed.

B3 -possibly remove or reduce. Concern is that a smaller PUD lot may not have enough space to mandate two trees, particularly if 17.92.050 B5 remains Removed.

Thanks again. I hope the info is helpful!

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**CITY OF SANTA CLARA
ORDINANCE NO. 2022-__**

**AN ORDINANCE ADOPTING AND IMPLEMENTING REGULATIONS FOR
LANDSCAPING AND WATER CONSERVATION FOR NEW DEVELOPMENT IN
SANTA CLARA CITY, UTAH**

WHEREAS, Washington County is one of the most arid and fastest growing regions in Utah with all its major population centers dependent on a single water resource that is prone to drought, so it is essential that additional water conservation initiatives are enacted to protect the county's population, economy and quality of life;

WHEREAS, Santa Clara City, in partnership with Washington County and the Washington County Water Conservancy District, want to establish uniform standards for water efficient new development, to address limited water supplies, drought conditions, and the sustainability of future water resources;

WHEREAS, Santa Clara City, Washington County, and the Washington County Water Conservancy District want to ensure that the City and its residents continue to have a reliable, resilient, and sustainable water supply;

WHEREAS, establishing standards for all new construction including single family residential, multi-family residential, and commercial development will help sustain a reliable and resilient water supply to all residents;

WHEREAS, it is in the public interest to conserve the public's water resources and to promote water efficient construction and landscaping to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in our community's buildings and landscapes, reduce water waste, and establish a structure for designing, installing, and maintaining water efficient buildings and landscapes throughout the City;

WHEREAS, establishing standards for the use of water for outdoor landscaping and irrigation will help sustain a reliable and resilient water supply to all residents;

WHEREAS, carefully managing the county's water resources is of great importance to our community for the protection of present and future citizens;

WHEREAS, this proposed ordinance is necessary and proper for the safety, peace and good order of the City and its citizens; and

WHEREAS, this proposed ordinance is necessary for the preservation and longevity of these lands.

NOW THEREFORE, BE IT ORDAINED by the City Council of Santa Clara, Utah that the attached standards and regulations are adopted, and shall be incorporated into the ordinances of the City, as Title 17, Chapter 92. This Ordinance shall become effective on the date executed below and upon posting as required by law.

APPROVED AND ADOPTED by a duly constituted quorum of the Santa Clara City Council this ____ day of _____, 2022.

IN WITNESS THERETO:

Rick Rosenberg, Mayor

ATTEST:

Chris Shelley, City Recorder

CHAPTER 17.92

WATER EFFICIENT LANDSCAPING & CONSERVATION STANDARDS

SECTION:

17.92.010: APPLICABILITY

17.92.020: DEFINITIONS

17.92.030: SINGLE FAMILY & MULTIPLE FAMILY RESIDENTIAL WATER EFFICIENCY STANDARDS

17.92.040: NONRESIDENTIAL WATER EFFICIENCY STANDARDS

17.92.050: LANDSCAPE AND IRRIGATION DESIGN AND OPERATION STANDARDS

17.92.060: RESTRICTIVE COVENANTS IN CONFLICT WITH WATER EFFICIENCY STANDARDS

17.92.010: APPLICABILITY

The provisions of this title are applicable to all new construction, development (including redevelopment), and landscape improvements in the city, except for (a) permitted uses in the Open Space zone; (b) permitted agricultural, horticultural, and gardening uses in any zone; (c) public parks or playgrounds, or public or school-owned active recreation areas, in any zone; however, all new uses which fall under (c) must be required to be served by secondary and not culinary municipal water. Landscape improvements to be irrigated solely with private, non-municipal water may be exempt from certain provisions of this chapter as noted. The provisions of this chapter are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability must not affect or impair any of the remaining provisions, clauses, sentences, sections, words, or parts of this ordinance or their applicability to other persons or circumstances.

17.92.020: DEFINITIONS

Active Recreation Area: An area that is dedicated to active play where lawn may be used as the playing surface. Examples of active recreation areas include sports fields, play areas, and other similar uses designated for physical activity.

Controller: A device used in irrigation systems to automatically control when and how long sprinklers or drip irrigation systems operate.

Drip Irrigation: An irrigation system that delivers water by adding water at the plant's base and root zone, usually measured in gallons per hour. Drip irrigation exhibits a droplet, trickle, umbrella or short stream pattern, to reduce evaporation, overspray, and water use, and improving water conservation.

Drip Emitter: A drip irrigation fitting that delivers water slowly at the root zone of the plant, usually measured in gallons per hour.

Grading Plan: The grading plan shows all finish grades, spot elevations, drainage as necessary, and new and existing contours with the developed landscaped area.

Ground Cover: Material planted in such a way as to form a continuous cover over ground that can be maintained at a height no more than twelve ~~(12)~~-inches: (12").

Hardscape: Elements of landscape constructed from non-living materials such as concrete, boulders, brick, blacktop, and lumber. Includes patios, decks, and paths, but does not include driveways and sidewalks.

Hydrozone: Portion of landscape area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or non-irrigated.

Irrigation Plan: A plan that shows the components of the irrigation system with water meter size, backflow prevention, precipitation rates, flow rate, and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Irrigation Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and that flows onto other areas.

Landscape Architect: A person who holds a professional license to practice landscape architecture in the state of Utah. Pursuant to Utah Code, licensed landscape architects, licensed architects, licensed land surveyors, and licensed engineers can professionally stamp plans that fall under the practice of landscape architecture. This includes commercial landscape and irrigation plans.

Landscape Area: Area of a Lot not including any building footprints, driveways, sidewalks, and patios.

Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture, and who generally focuses on residential design and horticultural needs of home landscapes. Landscape designers may assist developers and property owners with landscape design but may not submit landscape plans for multifamily residential or nonresidential properties and projects under this ordinance unless certified by a landscape architect.

Landscape Documentation Package: The documentation of graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features to comply with the provisions of this ordinance. The Landscape Documentation Package must include a project data sheet, a site plan, a planting plan, an irrigation plan, construction details, and a grading plan.

Landscape or Landscaping: Any combination of berms; living plants, such as trees, shrubs, vines, ground cover, annuals, perennials, ornamental grass, or seeding; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor artwork, screen walls, fences, or benches that create an attractive and pleasing environment.

Landscape or Landscaping Maintenance: Maintaining or keeping any landscaping, or any area required to be landscaped:

A. In a live and thriving condition, with consideration for normal growth and water needs; and

B. Fertilized, mowed, trimmed, edged, mulched and free from weeds, dead plants, litter, refuse, or debris in compliance with regionally accepted horticultural practice and city ordinances.

Landscape Plan: A plan that clearly and accurately identifies the location and species of new and existing trees, shrubs, ground cover, and other plants on a site, and any other landscape element, and includes an irrigation plan.

Lawn: A surface layer of earth containing mowed grass with its roots; includes grass turf.

Mulch: Any organic material such as leaves, bark, wood chips, straw; inorganic material such as crushed stone or gravel; other materials left loose and applied to the soil surface for the beneficial purpose of controlling weeds and conserving soil moisture.

Multifamily: Any residential use comprised of a dwelling or dwellings designed for occupation by more than one family in any zone, but for purposes of this Chapter, excludes single-family dwellings, two-family dwellings, dwellings containing an approved internal accessory dwelling unit, or dwellings which are an approved accessory dwelling unit to a primary dwelling.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Planting Plan: A planting plan that clearly and accurately identifies the type, size, and locations for new and existing trees, shrubs, planting beds, ground cover, lawn areas, driveways, sidewalks, hardscape features, and fences.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

Pressure Regulating Valve: A valve installed in an irrigation mainline that reduces a higher supply pressure at the inlet down to a regulated lower pressure at the outlet.

Rehabilitated Landscape: Landscape area in which over ~~50%~~^{fifty} percent (50%) of existing landscaping is removed and replaced. Includes all landscaping funded in part, or completely, by Washington County Water Conservancy District's landscape conversion program.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping.

Single Family: Any residential use comprised of a dwelling designed for occupation by only one family in any zone, and for purposes of this Chapter includes primary dwellings, dwellings containing an approved internal accessory dwelling unit, and approved accessory dwelling units.

Slope: A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.

Two-Family: Any residential use comprised of a dwelling designed for occupation by two families in any zone, but for purposes of this Chapter excludes dwellings containing an approved internal accessory dwelling unit, or dwellings which are an approved accessory dwelling unit to a primary dwelling.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established, with possible supplemental irrigation needed or desirable during spring and summer months or during drought periods.

17.92.030: SINGLE FAMILY AND TWO-FAMILY RESIDENTIAL WATER EFFICIENCY STANDARDS

The provisions of this section are applicable to all new single family or two-family residential development or redevelopment in any zone.

A. Construction Standards:

1. New single family or two-family dwellings, including accessory dwelling units, having at least one thousand (1,000) square feet of living space must have installed a hot water recirculation system or systems, unless hot water delivery can be demonstrated to occur without first displacing more than 0.~~65~~⁶ gallons of system water.
2. New single family or two-family residential dwellings, including accessory dwelling units, must use WaterSense labeled fixtures, including but not limited to faucets, showerheads, toilets, and urinals.

B. Landscape Standards: For all ~~new~~ residential construction and development which is subject to this section, except where landscaping will be irrigated solely with a

private, non-municipal water source, landscaping must meet the following requirements:

1. The total irrigated landscape area must not exceed ~~twenty~~sixteen percent (~~20~~16%) of the lot square footage. Lawn area must not exceed ~~ten~~eight percent (~~10~~8%) of the lot square footage, up to a maximum of ~~five~~two thousand (~~5,000~~five hundred (2,500)) square feet of lawn area.
2. Lawn is prohibited in park strips, in all landscape areas less than eight feet wide, and on any slope that exceeds ~~fifteen~~twenty percent (~~15~~20%).

~~3. Each single family or two family residential lot must have a minimum of two water efficient shade trees with a minimum one and one half inch (1 ½") caliper trunk.~~

~~Multifamily residential projects must comply with the commercial landscape standards in Sections 17.92.040 (B) and (C) below.~~

17.92.040: MULTIFAMILY RESIDENTIAL AND NONRESIDENTIAL WATER EFFICIENCY STANDARDS

The provisions of this section are applicable to all new multifamily residential and nonresidential development or redevelopment in any zone.

A. Construction Standards:

1. Hot water recirculation systems must be installed, unless hot water delivery can be demonstrated to occur without first displacing more than 0.~~6~~5 gallons of system water.
2. WaterSense labeled fixtures must be installed, including but not limited to faucets, showerheads, toilets, and urinals.
3. All units located partially or completely on a ground floor, and which are individually subdivided, must be separately metered, sub metered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information must be made available to the resident of each unit. Individually platted condominium units are excepted if a condominium owners' association owns and maintains the water lines and meters. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.

4. All commercial car washes must utilize a wastewater recirculation system and limit water use to a maximum amount of thirty-five (35) gallons per vehicle washed.
5. Exterior, decorative water features in any project must be limited to an aggregate capacity of fifty (50) gallons or less for all features in the project, and recirculating pumps are required in each feature.
6. All golf courses using water district or municipal water supplies must irrigate with secondary irrigation water and must have separate water meters for the golf course. Irrigation with potable water is prohibited. Each golf course development must submit and follow a water budget with the Landscape Documentation Package and identify water conservation measures for city approval.
7. Outdoor misting systems may only be operated during the May through September time period where the daily high temperature is ~~90~~ninety degrees (90°) Fahrenheit or greater.

B. Landscape Standards: For all multifamily residential and nonresidential development subject to this section, except where landscaping will be irrigated solely with a private, non-municipal water source, landscaping must meet the following requirements:

1. Lawn is not permitted outside of an active recreation area. Lawn is prohibited in park strips, all landscape areas less than eight feet wide, and on any slope that exceeds ~~fifteen~~twenty percent (~~15~~20%).
2. Landscape and irrigation installers must follow plans that have been signed and approved by the city.
3. Each project must propose and comply with an approved planting plan that has a minimum of forty percent (40%) vegetative cover of a landscaped area with water-efficient shade trees and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion. The city has sole discretion to approve or require adjustments to the configuration of vegetation in the planting plan.
4. If secondary irrigation water is available, each project shall connect to the system for all outdoor water use. A city may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its

sole discretion. New addition to this section. Promoting secondary water use which is good.

C. Required Documentation:

1. Landscape Documentation Package: A copy of a Landscape Documentation Package must be submitted to and approved by the city prior to the issue of any building permit. A copy of the approved Landscape Documentation Package must be provided to the property owner or site manager. The Landscape Documentation Package must be prepared by a professional landscape architect (PLA) and must consist of the following items:
 - a. Project Data Sheet containing the following:
 - i. Project name and address;
 - ii. Applicant or applicant agent's name, address, phone number, and email address;
 - iii. Landscape architect's name, address, phone number, and email address; and
 - iv. Landscape contractor's name, address, phone number and email address, if available currently.
 - b. Planting Plan. A detailed planting plan must be drawn at a scale that clearly identifies the following:
 - i. Location of all plant materials, a legend with common and botanical names, and size of plant materials;
 - ii. Property lines and street names;
 - iii. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 - iv. Existing trees and plant materials to be removed or retained;
 - v. Scale: graphic and written;
 - vi. Date of design;
 - vii. Designation of hydrozones; and

- viii. Details and specifications for tree staking, soil preparation, and other planting work.
 - c. Irrigation Plan. A detailed irrigation plan must be drawn at the same scale as the planting plan and contain the following information:
 - i. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
 - ii. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
 - iii. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with irrigation equipment (i.e., sprinklers, drip emitters, bubblers, etc.); and
 - iv. Installation details for irrigation components.
 - d. Grading Plan. A grading plan must be drawn at the same scale as the planting plan and must contain the following information:
 - i. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas, and other site improvements; and
 - ii. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements, as well as drainage.
2. Plan Review, Construction Inspection, and Post-Construction Monitoring:
- a. As part of the building permit approval process, a copy of the Landscape Documentation Package must be submitted with a city provided pre-submittal checklist completed for the city to initiate a review and approval process before construction begins.
 - b. All installers and designers must meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
 - c. During construction, site inspection of the landscaping may be performed by the Building Department or other city official tasked with such inspections.

- d. Following construction and prior to issuing an occupancy permit, an inspection must be scheduled with the Building Department or other city official tasked with such inspections to verify compliance with the approved landscape plans. The Certificate of Substantial Completion must be completed by the property owner, developer, contractor, or landscape architect and submitted to the city. The Certificate of Substantial Completion must be accompanied by a certification from the landscape architect that the landscaping, irrigation, and related improvements have been installed consistent with the approved Landscape Documentation Package.
- e. The Building Department or other city official tasked with such inspections reserves the right to perform site inspections at any time before, during, or after the irrigation system and landscape installation, and to require corrective measures if requirements of this ordinance are not satisfied.

17.92.050: LANDSCAPE AND IRRIGATION DESIGN AND OPERATION STANDARDS

The provisions of this section shall apply to all new landscaping and irrigation in the City which is subject to this chapter, except where landscaping will be solely be irrigated with a private, non-municipal source of water. Any landscape area to be converted from private, non-municipal to municipal water, whether culinary or secondary, must first be brought into compliance with this section.

- A. Plants must be well-suited to the microclimate and soil conditions at the project site. Native, locally adaptable, and environmentally sustainable plants are acceptable. See the Washington County Water Conservancy District's recommended plant list on <https://wcwcd.org>. Plants with similar water needs must be grouped together as much as possible into hydrozones for efficient irrigation. Invasive plant species as identified by Washington County must not be planted.
 1. Areas with slopes greater than ~~fifteen~~twenty percent (~~15~~20%) slope must be landscaped with deep-rooting, water-conserving plants that do not include lawn.
 2. Park strips and other landscaped areas less than eight (~~8~~)-feet (8') wide must be landscaped with water-conserving plants and/or mulch that do not include lawn.
- B. Tree species must be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired

color and appearance. Trees must be suited for water-efficient landscapes. Trees must be selected and planted in accordance with the following city guidance:

1. Broad canopy trees ~~must~~may be selected where shade or screening of tall objects is desired.
2. Low-growing trees must be selected for spaces under utility wires.
3. Select trees from which lower branches will be trimmed to maintain a healthy growth habit where visual clearance and natural surveillance is a concern.
4. Narrow or columnar trees ~~must be selected~~are recommended for small spaces, or where awnings or other building features limit growth, or where greater visibility is desired between buildings and the street for natural surveillance.
5. Tree placement must provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, above and below ground utilities, lighting, and other obstructions.
- ~~6. Trees less than a two-inch caliper must be double staked until the trees mature to a two-inch caliper. The tree root ball must be above grade for appropriate drainage. Mulch around trees must leave a 4-inch buffer zone and be 6-inches deep around the dripline of the tree where appropriate (i.e., avoiding other plant material placed under the tree); and~~
- ~~7. Trees must be irrigated on a separate hydrozone as needed for efficient irrigation and allow for watering under water shortage conditions when other plant material may not be watered due to drought conditions.~~

C. Irrigation Design Standards:

1. Pressure Regulation. A pressure regulating valve must be installed by the builder or developer, and maintained by the owner, if the static service pressure exceeds ninety (90) pounds per square inch (psi). The pressure regulating valve must be located between the meter and the first point of water use, or first point of division in the pipe, and must be set at the manufacturer's recommended pressure for the sprinklers.
2. Irrigation Controller. It is required that landscaped areas use a WaterSense labeled smart irrigation controller, which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers must be equipped with automatic rain delay or rain shut-off capabilities. All controllers must have memory retention capability to retained pre-programmed irrigation schedules. Sites are not exempt from water waste prohibitions.

~~3. Each valve must irrigate a landscape with a similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn, trees, and non-lawn areas must be irrigated on separate valves. Drip emitters and sprinklers must be placed on separate valves.~~

4.3. Low-volume irrigation equipment (i.e., drip emitters, bubblers) must be provided for each tree.

~~5.4. Drip irrigation must be used to irrigate plants in non-lawn areas. Spray head to drip conversion for rehabilitated landscape sites may be acceptable with city approval of Irrigation Design Plans.~~

6.5. High conservation efficiency spray nozzles are required for sprinkler applications.

7.6. Sprinkler heads must have matched precipitation rates with each control valve circuit.

8.7. Filters and end-flush valves must be provided for drip irrigation lines.

D. Irrigation Operation Standards:

9.1. Landscape watering with potable (treated) water is prohibited from 10 a.m. to 8 p.m., from June 1 to October 1, to maximize irrigation efficiency.

~~D.A. Irrigation Operation Standards:~~

4.2. Water waste is prohibited. Waste includes overwatering, irrigating during a precipitation event, water that sprays or flows off your property, failure to comply with drought restrictions and/or a failure to repair irrigation system leaks and/or malfunctions in a timely manner.

2.3. Overwatering can be avoided by following the water district's recommended irrigation schedule and practices as noted on wcwcd.org. The generally recommended schedule is:

- a. Winter (Nov - Feb) - sprinkler and drip irrigation up to 1 day a week. Irrigation is typically not needed in December and January
- b. Spring (Mar - April) - sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week
- c. Summer (May - Aug) - sprinkler irrigation up to 4 days a week and drip irrigation up to 3 days a week
- d. Fall (Sept - Oct) - sprinkler irrigation up to 3 days a week and drip irrigation up to 2 days a week

~~3.4.~~ Program valves for multiple repeat cycles are required to reduce runoff on slopes and for soils with slow infiltration rates.

17.92.060: RESTRICTIVE COVENANTS IN CONFLICT WITH WATER EFFICIENCY STANDARDS

Any homeowners', condominium owners', or property owners' association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, recorded after passage of this ordinance, are void and unenforceable if they conflict with the water efficiency standards in this ordinance, or if they have the effect of prohibiting or restricting compliance with this ordinance.