NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, April 13, 2022
Time: 5:00 p.m.
AGENDA

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 April 13, 2022, commencing at 5:00 PM. The meeting will be broadcast via You Tube linked on our website at https://sccity.org/meetings.

1. **Call to Order**

2. **Opening Ceremony:**
   - Pledge of Allegiance: Christa Hinton
   - Opening Comments: Christa Hinton

3. **Conflicts and Disclosures**

4. **Working Agenda:**

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

B. Consent Agenda:

1. Approval of Claims and Minutes
   - Mar. 23, 2022 Regular City Council Meeting Minutes
   - Claims through April. 13, 2022

2. Calendar of Events
   - April 27, 2022 Regular City Council Meeting
   - May 4, 2022 City Council Work Meeting
   - May 11, 2022 Regular City Council Meeting

C. General Business:

1. Consider a $500.00 donation to Snow Canyon Grad Night. Representative, Theresa Fife. Presented by Brock Jacobsen, City Manager

2. Consider a rezone from Planned Development Commercial, PDC Zone to Commercial C Zone on 1.00 acres of property located at 2300 Santa Clara Drive. Nick Frei, applicant. Presented by Jim McNulty, City Planner.

3. Consider approval of a Final Plat for the Point at Snow Canyon Senior Living Community, generally located on the north side of Pioneer Parkway and just west of the Entrada Development. Clint Tolman, applicant. Presented by Jim McNulty, City Planner.

4. Consider approval of a Preliminary Plat for Quail Crossing and Coyote Landing at Desert's Edge, generally located east of 400 East and north of North Town Road. Robert Smith, applicant. Presented by Jim McNulty, City Planner.

5. Consider Approving the Spring Maintenance bid for chip seal/slurry seal project. Presented by Dustin Mouritsen, Public Works Director.

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 7th day of April 7. 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.

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Chris Shelley – City Recorder

SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, MARCH 23, 2022
MINUTES

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, March 23, 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 broadcast via You Tube linked on our website at https://sccity.org/meetings. Council Chambers will be available to residents, but we will have limited availability and follow Covid-19 guidelines.

Present:	Mayor Rick Rosenberg
Council Members:	Jarett Waite, Ben Shakespeare, Christa Hinton, Leina Mathis, and Denny Drake
City Manager:	Brock Jacobsen
Deputy Recorder:	Selena Nez

Others Present: Scott Bannon, Assistant City Manager; Dustin Mouritsen, Public Works Director; Brad Hayes, Parks & Trails Director; Gary Hall, Power Director; Andrew Parker, Fire Chief; Jim McNulty, City Planner (via Zoom); Kristelle Hill, Admin. Assistant; Cody Mitchell, Building Official; Sherrelle Pontarelli, Parks Admin.; Cierra Parkinson; Kevin Lewis; Erick McFadden; Nick Lang

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

2. **Opening Ceremony:**

   - Pledge of Allegiance: Leina Mathis
   - Opening Comments: Leina Mathis

3. **Conflicts and Disclosures: None.**

4. **Working Agenda:**

   A. Public Hearing(s): None.

   B. Consent Agenda:

   1. Approval of Claims and Minutes
      - Mar. 9, 2022, Regular City Council Meeting Minutes
      - Claims through Mar. 23, 2022

   2. Calendar of Events

- April 13, 2022, Regular City Council Meeting
- April 27, 2022, Regular City Council Meeting

3. Consider approval of an Arbor Day Proclamation setting April 30, 2022, as Arbor Day in Santa Clara City.

Motion to Approve the Consent Agenda as presented.
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.

- Sherrelle Pontarelli, Parks Admin., stated that the Arbor Day activities will be starting at 5:00 p.m. on April 30 at Canyon View Park. There will be games for the kids and for the families and a movie in the park (Jumanji).

C. General Business:

1. IRONMAN Presentation and approval of the updated Ironman Interlocal Agreement. Presented by Kevin Lewis & Cierra Parkinson.

- Kevin Lewis, Director of Tourism for the Greater Zion Convention Tourism Office, introduced himself and Cierra Parkinson, who is the Community in Partner Relations Manager, and Cierra has recently been hired for them to do a better job of getting out into the communities and communicating all the things that are going on. He gave an update on what is happening with IRONMAN. He said the IRONMAN event has been held in Southern Utah since 2010 annually and there has been more than $120m in direct economic impact for our area. There are two world championships that are coming in 2022 and they estimate the economic impact from those two world championships to be about $80m. In September 2021 the first IRONMAN World Championship was held here. They put in a bid to host that event and were able to have it even through the struggles of the pandemic. There were 3,522 athletes, 11,362 visitors and 87 countries represented in that event. He said the feedback from them was fantastic and 97% of them said they would recommend this event and this place. There was an $18m impact from that event. Outside TV did a 50-minute documentary on this championship that was broadcast throughout the world. He said the IRONMAN has become enamored with our area. One participant that has been to 47+ IRONMAN Events said, “This place has the greatest hospitality of any race I’ve been to with IRONMAN. The entire town and neighboring communities in Washington County really know how to make you feel welcome and appreciated.”. He said that our community has such good people, and our agencies and people get around this wholeheartedly. He said the next IRONMAN World Championship was supposed to be held in New Zealand, but things weren’t coming together there because of the pandemic conditions so the IRONMAN officials asked if we would be interested in doing this again. He said the community seems supportive of this, so we committed to hosting the IRONMAN 70.3 World Championship in October. While the dignitaries were here the CEO, Andrew Mesig, was here as well as Diana Birch, Vice President of World Championships and were out at Entrada at the VIP event

and asked if we could host the world championship event in May. A lot of help financially was given from the Utah Sports Commission and with the support of our communities we are going to host that event. Jeff Robbins, CEO of the Utah Sport Commission said that this may be the biggest event in Utah since the 2002 Winter Olympics as far as a worldwide marquee brand. He said that Forbes Magazine just came out with an article last week titled, "The Holy Grail of Cycling" with a picture of Snow Canyon and it talks about how every sport has its iconic location and this is the new one. It said that our course is the best new cycling course. There are all kinds of publicity and talk about this area and the impacts of these events go far deeper than just the economic benefits and go to the heart of our economic development because businesses and entities around the globe are looking at us. That World Championship will be May 7. He said that our regular race was upgraded from the North American Championship to the World Championship and everything with that gets upgraded. He showed the video that they sent out to all the athletes and sponsors. He said they have enjoyed showcasing this area and all the goodness around us, the beauty and the people and everything else through an event that is so natural to this place that we live, and it seems to fit into it. He said these iconic events raise the profile of our community, promote long-term investment, create jobs, reduce taxes, and generate enthusiasm and a sense of community. He explained the course and the timeline of the race to the Council. He said there will be a lot of road closures and some significant impact throughout town. He said they are doing everything they can to get notifications out to residents along the course. He said they will get the word out to everyone. He said they are also going to encourage everyone to volunteer. He said volunteers can go to their website stgeorge@ironmanvolunteers.com to register to volunteer. He said they need about 4,000 to 5,000 volunteers. He said they intend to make this the best World Championship. He thanked the Council for their support.
- Mayor Rosenberg told the Council that the interlocal agreement is in their packet and Matt Ence, City Attorney, has looked at it and everything is okay with it. The previous interlocal agreement has expired so the new interlocal agreement is an update to the previous agreement. This is an interlocal agreement between Santa Clara City and Washington County to set forth the obligations of the city in support of the County in hosting the Ironman races from May 2022 thru May 2025. The City's support may come in any of the following ways: Planning & Coordination, Use of Venues or Facilities, Police, Fire, Emergency Services, Traffic Control, Community Awareness, and Waste Management. The County shall reimburse the City for all race day overtime costs for police and municipal services necessary to conduct the portion of the event that is within the boundary of the City, including police, traffic operations, traffic control devices (cones, barricades, and VMS boards), community awareness, waste management, electrical services, and parking.

Motion to Approve the updated Ironman Interlocal Agreement as presented.
Motion by Ben Shakespeare, seconded by Christa Hinton.
Voting Aye: Leina Mathis, Jarett Waite, Denny Drake, Christa Hinton, and Ben Shakespeare.
Voting Nay: None.
Motion Carried.

2. Consider amending the final plat for the Giovengo Commercial Subdivision located at approximately 3663 Pioneer Parkway. Melanie Huscroft, Applicant. Presented by Jim

McNulty, City Planner.

- Jim McNulty stated that the applicant, Melanie Huscroft, is requesting to amend the Giovengo Commercial Subdivision. The original subdivision plat included 3-lots. The applicant is proposing to amend Lot 1 by subdividing to create Lots 1A and 1B. The existing Quench It building is located on Lot 1B. Lot 1A would be sold to other individual(s) who will complete the building on Lot 1A which will be similar to the building on Lot 1B. O'Reilly's Auto Parts is currently under construction on Lot 2, with the existing Dollar Tree located on Lot 3. He said that between Lots 2 & 1B there is a 50 ft ingress/egress easement for access to and from Pioneer Parkway. The old plat showed access off of Lot 1. The primary point of ingress and egress to and from Pioneer Parkway is between Lots 2 & 1B and there will also be a 25ft ingress and egress access behind Lot 1B providing access for the future building and parking on Lot 1A. The individual who builds on Lot 1A would have to build according to plan and if they decided to not do that they would have to come in and do an amendment through the Planning Commission and City Council process. He said there are no issues of concern for this particular project. He stated that notices were sent to the property owners within the Giovengo Commercial Subdivision. The subject property was also posted as per State Code. No responses have been received by city staff as of the writing of this report, however on March 10 at the Planning Commission meeting we did have an adjacent resident come to the Planning Commission meeting and voice her concerns related to the Quench It grand opening and all the cars and the backup on Pioneer Parkway. He said that we believe this was a one-time event and they were giving away free drinks. He said there were also some concerns about parking for the overall site. He said he did an overall parking calculation, and it exceeds our parking requirements for the overall development by 22 spaces, so we do meet code for parking. We have met all State Code requirements with this application and on March 10, 2022, the Planning Commission held a public meeting and forwarded a recommendation of approval to the City Council.
The Planning Staff recommends that the City Council approves the Amended Final Plat for the Giovengo Commercial Subdivision subject to the following conditions: 1. That the applicant be required to comply with the recommendations from all City reviewing departments. 2. That the applicant be allowed to subdivide Lot 1 into Lot 1A and Lot 1B only. 3. That the required 50’ and 25’ Ingress/Egress Cross-Access Easements as shown on the final plat remain in place for the use of all property owners (Lot 1A, Lot 1B, Lot 2, and Lot 3). 4. That the Owner’s Dedication & Acknowledgement be signed by all property owners prior to final plat recordation. 5. That the applicant be required to record the amended subdivision plat prior to the future sale of Lot 1A. He said that Eric McFadden, who is the project engineer and a representative for the owners and tenants, is willing to answer any questions the Council may have.
- Jarett Waite asked where the dumpsters will be located.
- Jim McNulty said they are on Lot 1A and is intended to serve both properties as is the parking.
- Mayor Rosenberg asked if the parking lot for Lot 1A will be built at the same time.
- Jim McNulty said yes, they will have to finish that.
- Eric McFadden, Premier Design, said the asphalt was completed to the back side of dumpster, to the west side.

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Motion to Approve the amended final plat for the Giovengo Commercial Subdivision including the five recommendations from the Planning Commission as presented. The Giovengo Commercial Subdivision is located at approximately 3663 Pioneer Parkway. Melanie Huscroft, Applicant.
Motion by Denny Drake, seconded by Jarett Waite.
Voting Aye: Jarett Waite, Leina Mathis, Ben Shakespeare, Christa Hinton, and Denny Drake.
Voting Nay: None.
Motion Carried.

3. Consider approval of Resolution 2022-03R setting a Policy for Designation of Eligibility Status for Tier 2 Elected Officials. Presented by Chris Shelley, City Recorder.

   - Brock Jacobsen, City Manager, stated that the City recently completed their URS Audit, and it was recommended that we create a Policy for Designation of Eligibility Status for Tier 2 Elected Officials and for the Utah State Retirement Systems, so we are adopting this policy to come into compliance with their recommendation from the audit.

Motion to Approve Resolution 2022-03R setting a Policy for Designation of Eligibility Status for Tier 2 Elected Officials.
Motion by Leina Mathis, seconded by Christa Hinton.
Voting Aye: Denny Drake, Jarett Waite, Ben Shakespeare, Christa Hinton, and Leina Mathis.
Voting Nay: None.
Motion Carried.

5. Reports:

A. Mayor / Council Reports

Ben Shakespeare:
- He was privileged to speak to the participants of the Tru Grit Bike Race. There were about 850 participants. It was a well-organized and awesome event.

Leina Mathis:
- We are preparing for the County Fair. The Fair is in April, and we will have a booth there.
- She gave a Legislative update. There are a few bills that the Governor has signed that go into effect. One bill is the water conservation modification, HB 121. We probably comply with most of that but there are some limits to time-of-day watering for subdivisions as a State which we would have to comply with as well as if we construct any new public buildings we have to comply with limitations on turf and a few other things. Another bill was SB 89, which was the water amendments bill. That bill is the one that requires each water supplier to have a water conservation plan. By us putting ours in place we have met most of those requirements. There are some requirements for filing with the State of Utah and disclosing what our fees are and so we would need to meet those requirements. The last bill was HB 242 which was the secondary water metering requirement. That was passed and is in place so we will have to comply with that. She said that HB 399 and the Utah Affordability bill have not been signed by the

Governor yet.

Jarett Waite:
- He had a CEC (Community Education Channel) meeting this week. We discussed a plan to change some of the structure of the CEC and bring in a part-time General Manager to help with rebranding and a new vision for the station. This will be the gentleman that runs the radio station on Dixie State Campus.
- He was invited to a meeting concerning the community garden. He met all the Church Service missionaries that will run the garden this year. They have plans for getting seeds and getting plants in the ground soon. There is another meeting on Friday. He asked them specifically about the trees in the orchard and they said about ¼ of the orchard produced about half of the fruit that the whole orchard made so there are a lot of trees that are old and diseased and need to be torn out. They were all in agreement of just taking out all of the trees and starting over. It is kind of time to do that anyway in the orchard. We discussed whether we should let this harvest happen and then cut them down or start cutting down in the next month or so and leave the stumps and tear them out in the fall. It is a little bit flexible.

Denny Drake:
- The Solid Waste District has put out an RFP for some major changes to be done at the landfill. We are waiting for that to come back on April 15.

Christa Hinton:
- Nothing to report.

Mayor Rosenberg:
- He went to the Dixie MPO planning meeting. He is still trying to encourage the MPO and the Transportation Commission to help us advance the funds for the environmental assessment on the Western Corridor from Old Hwy 91 down to Gap Canyon Parkway. We did get some money, but it is not accessible until 2025. There is a program where we can actually get a loan from the Highway Commission to proceed with it and then they get paid back when the funds come from the MPO in 2025. We are trying to accelerate that. He said he would like to get the environmental work at least started on the Western Corridor for that segment because it takes so long to get it completed and the longer we wait the more traffic we are going to deal with on Santa Clara Drive. The Highway Commission is going to be in town tomorrow and Friday. He said there are some open public meetings Friday morning at Washington City at their City Offices. That starts at 8:30 a.m. over there. We get good support from them in Southern Utah, so we appreciate them.
- He and Dustin Mouritsen had a planning meeting with the Graveyard Wash Reservoir planners today and saw their design. The project got delayed one year. They had to update their tortoise study and found some tortoises. Now the BLM is making them go through a full study and also look for the endangered plants and they can't work during flood catcher windows. They won't be able to start on the drilling until late fall of this year and then the design can start on the reservoir. They are working on some right of way acquisition with the Hafen family. They asked if the city was interested in a future park out by the reservoir. They are going to try and keep this reservoir relatively full

throughout the year and have it for a reserve. He has asked the Staff to look at some annexation. The reservoir will be right at our doorstep. He plans to attend all of their meetings and pay close attention. This is a St. George City project, and they are including us in their plans. This does help us with the agreement with the Santa Clara Irrigation Company. We have a meeting with the irrigation company on April 13. He said he has asked Staff to start looking at ways we can expand the secondary system within the city and not just for new development but for existing residents as well. Sun Rise Engineering is looking at a Master Plan for secondary systems and we may even bring some projects back that are beyond the new development.
- Ben Shakespeare asked if we know if they will bring all the reuse water up or a certain amount.
- Mayor Rosenberg said the pipeline is designed to facilitate both. St. George City built an arsenic plant out by Gunlock to give them the ability to treat surface water from the Santa Clara River and well water from their wells and be able to deliver that culinary water into the city. When they do that, they decrease the amount of surface irrigation water available out there to the users, so they replace that with reuse water from the plant. This reservoir will store both when they have excess river water it can go in there and then they will fill it up with reuse water and keep it full of reuse water through the season.
- Denny Drake said there will be a major reservoir for reuse out at Warner Valley also. That water will be used throughout the County.
- Mayor Rosenberg said the Dry Wash Reservoir in Ivins is on the same timeline as the Graveyard Reservoir.
- He asked Brock Jacobsen to keep April 13's agenda light for the regular City Council Meeting because of the meeting with the irrigation company that is being held that night.

Chief Bob Flowers:
- The Tru Grit Bike Race went really well. There were a lot of people.
- We are on track with everything that needs to be done for IRONMAN.
- Scott Bannon and Sgt. Briggs have been working on our code enforcement.
- He is working on a report with all the crime stats and will bring that to Council.
- We are still getting shooters in the South Hills but as they have been told they can't do that they have been really great and have moved on. We are starting to see some long-term campers out there. We are going to work with BLM on this issue.
- He got with the new Fire Chief, Andy Parker, and they are working on emergency plans.
- Ben Shakespeare asked if the Chief knew about an ongoing yard sale.
- Chief Flowers said they are aware of it and have met with the owners. They didn't understand the rules, so they were educated on the rules and have agreed to go through the process to take care of this.

Brad Hays:
- He said the Tru Grit Race was very large and very successful. We didn't have any incidents. It has grown to the point that they are thinking that next year they may hold it for two weekends: one weekend for the 100/50/25-mile mountain bike event and another weekend for the gravel race.

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Gary Hall:
- He asked if any of the Council is interested in attending the UAMPS Tool Kit on April 20. It starts at noon and goes until about 4:30 and they provide lunch.
- Mayor Rosenberg said this is typically a really good event and encouraged the Council to attend.
- Gary Hall said he let UAMPS know that we are getting two new generators they told him that the city needs to do some permitting with PacifiCorp doing a transmission agreement. Rachel with UAMPS said this could hold us up from running this summer. She said we need to wait until we get the okay from PacifiCorp to push out on the system. He said that he has already started the paperwork that needs to be done for this. He said that anything over 5MW of generation, you have to go into an agreement with PacifiCorp.
- Mayor Rosenberg said if we need to get involved, he would like Gary to let us know. It would be to everyone's advantage to get as much local generation on the system this summer as they could so there be a reason to delay it at all. It should be something they should be able to fast track.
- Gary Hall said they do need to have access to our SCADA as well so they can see our generation. Rachel, with UAMPS, said she would push to get this done as soon as possible. PacifiCorp is requiring a one-year notice to do this, and we are way past that.
- Denny Drake said we didn't have to permit anything through PacifiCorp when we put the first generators in. When we are not using their transmission or anything on their grid why are we having to permit now?
- Mayor Rosenberg said that when we got the first approval with them it would have been for four generators.
- Gary Hall said that two of them were Washington's, there may have been a way around that.
- Mayor Rosenberg asked Gary to check that too because if we got the permit for the whole thing before to cover that generation…and he told Gary to do what he can.
- Gary Hall said that we didn't have to get the whole thing before because we were under the 5 MW total. He asked if the Council is still on for the Power tour next Tuesday? He said his crew won't be around because they are doing the annual maintenance at the Veyo Plant that week. We could go up to the Veyo Plant. It would take an extra hour.
- Mayor Rosenberg suggested keeping the Council in town.

Chief Andrew Parker:
- He said they have three flyers concerning hires that are on the city website. They advertised nationally with that.
- The State Bureau came out and we were able to certify our engine for medical response.
- The Wild Land crews come on the first part of May. We will have interviews through April, and some will trail into May for the Fire Fighter Medics. We are anticipating the medics to start on June 30, the captain position immediately and the Wild Land in May.
- Mayor Rosenberg asked if the Wild Land Crew would still be interested in doing some of the river fuel mitigation burnings before they get deployed.
- Chief Parker said yes that will be part of their typical daily duties. They will also be doing some of that up in Ivins.
- Mayor Rosenberg said we may have a project by Washington Dam that the Virgin River program has asked us to do. He thinks it is compensated. He will get that info to the

Chief.

Dustin Mouritsen:
- The Public Works Department has got to get crack seal done on Santa Clara Drive. He said we have done it in the past in the middle of the night. We will keep the road open with flaggers to one lane. That will happen this Thursday night and they should be done and off the road by 5 or 6 a.m.
- Leina Mathis asked about the construction on Pioneer Parkway for the movement of the sewer lines. Is there any requirement on weekends for dust control?
- Dustin Mouritsen said yes, they are going to take care of it on weekends.
- Leina Mathis said they didn't do it last weekend and there was so much dust you couldn't see down the road.
- Dustin Mouritsen said there will be an employee come in and water it down a couple of times a day. He said he will keep his eye on it. It should be done in about two more weeks.

Scott Bannon:
- He has been working with Chief Flowers and his Staff and he is putting a camping ordinance together. It is getting busy out there.
- Dustin's crew put all of our signs up for the "no shooting" areas and we added a flyer into the utility bill explaining it more in depth to all of the residents.

Cody Mitchell:
- Selena Nez pulled the permits on sale this month and we have done 23 permits. We have 14 more in the queue.
- He talked about the applications for Royal Tai and Aloe Clinic in the Quench It building.

Brock Jacobsen:
- He reminded the Council about the League of Cities and Towns and told Council to let him know if they want to attend so he can get them registered.

- Nick Lang, Vineyard Drive, came to the Council to discuss a concern about people parking their vehicles on the street and keeping them in the same spot for weeks. He stated that he talked to the police about this, and they told him that they can park for 70 hours. He said some people park their business vehicles on the street and has been sitting for 2 or 3 weeks without being moved. He said there are a lot of kids walking up and down on Vineyard, so this is a safety issue. He asked if the police are monitoring this.
- Mayor Rosenberg said the police would probably go talk to them if they were pointed out to the officers.
- Chief Flowers said it is impossible for the police to know when they parked there but if a neighbor calls, they come and clean those up. If they get a complaint, they will mark the vehicle and tag it.
- Nick Lang said that as a member of this community for over 40 years he wanted to thank each of the Council and Staff for their service.

6. **Executive Session**: **None.**

7. <u>Adjournment</u>:

Motion to adjourn by Denny Drake.
Seconded by Ben Shakespeare with all members present voting aye.
Meeting Adjourned at 6:14 p.m.

_____ Date Approved: _____
Selena Nez – Deputy City Recorder

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City of Santa Clara
Check Register
Checking 1889 - 03/23/2022 to 03/23/2022

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
CHILD SUPPORT SERVICES	69703	32322-873789	03/22/2022	03/23/2022	206.77	CASEY-C000873789 PAY PERIOD 03/23/202	102595-000 - GARNISMENTS PAY
					$206.77		
COMPUTECH CONSULTING	69704	22001	03/14/2022	03/23/2022	5,506.50	Standard Management Suite Plus Remote up	104130-310 - IT SERVICES
COMPUTECH CONSULTING	69704	22089	03/16/2022	03/23/2022	255.00	Inv#22089 Feb 2022 IT service & support issu	104130-310 - IT SERVICES
					$5,761.50		
					$5,761.50		
FAITH ELECTRIC, LLC	69705	1078	02/07/2022	03/23/2022	1,020.00	INV#1078 TRENCH & INTALL LIGHTING STA	104230-730 - IMPROVEMENTS
					$1,020.00		
MARY JO HAFEN	69706	336496-FEB 202	02/28/2022	03/23/2022	75.00	BANQUET ROOM Coordinator FEB 2022	104510-487 - BANQUET ROOM - T
MARY JO HAFEN	69706	336497-MAR 20	03/21/2022	03/23/2022	75.00	BANQUET ROOM Coordinator MAR 2022	104510-487 - BANQUET ROOM - T
					$150.00		
					$150.00		
SUNRISE ENGINEERING, INC.	69707	123943	03/04/2022	03/23/2022	1,648.00	INV#123943-WASTEWATER IMPACT FEE FA	525210-730 - IMPROVEMENTS
SUNRISE ENGINEERING, INC.	69707	123944	03/04/2022	03/23/2022	1,639.50	INV#123944-CULINARY & IRRIGATION MAS	515110-730 - IMPROVEMENTS
					$3,287.50		
					$3,287.50		
UTAH DEPARTMENT OF TRANS	69708	2254000310	03/04/2022	03/23/2022	10,834.78	Inv#2254000310-Radar set up Rachel & Pion	104410-412 - CHIP SEALING M&S
UTAH DEPARTMENT OF TRANS	69708	2254000316	03/11/2022	03/23/2022	28.49	INV#2254000316-RADAR SET UP RACHEL-	104410-412 - CHIP SEALING M&S
					$10,863.27		
					$10,863.27		
WATTS, RUSS & DIANE	69709	Refund: 1171002	03/22/2022	03/23/2022	72.59	Refund: 1171002 - WATTS, RUSS & DIANE	531311-000 - ACCOUNTS RECEIV
					$72.59		
					$21,361.63		

City of Santa Clara
Check Register
Checking 1889 - 03/30/2022 to 03/30/2022

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
BLUE STAKES OF UTAH 811	ACH033022	UT202200429	03/30/2022	03/30/2022	44.10	E-MAIL NOTIFICATIONS	535310-210 - SUBSCRIPTIONS &
					$44.10		
BUSINESS SOLUTIONS GROUP	69710	15934	03/22/2022	03/30/2022	589.78	INV#15934-NEW CHECKS	104130-240 - OFFICE SUPPLIES
					$589.78		
DIVISION OF WATER RIGHTS	69711	a33580	03/28/2022	03/30/2022	150.00	EXTENSION OF TIME -CITY WATER SYSTE	515110-460 - WATERLINES AND A
					$150.00		
HARMONS (ATTN: FRANK LUND	69712	32822-MS BIKE	03/28/2022	03/30/2022	200.00	HARMONS MS BIKE RIDE FUNDRAISER 20	104652-417 - DONATIONS
					$200.00		
IPSA	69713	2871	03/05/2022	03/30/2022	250.00	INV#2871 APPRENTICE TESTING T. HAILST	535310-360 - TRAINING
IPSA	69713	2909	03/05/2022	03/30/2022	100.00	INV#2909-ANNUAL BANQUET DINNER	535310-230 - TRAVEL
					$350.00		
					$350.00		
JACKSON PEST CONTROL	69714	31622-PEST CO	03/22/2022	03/30/2022	85.00	3-16-22 PEST CONTROL CITY YARD	104410-260 - BUILDING MAINTEN
					$85.00		
JOY MILES	69715	110221-JM	11/02/2021	03/30/2022	79.62	COURT INTERPRETER MULTIPLE CASES 1	104120-330 - LEGAL SERVICES
					$79.62		
LAURA SQUIRES	69716	80- MAR 22 CC	03/28/2022	03/30/2022	600.00	Inv#80 CC MINUTES MAR 2022	104130-370 - PROFESSIONAL SE
					$600.00		
MOUNTAIN LAND COLLECTIONS	69717	32422-22950001	03/24/2022	03/30/2022	342.17	GARNISHMENT CASE 229500015 L BUNDY	102595-000 - GARNISMENTS PAY
					$342.17		
MOUNTAIN LOAN CENTERS, IN	69718	122921	12/30/2021	03/30/2022	47.31	C STRATTON CASE # 139404996	102595-000 - GARNISMENTS PAY
					$47.31		
RIGHT ON CONCRETE	69719	inv0002	03/29/2022	03/30/2022	13,310.00	INV0002 CONCRETE WORK ARROWHEAD	104410-730 - IMPROVEMENTS
					$13,310.00		
UTAH RETIREMENT SYSTEMS	69720	PR032322 - 401	03/29/2022	03/30/2022	692.95	M Youngberg - 2% Employer Match Correction	104230-132 - RETIREMENT
UTAH RETIREMENT SYSTEMS	69720	PR032322 - 401	03/29/2022	03/30/2022	2,172.77	S Pontarelli - 2% Employer Match Correction	104510-132 - RETIREMENT
UTAH RETIREMENT SYSTEMS	69720	PR032322 - 401	03/29/2022	03/30/2022	2,847.90	S Nez - 2% Employer Match Correction	104240-132 - RETIREMENT
UTAH RETIREMENT SYSTEMS	69720	PR032322 - 401	03/29/2022	03/30/2022	3,107.29	G Cannon - 2% Employer Match Correction	515110-132 - RETIREMENT
UTAH RETIREMENT SYSTEMS	69720	PR032322 - 401	03/29/2022	03/30/2022	3,432.19	K Field - 2% Employer Match Correction	515110-132 - RETIREMENT
UTAH RETIREMENT SYSTEMS	69720	PR032322 - 401	03/29/2022	03/30/2022	3,577.65	R Voncannon - 2% Employer Match Correctio	104510-132 - RETIREMENT
UTAH RETIREMENT SYSTEMS	69720	PR032322 - 401	03/29/2022	03/30/2022	3,932.32	C Taschuk - 2% Employer Match Correction	104230-132 - RETIREMENT
UTAH RETIREMENT SYSTEMS	69720	PR032322 - 401	03/29/2022	03/30/2022	4,307.42	W Tobler - 2% Employer Match Correction	104230-132 - RETIREMENT
UTAH RETIREMENT SYSTEMS	69720	PR032322 - 401	03/29/2022	03/30/2022	4,935.81	G Runolfson - 2% Employer Match Correction	104230-132 - RETIREMENT
					$29,006.30		
					$29,006.30		

City of Santa Clara
Check Register
Checking 1889 - 03/30/2022 to 03/30/2022

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
UTAH VALLEY UNIVERSITY/BUS.	69721	A27744	03/11/2022	03/30/2022	720.00	INV#A27744-WINTER FIRE SCHOOL 2022	104230-360 - TRAINING
					$720.00		
					$45,524.28		

City of Santa Clara
Check Register
Checking 1889 - 04/05/2022 to 04/05/2022

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
ARBITRAGE COMPLIANCE SPE	69722	1030473	03/23/2022	04/05/2022	2,000.00	INV1030473-ARBITRAGE REBATE CALCUL	515110-830 - FISCAL AGENT FEES
					$2,000.00		
BUCKS ACE SANTA CLARA	69723	471	03/10/2022	04/05/2022	62.26	INV 471 PARKS CLEANING SUPPLIES	104510-250 - OPERATING SUPPLI
BUCKS ACE SANTA CLARA	69723	494	03/15/2022	04/05/2022	59.54	INV 494 WEED SPRAY, CLEANING SUPPLIE	535310-260 - BUILDING MAINTEN
BUCKS ACE SANTA CLARA	69723	498	03/16/2022	04/05/2022	52.48	INV 498 GROUNDS MAIN SUPPLIES	104510-260 - GROUNDS
BUCKS ACE SANTA CLARA	69723	532	03/23/2022	04/05/2022	28.76	INV 532 SPARE TRUCK KEYS	535310-240 - OFFICE SUPPLIES
					$203.04		
					$203.04		
CHILD SUPPORT SERVICES	69724	40622-873789	04/05/2022	04/05/2022	206.77	CASEY-C000873789 PAY PERIOD END 4/5/2	102595-000 - GARNISMENTS PAY
					$206.77		
CITY OF ST GEORGE - S	69725	MAR 2022-SEW	04/04/2022	04/05/2022	32,809.50	2853 SEWER CONNECTIONS @11.50 MAR	525210-945 - SEWER TREATMENT
					$32,809.50		
CITY OF ST GEORGE-IMPACT	69726	JAN-MAR 2022	04/04/2022	04/05/2022	36,945.00	SEWER IMPACT FEES JAN-MAR 2022	522411-000 - SEWER IMPACT - ST
CITY OF ST GEORGE-IMPACT	69726	OCT-DEC 2021	04/04/2022	04/05/2022	46,886.00	SEWER IMPACT FEES OCT-DEC 2021	522411-000 - SEWER IMPACT - ST
					$83,831.00		
					$83,831.00		
COMPUTECH CONSULTING	69727	22117	03/29/2022	04/05/2022	15.79	INV 22117-FIRE DEPT HDMI-VGA	104230-250 - OPERATING SUPPLI
					$15.79		
DR. ROBERT R. FOSTER, D.O. P.	69728	APRIL 2022-ME	04/04/2022	04/05/2022	600.00	MEDICAL SERVICES DIRECTOR-EMS & FIR	104230-370 - PROFESSIONAL SE
DR. ROBERT R. FOSTER, D.O. P.	69728	APRIL 2022-ME	04/04/2022	04/05/2022	600.00	MEDICAL SERVICES DIRECTOR-EMS & FIR	104235-370 - PROFESSIONAL SE
					$1,200.00		
					$1,200.00		
ERIC GENTRY	69729	MAR 2022	04/04/2022	04/05/2022	1,500.00	PROFESSIONAL SERVICES	104120-330 - LEGAL SERVICES
					$1,500.00		
FREEDOM MAILING SERVICES, I	69730	42550	03/29/2022	04/05/2022	1,844.47	BILL PROCESSING W PCA & NO SHOOTIN	104130-370 - PROFESSIONAL SE
					$1,844.47		
GARRETT & COMPANY, INC.	69731	2170	03/22/2022	04/05/2022	13,183.47	INV#2170 BRIDGE PARK TABLES	104510-740 - CAPITAL EQUIPMEN
					$13,183.47		
PUBLIC EMPLOYEES LTD PROG	69732	MAR 2022-LTD	04/04/2022	04/05/2022	901.37	MONTHLY LTD PAYMENT	102235-000 - DISABILITY PAYABLE
					$901.37		
STATE OF UTAH / BLDG	69733	JAN-MAR 2022	04/04/2022	04/05/2022	584.31	BUILDING SURCHARGE JAN-MAR 2022	104240-940 - INTERGOVT CHARG
STATE OF UTAH / BLDG	69733	OCT-DEC 2021	04/04/2022	04/05/2022	781.03	BUILDING SURCHARGES OCT-DEC 2021	104240-940 - INTERGOVT CHARG
					$1,365.34		
					$1,365.34		

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
SW UTAH REG CLERKS ASSOC	69734	32822-SWRCA	03/28/2022	04/05/2022	30.00	2022 SWRCA MEMBERSHIP DUES-CHRIS &	104130-210 - SUBSCRIPTIONS &
					$30.00		
UTAH STATE TREASURER / FINE	69735	MAR 2022-COU	04/04/2022	04/05/2022	10,963.17	COURT SURCHARGES	104120-905 - STATE FINE COLLEC
					$10,963.17		
WASH. CO. FLOOD CONTROL DI	69736	FEB 2022-FLOO	04/04/2022	04/05/2022	4,495.50	FLOOD CONTROL DISTRICT 53-330100000	545410-770 - FLOOD CONTROL DI
WASH. CO. FLOOD CONTROL DI	69736	MAR 2022-FLO	04/04/2022	04/05/2022	4,497.00	FLOOD CONTROL DISTRICT 53-330100000	545410-770 - FLOOD CONTROL DI
					$8,992.50		
					$8,992.50		
WASHINGTON COUNTY SOLID	69737	MAR 2022 LAND	03/31/2022	04/05/2022	2,014.04	MAR 2022 LANDFILL CHARGES CLEAN C &	104410-414 - ROAD MATERIAL & S
					$2,014.04		
WASHINGTON COUNTY- HCP	69738	JAN-MAR 2022 -	04/04/2022	04/05/2022	13,686.00	HCP IMPACT FEES JAN-MAR 2022	102260-000 - HCP IMPACT FEES -
WASHINGTON COUNTY- HCP	69738	OCT-DEC 2021	04/04/2022	04/05/2022	19,564.50	HCP IMPACT FEES OCT-DEC 2021	102260-000 - HCP IMPACT FEES -
					$33,250.50		
					$33,250.50		
WITTWER, ROYDEN	69739	040422-REFUN	04/04/2022	04/05/2022	60.00	PARK DEPOSIT & RESERVATION REFUND	103474-000 - B ROCK & CANYONV
					$60.00		
					$194,370.96		

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

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

CITY COUNCIL

Meeting Date: April 13, 2022 **Agenda Item:** 1

Applicant: Snow Canyon High School PTA (Grad Night) - **Requested by:** Brock Jacobsen

Subject: Theresa Fife Donation to Snow Canyon High School

PTA for Grad Night

Description:
The Snow Canyon High School PTA is requesting a donation to help put on grad night for the 2022 graduates. The City has made donations in the amount of $500 in the past.

Recommendation: Approval
Cost: 500.00
Legal Approval: N/A
Finance Approval: Yes
Budget Approval: Yes

Attachments:
https://sccity.org/wp-content/uploads/formidable/41/SCHS-Grad-Night-Donation-Request-2022.pdf

2603 Santa Clara Drive, Santa Clara, Utah 84765
Phone (435) 673-6712 Fax (435) 628-7338

SNOW CANYON HIGH SCHOOL

1385 WARRIOR WAY
SAINT GEORGE, UTAH 84770
PHONE (435) 634-1967 • FAX (435) 634-1130
WEBSITE: www.scwarrior.net

COUNSELORS
DANILLE JOHNSON
NATALIE NEVA
DOUG MEACHAM
JOHN ESPLIN

ADMINISTRATION
KIM MONKRES • PRINCIPAL
KYLE CAMPBELL • VICE PRINCIPAL
CONLEY GALI • VICE PRINCIPAL

Grad Night

To one of our local businesses:

The Snow Canyon High School PTA is hosting a grad night for the graduating seniors. To make it a memorable night requires a lot of resources. We would love to have your support! Below is a list of what we are looking for:

- Cash donations (checks can be made out to Snow Canyon High School PTA)
- Gift cards, merchandise, swag, gift baskets valued more than $20, etc.
- Gift baskets valued at $20
- Food donations (pulled pork, rice, salad, fruit, dessert, snacks)

To meet the goals of what we have planned, we need $5,000 minimum in cash donations and 200 gift baskets valued at $20 as well as other gift cards/gift certificates, merchandise, swag, larger gift baskets, etc. Our goal is to send each graduating senior home with a cash prize as well as another prize. We are planning between 200-250 seniors to be in attendance.

We are happy to arrange for pickup or drop of for any donated items. Donations can be made today through May 1_, 2022. Because the PTA is a non–profit organization, donations can be a tax deduction. Here is the PTA tax ID for that purpose: 87-0545525

Thank you in advance for your contributions to a successful Grad Night to celebrate these seniors and their accomplishments. If you have any questions, please do not hesitate to contact me.

Theresa Fife
435-703-5101 cell
trisfife@hotmail.com

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

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

CITY COUNCIL

Meeting Date: April 13, 2022 **Agenda Item:** 2

Applicant: Nick Frei

Requested by: James McNulty

Subject: Property

Rezoning

Description:

The applicant, Nick Frei, is requesting to rezone his property at 2300 Santa Clara Drive. The subject property is 1.0 acres in size. The property is currently zoned Planned Development Commercial, PDC and the applicant proposes to rezone it to Commercial, C Zone to allow for a new building for his bakery and manufacturing use.

Recommendation: Approval

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A

Attachments:

https://sccity.org/wp-content/uploads/formidable/41/Nick-Frei-Rezoning_April_13_2022_CC-Report.docx, https://sccity.org/wp-content/uploads/formidable/41/Nick-Frei-Legal-Description.pdf, https://sccity.org/wp-content/uploads/formidable/41/Nick-Frei-Site-Plan-Building-Elevations-Conceptual.pdf, https://sccity.org/wp-content/uploads/formidable/41/Nick-Frei-Rezone-Application-1.pdf

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

Staff Report

Property Rezoning
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: April 13, 2022
Current Zone: Planned Development Commercial, PDC
Proposed Zone: Commercial, C
Property Address: 2300 Santa Clara Drive
Property Size: 1.0 acre
Request: Property Rezoning
Applicant Name: Nick Frei
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Nick Frei, is requesting to rezone his property at 2300 Santa Clara Drive. The subject property is 1.0 acres in size. The property is currently zoned Planned Development Commercial, PDC and the applicant proposes to rezone it to Commercial, C Zone to allow for a new building for his bakery and manufacturing use. Currently, this use is being conducted in the back of the existing convenience store. An amended site plan review with proposed building elevations and materials will be required after the rezoning application is decided upon. At this time, a conceptual site plan and building elevations have been included to allow for a better understanding of what's proposed for the site.

Mr. Frei rezoned the subject property from R-1-10, Single-Family Residential Zone to Neighborhood Commercial, NC Zone in 1986 prior to developing the site with the Dutchman's convenience store. Later, the city created the PDC Zone and removed the NC Zone from city code and the zoning map. The applicant prefers to develop the site under the C Zone because it's closer to the original NC Zone placed on the property in 1986. Other properties in the immediate vicinity (east and southwest) of the site are zoned Commercial. Additionally, this zone allows for a bakery and manufacturing use as a permitted use while the PDC Zone does not allow for this use. The proposed new building includes an office space adjacent to Santa Clara Drive.

Request: Property Rezoning

SITE & VICINITY DESCRIPTION

The subject property is in the southeastern part of the city. Major cross streets in the vicinity include Santa Clara Drive and Canyon View Drive.

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for this application.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property prior to the public hearing. The subject property was also posted as per State Code. No responses have been received by city staff. Additionally, no public comment was received during the March 24, 2022, Planning Commission meeting.

GENERAL PLAN CONSIDERATION

The Santa Clara City General Plan indicates a Main Street Commercial, MSC Land Use for the subject property. Both the PDC and Commercial Zones would comply with the intent of the General Plan. The description and character objectives for the MSC Land Use states the following:

> "MSC strives for continuous building frontage, with the ground floor being mostly storefront windows. This makes it pedestrian friendly as well as accessible by automobile with both on-street and rear parking. With predominantly commercial uses on the ground level, including uses such as stores, restaurants, and offices with residences and/or offices on the 2nd floor.

The proposed application does not include a mixed-use development. However, it does include a commercial use on the ground level as indicated in the General Plan. The proposed building will also include office space which is encouraged by the General Plan.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-205 includes requirements for a rezoning of property (zoning map amendment). To rezone a property, a city must hold at least one public hearing. Additionally, a public hearing to consider a rezoning of property requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners within 300' of the subject property, with a notice in a visible location, with a sign of sufficient size and durability. The city is also required to post on the State Public Notice website. The public hearing was held on March 24, 2022, by the Planning Commission. Planning Staff has determined that all State Code requirements have been met with this application.

PLANNING STAFF RECOMMENDATION

The Planning Commission held a public hearing on March 24, 2022, and forwarded a recommendation of approval to the City Council. At this time, Planning Staff recommends that the Santa Clara City Council approve the Nick Frei Rezone from the Planned Development Commercial, PDC Zone to the Commercial, C Zone for the property located at 2300 Santa Clara Drive subject to the following conditions:

1. That the applicant be required to submit a Site Plan application as per city code, Chapter 17.66, Commercial Zone.
2. That the applicant be required to go to the Planning Commission and City Council for Site Plan review and approval.

With the following findings:

1. That the Rezoning is complaint with the Santa Clara City General Plan, Section 3.4.2 Mixed-Use Land Uses (Main Street Commercial, MSC).
2. That other properties in the immediate vicinity (east and southwest) of the site are zoned Commercial.

Santa Clara City

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

APPLICATION TO AMEND ZONING MAP

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

Applicant(s) /Property Owner(s) Information

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

Name: Santa Clara Properties LLC
Address: 2300 Santa Clara Dr
City: Santa Clara
State: Utah Zip: 84765
Contact Number: 435-632-8482

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

Attach additional sheet if more than two applicants.

Name of Property Owner(s):

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

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

Attach additional sheet if more than two property owners.

Property Description

Attach legal description

Address/Location of Property (Attach legal description): 2300 Santa Clara Dr Santa Clara, Ut 84765

Major Street(s): Santa Clara Dr Canyon View Dr

Section(s): 15 Township(s): 42S Range: 16W

Parcel Size (acres): .99

Present Zoning Classification(s): Commercial PD Proposed Zoning Classification(s): Commercial

Present Land Use: Convenience Store

Is the zone change in harmony with the present City Master Plan/Future Land Use Map? Yes ✓ No ____

If no, what does the City Master Plan/Future Land Use Map propose for the subject property? _____

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

Are there deed restrictions against the property that might affect the requested zone change? Yes ____ No ✓

(A copy of deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the requested zone change).

CITY OF
SANTA CLARA
FOUNDED 1854

Zoning Questions

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

1) What is the purpose for requesting a zoning map change? Continue to operate the convenience store, and add another building on the west portion of the property to expand our bakery

2) If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made: The property to our east, across Canyon View dr is zoned commercial, we would like to have that same zoning.

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

4) Explain how the requested zoning map amendment comply with the provisions of the respective zoning classification requirements, such as the area, width and yard regulations of the classification?

Application Submittal Requirements

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

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

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

4) Copy of deed restrictions, if necessary, see criteria under Property Description section of this application.

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

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

classification being requested.

7) Development Agreement useless not required by staff.

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

Application Submittal Deadlines**

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

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

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

Property Owner's Authorization

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

Name of Property Owner: Santa Clara Properties LLC (Nick Frei)

Contact Number: 435- 632- 8482

Name of Property Owner: Santa Clara Properties LLC (Liisa Frei)

Contact Number: 435- 632- 3345

Address of Subject Property: 2300 Santa Clara Dr Santa Clara, Ut 84765

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

[signature] Date: 2-15-22

Signature of Property Owner

Liisa L. Frei Date: 2-15-22

Signature of Property Owner

Personally appeared before me on 2-15-22

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

Meagan Wiens

Notary Public

2-15-22

Date

Affix Seal Here

MEAGAN ROSE WIENS
Notary Public · State of Utah
Comm. No. 705181
My Commission Expires on
Mar 14, 2023

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

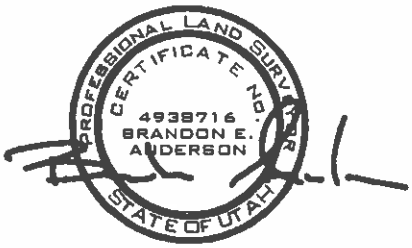
ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Exhibit "A"

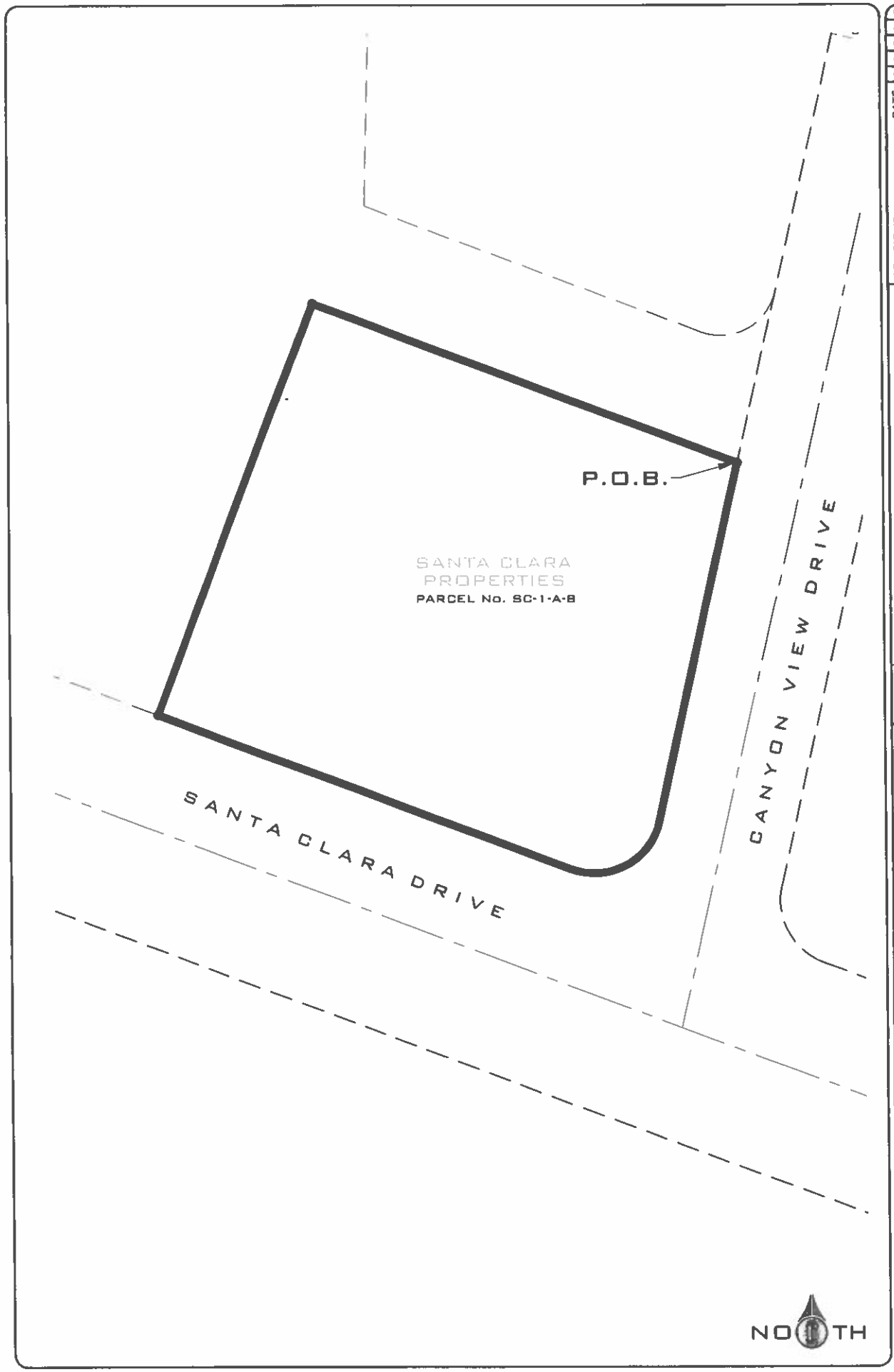
Beginning at a point on the westerly line of Canyon View Drive, said point being South 00°39'22" West 1,653.66 feet along the section line and East 1,154.65 feet from the West Quarter Corner of Section 15, Township 42 South, Range 16 West, Salt Lake Base and Meridian, and running:

thence along the westerly line of Canyon View Drive the following (2) courses;
thence South 12°36'32" West 167.44 feet;
thence Southwest 51.36 feet along an arc of a 30.00 foot radius curve to the right (center bears North 77°23'28" West, long chord bears South 61°39'15" West 45.31 feet with a central angle of 98°05'25") to the northerly line of Santa Clara Drive;
thence North 69°17'48" West 198.79 feet along said northerly line of Santa Clara Drive;
thence North 20°42'12" East 200.00 feet;
thence South 69°17'48" East 204.91 feet to the Point of Beginning.

Containing 43,561 square feet or 1.00 acres.



February 7, 2022



DATE: 3/07/2022
JOB NO.: 8691-22-004
DRAWN BY: S.C.A.
SCALE: 1"=60'
DWG SURVEY-EXHIBIT

REVISIONS | DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2
ST. GEORGE, UTAH 84790
435.673.8586
WWW.RACIVIL.COM

EXHIBIT MAP

SHEET 1 OF 1 SHEETS

Property Record Card

Washington County

SANTA CLARA PROPERTIES LLC
C/O: FREI NICK

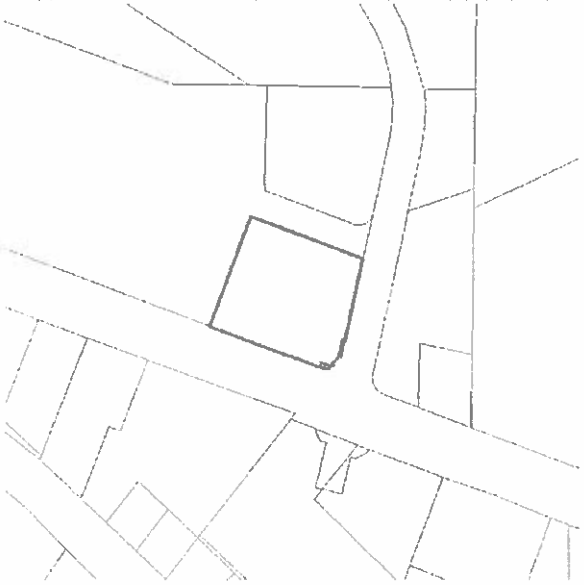
2300 SANTA CLARA DR
SANTA CLARA, UT 84765-5454

Account: 0356397
Tax Area: 09 - Santa Clara City
Acres: 0.990

Parcel: SC-1-A-8
Situs Address:
2300 W SANTA CLARA DR
SANTA CLARA, 847650000

Legal Description

S: 15 T: 42S R: 16W BEG AT PT ON N LN SANTA CLARA BLVD ALSO BEING N0°37'10 W 937 79 FT ALG SEC/L & E 803.57 FT FM SW COR SEC 15 T42S R16W; TH N19°25'40 E 200 FT; TH S70°34'20 E 204.915 FT TO PT ON W LN CANYON VIEW DR; TH S11°20' W 167.44 FT ALG SD W LN CANYON VIEW DR TO PT 30 FT RAD CUR RGT; TH SWLY 51.36 FT ALG ARC CUR TO PT ON N LN SANTA CLARA BLVD; TH N70°34'20 W 198.79 FT ALG N LN SANTA CLARA BLVD TO POB. LESS: LAND DEEDED TO SANTA CLARA CITY



Transfer History

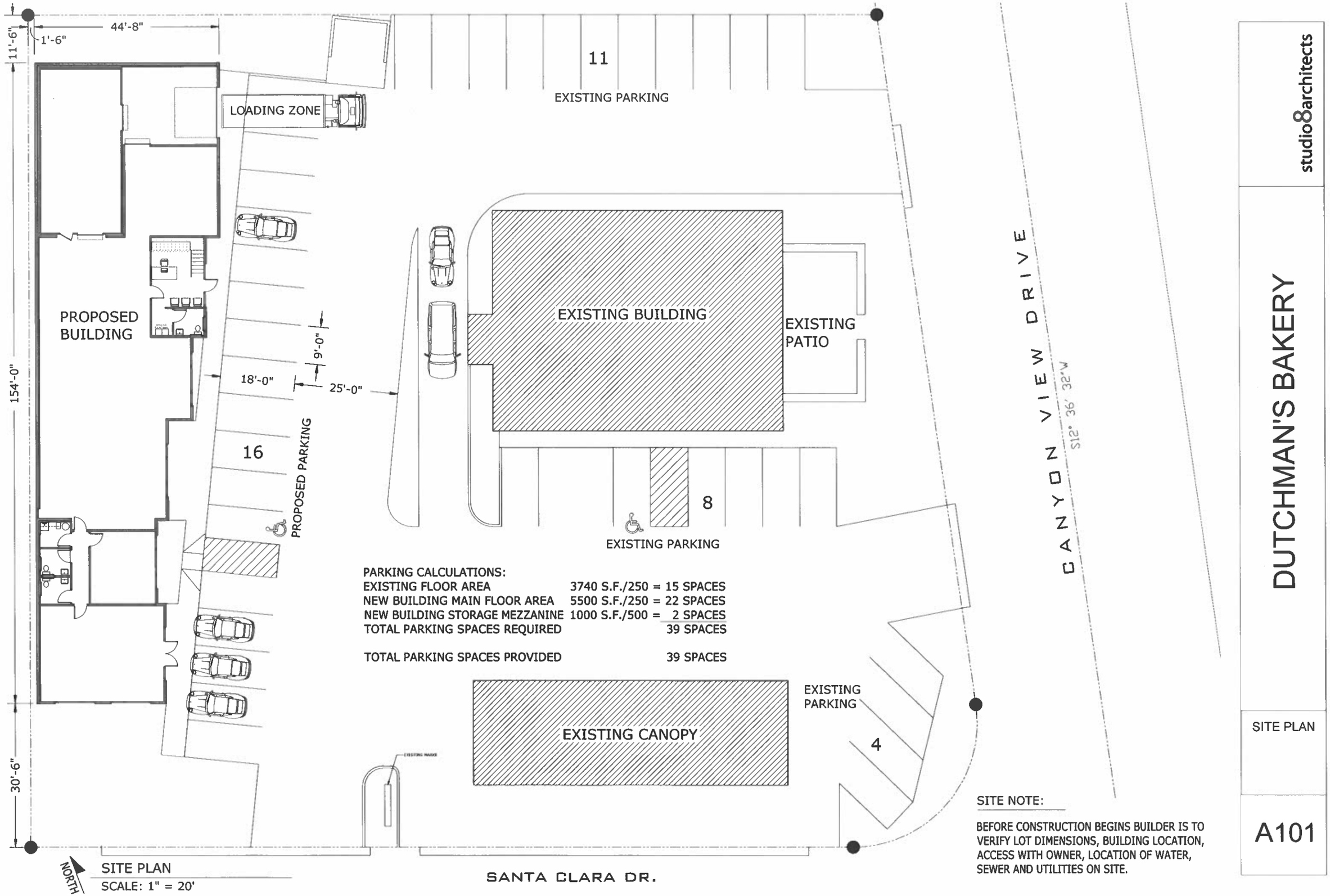
Entry Number	Date Recorded	Deed Type
20100038412	Nov 15, 2010	Quit Claim Deed
00288762	Feb 10, 1986	Warranty Deed

Property Record Card

Washington County

Abstract Summary

Code	Classification	Market Value	Taxable Value
03A	COM REAL ESTATE-IMPROVED	$284,600	$284,600
13A	RETAIL SALES	$317,000	$317,000
Total		**$601,600**	**$601,600**



PARKING CALCULATIONS:

EXISTING FLOOR AREA	3740 S.F./250 =	15 SPACES
NEW BUILDING MAIN FLOOR AREA	5500 S.F./250 =	22 SPACES
NEW BUILDING STORAGE MEZZANINE	1000 S.F./500 =	2 SPACES
TOTAL PARKING SPACES REQUIRED		39 SPACES
TOTAL PARKING SPACES PROVIDED		39 SPACES

SITE PLAN
SCALE: 1" = 20'

SITE NOTE:

BEFORE CONSTRUCTION BEGINS BUILDER IS TO VERIFY LOT DIMENSIONS, BUILDING LOCATION, ACCESS WITH OWNER, LOCATION OF WATER, SEWER AND UTILITIES ON SITE.

studio8architects

DUTCHMAN'S BAKERY

SITE PLAN

A101

studio8architects

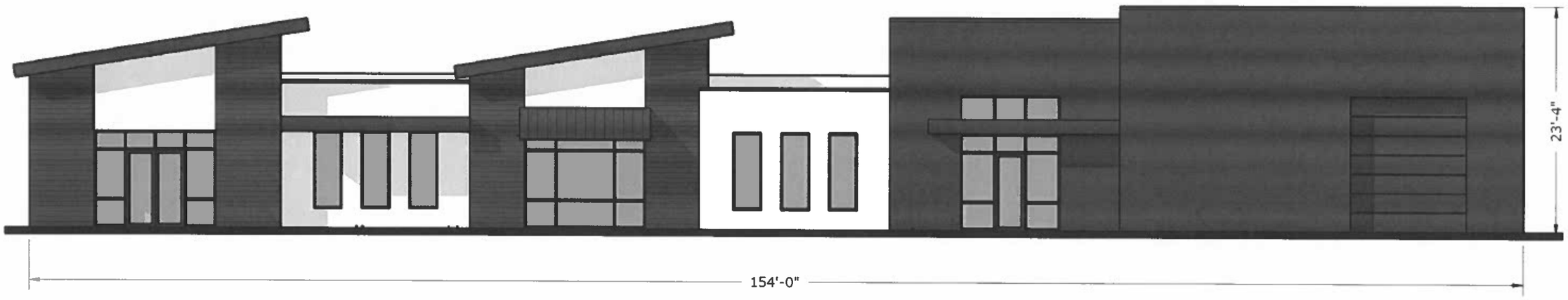
DUTCHMAN'S BAKERY



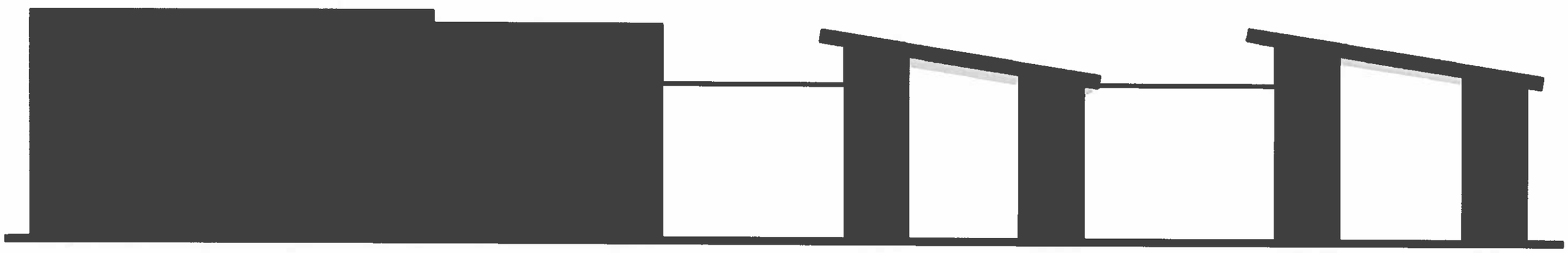
3D VIEW

A401

3D VIEW
NOT TO SCALE



EAST ELEVATION
SCALE: 3/32" = 1'-0"'



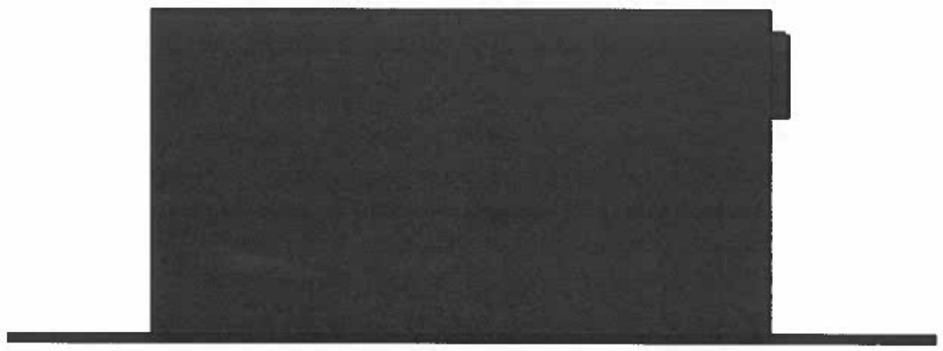
WEST ELEVATION
SCALE: 3/32" = 1'-0"'

studio8architects

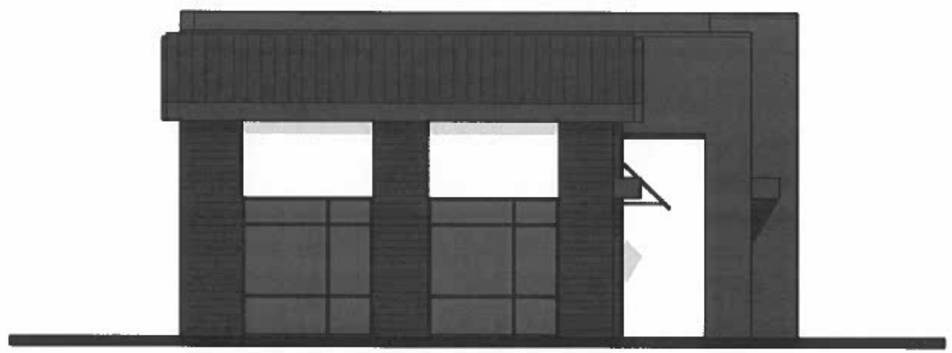
DUTCHMAN'S BAKERY

ELEVATIONS

A402



SOUTH ELEVATION
SCALE: 1" = 10'



NORTH ELEVATION
SCALE: 1" = 10'

studio8architects

DUTCHMAN'S BAKERY

ELEVATIONS

A403

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

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

CITY COUNCIL

Meeting Date: April 13, 2022 **Agenda Item:** 3

Applicant: Clint Tolman

Requested by: James McNulty

Subject: Final Plat

Approval

Description:

The applicant, Clint Tolman (Goldstream Holdings, LLC), is requesting Final Plat Approval for the Point @ Snow Canyon Senior Living Community. This subdivision plat includes a total of 46-lots. This includes 44 single-family lots, with one (1) lot for townhome independent living (Lot 44) which includes 15-units, and the remaining property (Lot 46) being proposed for an assisted living facility which includes 104-units. A total of 163 units are proposed on the 23.64-acre site. This equates to a density of 6.9 dwelling units per acre.

Recommendation: Approval

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A

Attachments:

https://sccity.org/wp-content/uploads/formidable/41/The-Point-at-Snow-Canyon_Final-Plat_April-13-2022_CC-1.docx, https://sccity.org/wp-content/uploads/formidable/41/Updated-Final-Plat_March-2022-1.pdf, https://sccity.org/wp-content/uploads/formidable/41/Pointe-at-Entrada-Home-Color-Renderings-1.pdf, https://sccity.org/wp-content/uploads/formidable/41/Landscape-Layout-1.pdf, https://sccity.org/wp-content/uploads/formidable/41/2021-5-3-Project-Narrative-Entrada-1.pdf

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

Staff Report

Final Plat Approval
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: April 13, 2022
Current Zone: PDR Zone
Property Size: 23.64 acres
Property Location: North of Pioneer Parkway and West of the Entrada Development
Request: The Point @ Snow Canyon Senior Living Community, Final Plat Approval
Applicant Name: Clint Tolman (Goldstream Holdings, LLC)
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Clint Tolman (Goldstream Holdings, LLC), is requesting Final Plat Approval for The Point @ Snow Canyon Senior Living Community. This subdivision plat includes a total of 46-lots. This includes 44 single-family lots, with one (1) lot for townhome independent living (Lot 44) which includes 15-units, and the remaining property (Lot 46) being proposed for an assisted living facility which includes 104-units. A total of 163 units are proposed on 23.64-acre site. This equates to a density of 6.9 dwelling units per acre.

The PDR Zone requires a review of building materials, project amenities, and overall site landscaping. This was reviewed previously by the Planning Commission and City Council for the overall project. The building materials include stucco, natural stone, a roofing membrane system, and decorative metal to provide visual interest. Project amenities include a pool house, outdoor pool and hot tub, outdoor fire pits, pickleball courts, bocce court, putting greens, seating and lounging areas, golf simulator, and an indoor room with bar and business lounge. A meandering trail and benches will also be provided in the open space area (Parcel D). Landscaping is included throughout the development and includes a drought tolerant xeriscape design with a drip system to individual trees and plants. Lawn and irrigation areas are limited to promote water efficiency and conservation.

SITE & VICINITY DESCRIPTION

The subject property is located north of Pioneer Parkway and west of the Entrada Development. Major cross streets in the vicinity include Pioneer Parkway and Lava Cove Drive.

Request: Final Plat Approval

ITEMS TO ADDRESS/PROPOSED MITIGATION

City staff has identified the following items that need to be addressed with Final Plat Approval:

1. **Public Streets & Dedication:** All required public street improvements need to meet city standards and be installed or bonded for prior to Final Subdivision Plat Recordation. Subdivision Plat recordation will allow for the public streets to be dedicated to the city.

2. **Building Design/Materials/Height:** The proposed architectural style will be similar the architectural style in the vicinity. Previously, the applicant provided renderings for the single-family homes, townhomes, and the assisted living facility. The building materials include stucco, natural stone, a roofing membrane system, and decorative metal to provide visual interest. The assisted living facility includes a porte cochere which will allow for covered loading and unloading during inclement weather. Staff supports the proposed building designs and materials. The maximum building height in the PDR Zone is 35'. The project has been designed to comply with this requirement.

3. **Project Amenities:** The proposed amenities include a pool house, outdoor pool and hot tub, outdoor fire pits, pickleball courts, bocce court, putting greens, seating and lounging areas, golf simulator, and an indoor room with bar and business lounge. Additionally, a meandering trail with benches will be provided in the open space area (Parcel D). All amenity areas will be available for residents and guests of the senior living community. All required project amenities need to be installed or bonded for prior to obtaining Certificates of Occupancy for single-family homes, townhomes, or the assisted living facility.

4. **Project Landscaping/Open Space:** All required landscaping needs to be installed or bonded for prior to obtaining a Certificate of Occupancy for individual single-family homes, townhomes, or the assisted living facility included in the overall project. The final landscape plans will be required to comply with Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). The code requires a minimum of 30% open space. The applicant has indicated that the Plan includes approximately 40% open space.

5. **Project Fencing:** All required fencing (6' stucco wall) needs to be installed or bonded for prior to obtaining a Certificate of Occupancy for single family homes, townhomes, or the assisted living facility.

6. **Planter Strip & Sidewalk:** The applicant is required to install a 10' planter strip and 5' sidewalk along Pioneer Parkway (arterial roadway).

7. **Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to final plat recordation.

8. **Dust Control:** The applicant will be required to submit a dust control plan for the overall site prior to final plat recordation. This is a large-scale development and precautionary measures are needed to protect the general health, safety, and welfare of city residents in the vicinity.

Request: Final Plat Approval

NEIGHBORHOOD RESPONSE

The City Council agenda has been posted on the city website as well as City Hall, the Santa Clara Post Office, and local library. No comments have been received by city staff as of the writing of this report.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*
Recommendations: A geotechnical report will be required for each lot in the subdivision at the time of building permit submittal.
Required Revisions: None at this time.

DEPARTMENT: *Parks & Trails*
Recommendations: Trail gate in west wall must be a minimum of 6' wide.
Required Revisions: N/A

DEPARTMENT: *Police & Fire*
Recommendations: Fire and emergency vehicle access is required within 150' of the assisted living facility.
Required Revisions: N/A

DEPARTMENT: *Power*
Recommendations: Public Utility Easements (PUE's) are required.
Required Revisions: None at this time.

DEPARTMENT: *Public Works*
Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat. A final mylar with signature blocks is required.
Required Revisions: None at this time.

STATE CODE CONSIDERATIONS

Utah Code, Section 52-4-202 includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time and place of the meeting must be placed on the city website and in public locations (e.g., City Hall, Post Office, local library) at least 24 hours before the meeting. The city is also required to post on the State Public Notice website. Planning Staff has determined that all State Code requirements have been met with this application.

Request: Final Plat Approval

PLANNING STAFF RECOMMENDATION

The Planning Commission held a public meeting on March 24, 2022, and forwarded a recommendation of approval to the City Council. At this time, Planning Staff recommends that the City Council approve the Final Subdivision Plat for The Point @ Snow Canyon Senior Living Community to the City Council subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to install public street improvements which meet city standards. That all public streets be labeled as public streets on the recorded subdivision plat. That the public street improvements be bonded for or installed prior to final plat recordation.
3. That the required project amenities (as listed in the staff report) be installed or bonded for prior to obtaining Certificates of Occupancy for the single-family homes, townhomes, or the assisted living facility.
4. That all project amenities be available for residents and guest of the senior living community.
5. That a 6' stucco wall is required along Pioneer Parkway and other perimeter project areas. That the wall be installed or bonded for prior to obtaining Certificates of Occupancy for individual single-family homes, townhomes, or the assisted living facility.
6. That a 5' sidewalk with a 10' landscape strip be installed along Pioneer Parkway. That this improvement be installed or bonded for prior to obtaining Certificates of Occupancy for individual single-family homes, townhomes, or the assisted living facility.
7. That a 6' trail and emergency access gate be installed by the applicant and noted on the final plat prior to recordation.
8. That a two-car garage with a 20' long driveway be provided for each single-family home and townhome unit (236 parking spaces). That a total of 86 off-street parking spaces be provided for the assisted living facility.
9. That the single-family homes, townhomes, and assisted living facility be built according to approved plans. That the building materials and coloration be consistent with the plans approved for the overall project. That the building height does not exceed 35' as per the PDR Zone.
10. That the applicant provides a will-serve letter or other verified documentation from the WCWCD prior to plat recordation. That the applicant complies with City Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). That the project open space meets or exceeds the 30% PDR Zone requirement.
11. That a dust control plan be required and submitted to city staff for review and approval prior to final plat recordation.
12. That the applicant be required to record a subdivision plat for The Point @ Snow Canyon Senior Living Community. That the applicant provides a copy of the recorded document to city staff.

THE POINT AT SNOW CANYON

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, & THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

UTILITIES APPROVALS			
UTILITIES	COMPANY	SIGNATURE	DATE
POWER	SANTA CLARA CITY		
PHONE	CENTURY LINK		
GAS	DOMINION ENERGY		
CATV	TDS TELECOM		
PUBLIC WORKS	SANTA CLARA CITY		
CITY ENGINEER	SANTA CLARA CITY		
PARKS AND RECREATION	SANTA CLARA CITY		
FIRE CHIEF	SANTA CLARA CITY		
IRRIGATION COMPANY	SANTA CLARA CITY		
US POST MASTER	SANTA CLARA CITY		

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	100.00'	78.48'	044°58'05"	S79°02'37"E	76.49'
C2	100.00'	78.48'	044°58'05"	S79°02'37"E	76.49'
C3	80.00'	72.56'	051°58'04"	S30°34'31"E	70.10'
C4	50.00'	78.56'	090°01'30"	S77°10'37"W	70.73'
C5	150.00'	61.21'	023°22'46"	N69°30'01"W	60.78'
C6	50.00'	78.53'	089°59'34"	N36°11'37"W	70.71'
C7	120.00'	24.14'	011°31'29"	N14°33'55"E	24.10'
C8	45.00'	60.39'	076°53'13"	N18°06'57"W	55.96'
C9	150.00'	96.23'	036°45'21"	S13°47'12"W	94.59'
C10	50.00'	75.64'	086°40'49"	S79°53'52"W	68.63'
C11	400.00'	225.85'	032°21'01"	N72°44'04"W	222.86'
C12	150.00'	142.77'	054°31'58"	S63°49'26"W	137.44'
C13	50.00'	50.61'	057°59'59"	N27°45'43"W	48.48'
C14	60.00'	77.41'	073°55'26"	N38°11'59"E	72.15'
C15	20.00'	29.84'	085°29'31"	N49°31'43"W	27.15'
C16	667.00'	415.77'	035°42'55"	N74°25'01"W	409.07'
C17	75.00'	58.86'	044°58'05"	N79°02'37"W	57.36'
C19	125.00'	98.11'	044°58'05"	S79°02'37"E	95.61'
C20	75.00'	58.86'	044°58'05"	S79°02'37"E	57.36'
C21	125.00'	98.11'	044°58'05"	N79°02'37"W	95.61'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C22	20.00'	31.42'	090°00'00"	S78°26'26"W	28.28'
C23	20.00'	31.33'	089°45'55"	S11°26'32"E	28.23'
C24	55.00'	49.89'	051°58'04"	S30°34'31"E	48.19'
C25	105.00'	95.24'	051°58'04"	S30°34'31"E	92.00'
C26	125.00'	80.19'	036°45'21"	S13°47'12"W	78.82'
C27	175.00'	112.26'	036°45'21"	S13°47'12"W	110.35'
C28	25.00'	39.28'	090°01'30"	S77°10'37"W	35.36'
C29	75.00'	117.84'	090°01'30"	S77°10'37"W	106.09'
C30	125.00'	51.01'	023°22'46"	N69°30'01"W	50.65'
C31	175.00'	71.41'	023°22'46"	N69°30'01"W	70.91'
C32	25.00'	39.27'	089°59'34"	N36°11'37"W	35.35'
C33	75.00'	117.80'	089°59'34"	N36°11'37"W	106.06'
C34	95.00'	19.11'	011°31'29"	N14°33'55"E	19.08'
C35	145.00'	29.17'	011°31'29"	N14°33'55"E	29.12'
C36	70.00'	83.18'	068°05'01"	S13°42'52"E	78.37'
C37	70.00'	10.76'	008°48'12"	S52°09'28"E	10.74'
C38	70.00'	93.94'	076°53'13"	N18°06'57"W	87.04'
C39	20.00'	26.84'	076°53'13"	N18°06'57"W	24.87'
C40	375.00'	208.34'	031°49'56"	N72°59'37"W	205.67'
C41	425.00'	239.96'	032°21'01"	N72°44'04"W	236.79'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C42	125.00'	118.97'	054°31'58"	S63°49'26"W	114.53'
C43	175.00'	166.56'	054°31'58"	S63°49'26"W	160.34'
C44	75.00'	113.46'	086°40'49"	S79°53'52"W	102.95'
C45	25.00'	37.82'	086°40'49"	S79°53'52"W	34.32'
C46	25.00'	25.31'	057°59'59"	N27°45'43"W	24.24'
C47	75.00'	75.92'	057°59'59"	N27°45'43"W	72.72'
C48	35.00'	45.16'	073°55'26"	N38°11'59"E	42.09'
C49	85.00'	109.67'	073°55'26"	N38°11'59"E	102.22'
C50	175.00'	53.12'	017°23'25"	N45°15'10"E	52.91'
C51	20.00'	2.93'	008°24'05"	N88°04'26"W	2.93'
C52	100.00'	89.43'	051°14'15"	N77°18'18"E	86.48'
C53	269.00'	96.33'	020°31'01"	S66°49'04"E	95.81'
C54	517.00'	64.33'	007°07'44"	S60°07'28"E	64.29'
C55	517.00'	93.28'	010°20'17"	S68°51'29"E	93.16'
C56	517.00'	96.85'	010°43'58"	S79°23'36"E	96.70'
C57	517.00'	90.44'	010°01'21"	S89°46'15"E	90.32'
C58	275.00'	16.45'	003°25'39"	N79°24'55"E	16.45'
C59	275.00'	113.46'	023°38'21"	N65°52'55"E	112.66'
C60	275.00'	112.98'	023°32'20"	N42°17'35"E	112.19'
C61	275.00'	73.74'	015°21'50"	N64°25'57"E	73.52'

REVISIONS			
REV. NO.	SHEETS NO.	DATE OF REV	DESCRIPTION

NORTH

SCALE: 1" = 50'

0 25' 50' 100' 150'

EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTER LINE OF ROAD
- LOT LINE
- ADJOINING DEED LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY CORNER, NAIL & WASHER STAMPED "MCNEIL ENGR" COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- DEDICATED TO SANTA CLARA CITY FOR ROAD RIGHT OF WAY (13,951 SQ.FT.)

FOUND FOUND AND ACCEPTED NAIL AT PROPERTY CORNER

S 64°45'25" E 342.20'

283.09'

22.00' SEWER & WATER EASEMENT

10.00' P.U.E.

N 0°53'01" E 302.92'

156.54'

LOT 42
42,623 SQ.FT.
0.978 ACRES

10.00' P.U.E.

98.10'

S 0°53'46" W 121.39'

20.00' SEWER & WATER EASEMENT

LAVA ROCK PROPERTIES LLC
SG-6-2-9-1391

S 57°48'38" E 426.15'

S 57°36'08" E 228.64'

146.35'

LOT 41
23,275 SQ.FT.
0.534 ACRES

C113 C29 C113

C4

25.00' 25.00' 25.00' 25.00'

25.00' 25.00' 25.00' 25.00'

S 57°36'08" E 32.27' 32.27'

C26

C114 C116 C9 C26

N 62°05'51" W 149.92'

170.55'

FOUND PVC PIPE WITH REBAR LAYING ALONG SIDE 1.4' SOUTHWESTERLY OF PROPERTY CORNER

LAVA VALLEY WAY

377.66'

N 57°48'38" W 377.66'

377.66'

10.00' P.U.E.

POINT OF BEGINNING

WEST 339.67'

S 81°11'24" E 418.19'

170.09'

175.85'

5.78'

72.26'

LOT 43
64,799 SQ.FT.
1.488 ACRES

LOT 44
13,709 SQ.FT.
0.315 ACRES

S 0°30'23" W 100.01'

S 54°40'08" W 189.42'

N 8°40'07" E 180.12'

LOT 45
13,157 SQ.FT.
0.302 ACRES

N 24.84'

S 01°13'53" W 884.35' (844.44')

SEE SHEET 2 OF 2

OPEN SPACE
PARCEL D
72,071 SQ.FT.
1.655 ACRES

DEVELOPER & OWNER

OWNER/DEVELOPER: GOLD STREAM HOLDINGS LLC
CONTACT: JAMES PETERSON
197 WEST 4860 SOUTH
MURRAY, UTAH 84107
PHONE: 801-809-9663
EMAIL: JUM@GOLDSTREAM.US

ENLAW LLC
SC-6-2-9-42012

N 4°35'29" W 321.23'

LAVA HILLS ROAD

189.16' 189.16' S 4°35'29" E 189.16' 189.16'

6' STUCCO WALL

25.00' 25.00'

6' TRAIL & EMERGENCY ACCESS GATE

FOUND AND ACCEPTED REBAR & CAP AT PROPERTY CORNER

C24 C2 C25

C3

25.00' 25.00'

PARCEL A
9,766 SQ.FT.
0.224 ACRES

S 56°33'34" E 87.08'

141.06' 25.36'

S 56°33'34" E 236.76'

236.76'

10.00' P.U.E.

10' LANDSCAPE STRIP
5' SIDEWALK
8.5' DEDICATED TO SANTA CLARA CITY

160.56'

END 6' WALL

11.00' C136 C3

S 33°26'26" W 58.00'

2650 WEST

PIONEER PARKWAY
(PAVED PUBLIC RIGHT OF WAY)

35.03' 35.03' 95.76' 25.37' 25.37'

25.00' 25.00' 25.00' 25.00'

C22 10.99' C135

C21

N 57°50'07" W 16.56'

N 56°33'34" W 25.21'

C20 C19

C1 C2

25.00' 25.00' 25.00' 25.00'

C17 C126 C125

END 6' WALL

10' LANDSCAPE STRIP

193.86'

RETENTION POND

6' STUCCO WALL

PARCEL B
17,824 SQ.FT.
0.409 ACRES

81.86'

177.47'

LOT 46
206,874 SQ.FT.
4.749 ACRES

MAILBOXES

25.00' 25.00'

C5 C30 C31

25.00' 25.00' 25.00' 25.00'

163.70'

N 81°11'24" W 165.79'

165.79'

2.09'

C117 C23 C5 C118

25.00' 25.00' 25.00' 25.00'

5.14'

N 81°11'50" W 100.00'

S 8°48'10" E 97.84'

20.00'

N 81°11'50" W 80.22'

C24 C1 C35

25.00' 25.00' 25.00' 25.00'

32.56'

55.10'

S 56°33'34" E 139.10'

LOT 22
11,200 SQ.FT.
0.257 ACRES

84.00'

C6 C28 C38

25.00' 25.00' 25.00'

96.57'

N 33°26'26" E 100.00'

LOT 21
9,182 SQ.FT.
0.211 ACRES

C112

N 33°26'26" E 100.00'

LOT 20
8,298 SQ.FT.
0.190 ACRES

C111 C53

LAVA VALLEY WAY

N 56°33'34" W 168.57'

84.00'

C107

25.00'

C37

66.50'

S 33°26'26" W 168.57'

LOT 23
7,704 SQ.FT.
0.177 ACRES

78.00'

10.00' P.U.E.

C106

10.00' P.U.E.

S 6°31'51" W 186.00'

BASIS OF BEARING N 01°13'53" E 2676.68'

S 56°33'34" E 77.00'

N 33°26'26" E 100.00'

LOT 24
7,800 SQ.FT.
0.179 ACRES

25.26'

C76

C40

S 56°33'34" E 76.00'

S 33°26'26" W 168.00'

LOT 40
7,702 SQ.FT.
0.177 ACRES

N 33°26'26" E 100.00'

LOT 25
8,301 SQ.FT.
0.191 ACRES

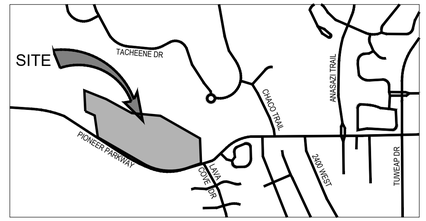
59.95'

C77 C41 C11

SEE SHEET 2 OF 2

SHEET 1 OF 2

VICINITY MAP



SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

THE POINT AT SNOW CANYON

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 01°13'53" WEST ALONG THE SECTION LINE 884.35 FEET AND WEST 339.67 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 81°11'24" EAST 418.19 FEET; THENCE SOUTH 56°45'43" EAST 664.38 FEET; THENCE SOUTH 01°14'16" WEST 363.06 FEET; THENCE SOUTH 75°09'42" WEST 220.85 FEET TO A POINT ON A 766.99 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 646.29 FEET THROUGH A CENTRAL ANGLE OF 48°16'46" (CHORD BEARS NORTH 80°41'57" WEST 627.34 FEET); THENCE NORTH 56°33'34" WEST 773.14 FEET; THENCE NORTH 04°35'29" WEST 321.23 FEET; THENCE NORTH 62°05'51" WEST 149.92 FEET; THENCE NORTH 00°53'01" EAST 302.92 FEET; THENCE SOUTH 64°45'25" EAST 342.20 FEET; THENCE SOUTH 57°48'38" EAST 426.15 FEET TO THE POINT OF BEGINNING.
CONTAINS: 1,029,847 SQUARE FEET OR 23.642 ACRES (46 LOTS)

DAVID B. DRAPER,
L.S. LICENSE NO. 6861599

OWNER'S DEDICATION

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

THE POINT AT SNOW CANYON

DO HEREBY DEDICATE TO THE COMMON USE AND ENJOYMENT OF ALL LOT OWNERS IN SAID PLANNED DEVELOPMENT, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS AND LIMITED COMMON AREAS SHOWN ON THIS PLAT AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SAND POINT AT ENTRADA PLANNED DEVELOPMENT, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____ 20_____ BOOK _____ PAGE _____. SAID DECLARATION OF COVENANTS AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PAR OF THIS PLAT, REFERENCE IS MAD TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. I FURTHERMORE DEDICATE LAVA COVE DRIVE AND 2000 NORTH STREET AS PUBLIC STREETS.

IN WITNESS I HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20_____

_____

_____ _____

_____ _____

_____ _____

_____ _____

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THE _____ DAY OF _____ A.D., 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THE _____ DAY OF _____ A.D., 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT _____ A UTAH CORPORATION, AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

THE POINT AT SNOW CANYON

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, & THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

CITY ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ A.D., 20____

_____
SANTA CLARA CITY ENGINEER

SURVEYOR'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____ A.D., 20____

_____
SANTA CLARA CITY SURVEYOR

APPROVAL OF PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20____, THE PLANNING COMMISSION CHAIRMAN OF SANTA CLARA, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

_____
SANTA CLARA CITY PLANNING COMMISSION CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

_____
SANTA CLARA CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY SANTA CLARA CITY

WE, THE MAYOR AND THE CITY COUNCIL OF THE CITY OF SANTA CLARA, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF IT'S MEETING OF THE _____ DAY OF _____ A.D. 20_____ HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

_____ _____
ATTEST: CITY RECORDER SANTA CLARA CITY MAYOR

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

RECORDED

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

_____

DATE:_____ TIME:_____ BOOK: _____ PAGE: _____

_____ _____
FEE $ WASHINGTON COUNTY RECORDER

THE POINT AT SNOW CANYON

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, & THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

SEE SHEET 1 OF 2



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C62	275.00'	43.27'	009°00'52"	N76°37'18"E	43.22'
C63	517.00'	24.95'	002°45'55"	N86°36'02"E	24.95'
C64	517.00'	68.12'	007°32'58"	S88°14'31"E	68.07'
C65	517.00'	68.79'	007°37'27"	S80°39'19"E	68.74'
C66	517.00'	68.47'	007°35'18"	S73°02'57"E	68.42'
C67	517.00'	68.09'	007°32'46"	S65°28'55"E	68.04'
C68	517.00'	46.46'	005°08'56"	S59°08'04"E	46.44'
C69	617.00'	56.97'	005°17'25"	N77°48'25"E	56.95'
C70	617.00'	81.30'	007°32'58"	N84°13'36"E	81.24'
C71	617.00'	81.30'	007°32'58"	S88°13'26"E	81.24'
C72	617.00'	82.40'	007°39'08"	S80°37'24"E	82.34'
C73	617.00'	81.18'	007°32'18"	S73°01'41"E	81.12'
C74	617.00'	81.30'	007°32'58"	S65°29'03"E	81.24'
C75	617.00'	55.46'	005°09'00"	S59°08'04"E	55.44'
C76	425.00'	51.70'	006°58'09"	N60°02'39"W	51.66'
C77	425.00'	75.56'	010°11'10"	N68°37'18"W	75.46'
C78	425.00'	78.33'	010°33'36"	N78°59'41"W	78.22'
C79	425.00'	34.38'	004°38'06"	N86°35'32"W	34.37'
C80	175.00'	40.57'	013°17'00"	S84°26'55"W	40.48'
C81	175.00'	72.87'	023°51'32"	S65°52'39"W	72.35'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C82	758.50'	37.81'	002°51'22"	S57°59'17"E	37.81'
C83	758.50'	87.69'	006°37'25"	S62°43'40"E	87.64'
C84	758.50'	87.69'	006°37'25"	S69°21'06"E	87.64'
C85	758.50'	87.69'	006°37'25"	S75°58'31"E	87.64'
C86	758.50'	87.69'	006°37'25"	S82°35'57"E	87.64'
C87	758.50'	87.57'	006°36'53"	S89°13'06"E	87.52'
C88	758.50'	20.51'	001°32'57"	N86°42'00"E	20.51'
C89	758.50'	35.85'	002°42'29"	N84°34'17"E	35.85'
C90	758.50'	35.85'	002°42'29"	N81°51'47"E	35.85'
C91	758.50'	20.51'	001°32'57"	N79°44'04"E	20.51'
C92	758.50'	50.28'	003°47'54"	N77°03'39"E	50.27'
C93	85.00'	24.77'	016°41'55"	S66°48'45"W	24.69'
C94	85.00'	52.10'	035°07'05"	S40°54'15"W	51.29'
C95	85.00'	32.80'	022°06'26"	S12°17'29"W	32.59'
C96	75.00'	59.99'	045°49'49"	S21°40'38"E	58.41'
C97	75.00'	10.11'	007°43'35"	S48°27'20"E	10.11'
C98	75.00'	5.82'	004°26'36"	S54°32'25"E	5.81'
C99	75.00'	40.91'	031°15'20"	S72°23'23"E	40.41'
C100	75.00'	67.97'	051°55'30"	N66°01'12"E	65.67'
C101	75.00'	4.58'	003°30'00"	N38°18'28"E	4.58'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C102	125.00'	16.36'	007°29'56"	N40°18'26"E	16.35'
C103	125.00'	102.61'	047°02'02"	N67°34'24"E	99.75'
C104	375.00'	25.33'	003°52'15"	S86°58'27"E	25.33'
C105	375.00'	92.01'	014°03'26"	S78°00'37"E	91.77'
C106	375.00'	91.00'	013°54'15"	S64°01'46"E	90.78'
C107	375.00'	3.39'	000°31'04"	S56°49'06"E	3.39'
C108	100.00'	51.59'	029°33'42"	N66°28'02"E	51.02'
C109	100.00'	37.83'	021°40'33"	S87°54'51"E	37.61'
C110	269.00'	28.90'	006°09'17"	S73°59'56"E	28.88'
C111	269.00'	65.56'	013°57'52"	S63°56'21"E	65.40'
C112	269.00'	1.87'	000°23'51"	S56°45'29"E	1.87'
C113	75.00'	40.94'	031°16'36"	N73°26'56"W	40.43'
C114	75.00'	76.90'	058°44'54"	S61°32'19"W	73.58'
C115	175.00'	83.27'	027°15'47"	S18°31'59"W	82.49'
C116	175.00'	28.99'	009°29'34"	S0°09'18"W	28.96'
C117	75.00'	60.16'	045°57'32"	N58°12'38"W	58.56'
C118	75.00'	57.64'	044°02'02"	N13°12'51"W	56.23'
C119	667.00'	33.25'	002°51'23"	S57°59'16"E	33.25'
C120	667.00'	77.11'	006°37'26"	S62°43'40"E	77.07'
C121	667.00'	77.11'	006°37'26"	S69°21'05"E	77.07'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C122	667.00'	77.11'	006°37'26"	S75°58'31"E	77.07'
C123	667.00'	77.11'	006°37'26"	S82°35'57"E	77.07'
C124	667.00'	74.08'	006°21'49"	S89°05'34"E	74.04'
C125	75.00'	8.22'	006°16'38"	S59°41'53"E	8.21'
C126	75.00'	50.65'	038°41'27"	S82°10'56"E	49.69'
C127	642.00'	90.26'	008°03'20"	N79°11'22"E	90.19'
C128	642.00'	450.70'	040°13'24"	S76°40'16"E	441.51'
C129	20.00'	29.84'	085°29'30"	N35°57'47"E	27.15'
C130	667.00'	41.29'	003°32'50"	N76°56'07"E	41.29'
C131	275.00'	86.24'	017°58'05"	N47°46'00"E	85.89'
C132	100.00'	10.32'	005°54'52"	N37°01'45"E	10.32'
C133	275.00'	39.64'	008°15'32"	N34°39'11"E	39.61'
C134	20.00'	2.93'	008°24'05"	S74°30'30"W	2.93'
C135	23.00'	1.94'	004°49'32"	S1°26'09"W	1.94'
C136	23.00'	1.94'	004°49'32"	S65°26'43"W	1.94'
C137	20.00'	26.91'	077°05'25"	N45°19'41"W	24.93'
C138	23.00'	3.31'	008°15'12"	N26°56'09"E	3.31'
C139	20.00'	26.91'	077°05'25"	S31°45'45"W	24.93'
C140	23.00'	3.31'	008°15'12"	S40°30'05"E	3.31'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTER LINE OF ROAD
- LOT LINE
- ADJOINING DEED LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- DEDICATED TO SANTA CLARA CITY FOR ROAD RIGHT OF WAY (13,951 SQ.FT.)

SHEET 2 OF 2

THE POINT AT SNOW CANYON

SUBDIVISION DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, & THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

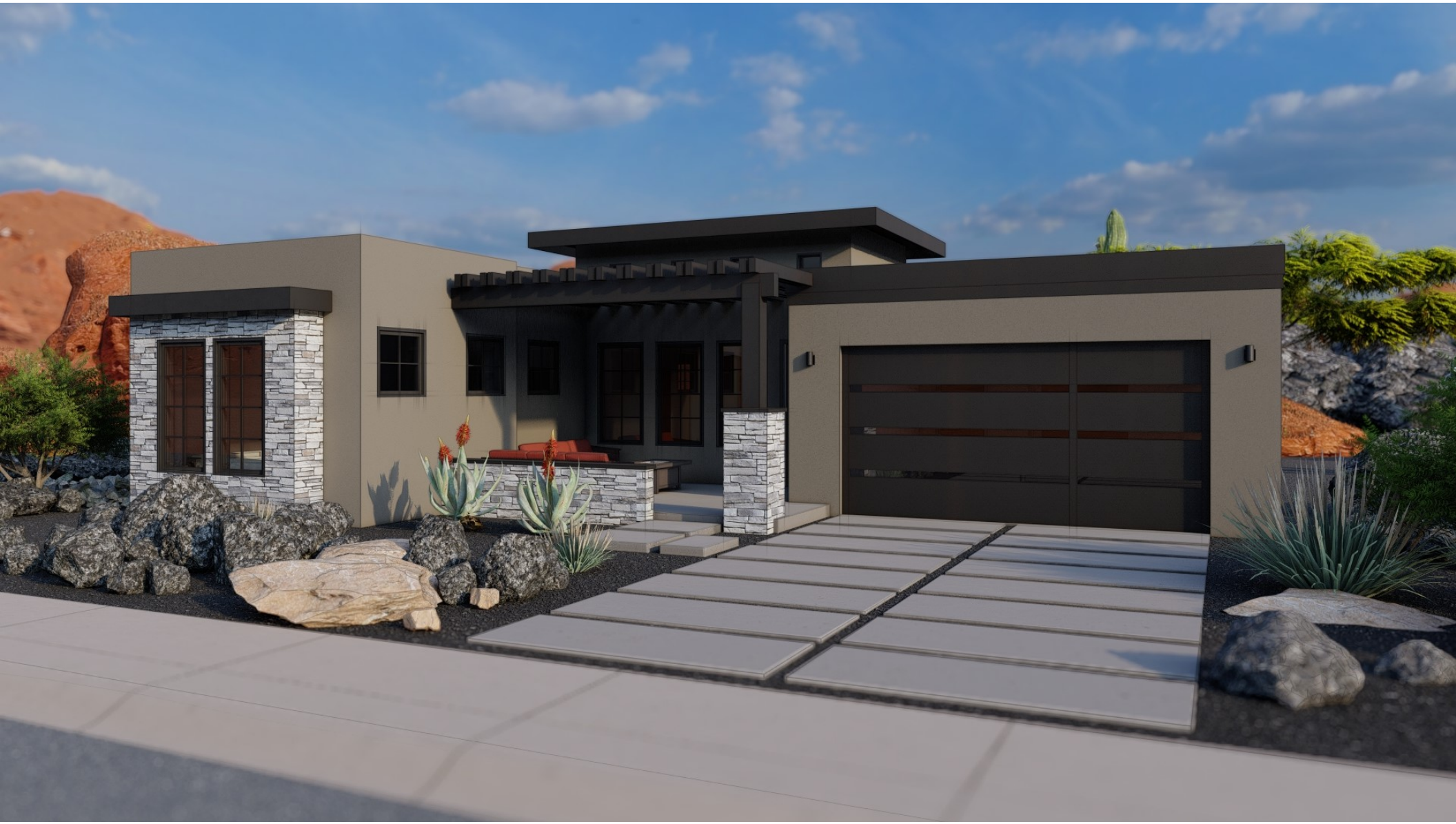
PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

RECORDED #

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

FEE $ _____ WASHINGTON COUNTY RECORDER









Development Narrative

This Retirement Living Community development is a 23.82-acre project that is located at the North side of Pioneer Parkway in Santa Clara Utah. This will be a single-phase retirement living development. During planning of the project great consideration was taken to provide a quality development that is a good fit and contributes to the community. Through this process the design team has had four TRC planning meetings with Santa Clara City. The development team has implemented suggestions from the City on use, access, parking, landscaping, setbacks, and facade. Also reviewed road requirements within the community and improvements for Pioneer Parkway.

.

Neighborhood meeting was held on February 25th, 2021 at Santa Clara City Hall to introduce the project. The meetings had great attendance and neighbors were very vocal in support of this project being developed in their neighborhood.

The proposed retirement living community development will provide a continuum of care for seniors including active adult homes, Independent living town homes cottages, Independent living apartments, assisted living apartments and memory care units.

A. **Senior Living Facility** (**West Parcel, PDR Zone)**
   - This parcel will host a two-level senior living facility for Independent Living (54 Units), Assisted Living (32 Units) and Memory Care (14 Units). These living areas will be in different wings all connected to a common core area. This design is visually appealing as it breaks up the mass of a large building and creates great outdoor open space. The building is buffered by single story town homes cottages between the main facility and existing adjacent neighborhood to the north.
   - Parking - 74 stalls for the Senior Facility
   - Two story – Max 35 feet

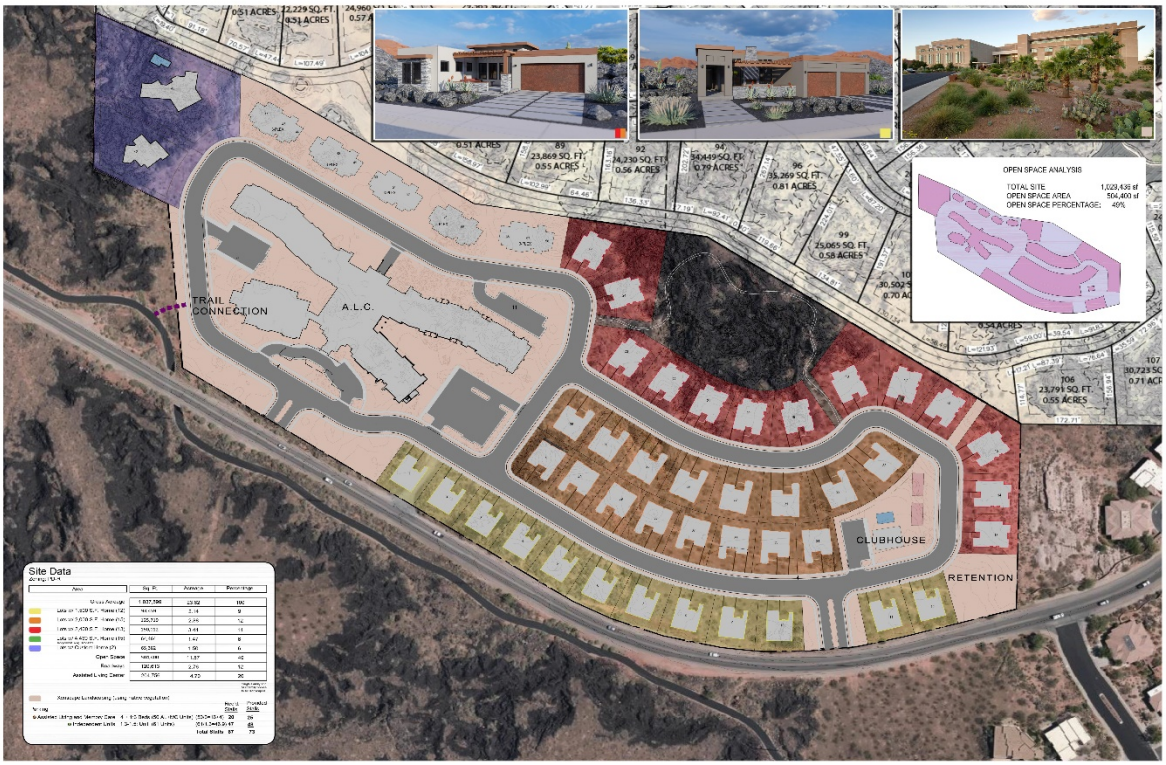
B. Independent Living Townhomes Cottages (North part of senior living parcel, PDR Zone)
   - 5 three-plex Independent Living Townhome Cottages. Residents will partake of the daily care and activities at the main facility. The location of these town homes creates a great buffer between adjacent residential neighborhoods and the main senior living building.
   - Parking – Small and mid-size units are two total. (1 garage, 1 driveway). Larger units total of four parking (2 garage, 2 driveway) 40 total parking stalls for town homes
   - Single Story – Max 14 feet

C. Active Adult Homes (41 lots on the east parcel and 2 lots on the north west parcel, PDR Zone)
   - 43 Active adult homes that will be for sale. Residents of these homes can also partake of the amenities of the main senior living facility. The location of these homes creates a great buffer between adjacent residential neighborhoods and the main senior living building.
   - Parking - Four per home (2 garage, 2 driveway) 172 total parking stalls
   - Single Story – Max 14 feet
   - Clubhouse with swimming pool, lounging areas, BBQ, sports courts and a dog run. (8 Parking stalls)

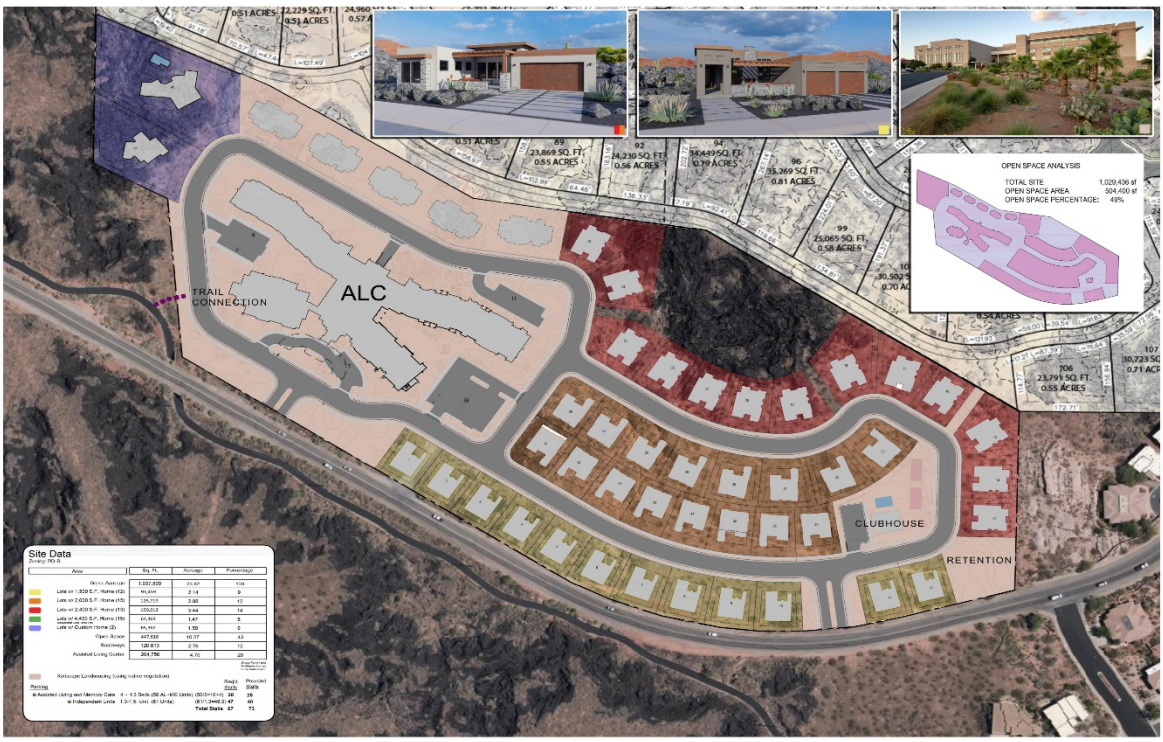
This Retirement Living Development provides great land-use transition with the existing neighborhood. The neighbors are very positive of this soft transition with single level senior homes adjacent to their existing homes.

The community is designed with a lot of open space in mind. After taking out the active adult lots, main building, townhomes and club house footprints there is 504,400 square feet of open space. Total size of the site is 1,037,599 square feet, this equals 49% of open space. There will be walking trails throughout the community. These trails will connect to the city trail system.

Site Plan



GOLD STREAM



Senior Living Building

GOLD STREAM



LMnt ARCHITECTURE THE POINTE

Active Adult Homes





LMnt ARCHITECTURE

THE POINTE





LMnt ARCHITECTURE

THE POINTE

Entrada Retirement Living Community
Operations Overview

The Entrada Retirement Living Community provides a full-service continuum of care Senior Living Community for older adults wishing to enjoy a healthy and quality lifestyle.

I. RESIDENT PROFILE

The Entrada Retirement Living Community will offer Active Adult Homes, Independent Living, Assisted Living and Memory Care Services to its residents. Many independent seniors opt for the convenience and lifestyle benefits, and amenities offered by a Full-Service Senior Living Community. Most seniors also desire the assurance that additional services will be available as their needs change over time. Our typical resident will be a moderate- to upper income senior, over the age of 65, who are either unwilling or unable to live independently

Resident needs vary from basic support services (meals, housekeeping, social activities, transportation and laundry) to more comprehensive care (medication assistance, personal care for activities of daily living and on-going non-skilled health services). Many residents have chronic conditions such as Parkinson's, diabetes, degenerative joint disease, congestive heart disease, stroke, etc., which limit their physical capabilities, including mobility.

II. PHILOSOPHY OF SERVICES

The philosophy underlying the approach to services is to focus upon upholding prevailing American cultural norms that are valued by those for whom we seek to provide housing and care. The main principles of Senior Living are listed below.

1. Individuality is defined as recognizing variability is human need and flexibility to organize services in response. Individuality is supported in the physical environment by providing a range of services to meet differing needs.

2. Independence is defined as supporting resident capabilities and facilitating use of those abilities to the broadest extent possible. Independence is supported in the physical environment by creating barrier free structures and careful design of assistive devices. It is supported programmatically by determining systematically areas of competence for which the individual can retain responsibility and providing support to enhance areas of functional disability.

3. Dignity is defined as providing support in such a way as to validate the self-worth of the individual. Dignity is supported in the physical environment by designing a structure that allows supportive services to be provided in the resident's living unit or a private area designated for that purpose. It is supported programmatically by program policies and procedures that provide special training for staff and services to be responsive to attitudes, beliefs and values.

4. Choice is defined as creating viable options for residents to enable them to exercise greater control over their lives. Choice is supported in the physical environment by providing sufficient private and common space to provide opportunities for selecting where and how to spend time. It is supported programmatically by program policies and procedures that encourage resident selection of services used and scheduling of services in response to resident preferences.

5. Privacy is defined as designated areas and time which are not shared and over which the resident maintains a large degree of control. Privacy is supported in the physical environment by designing living space that is not shared, except by personal choice, with others.

6. Home is defined, as a living environment that creates to the extent possible the atmosphere that most closely resembles the personal definition of a socially and spatially cohesive unit. Home is supported in the physical environment by the use of residential building codes, materials and furnishing whenever possible to replace commercial or institutional ones.

III. PROGRAM COMPONENTS

In addition to private housing accommodations residents of the community will enjoy the following Basic Services: Experienced Professional Management

- Orientation: Support & Move-in Coordination
- Personalized Service Plans for each resident
- 24-hour staffing and medical monitoring
- Private accommodations with private bath.
- Accessible, "Senior Friendly" Building design
- Weekly Housekeeping
- Personal laundry and linen service
- Dietitian approved menus
- Specialized Diets available.
- Individual, small and larger group activities
- Part time professional Activities coordinator
- Medication Administration (in licensed unit)
- On Site Professional Pharmacy Service
- Hair Salon,
- Library
- Scheduled Transportation Service
- Cable TV
- All Utilities except telephone
- Ongoing Needs Assessment

Memory Care Services

PROGRAM SERVICES

We have divided our program components into three categories: General Services, Support Services, and Special Needs Services. All services are clearly delineated in the Resident Handbook, Residency (Rental) Agreement, and resident Negotiated Service Plan.

A. GENERAL SERVICES

Basic services include meals, housekeeping, and laundry and maintenance activities. The on-site manager will have overall responsibility the coordination of these services. Technical assistance will be provided by the Management Agent and with selected services subcontracted for in the community.

1. Meals.

Three meals a day are offered in the dining room, including special diets, if required, to meet the resident's needs. The dining room is shall be designed to seat all residents simultaneously. Located in the core area of the building, the dining room will be designed to provide smaller, more intimate eating areas to accommodate resident preferences and needs. Dining service will be available 7 days per week. It will operate from approximately 7:30 a.m. to 6:30 p.m. daily, with meal service available to the residents from 7:30 to 9:00 a.m., 11:30 to 1:00 p.m. and 5:00 to 6:30 p.m. Snacks will be prepared daily for residents.

Care will be taken to plan for maximum choice and flexibility in dining services. Menu planning will be monitored by a registered dietitian. The dietitian will be a contracted consultant, averaging one hour per week to review menus, provide nutrition counseling and education and staff training. Cycle menus may be used, with special adaptations when needed to meet the dietary need and preferences of the residents. Calorie counts, nutritional supplements, physician ordered snacks and room tray service for residents who are ill, will be available.

2. Housekeeping/Laundry.

Housekeeping services to the resident apartments are provided weekly in the core service package. This service includes vacuuming; dusting, bed changing, bathroom cleaning and kitchen clean up. For more impaired individuals a more frequent schedule is available, at an additional cost to ensure the resident's needs are being met and property is maintained.

3. Maintenance.

Maintenance service for the building and for resident apartments will be provided primarily using contract labor. Interior and exterior window cleaning, landscape work, elevator maintenance, water pressure testing, alarm monitoring, pest control and the like will be subcontracted. One full time maintenance person is budgeted at full occupancy.

B. SUPPORT SERVICES

Support Services include personal and selected nursing care, social and recreational services, transportation and ancillary services needed to support the resident. The on-site manager has overall responsibility for the coordination of these services.

1. Personal Care and Nursing Services.

All Care Services are planned with the understanding that residents' individual needs can change over time. In planning and providing services we always consider the unique interests, attributes, abilities, and overall health status of each resident. Paradigm Senior Living utilizes a comprehensive, web based, care management software program , www.alwizard.com , to accurately and efficiently asses residents care needs and develop-maintain up to date service plans for all residents

A Licensed Nurse and therefore will coordinate resident care and services. Prior to move-in, a standardized assessment of resident health status and functional ability is completed.

Direct care staff will be responsible for most of the personal care provided to residents after receiving orientation to project policies and procedures, as well as specific skills development related to personal care tasks. By paying prevailing wages, offering health care benefits and extensive training, we anticipate being able to reduce some of the problems typically associated with the available labor pool for these positions.

In addition to the care coordinator, the project will have signed agreements with a physician and pharmacist to provide training and technical assistance to direct care staff. Ancillary health care services (e.g. hospice care, hospitalization, physical therapy, skilled nursing care, etc.) will be coordinated through transfer agreements, preferred provider arrangements and contracted fee-for-services agreements

a. Medication Management.

Pharmaceutical services will be subcontracted with an institutional pharmacy that will in turn provide all equipment and systems necessary for the legal, safe, and proper ordering, storage, administration, and documentation of medications. Medications will be stored in the administration and/or wellness areas. This area has been designed with locking cupboards, a refrigerator and a washing sink to facilitate safe storage and dispersal of medications.

b. Personal Care for Activities of Daily Living.

Personal care staff will be scheduled and dispatched from the area marked administration adjacent to the lobby on the first floor of the facility. Virtually all personal care services will be provided in the resident's apartment. These services include bathing, dressing, personal hygiene, toileting, grooming, eating, ambulation and other assistance needed to maintain resident functioning.

A complete record of the resident's needs and preferences is maintained in the care coordination area. Resident records may include but are not limited to the following: physician evaluation, medical histories, treatment and medication orders, lab and x-ray information, nursing assessments, vaccine records, vitals records, service plan and other relevant information to assist direct care staff and consulting professionals in the provision of services to the resident.

c. Routine Nursing Services

The facility is not designed or licensed for those needing continuous skilled nursing care. The project will however coordinate the provision of short term or intermittent (non-skilled) nursing care through duly qualified community-based providers. The facilities direct care staff, as allowable by state regulation, will provide routine nursing care.

2. Social and Recreational Services

The underlying philosophy of a continuum of care community living emphasizes the importance of social and recreational services to the wellbeing of the resident. To that end, the staff will be trained to Asses resident needs, particularly in the area of behavior management services. To facilitate social-recreational opportunities several design features have been incorporated into the building.

a. Social Services

An interdisciplinary team including representatives from all departments located on the Organizational Chart will provide initial contact with the resident during move-in. The General Manager will be the primary contact with the family and/or concerned professionals to provide continuity over time as issues and concerns arise.

b. Recreational Activities

The Entrada Retirement Living Community Senior Living will provide residents with opportunities social, educational, recreational, and spiritual activities. The Activity Director will conduct a social assessment as a part of the move-in process and the results will be incorporated into the services plan. Planning, organizing and implementing group activities will be the responsibility of the direct care staff designated to function as activity aides, while individual resident activities will be the responsibility of the assigned staff person. The goal will be to provide opportunities for the residents to participate as fully in community life as they wish. Regular group features will include Resident Council, family nights, family/resident newsletters, religious services, pet and horticulture therapy programs, as well as visiting entertainers from the surrounding community.

3. Transportation

Scheduled and emergency transportation to activities and medical appointments, within a specific Zone will be provided in each resident's basic service plan. Ancillary transportation services will be coordinated through community-based providers. In many cases, family, volunteers or caseworkers will provide medical transportation.

4. Ancillary Services

The Activity Director together with the interdisciplinary team will coordinate the provision of all ancillary services, including non-emergency medical care.

a. Medical Care.

Physicians will be encouraged to make house calls whenever possible. All residents will be examined by their designated Primary Care Physician prior to move-in and at lease annually thereafter. Access to specialty medical services such as dental, lab, x-ray, etc. will be coordinated as needed.

b. Banking, Salon, Shopping, Mail, Educational Services

Resident Banking Services will be provided to create access to resident's personal funds. Each resident will have his/her own locking mailbox. Salon services will be provided in an on-site beauty salon through a contract with a local cosmetologist.

c) Health and Wellness Program

I. Objectives for the Community Wellness Program:

To provide an environment and service for the residents that will promote:

1. As high a level of physical health as possible for as long as possible
2. As high a level of mental health and alertness as possible
3. The maintenance of social relationships with friends and family
4. The acceptance of loss and the coping with and enjoying what they have
5. Being at peace with the past, having meaning and enjoyment in the present and hope For the future

II. Implementation Plan for Community Wellness Program:

The Community will make various services available to the residents. The residents will have a choice whether to participate in them or not. With the choice of the resident, they may be included in the resident's service plan.

The following services and programs will be available for the promotion of the health and wellbeing of the resident.

A. Health Screening and Evaluation Program
B Diet and Nutrition
C. Exercise Program
D. Counseling Referral Program
E. Mental Alertness Program
F. Spiritual Life Enhancement Program

Education on topics of health, wellness and topics of interest to seniors aging will be featured for staff and families, as well as the residents. Educational opportunities will be provided family and residents. Community groups will be encouraged to use the project for training and meetings.

MANAGEMENT OF THE PROJECT

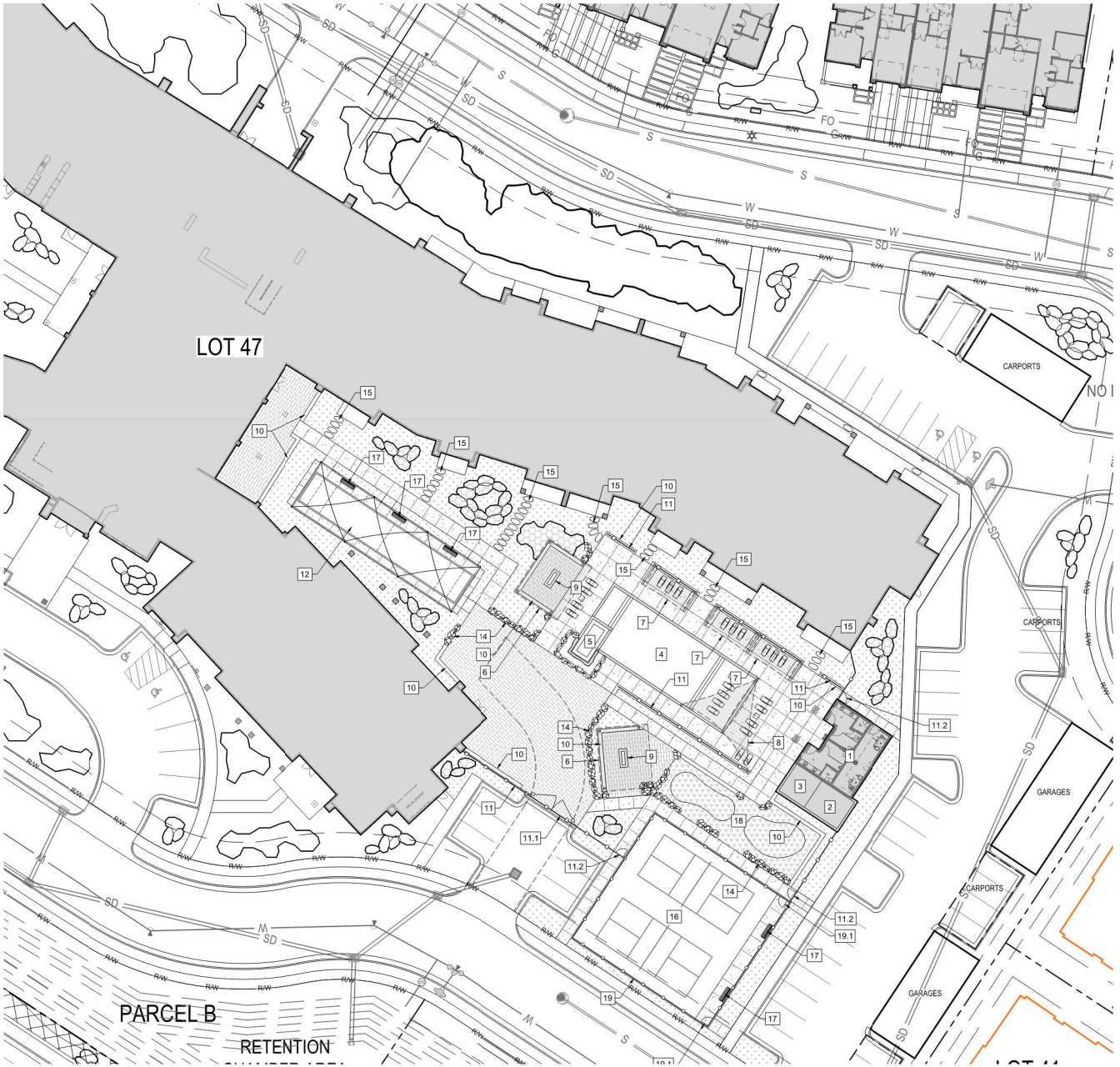
Paradigm Senior Living, the proposed Management Agent is responsible for setting standards of performance, quality, productivity and conduct; and for performing accounting and human resources functions. Additionally, the agent is responsible for making available any and all resources, advice, consent, and capital required for optimum day to day operating performance of the community. The primary objective of the management company is to enhance the long-term efficiency and effectiveness of the facility.

LANDSCAPE KEYNOTES:

1. POOL HOUSE - SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
2. GOLF SIMULATOR INSIDE POOL HOUSE - FORESIGHT GOLD EAGLE PACKAGE OR OTHER APPROVED BY OWNER - SEE ARCHITECTURAL PLANS FOR MORE INFORMATION FOR PLACEMENT INSIDE THE POOL HOUSE.
3. BAR AREA INSIDE POOL HOUSE - SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
4. 25' x 69' POOL WITH LARGE LOUNGE SHELF - EXACT POOL DESIGN AND PLANS PER POOL CONTRACTOR.
5. 8' x 16' INFINITY EDGE SPA AND BOULDER EDGE CATCH BASIN - EXACT POOL DESIGN AND PLANS PER POOL CONTRACTOR.
6. STEEL SHADE PAVILION - SEE DETAIL 7/L150 AND STRUCTURAL PLANS FOR FOOTING REQUIREMENTS.
7. CANTILEVERED SHADE SAIL POOL CABANAS - 9' x 20' CUSTOM SIZE BY SHADE COMFORTS, FABRIC COLOR: SAND ALNET EXTRA BLOCK SHADE CLOTH OR APPROVED EQUAL, POST COLOR: POWDER COATED DARK GRAY STRUCTURAL STEEL DESIGNED AND ENGINEERED BY MANUFATURER. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR OWNER APPROVAL.
8. SHADE SAILS - CUSTOM SHAPE BY SHADE SAIL LLC OR OTHER APPROVED BY OWNER. SQUARE POSTS AND FABRIC TO BE DESIGNED BY MANUFACTURER. FABRIC TO BE MONOTEC 370 OR OTHER APPROVED BY OWNER. POST COLOR: POWDER COATED DARK GRAY. FABRIC COLOR: SAND OR OTHER APPROVED BY OWNER. SEE DETAIL 8/L150 FOR SHADE SAIL LAYOUT.
9. FIRE PIT - TAVOLA 6 BY PRISM HAROSCAPES OR SIMILAR APPROVED BY OWNER. EMERGENCY SHUT OFF VALVE AND GAS LOCATION PER MECHANICAL.
10. CONCRETE SEAT WALL - SEE DETAIL 6/L150.
11. WOOD SLAT SCREEN FENCE - SEE DETAIL 5/L150.
    - 11.1. (2) 12' VEHICLE GATES. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF GATE, LATCH AND HINGE HARDWARE FOR APPROVAL BY LANDSCAPE ARCHITECT.
    - 11.2. 42" CLEAR WIDE AUTO LATCHING MAN GATES TO MATCH WOOD SLAT FENCE. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF GATE, LATCH AND HINGE HARDWARE FOR APPROVAL BY LANDSCAPE ARCHITECT.
12. 13' x 76' BOCCE BALL COURT - 6" CONCRETE CONTAINMENT CURB WITH A 3" MINIMUM CONCRETE BASE AND 2" MINIMUM 95% COMPACTED CLAY PLAY SURFACING OR OTHER APPROVED BY OWNER. SPACE BETWEEN TOP OF PLAYING SURFACE AND TOP OF CONTAINMENT CURB SHALL BE 6".
13. STRING LIGHTS AT BOCCE COURT - INSTALL ON SQUARE STEEL POSTS SURROUNDING BOCCE BALL COURT AREA. SEE ELECTRICAL PLANS FOR MORE INFORMATION ON LIGHTING. SQUARE STEEL POSTS SHALL BE 6" SQUARE POSTS, APPROXIMATELY 9' HIGH, COORDINATE WITH STRUCTURAL ON FOOTING REQUIREMENTS.
14. BOULDERS - LAVA ROCK FROM ON SITE, TO MIMIC THE NATURAL FORMATIONS FROM WITHIN THE DEVELOPMENT AREA.
15. STEP STONES - LOCALLY SOURCED DARK GREY COLOR OR OTHER APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
16. PICKLEBALL COURTS - SEE DETAIL 1/L151 FOR STRIPING, NETTING, AND SPORTS COURT COLOR REQUIREMENTS.
17. BENCH - 69" BACKED NEOLIVIANO BENCH BY LANDSCAPE FORMS, SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. COLOR: JARRAH WOOD GRAIN.
18. PUTTING GREEN - PRECISION PUTT GREEN WITH SYNTIPEDE X43 FRINGE BY SYNLAWN OR OTHER APPROVED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF EXACT PUTTING GREEN LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT.
19. 8' CHAIN LINK FENCE, VINYL COATED BLACK.
    - 19.1. 42" CLEAR WIDE MAN GATE TO MATCH BLACK VINYL FENCE.
20. ASPHALT PATH - 6' WIDE MINIMUM, 2.5" ASPHALT SECTION.
21. 5' BLACK WROUGHT IRON FENCE.
    - 21.1. 42" CLEAR WIDE AUTO LATCHING MAN GATE TO MATCH BLACK WROUGHT IRON FENCE.

LANDSCAPE MATERIALS LEGEND:

- PLANTER BED - SEE LANDSCAPE SHEETS L100-L109 FOR MORE INFORMATION.
- LANDSCAPE TO REMAIN IN NATURAL STATE - RETAIN AND PROTECT LAVA ROCK FORMATIONS AND EXISTING VEGETATION.
- PAVERS - MODULINE CONCRETE PLANK PAVER BY BELGARD OR OTHER APPROVED BY OWNER. SIZE: 80MM THICKNESS, 30% 6" X 9", 70% 6" X 12". COLORS: 70% FOUNDRY, 30% GRAPHITE. SHOT BLAST FINISH. MODULINE RUNNING BOND PATTERN.
- PLACE BACK LAVA ROCK OF VARYING SIZES TO MIMIC NATURAL FORMATIONS. STAIN EFFECTED ROCK TO MATCH NATURAL BLACK COLOR.
- CONCRETE FLATWORK PER CIVIL DRAWINGS.
- SYNTHETIC TURF PUTTING GREEN: PRECISION PUTT GREEN WITH SYNTIPEDE X43 FRINGE BY SYNLAWN OR OTHER APPROVED BY OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



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Seals

PRELIMINARY

State of Utah — DARIAN WESTRICK — 11038247-5301 — 02.22.2022 — Licensed Landscape Architect

NOT FOR CONSTRUCTION

THE POINT AT SNOW CANYON
SANTA CLARA, UT

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2095
DATE:	02.22.2022
DRAWN BY:	DW
CHECKED BY:	WH

DRAWING TITLE:

LANDSCAPE SITE PLAN - CLUBHOUSE AREA

SHEET NUMBER

L120

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STACK ROCK GROUP - CONSTRUCTION DOCUMENT SET

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

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

CITY COUNCIL

Meeting Date: April 13, 2022 **Agenda Item:** 4

Applicant: Robert Smith

Requested by: James McNulty

Subject: Preliminary Subdivision Plat Approval

Description:
The applicant, Robert Smith (Taylor Built Homes), is requesting Preliminary Plat Approval for Coyote Landing and Quail Crossing at Deserts Edge. Coyote Landing includes a total of 120 multi-family townhome units. Quail Crossing includes a total of 120 affordable apartment units. The subject property is 20.01 acres in size. The overall proposed project density is 11.99 dwelling units per acre.

Recommendation: Approval

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A

Attachments:
https://sccity.org/wp-content/uploads/formidable/41/Deserts-Edge__Preliminary-Plat_April-13-2022_CC-Report-1.docx

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

Staff Report

Preliminary Subdivision Plat
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: April 13, 2022
Current Zone: PDR
Property Address: East of 400 East & North of North Town Road
Request: Coyote Landing & Quail Crossing at Deserts Edge, Preliminary Plat
Applicant Name: Robert Smith (Taylor Built Homes)
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approve with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Robert Smith (Taylor Built Homes), is requesting Preliminary Plat Approval for Coyote Landing and Quail Crossing at Deserts Edge. Coyote Landing includes a total of 120 multi-family townhome units. Quail Crossing includes a total of 120 affordable apartment units. Both projects are included in the overall Deserts Edge project as discussed during the Rezoning and Concept Plan public hearing with the Planning Commission on September 7, 2021. The Commission forwarded a positive recommendation to the Council. The City Council adopted Ordinance #2021-13 on September 8, 2021, allowing for the PDR Zone with a total of 239 units (11.94 units/acre). However, the applicant has modified the Preliminary Plat to include 240 units. A Project Plan Amendment was approved by the Planning Commission on March 24, 2022, allowing for one (1) additional unit. The subject property is 20.01 acres in size. The overall proposed project density is 11.99 dwelling units per acre.

SITE & VICINITY DESCRIPTION

The subject property is located east of 400 East and north of North Town Road. The future extension of Hamblin Parkways will run along the eastern boundary of the site. Both northern and western boundaries of the subject property are adjacent to Ivins City.

PDR ZONE REQUIREMENTS

The PDR Zone requires a review of building materials, project amenities, and overall site landscaping to allow for a density bonus of up to 12 units per acre. This was reviewed previously by the Planning Commission and City Council during the public meetings last fall (Ordinance #2021-13 adoption).

The **building materials** for the **Coyote Landing Townhomes** includes brick, fiber cement lap siding, stucco, trellis covered balconies, with flat tile roofing. The **building materials** for the **Quail Crossing Apartments** include brick, fiber cement

lap siding, stucco, metal railing and balconies, with a standing seam metal roof. **Project amenities** include a centrally located clubhouse, splash pad or water toy feature with water slide, a spa, pickleball courts, and tennis courts. Playground equipment and a community garden is also proposed for the project. **Landscaping** is included throughout the development and includes a drought tolerant xeriscape design with a drip system to individual trees and plants. Lawn and irrigation areas are limited to promote water efficiency and conservation.

Coyote Landing includes a front loaded and rear loaded townhome design. **Section 17.68.090 of city code** allows for flexibility with project design and building setbacks. This allows for a specific plan for the Deserts Edge project. As a result, staff is recommending the following setbacks for the Desert's Edge Project: **Front-loaded townhomes** that front on a public street require a 20' front setback, or a 10' front setback from open space (two buildings in Phase 3 incorporate this design). The rear yard setback is required to be 10' unless fronting on open space. These two buildings are required to have a 20' rear yard setback to allow for driveway parking. The minimum side yard setback between buildings is 12'. **Rear-loaded townhomes** that front on a public street require a 20' front setback, or a 10' front setback from open space (two buildings in Phase 3 incorporate this design). The rear yard setback is 5' from the rear loaded private alley. The minimum side yard setback is 12' between buildings. **Quail Crossing** includes one building design for the apartments. The front yard setback requirement is 20'. The side yard setback requirement is 10', with the rear yard setback requirement of 10'.

A **Phasing Plan** has been included for the project. A total of 6 phases are proposed by the developer. Each phase will generally include the following:

- Phase 1 includes 24 townhome units, centrally located amenities, boat and RV parking, and public roadway improvements including two required public accesses to 400 East.
- Phase 2 includes 60 apartments within two buildings, project amenities, required parking, and primary access to and from the project from North Town Road.
- Phase 3 includes 44 townhome units, centrally located open space, detention basin, a private alley, and public roadway improvements.
- Phase 4 includes 32 townhome units, a private alley, and required parking spaces.
- Phase 5 includes 20 townhome units, two private alleys, and required parking spaces.
- Phase 6 includes 60 apartments within two buildings, a detention basin, required parking, and extension of the private driveway system in the project.

ITEMS TO ADDRESS/PROPOSED MITIGATION

City staff has identified the following items that need to be addressed with Preliminary Plat Approval:

1. **Public Streets & Dedication:** All required public street improvements need to meet city standards and be installed or bonded for prior to plat recordation. A total of six (6) phases are proposed and each will require public improvements. Each subdivision plat (Phases 1 thru 6) recordation will allow for the public streets to be dedicated to the city.

2. **Building Design/Materials/Height:** Two products are included with the overall project. Coyote Landing is a townhome product which includes brick, fiber cement lap siding, stucco, trellis covered balconies, with flat tile roofing. Quail Crossing is an apartment product which includes brick, fiber cement lap siding, stucco, metal railing and balconies, with a standing seam metal roof. Staff is in support of the proposed architectural design and materials. The maximum height in the PDR Zone is 35'. The project has been designed to comply with this requirement.

3. **Building Setbacks/Type:** Coyote Landing includes a front loaded and rear loaded townhome design. Section 17.68.090 of city code allows for flexibility with project design and building setbacks. As a result, staff is suggesting the following setbacks for the Desert's Edge Project: **Front-loaded townhomes** that front on a public street require a 20' front setback, or a 10' front setback from open space (two buildings in Phase 3 incorporate this design). The rear yard setback is required to be 10' unless fronting on open space. These two buildings are required to have a 20' rear yard setback to allow for driveway parking. The minimum side yard setback between buildings is 12'. **Rear-loaded townhomes** that front on a public street require a 20' front setback, or a 10' front setback from open space (two buildings in Phase 3 incorporate this design). The rear yard setback is 5' from the rear loaded private alley. The minimum side yard setback is 12' between buildings. **Quail Crossing** includes one building design for the apartment buildings. The front yard setback requirement is 20'. The side yard setback requirement is 10', with the rear yard setback requirement of 10'.

4. **Project Amenities:** Will include a centrally located clubhouse, splash pad or water toy feature with water slide, a spa, pickleball courts, and tennis courts. Playground equipment and a community garden is also proposed for the project. Staff recommends that the applicant determine the final amenity package before final subdivision plat approval.

5. **Project Landscaping/Open Space:** The final landscape plans will be required to comply with Ordinance #22-05 (Water Efficient Landscaping & Conservation). The code requires a minimum of 30% open space. The applicant has indicated that the Plan includes approximately 41% open space.

6. **Project Fencing:** A 6' privacy wall is required along Hamblin Parkway. The applicant intends to utilize a CMU block as per other projects in the vicinity. Additionally, an open style iron fence with evenly spaced pillars will be installed adjacent to the apartment buildings fronting North Town Road and 400 East. This fence will also wrap around the corner and run parallel to "Street C" on the projects' interior.

7. **Project Parking:** A total of 702 parking spaces have been provided. This includes 152 spaces for the front-loaded townhomes, 270 spaces for the rear-loaded townhomes, 35 spaces for the clubhouse, and 245 spaces for the apartments, with 120 being covered as required. City code requires a minimum of 616 parking spaces. The additional 86 spaces are intended for short-term rental use as previously approved for the project. Boat & RV parking has also been provided as per short-term rental project requirements.

8. **Emergency Vehicle Access:** The project has been revised to include an emergency vehicle access between the apartments and townhomes. The apartments will be accessed via North Town Road and utilize a private driveway system, with the townhomes having two access points via 400 East and utilizing a public roadway. City staff has reviewed the Plan and determined that this design allows for the project to meet city requirements.

9. **Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to final plat recordation. A total of 6 phases are proposed as per the Phasing Plan. City staff has asked the applicant

to consider running secondary water to the project. This needs to be determined before final plat submittal.

10. **Dust Control:** The applicant will be required to submit a dust control plan for each project Phase (Phasing Plan includes 6 phases) prior to final plat recordation. This is a large-scale development and precautionary measures are needed to protect the general health, safety, and welfare of residents in the vicinity.

NEIGHBORHOOD RESPONSE

The City Council agenda has been posted on the city website as well as City Hall, the Santa Clara Post Office, and local library. No comments have been received by city staff as of the writing of this report.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*
Recommendations: A geotechnical report will be required for buildings within the project prior to permit issuance.
Required Revisions: None at this time.

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

DEPARTMENT: *Police & Fire*
Recommendations: Fire & Emergency Vehicle access is required. Additional review required at final plat.
Required Revisions: None at this time.

DEPARTMENT: *Power*
Recommendations: Public Utility Easements (PUE's) are required for each final plat. Transformer locations need to be reviewed and approved.
Required Revisions: None at this time.

DEPARTMENT: *Public Works*
Recommendations: Public Utility Easements (PUE's) are required to be shown on each final plat. A final mylar with signature blocks is required for each final plat prior to recordation.
Required Revisions: None at this time.

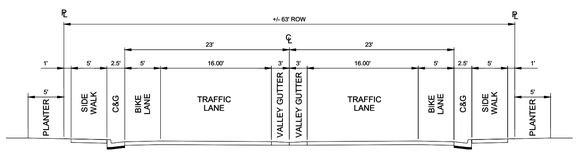
STATE CODE CONSIDERATIONS

Utah Code, Section 52-4-202 includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time and place of the meeting must be placed on the city website and in public locations (e.g., City Hall, Post Office, local library) at least 24 hours before the meeting. The city is also required to post on the State Public Notice Website. Planning Staff has determined that all State Code requirements have been met with this application.

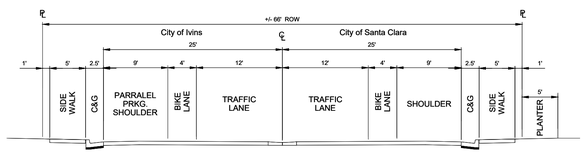
PLANNING STAFF RECOMMENDATION

The Planning Commission held a public meeting on March 24, 2022, and forwarded a recommendation of approval to the City Council. At this time, Planning Staff recommends that the City Council approve the Preliminary Plat for the Deserts Edge Subdivision, subject to the following conditions:

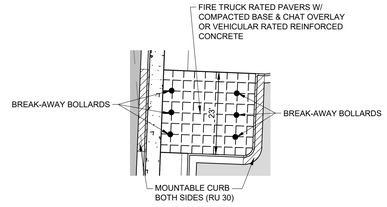
1. That the applicant be required to comply with the recommendations from all city reviewing departments for each project phase.
2. That the applicant be required to install public street improvements which meet city standards. That each project phase includes public street improvements, private alleys, and private driveways as applicable.
3. That the building materials for Coyote Landing (townhomes) include brick, fiber cement lap siding, stucco, trellis covered balconies, with flat tile roofing. That the building materials for Quail Crossing (apartments) include brick, fiber cement lap siding, stucco, metal railings and balconies, with a standing seam metal roof. That the building height does not exceed 35' as per the PDR Zone.
4. That the building setbacks for Coyote Landing (front-loaded and rear-loaded townhomes) be allowed as recommended by city staff (as listed in the staff report). That the setbacks for Quail Crossing (apartment buildings) be allowed as recommended by city staff.
5. That the required project amenities include a centrally located clubhouse, splash pad or water toy feature with water slide, a spa, pickle ball courts, and tennis courts. That a playground and community garden also be required. That the Phase 1 final plat include the centrally located amenities. That the Phase 1 final plat include the Boat & RV parking area. That the Phase 2 final plat include the playground and community garden area.
6. That the Phasing Plan be followed by the applicant. That a Phasing Plan be included with each final plat submittal. If the applicant proposes to amend the Phasing Plan, it will go back to the Planning Commission for review and consideration.
7. That the final landscape and irrigation plans for each project phase comply with Ordinance #22-05 (Water Efficient Landscaping & Conservation). That the project open space meets or exceeds the 30% PDR Zone requirement.
8. That a 6' privacy wall utilizing CMU block be required along Hamblin Parkway. That an open style iron fence with evenly spaced pillars be required along North Town Road, 400 East, and within the projects' interior parallel to "Road C". Project fencing is required for Phases 1, 2, and 6.
9. That a total of 702 parking spaces be provided for the overall project. This includes two-car garages for townhome units, additional parking for the short-term rentals, covered and uncovered parking for the apartments, parking for the clubhouse, and boat & RV parking as required.
10. That the Emergency Vehicle Access is required between the apartments and townhomes. That additional design and details be provided at final plat for Phase 2 of the project.
11. That the applicant provides a will-serve letter or other verified documentation from the WCWCD prior to final plat recordation of each project phase. That the applicant considers running secondary water into the project.
12. That a dust control plan be required and submitted to city staff for review and approval before a grading permit is issued or site work commences for each project phase.



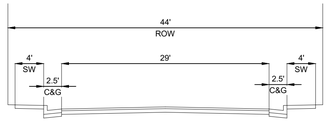
NORTH TOWN ROAD



400 EAST ROAD

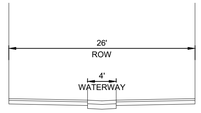


EMERGENCY ACCESS



RESIDENTIAL ROAD SECTION

PUBLIC
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E



ALLEY ROAD SECTION

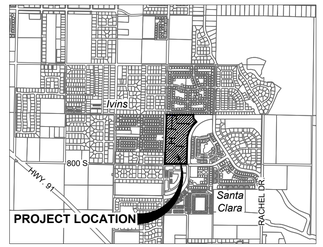
PRIVATE

TAYLOR BUILT HOMES, LLC SC-SB-80

BEGINNING AT A POINT N1°28'10"E, 24.77 FEET ALONG THE CENTER SECTION LINE AND N89°26'54"E, 33.02 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R16W, SLB&M, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF 400 EAST STREET, A PLATTED ROADWAY, AS SHOWN ON THE ST. GEORGE AND SANTA CLARA BENCH IRRIGATION COMPANY SUBDIVISION FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE N1°28'10"E, 1329.21 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH BOUNDARY OF PADRE LAKES TOWNHOMES-PHASE 2 SUBDIVISION, FILED AS RECORDED NO. 483025, IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE N89°39'09"E, 708.75 FEET ALONG SAID SOUTH BOUNDARY AND ALONG THE SOUTH BOUNDARY OF PADRE LAKES TOWNHOMES-PHASE 3 SUBDIVISION, FILED AS RECORDED NO. 531509, IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, TO A POINT ON THE BOUNDARY OF ARCADIA VACATION RESORT-PHASE 3 SUBDIVISION, "BOAT & RV PARKING PARCEL", FILED AS DOCUMENT NO. 20210038369 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: S0°20'51"E, 100.00 FEET; THENCE S41°43'40"E, 128.53 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF HAMBLIN PARKWAY DESCRIBED IN DOCUMENT NO. 20170025065 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING ON A 706.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S41°43'40"E; THENCE SOUTHWESTERLY 311.53 FEET ALONG THE ARC OF SAID CURVE, AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 25°16'58"; THENCE S1°17'49"W, 113.05 FEET TO A POINT ON THE BOUNDARY OF SAID ARCADIA VACATION RESORT-PHASE 3 SUBDIVISION, "PRIVATE UNITS PARCEL"; THENCE S1°17'49"W, 767.11 FEET ALONG SAID "PRIVATE UNITS PARCEL" TO THE NORTH RIGHT OF WAY LINE OF NORTH TOWN ROAD (800 SOUTH), A PLATTED ROADWAY; THENCE S89°26'54"W, 629.06 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 20.011 ACRES MORE OR LESS.





Vicinity Map

NOT TO SCALE

Located in Section 5, Township 42 South, Range 16 West, SLB & M
Santa Clara City, Utah

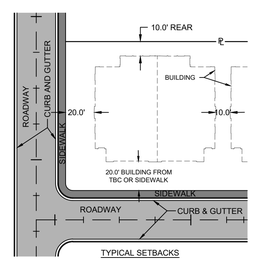
Site Summary	
Site Area:	20.011 acres
Front Load Townhomes	38 units
Rear Load Townhomes	82 units
Apartments	120 units
Total Dwellings:	240 Units
Density:	11.99 units per acre
Total Open Space:	8.25 Acres (41.23%)

Parking Summary		
Parking Locations	**Parking Provided**	**Parking Required**
Front-load Townhomes	152	114
Rear-loaded Townhomes	270	262
Clubhouse	35	0
Apartments^	245	240
Total*	**702**	**616**

*Total does not include an additional 50 parking spaces along 400 East.
^Includes 120 req'd covered parking spaces

LEGEND

- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING 8" SEWER MAIN
- EXISTING DRAINAGE
- EXISTING 10' CONTOUR MAJOR
- EXISTING 2' CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSE CONTOUR MINOR
- PROPOSED 8" WATER LINE (UNLESS OTHERWISE NOTED)
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED 8" SEWER MAIN
- OVERALL PROJECT BOUNDARY
- PHASE LINE
- PROPOSED ROADS
- PROPOSED DETENTION AREA
- PRIVACY WALL
- IRON FENCE



TYPICAL SETBACKS

PROPERTY OWNER
BELLA SOL 15 A SERIES OF
BELLA SOL AT SANTA CLARA, LLC
ATTN: ROBERT SMITH
1100 E. SOUTH UNION AVE.
MIDVALE, UT 84047

HORROCKS ENGINEERS
555 South Bluff St., Suite 101
St. George, UT 84770
(435) 986-7888
www.horrocks.com

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE
0 1 2

REVISIONS
REV # | DATE

*SEE GENERAL NOTES SHEET

DRAWING INFO
DATE 03/14/2022
DESIGNED BW
DRAWN CC
CHECKED TC
PROJECT UT-LD-4549-21

PRELIMINARY
NOT FOR CONSTRUCTION

QUAIL CROSSING & COYOTE LANDING

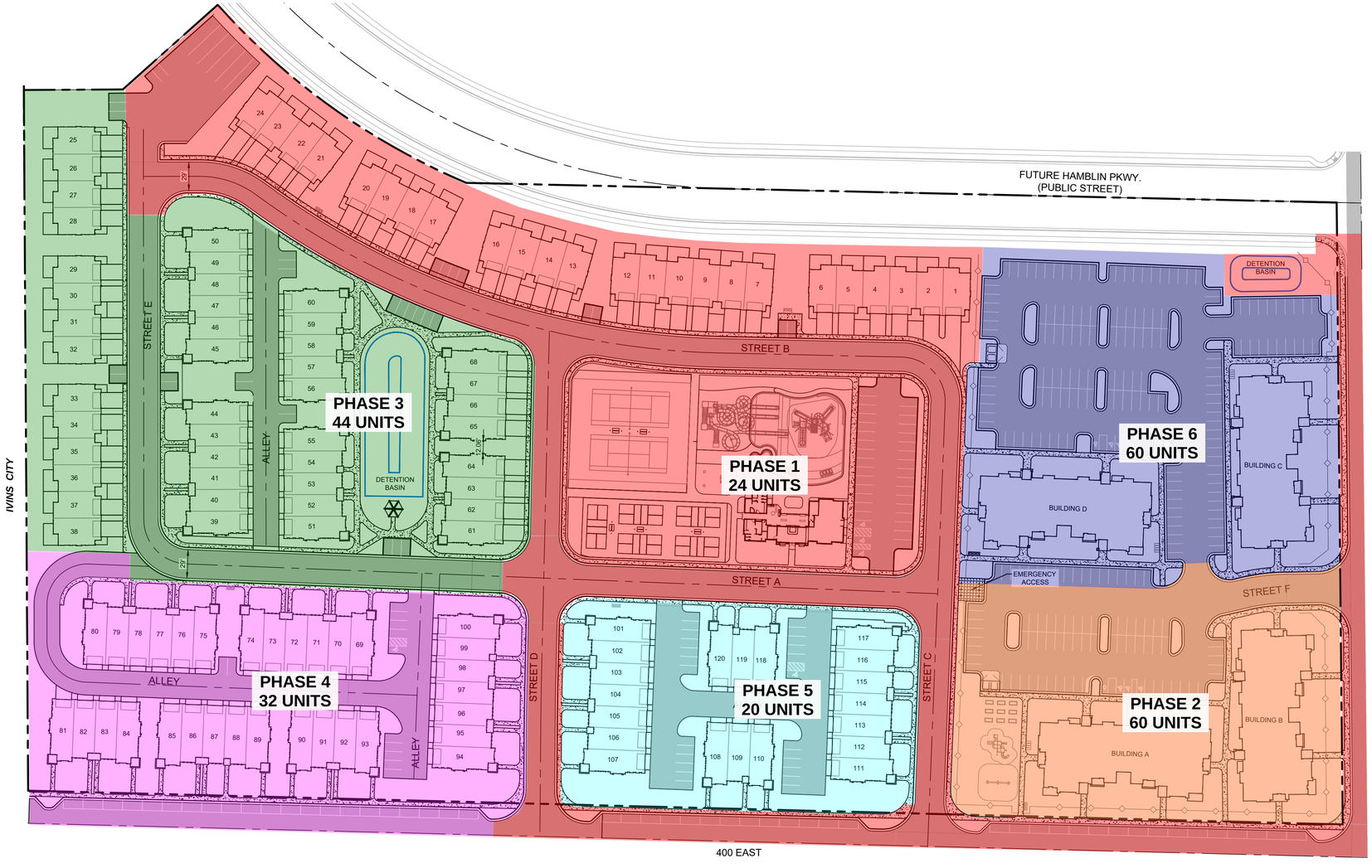
SANTA CLARA CITY, UT

PRELIMINARY PLAT

SITE PLAN

PP1.0

PAGE 1 OF 1



* PHASE 1 = 24 UNITS
> PHASE 2 = 61 UNITS
* PHASE 3 = 43 UNITS
* PHASE 4 = 32 UNITS
* PHASE 5 = 20 UNITS
> PHASE 6 = 60 UNITS
TOTAL = 240 UNITS

* Quail Crossing
> Coyote Landing

0 60' 120'
SCALE: 1" = 60'

Desert's Edge
Phasing Plan
SANTA CLARA, UTAH

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HORROCKS ENGINEERS



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QUAIL CROSSING AT DESERTS EDGE

WASHINGTON COUNTY, UT

EXTERIOR RENDERING
STREET VIEW

D204

1 SEP 2021



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QUAIL CROSSING AT DESERTS EDGE

WASHINGTON COUNTY, UT

EXTERIOR RENDERING
REAR VIEW

D205

1 SEP 2021



FRONT EXTERIOR PERSPECTIVE

1
D201

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QUAIL CROSSING AT DESERTS EDGE

WASHINGTON COUNTY, UT

EXTERIOR PERSPECTIVE

D201

1 SEP 2021



REAR EXTERIOR PERSPECTIVE 1 D202

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QUAIL CROSSING AT DESERTS EDGE

WASHINGTON COUNTY, UT

EXTERIOR PERSPECTIVE

D202

1 SEP 2021



FRONT ELEVATION PERSPECTIVE 1 D203



REAR ELEVATION PERSPECTIVE 2 D203

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QUAIL CROSSING AT DESERTS EDGE

WASHINGTON COUNTY, UT

EXTERIOR PERSPECTIVE

D203

1 SEP 2021



20-PLEX - SOUTH ELEVATION
3/16" = 1'-0"
1
D301



20-PLEX - WEST ELEVATION
3/16" = 1'-0"
2
D301

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QUAIL CROSSING AT DESERTS EDGE

WASHINGTON COUNTY, UT

BUILDING ELEVATIONS

D301

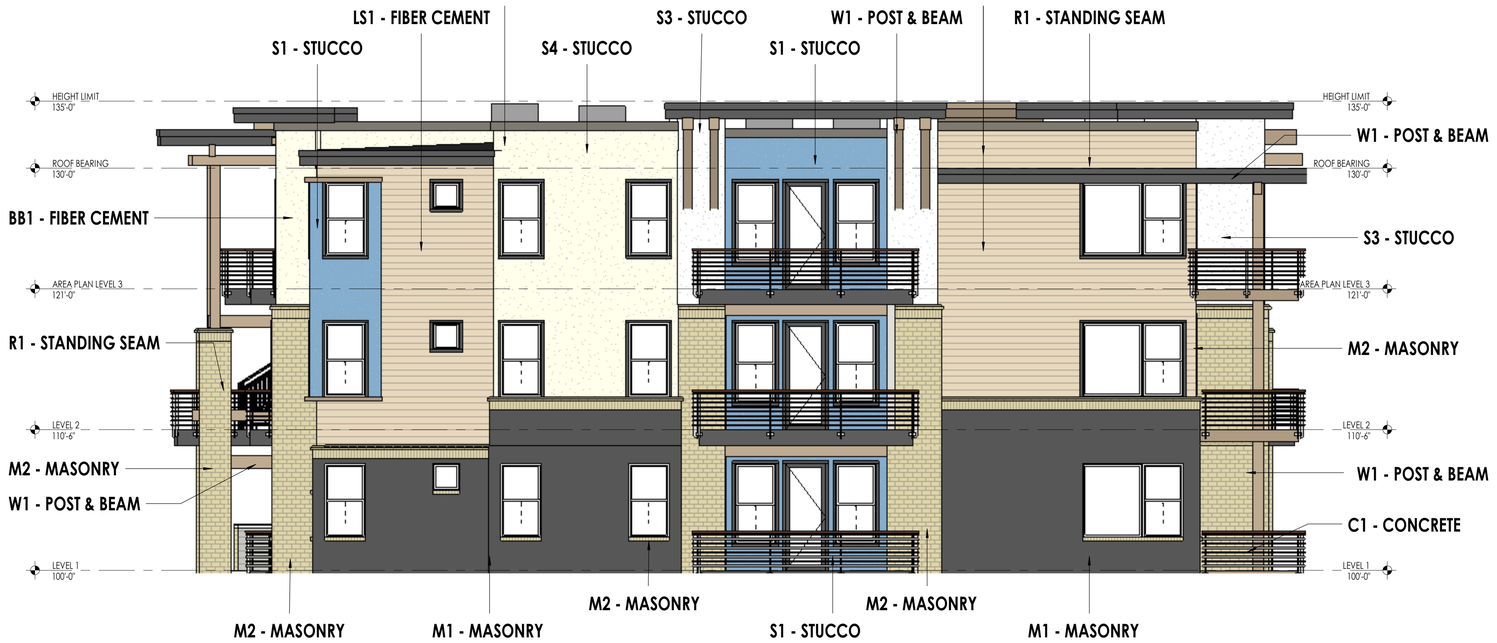
1 SEP 2021



20-PLEX - NORTH ELEVATION

3/16" = 1'-0"

1 D302



20-PLEX - EAST ELEVATION

3/16" = 1'-0"

2 D302

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QUAIL CROSSING AT DESERTS EDGE

WASHINGTON COUNTY, UT

BUILDING ELEVATIONS

D302

1 SEP 2021



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COYOTE LANDING

SANTA CLARA, UT

FRONT LOAD EXTERIOR
RENDERING REAR VIEW

D204

15 JUNE, 2021



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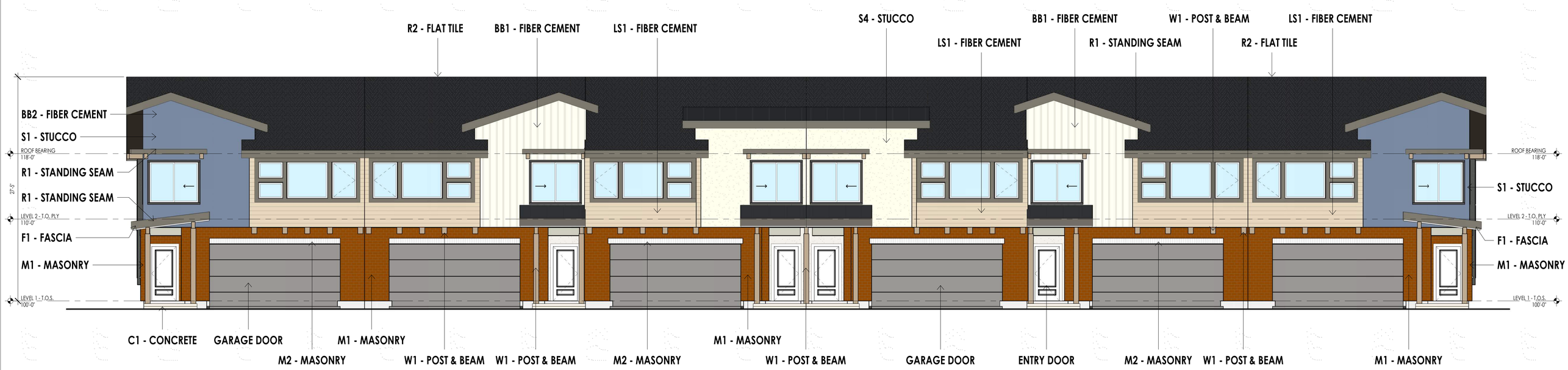
COYOTE LANDING

SANTA CLARA, UT

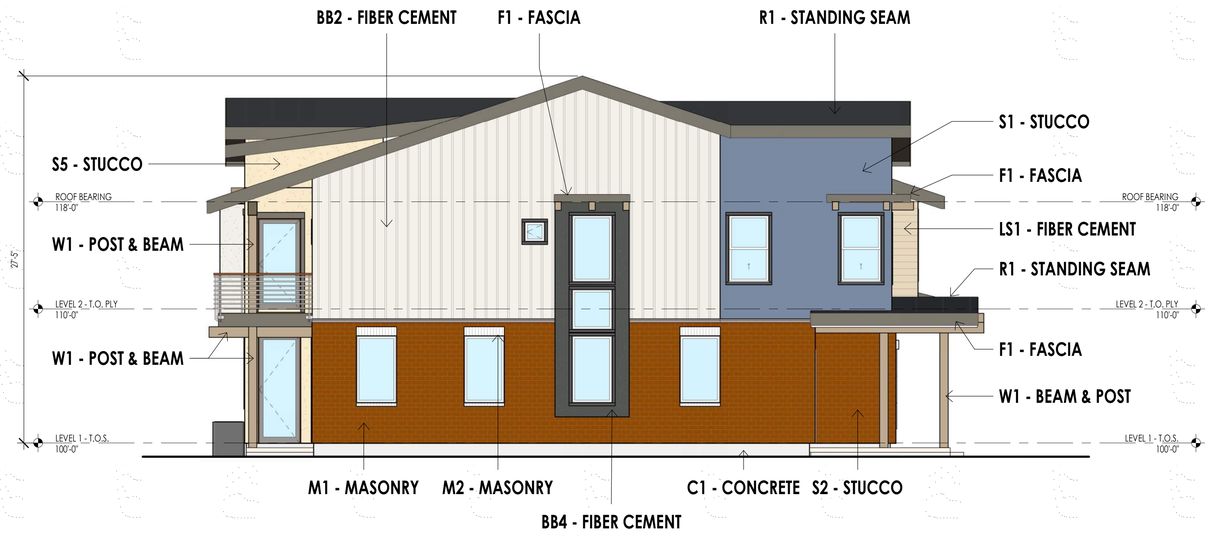
FRONT LOAD EXTERIOR RENDERING STREET VIEW

D203

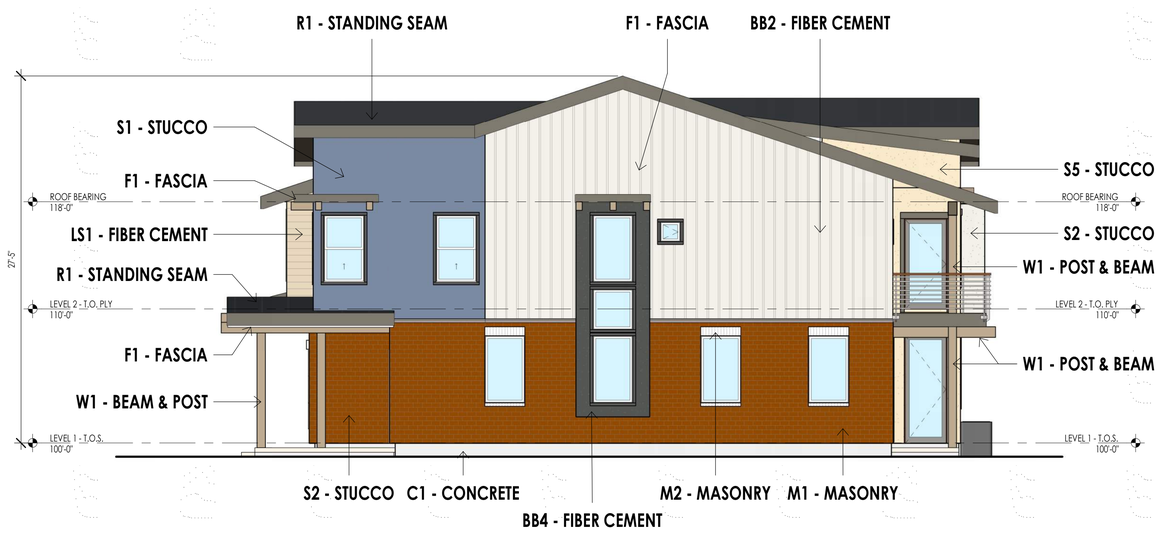
15 JUNE, 2021



FRONT ELEVATION SD — 1 / D301
3/16" = 1'-0"



LEFT ELEVATION SD — 2 / D301
3/16" = 1'-0"



RIGHT ELEVATION SD — 3 / D301
3/16" = 1'-0"

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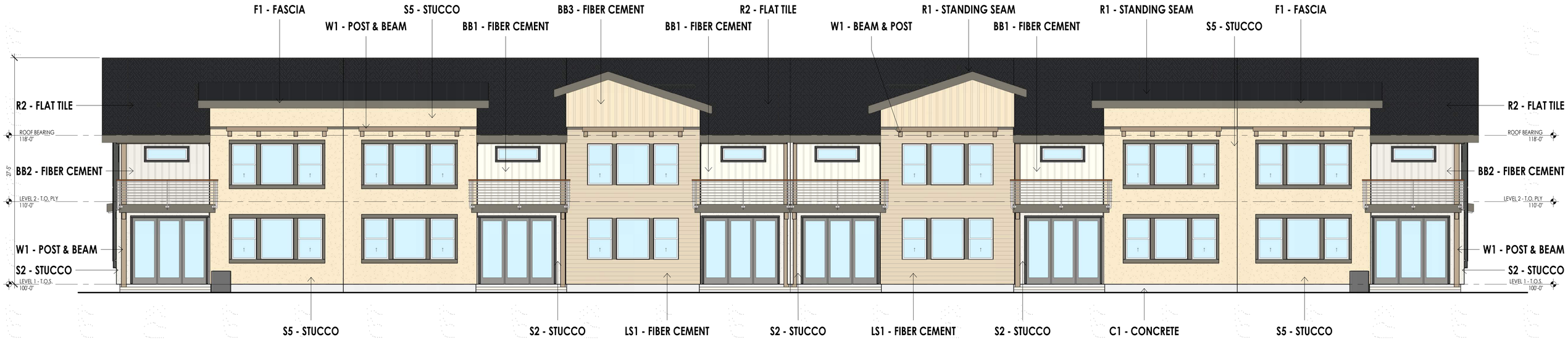
COYOTE LANDING

SANTA CLARA, UT

FRONT LOAD 6-PLEX
EXTERIOR ELEVATIONS

D301

15 JUNE, 2021



REAR ELEVATION SD — 1 / D302

3/16" = 1'-0"

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COYOTE LANDING

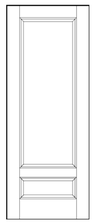
SANTA CLARA, UT

FRONT LOAD 6-PLEX
EXTERIOR ELEVATIONS

D302

15 JUNE, 2021

MATERIAL CHART - 6-PLEX FRONT LOAD



ENTRY DOORS
Material: Wood
Manufacturer: TBD
Color: TBD



W1 - POSTS & BEAMS
Material: Wood
Manufacturer: TBD
Color: SW 9117 - Urban Jungle



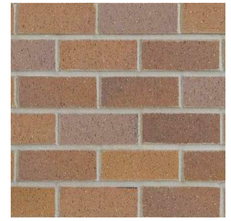
GARGE DOORS
Material: Overhead Door
Manufacturer: Insulated Steel Doors
Color: Terra Bronze



C1 - CONCRETE
Material: Concrete
Manufacturer: TBD
Color: Light Gray



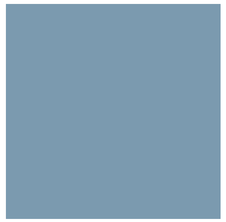
M1 - BRICK
Material: Standard Brick
Manufacturer: Interstate Brick
Color: Bronzestone



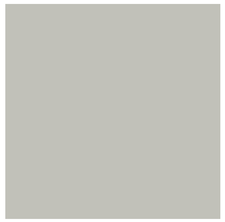
M2 - BRICK
Material: Standard Brick
Manufacturer: Interstate Brick
Color: Copperstone
Used for all soldier course trim



WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White



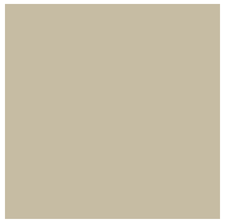
S1 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 9071 - Dyer's Woad



S2 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 7649 - Silverplate

S3 - NOT USED

S4 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 6176 - Liveable Green



S5 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 6149 - Relaxed Khaki



F1 - FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)



LS1 - FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding
6" Exposure
Manufacturer: TBD
Color: SW 6149 - Relaxed Khaki



BB1 - FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW 6386 - Napery



BB2 - FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW 7649 - Silver Plate



BB3 - FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW 6149 - Relaxed Khaki



BB4 - FIBER CEMENT BD & BATT SIDING
Material: FIBER CEMENT
Manufacturer: TBD
Color: SW 7069 - Iron Ore



R1 - ROOFING
Material: Standing Seam Metal
Manufacturer: MBCI
Color: Medium Bronze



R2 - ROOFING
Material: Synthetic Roof Tile
Manufacturer: Eagle Roof Products
Bel Air, Flat Profile
Color: 4697 Skate Range

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COYOTE LANDING

SANTA CLARA, UT

MATERIAL BOARD

D303

15 JUNE, 2021



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COYOTE LANDING

SANTA CLARA, UTAH

REAR LOAD EXTERIOR
RENDERING STREET
VIEW

D203

15 JUNE 2021



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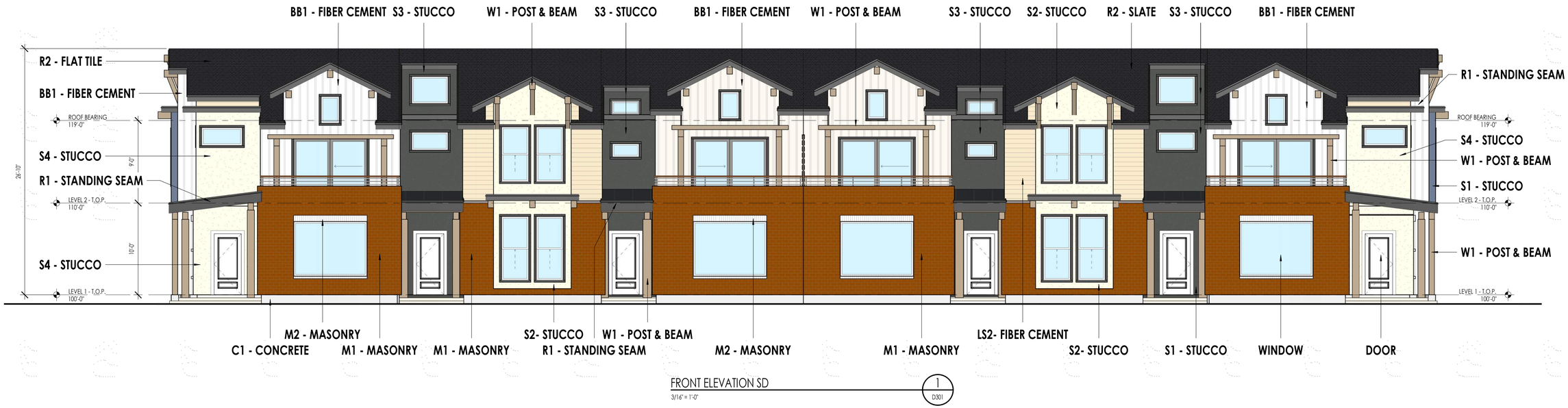
COYOTE LANDING

SANTA CLARA, UTAH

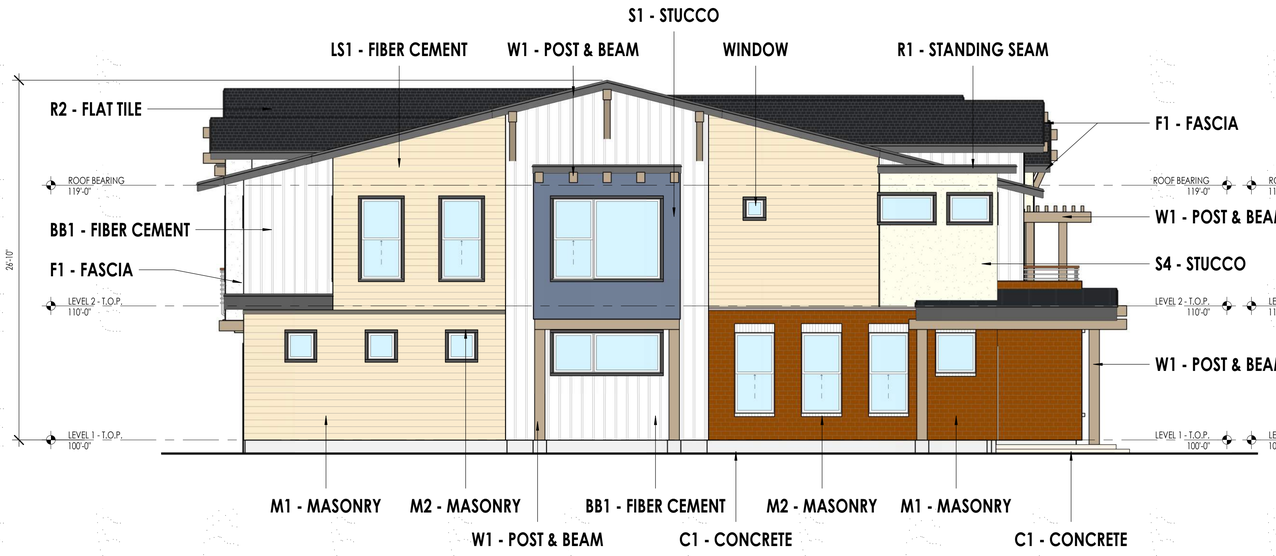
REAR LOAD EXTERIOR
RENDERING REAR VIEW

D204

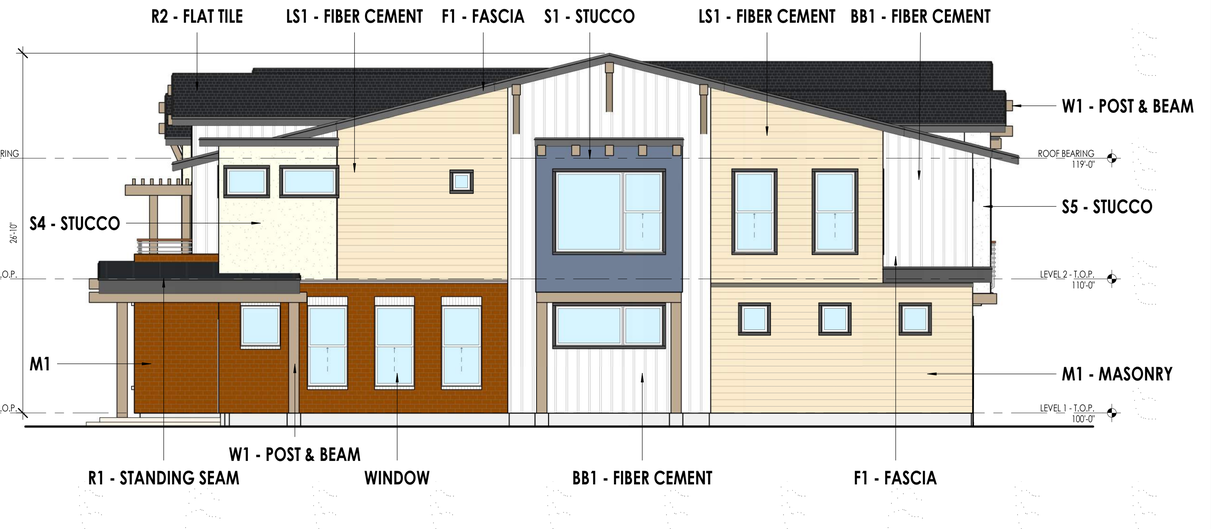
15 JUNE 2021



FRONT ELEVATION SD — 1 / D301
3/16" = 1'-0"



LEFT ELEVATION SD — 2 / D301
3/16" = 1'-0"



RIGHT ELEVATION SD — 3 / D301
3/16" = 1'-0"

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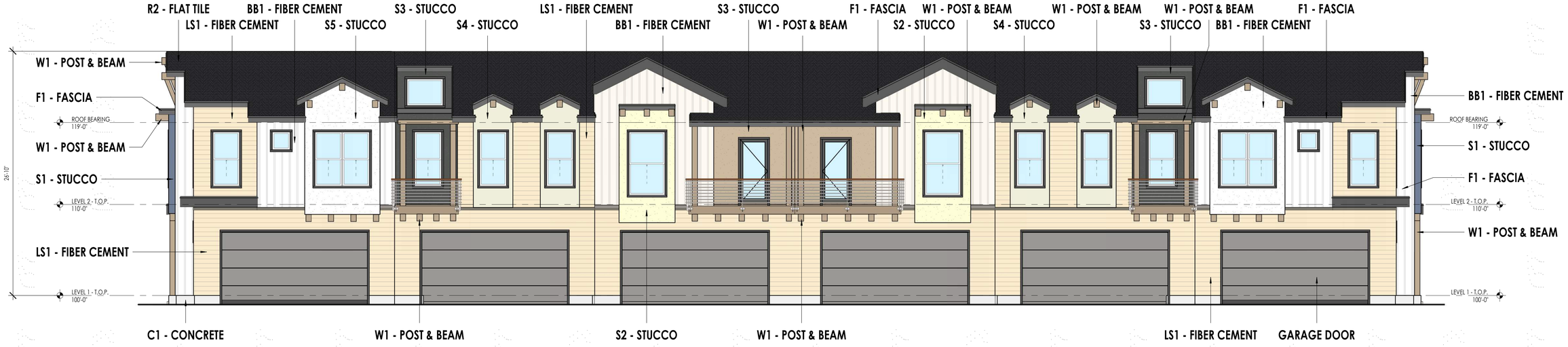
COYOTE LANDING

SANTA CLARA, UTAH

REAR LOAD 6-PLEX
EXTERIOR ELEVATIONS

D301

15 JUNE 2021



REAR ELEVATION SD — 1 / D302

3/16" = 1'-0"

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COYOTE LANDING

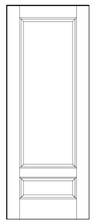
SANTA CLARA, UTAH

REAR LOAD 6-PLEX
EXTERIOR ELEVATIONS

D302

15 JUNE 2021

MATERIAL CHART - 6-PLEX REAR LOAD



ENTRY DOORS
Material: Wood
Manufacturer: TBD
Color: TBD

W1 - POSTS & BEAMS
Material: Wood
Manufacturer: TBD
Color: SW 9117 - Urban Jungle



GARAGE DOORS
Material: Overhead Door
Manufacturer: Insulated Steel Doors
Color: Brown / Terra Bronze

C1 - CONCRETE
Material: Concrete
Manufacturer: TBD
Color: Light Gray



M1 - BRICK
Material: Standard Brick
Manufacturer: Interstate Brick
Color: Ochre Buff



M2 - BRICK
Material: Standard Brick
Manufacturer: Interstate Brick
Color: Golden Buff
Used for all soldier course trim



WINDOWS
Material: Vinyl
Manufacturer: TBD
Color: White

S1 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 9071 - Dyer's Woad

S2 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 6386 - Napery

S3 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 9117 - Urban Jungle

S4 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 6176 - Liveable Green

S5 - HARDCOAT STUCCO
Material: Hardcoat Stucco
Manufacturer: TBD
Color: SW 9166 - Drift of Mist



LS1 - FIBER CEMENT LAP SIDING
Material: Fiber Cement Lap Siding
6" Exposure
Manufacturer: TBD
Color: SW 6149 - Relaxed Khaki



BB1 - FIBER CEMENT BD & BATT SIDING
Material: Fiber Cement Board and Batt Siding
Manufacturer: TBD
Color: SW 9166 - Drift of Mist



F1 - FASCIA/TRIM/PARAPET CAP/DRIP EDGE
Material: Fiber Cement/MTL
Manufacturer: TBD
Color: Charcoal 379 (Gentek)



R1 - ROOFING
Material: Standing Seam Metal
Manufacturer: MBCI
Color: Medium Bronze



R2 - ROOFING
Material: Synthetic Roof Tile
Manufacturer: Eagle Roof Products
Bel Air, Flat Profile
Color: 4697 Skate Range

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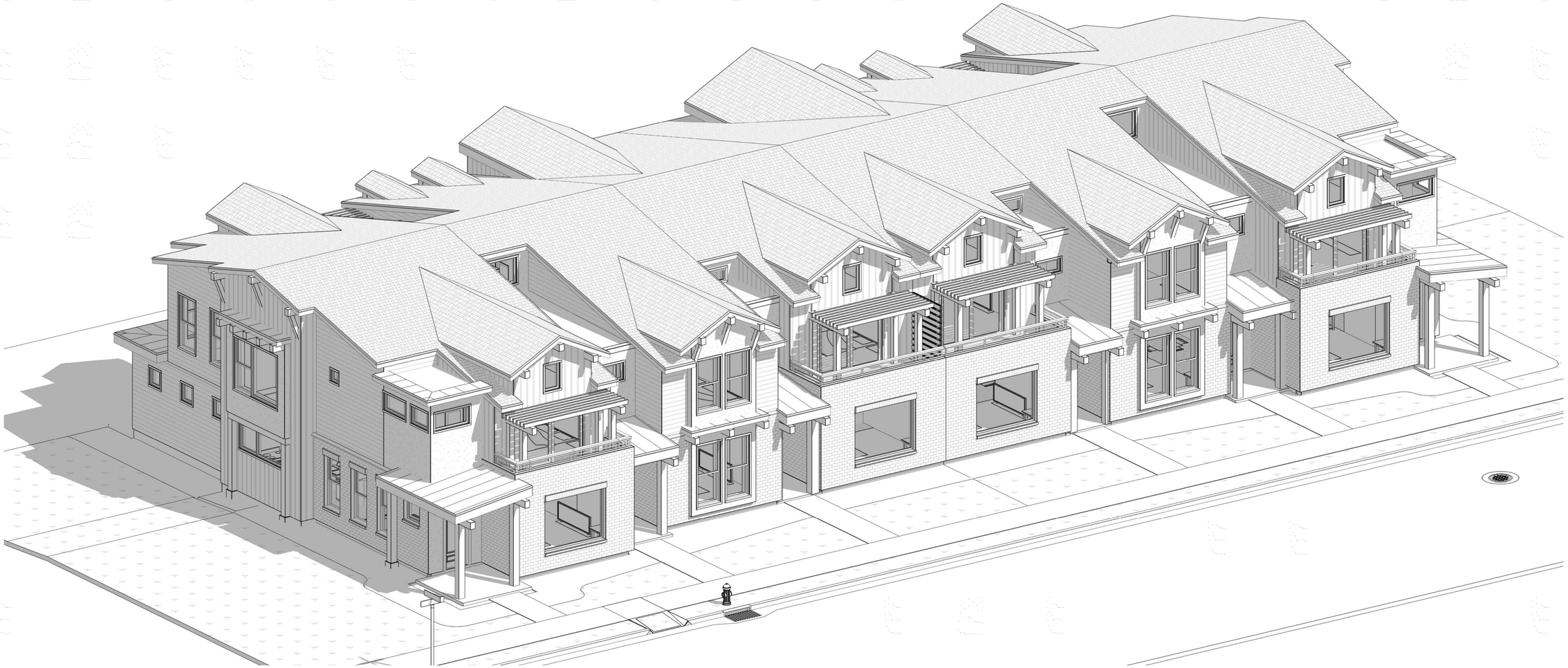
COYOTE LANDING

SANTA CLARA, UTAH

MATERIAL BOARD

D303

15 JUNE 2021



3D VIEW — 1 / D201

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COYOTE LANDING

SANTA CLARA, UTAH

6-PLEX REAR LOAD
EXTERIOR VIEW

D201

15 JUNE 2021



PERSPECTIVE-01

1
D202



PERSPECTIVE-02

2
D202

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COYOTE LANDING

SANTA CLARA, UTAH

6-PLEX REAR LOAD
EXTERIOR VIEWS

D202

15 JUNE 2021



3D VIEW 1 D201

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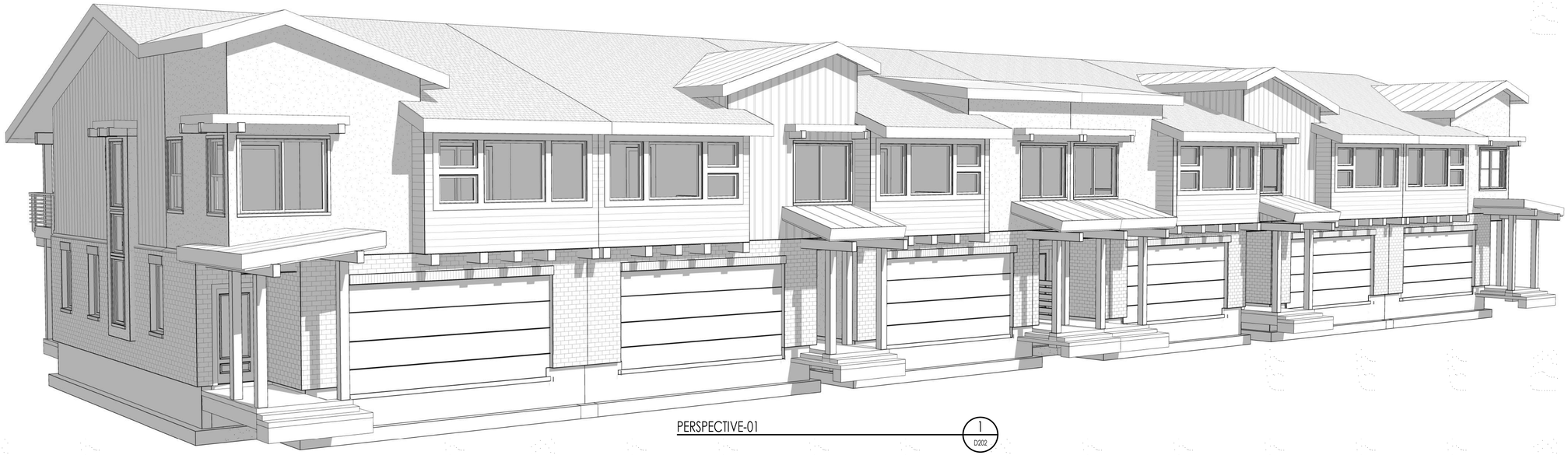
COYOTE LANDING

SANTA CLARA, UT

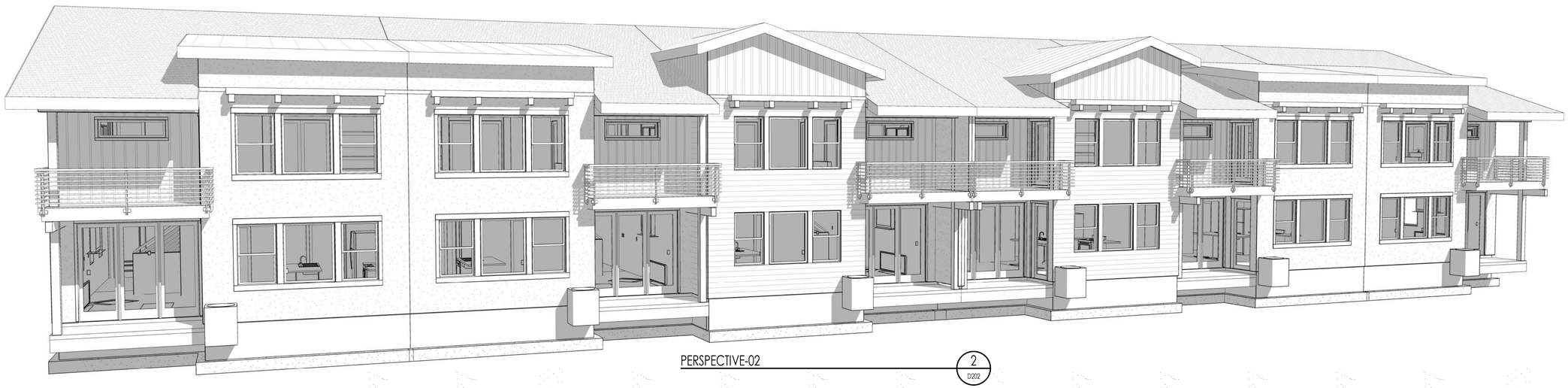
6-PLEX FRONT LOAD
EXTERIOR VIEW

D201

15 JUNE, 2021



PERSPECTIVE-01 1 D202



PERSPECTIVE-02 2 D202

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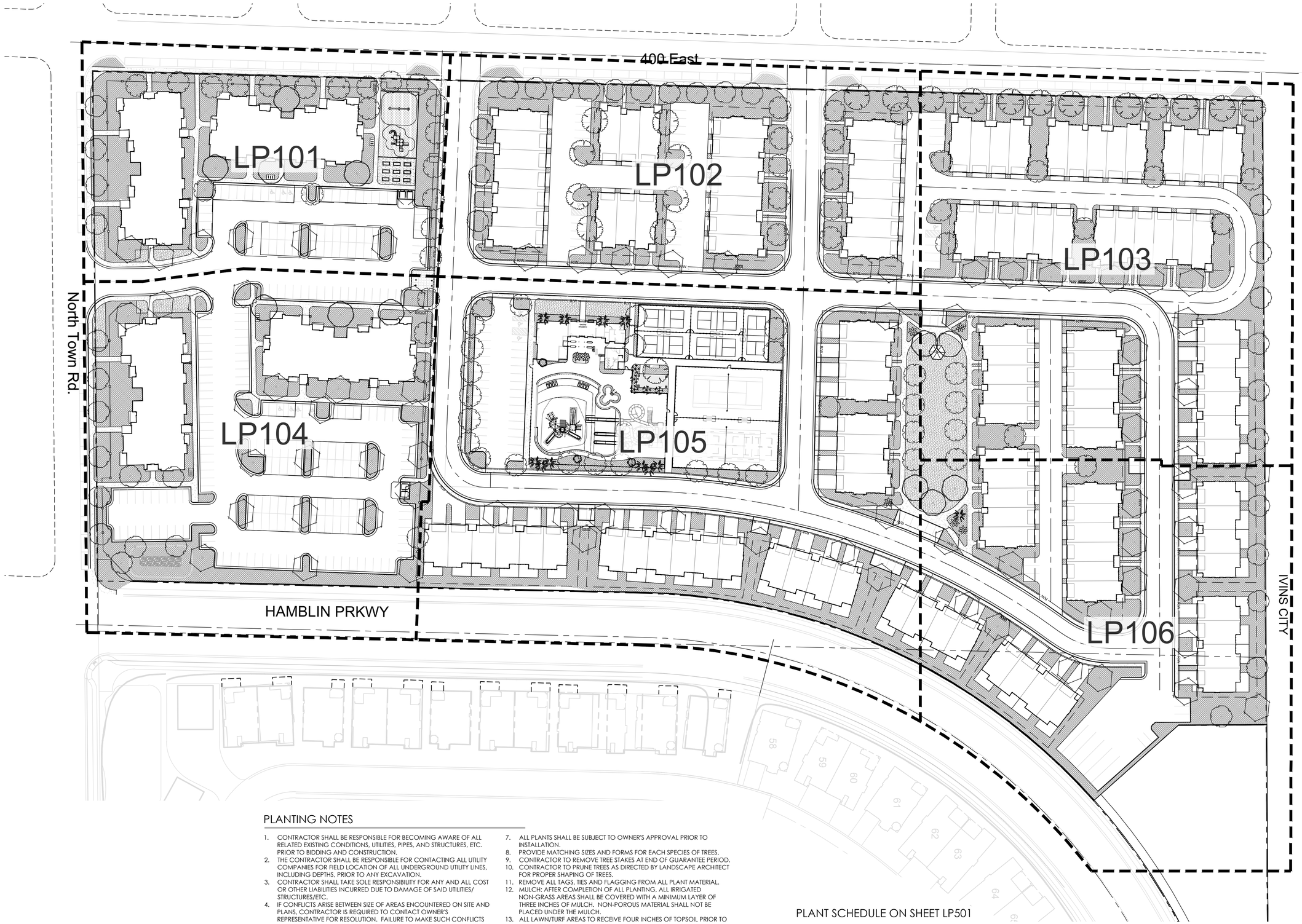
COYOTE LANDING

SANTA CLARA, UT

6-PLEX FRONT LOAD
EXTERIOR VIEW

D202

15 JUNE, 2021



PLANT SCHEDULE ON SHEET LP501

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION.
3. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
4. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES.
6. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS.
7. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
8. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
9. CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
10. CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
11. REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
12. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF THREE INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
13. ALL LAWN/TURF AREAS TO RECEIVE FOUR INCHES OF TOPSOIL PRIOR TO LAYING SOD.
14. AN AREA THREE FEET IN DIAMETER MINIMUM AT THE BASE OF ALL TREES SHALL BE KEPT FREE OF ROCK AND TURF.

0 50 100 150

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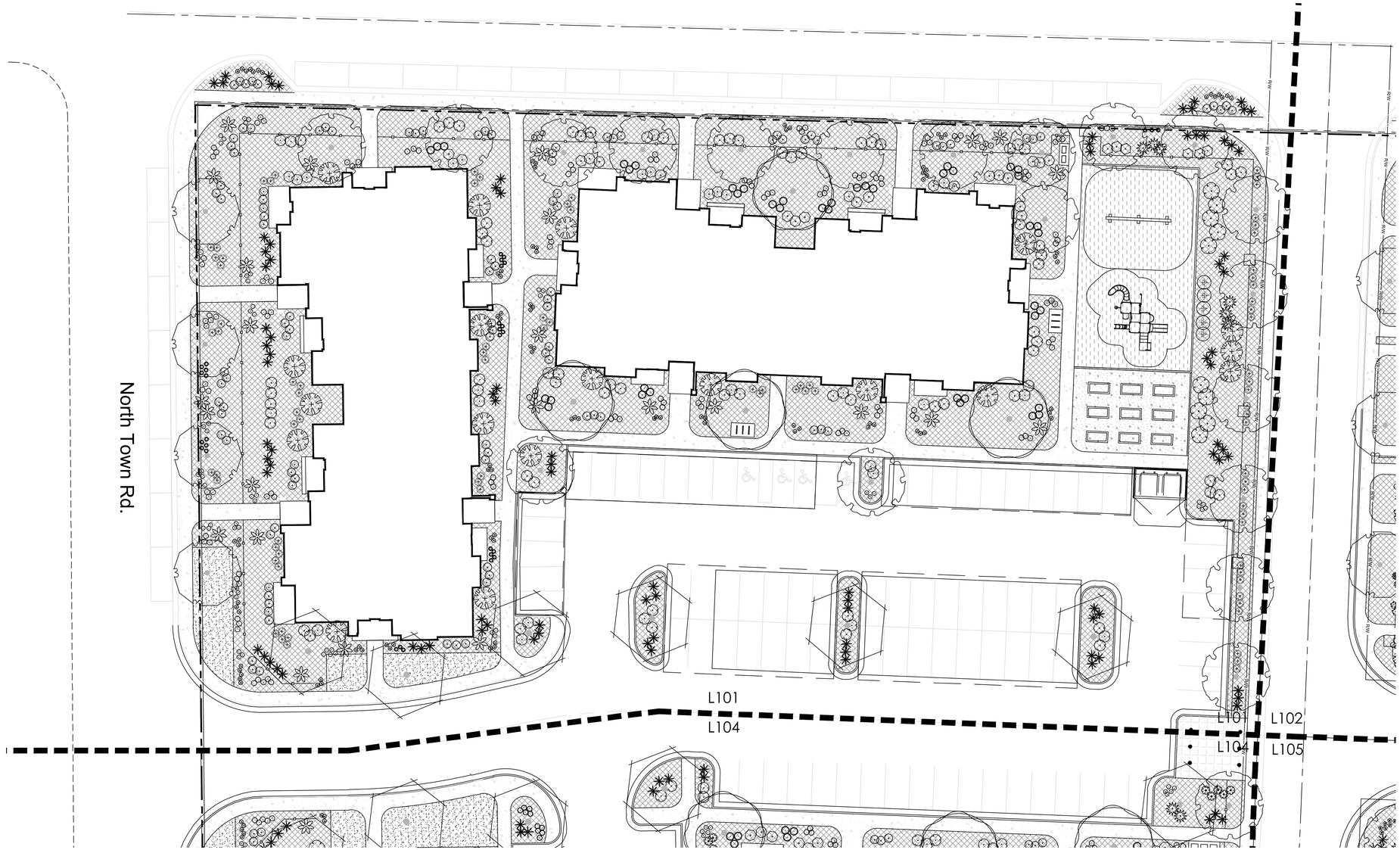
DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP100

LANDSCAPE



GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf
	PLAYGROUND SOFT-FALL MULCH, 12" DEPTH	3,212 sf

0 20 40 60

PLANT SCHEDULE ON SHEET LP501

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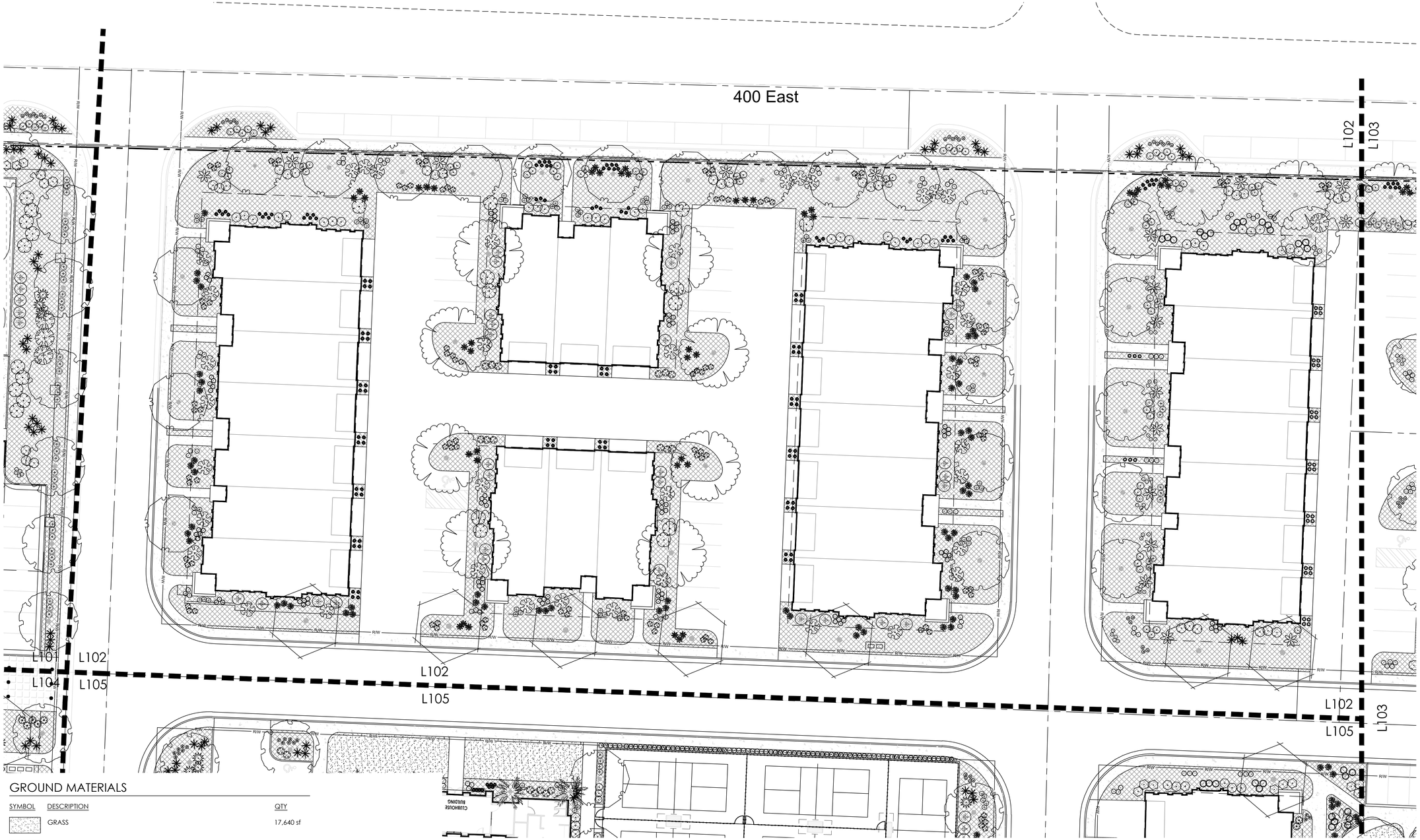
DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP101

LANDSCAPE



GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf
	PLAYGROUND SOFT-FALL MULCH, 12" DEPTH	3,212 sf

0 20 40 60

PLANT SCHEDULE ON SHEET LP501

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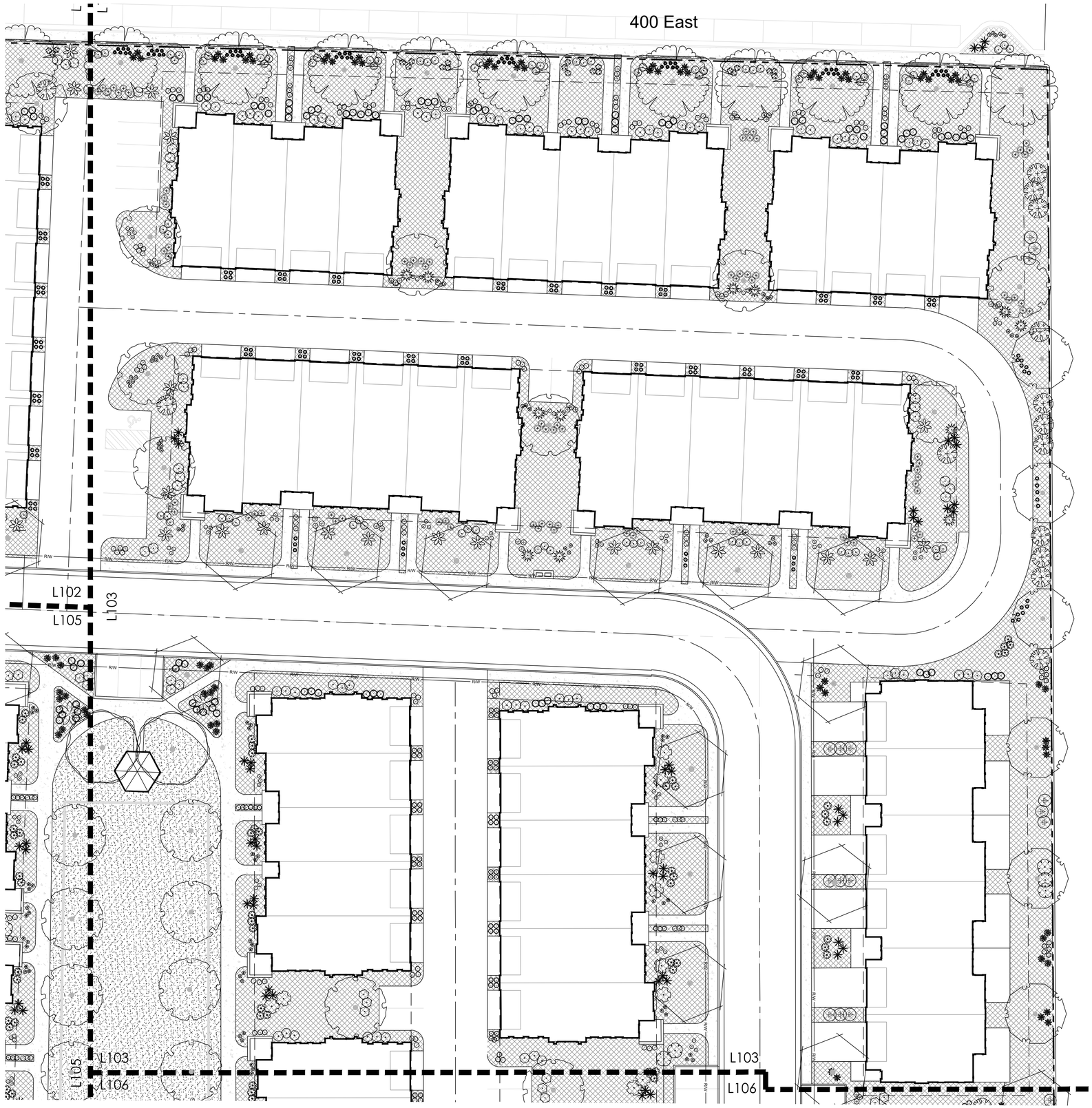
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP102

LANDSCAPE



PLANT SCHEDULE ON SHEET LP501

GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf
	PLAYGROUND SOFT-FALL MULCH, 12" DEPTH	3,212 sf

0 20 40 60

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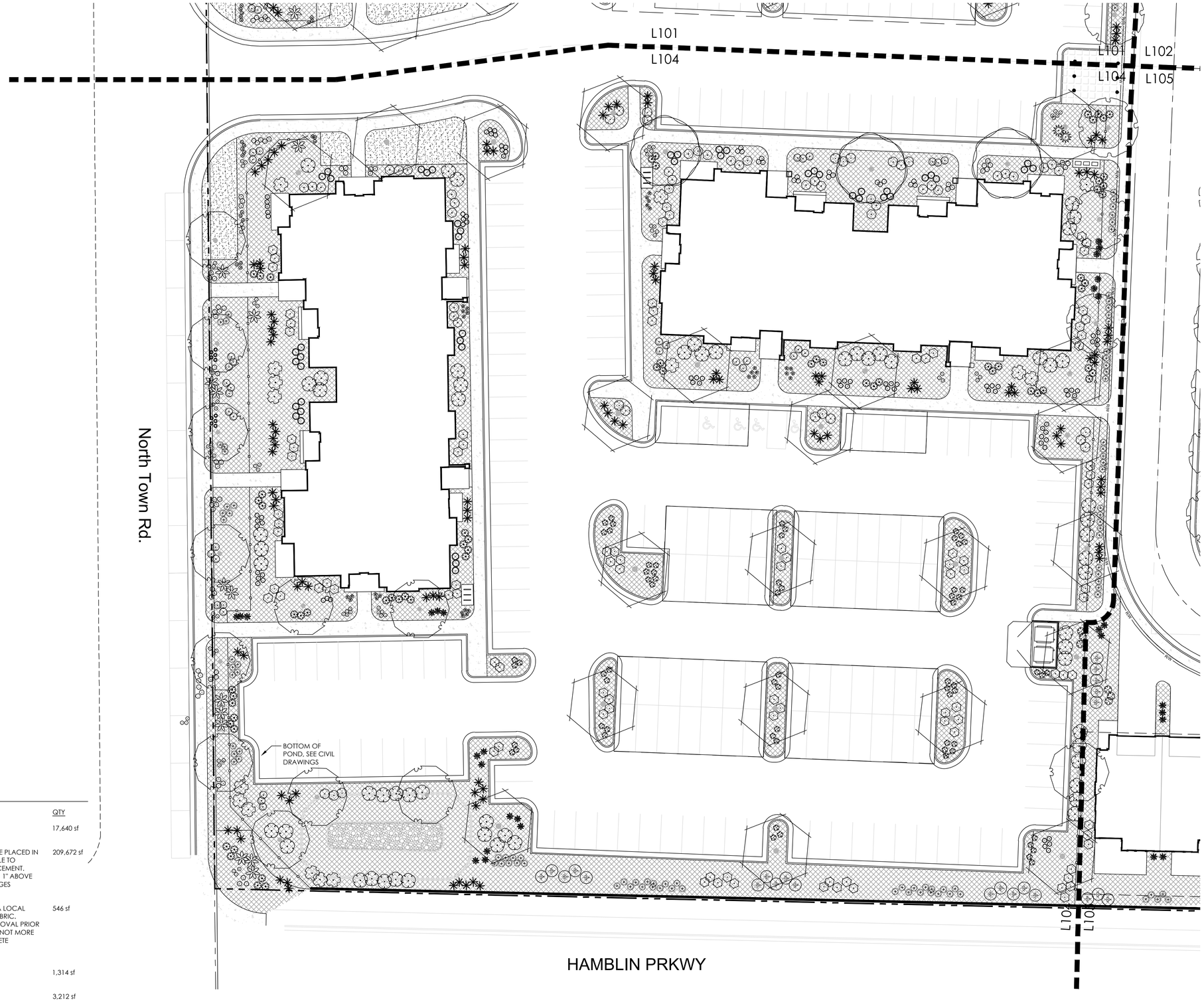
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP103

LANDSCAPE



PLANT SCHEDULE ON SHEET LP501

GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf
	PLAYGROUND SOFT-FALL MULCH, 12" DEPTH	3,212 sf

0 20 40 60

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DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP104

LANDSCAPE

L101
L104
L102
L105
L102
L105
L102
L105
L103
L105
L103
L106
L104
L101

XX
00
PICKLEBALL COURTS (5)

6'X14' MONOSLOPE SHELTER BY ICON SHELTERS

CLUBHOUSE BUILDING

16'X36' MONOSLOPE SHELTER BY ICON SHELTERS

6'X14' MONOSLOPE SHELTER BY ICON SHELTERS

TENNIS COURTS (2)

XX
00
OPTIONAL STRIPING FOR 2 PICKLEBALL COURTS IN PLACE OF 1 TENNIS COURT

HAMBLIN PRKWY

GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf

0 20 40 60

PLANT SCHEDULE ON SHEET LP501

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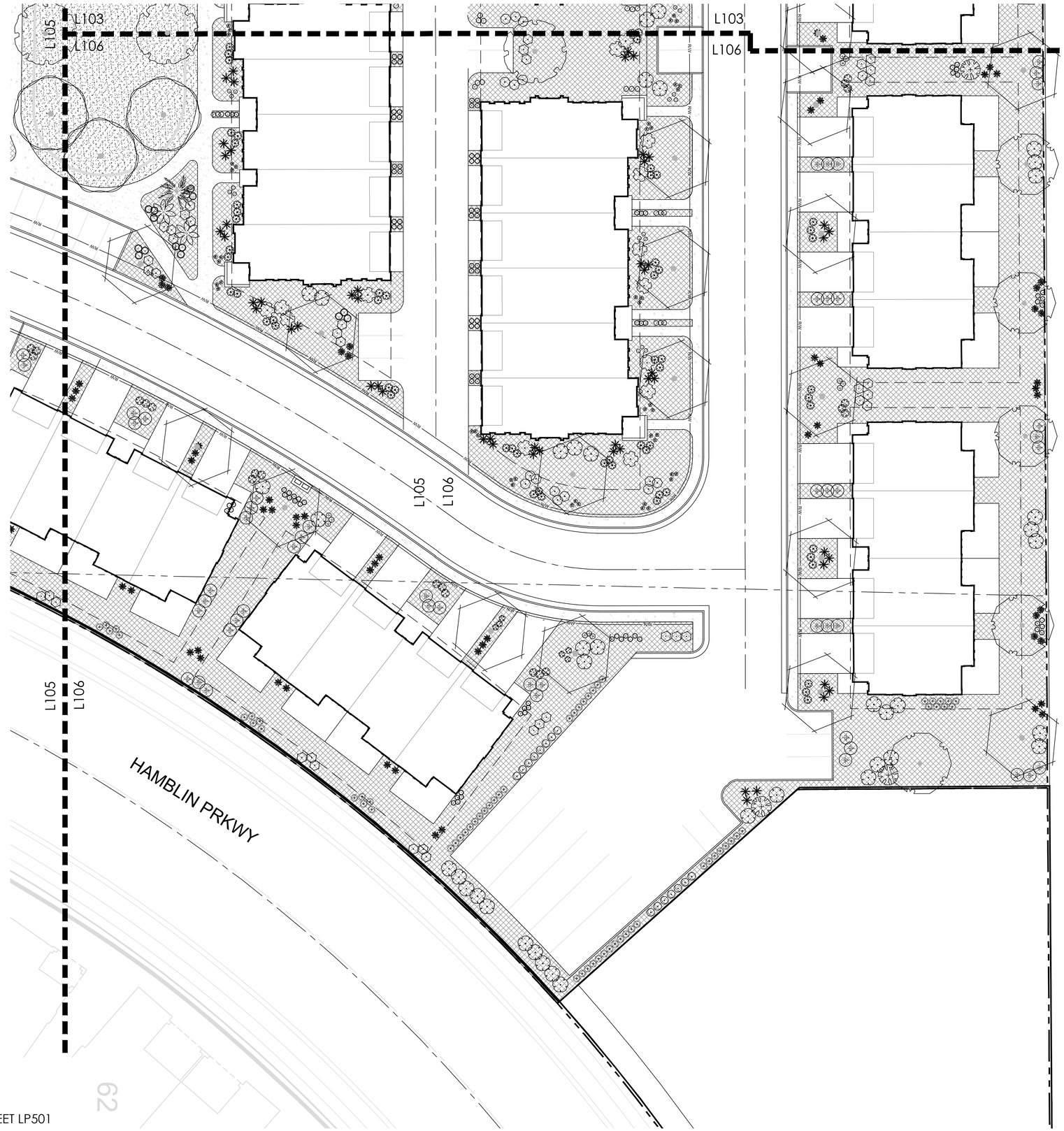
DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP105

LANDSCAPE



GROUND MATERIALS

SYMBOL	DESCRIPTION	QTY
	GRASS	17,640 sf
	2" ROCK MULCH TO BE OBTAINED FROM LOCAL SOURCE PLACED IN A 4" LAYER OVER WEED BARRIER FABIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURB, WALKS, OR CONCRETE PLANTING EDGES	209,672 sf
	4 - 6" ROCK MULCH TO BE 4-6" ROCK OBTAINED FROM A LOCAL SOURCE PLACED IN A 6" LAYER OVER WEED BARRIER FABRIC. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT. ROCK TO BE AT LEAST LEVEL WITH AND NOT MORE THAN 1" ABOVE ADJACENT CURBS, WALKS, OR CONCRETE PLANTING EDGES.	546 sf
	4" DEPTH OF DECOMPOSED GRANITE	1,314 sf

0 20 40 60

PLANT SCHEDULE ON SHEET LP501

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DESERTS EDGE

SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP106

LANDSCAPE

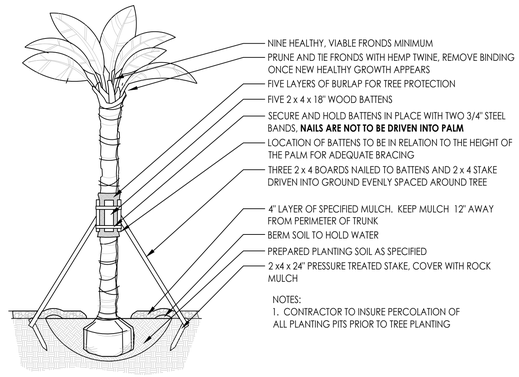
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	AJ	12	Albizia julibrissin Silk Tree	2" Cal.	
	CD	69	Cercidium x 'Desert Museum' Desert Museum Palo Verde	2" Cal.	
	GI	21	Gleditsia triacanthos inermis `Impcole` TM Imperial Honeylocust	2" Cal.	
	OW	43	Olea europaea 'Wilsonii' Wilson Olive	2" Cal.	
	PT	75	Prosopis chilensis 'Thornless' Thornless Chilean Mesquite	2" Cal.	

PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	BC	5	Butia capitata Pindo Palm	---	24" BOX
	CH	3	Chamaerops humilis Mediterranean Fan Palm	---	24" BOX
	TF	7	Trachycarpus fortunei Windmill Palm	---	24" BOX
	WR	11	Washingtonia robusta Mexican Fan Palm	---	24" BOX

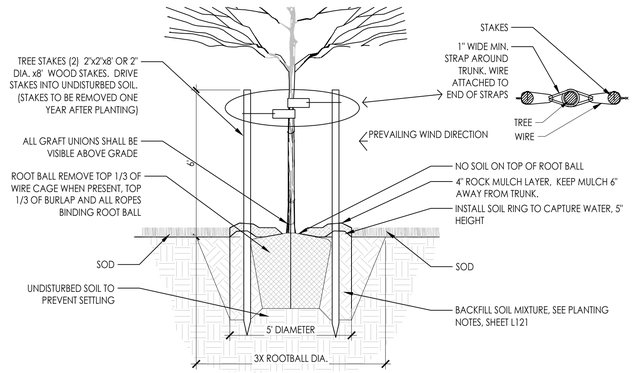
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BW	184	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	5 gal.
	CD2	187	Caryopteris x clandonensis `Dark Knight` Dark Knight Bluebeard	5 gal.
	EL	193	Erysimum linifolium 'Bowles Mauve' Wallflower	5 gal.
	LC	193	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal.
	NW	196	Nerium oleander 'Dwarf Red' Dwarf Red Oleander	5 gal.
	RD	141	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 gal.
	SM	333	Salvia chamaedryoides Mexican Blue Sage	5 gal.
	SH	344	Salvia greggii 'Hot Lips' Hot Lips Autumn Sage	5 gal.
	TO	36	Tecoma x 'Orange Jubilee' Orange Jubilee Yellow Bells	5 gal.

ACCENTS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AA	75	Agave americana Century Plant	5 gal.
	AB	114	Agave x 'Blue Glow' Blue Glow Agave	5 gal.
	DW	35	Dasylirion wheeleri Grey Desert Spoon	5 gal.
	EP	40	Echinopsis pachanoi San Pedro Cactus	5 gal.
	HP	402	Hesperaloe parviflora Red Yucca	5 gal.



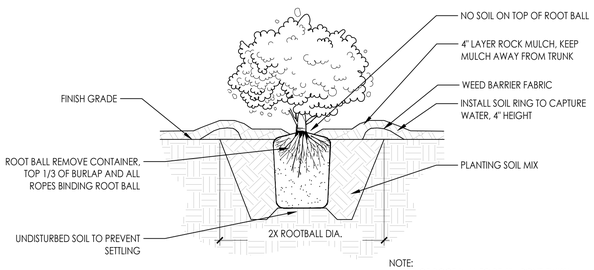
1 SINGLE TRUNK PALM PLANTING

NOT TO SCALE T-PL-06



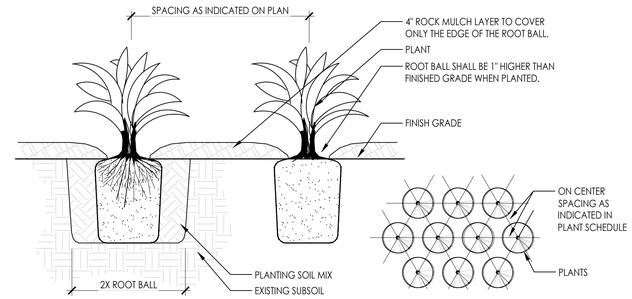
2 DECIDUOUS TREE PLANTING

NOT TO SCALE T-PL-02



3 SHRUB PLANTING

NOT TO SCALE T-PL-04

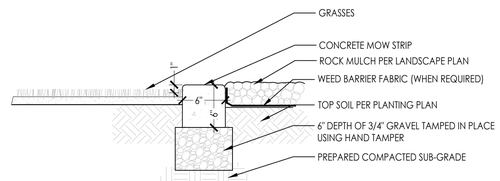


4 PERENNIAL PLANTING

NOT TO SCALE T-PL-05

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	OS	38	Opuntia violacea 'Santa Rita' Purple Prickley Pear	5 gal.
	YF	223	Yucca filamentosa Adam's Needle	5 gal.
	FG	186	Festuca ovina glauca Blue Sheep Fescue	1 gal.
	MR	396	Muhlenbergia capillaris `Regal Mist` TM Regal Mist Pink Muhly Grass	1 gal.
	NT	477	Nassella tenuissima Mexican Feather Grass	1 gal.
	OJ	259	Ophiopogon japonicus Mondo Grass	1 gal.
	PG	217	Phormium x 'Golden Ray' Golden Ray New Zealand Flax	1 gal.

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	GS	175	Gazania rigens 'Sun Gold' Sun Gold Gazania	1 gal.
	HO	164	Hemerocallis x `Stella de Oro` Stella de Oro Daylily	1 gal.
	LG	191	Lavandula x ginginsii 'Goodwin Creek Gray' Goodwin Creek Gray Lavender	1 gal.
	OF	228	Osteospermum fruticosum African Daisy	1 gal.
	PP	249	Penstemon eatonii Firecracker Penstemon	1 gal.
	RP	102	Ruellia brittoniana 'Purple Showers' Purple Showers Mexican Petunia	1 gal.
	ZC	240	Zauschneria californica California Fuchsia	1 gal.



NOTES:
1. PLANTER EDGE TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. LOCATION OF PLANTER STRIP TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
5. WHERE PLANTER EDGE ABUTS CONCRETE WALK, TOP OF PLANTER EDGE TO BE FLUSH WITH TOP OF CONCRETE WALK.

5 CONCRETE PLANTER EDGE (TYP.)

NOT TO SCALE T-SI-07

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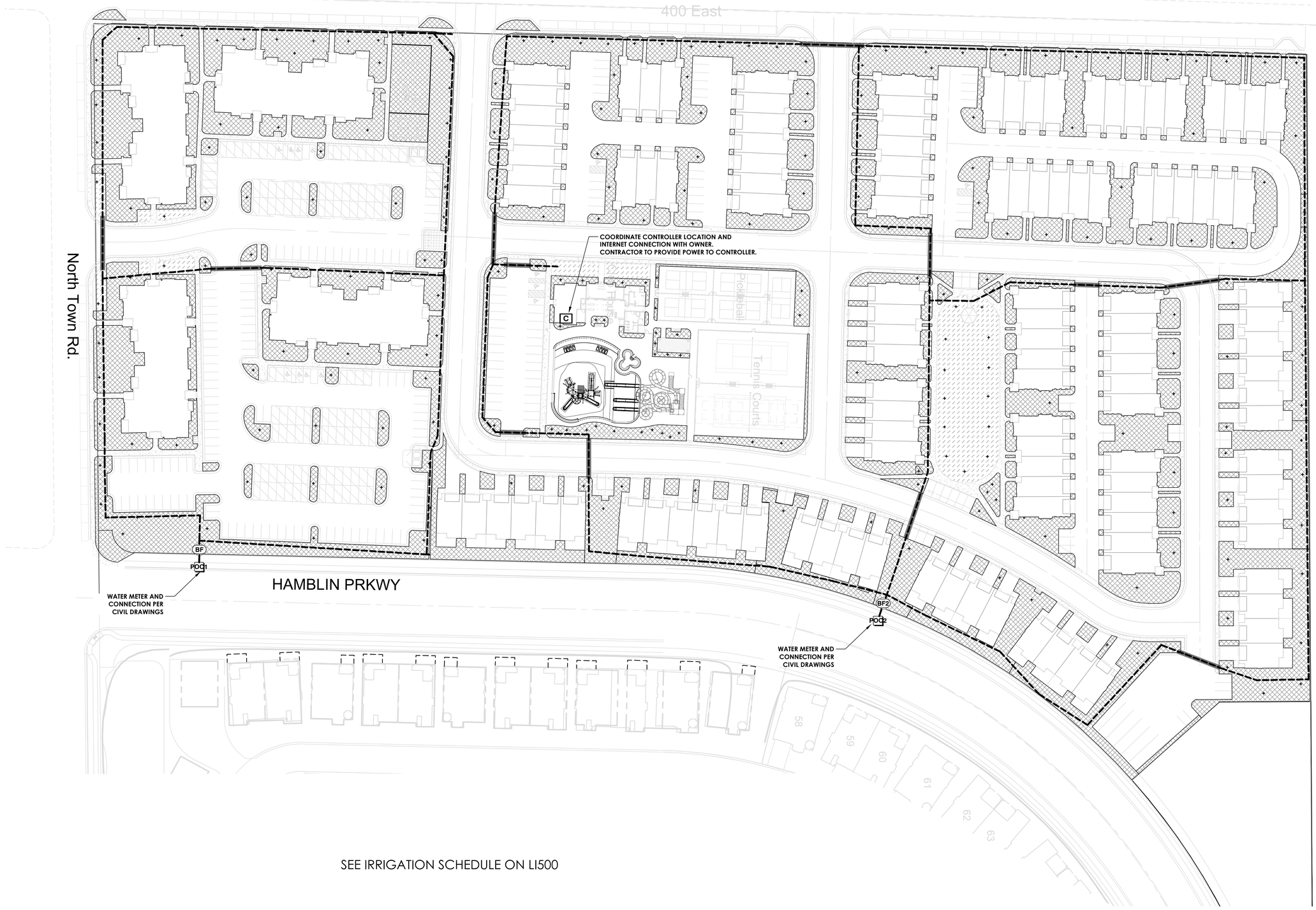
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
LP501

LANDSCAPE



SEE IRRIGATION SCHEDULE ON LI500

0 50 100 150

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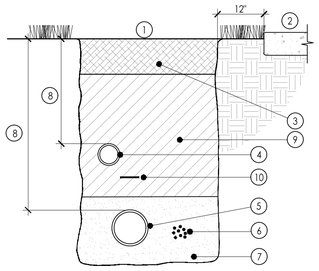
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
LI100

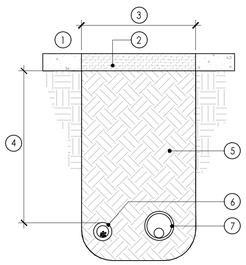
LANDSCAPE



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER. LAYER THICKNESS AS INDICATED IN PLANTING NOTES
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES; TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE, OR 6" BELOW MAIN LINE PIPE.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 24 - 30" COVER
   LATERAL LINE: 8 - 16" COVER
9. BACKFILL SOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER.
10. DECTABLE WARNING TAPE AT MAIN LINE

1 TRENCH DETAIL

NOT TO SCALE T-IR-EQU-01

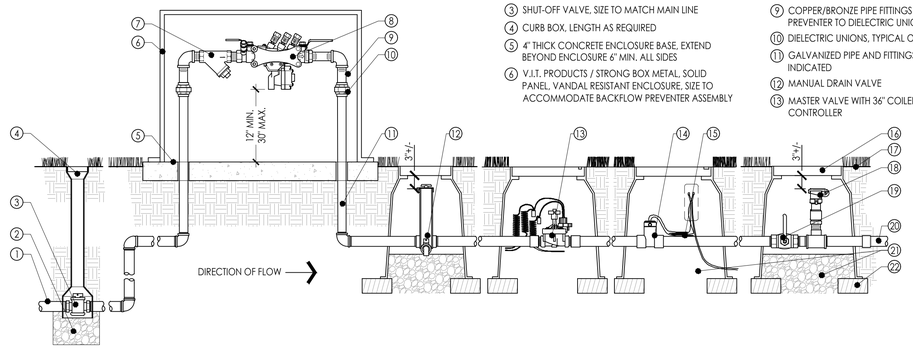


1. CONCRETE OR ASPHALT PAVING
2. EXISTING HARD SURFACE TO BE SAWCUT, PATCH AS REQUIRED
3. WIDTH AS REQUIRED
4. DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
5. COMPACTED BACKFILL FREE FROM ROCK GREATER THAN 1" IN DIAMTER
6. CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BENEATH MAIN LINE
7. MAIN LINE / LATERAL LINE IN PVC SLEEVE

NOTE:
1. SLEEVES 4" AND SMALLER TO BE PVC SCH. 40 PIPE.
2. SLEEVES LARGER THAN 4" TO BE PVC CLASS 200 PIPE.
3. ALL SLEEVES TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
4. SLEEVES FOR WIRING TO BE 2" LARGER I.D. THAN CONTROL WIRE BUNDLE.
5. CONCRETE OR ASPHALT PATCH TO MATCH EXISTING CONCRETE OR ASPHALT CUT FOR PIPE TRENCH.

2 SLEEVE DETAIL

NOT TO SCALE T-IR-EQU-02

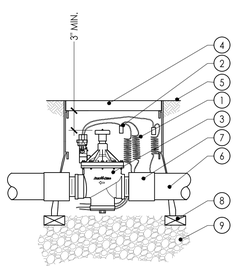


1. MAIN LINE FROM WATER METER
2. GRAVEL DRAIN SUMP, 3/4" WASHED GRAVEL, 2 CU. FT. MINIMUM
3. SHUT-OFF VALVE, SIZE TO MATCH MAIN LINE
4. CURB BOX, LENGTH AS REQUIRED
5. 4" THICK CONCRETE ENCLOSURE BASE. EXTEND BEYOND ENCLOSURE 6" MIN. ALL SIDES
6. V.I.T. PRODUCTS / STRONG BOX METAL, SOLID PANEL, VANDAL RESISTANT ENCLOSURE, SIZE TO ACCOMMODATE BACKFLOW PREVENTER ASSEMBLY
7. WYE STRAINER
8. BACKFLOW PREVENTER, SEE IRRIGATION LEGEND FOR SIZE AND TYPE
9. COPPER/BRONZE PIPE FITTINGS AT BACKFLOW PREVENTER TO DIELECTRIC UNIONS
10. DIELECTRIC UNIONS, TYPICAL OF (2)
11. GALVANIZED PIPE AND FITTINGS UNLESS OTHERWISE INDICATED
12. MANUAL DRAIN VALVE
13. MASTER VALVE WITH 36" COILED WIRE TO CONTROLLER
14. FLOW SENSOR WITH 36" COILED WIRE TO CONTROLLER
15. WIRE SPLICE SEE MANUFACTURER'S WRITTEN INSTRUCTIONS
16. PLASTIC VALVE BOX WITH LID AND BRICK FOUNDATION, TYPICAL
17. FINISH GRADE
18. QUICK COUPLER VALVE, SEE DETAIL
19. BRONZE BALL VALVE, HANDLE VERTICAL WHEN VALVE IS OFF
20. MAIN LINE TO IRRIGATION SYSTEM, SCH 40 PVC PIPE
21. 3/4" WASHED GRAVEL, 6" MIN. DEEP BEDDING FOR VALVE BOX
22. BRICK FOUNDATION, (4) EACH VALVE BOX

NOTE
1. LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODE.

3 MAIN LINE CONNECTION ASSEMBLY

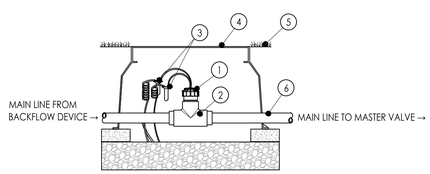
NOT TO SCALE T-IR-EQU-03



1. 30" LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (3M-DBR/Y-6), TYPICAL
3. MASTER VALVE, SEE IRRIGATION SCHEDULE
4. VALVE BOX WITH COVER
5. FINISH GRADE
6. MAIN LINE
7. PVC REDUCING MALE ADAPTER
8. BRICK, 1 OF 4
9. 3" MIN. DEPTH OF 3/4" WASHED GRAVE.

4 MASTER VALVE

NOT TO SCALE T-IR-VAL-01



1. MODEL HFS-XXX
2. MODEL FCT-XXX (SEE CHART TO SIZE)
3. MIN. 18/2 WIRE TO ACC POWER MODULE. MAXIMUM WIRE DISTANCE RUN OF 1,000'
4. STANDARD VALVE BOX
5. FINISH GRADE
6. MAIN LINE PIPE

FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

NOTE:
1. INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

5 FLOW SENSOR

NOT TO SCALE T-IR-EQU-06

IRRIGATION NOTES

1. THIS PLAN PROVIDES REQUIREMENTS FOR THE DESIGN AND LAYOUT OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE HEAD LAYOUT THAT CONFORMS TO THE REQUIREMENTS IN THESE DRAWINGS.
2. IRRIGATION AREAS, PIPE ROUTES, AND EQUIPMENT SHOWN ARE SCHEMATIC ONLY. CONTRACTOR TO DETERMINE THE BEST LOCATION AND LAYOUT FOR ALL PIPES, EQUIPMENT, AND HEADS BASED ON EXISTING CONDITIONS, PROPOSED IMPROVEMENTS, AND THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS.
3. CONTRACTOR TO USE THE IRRIGATION EQUIPMENT FROM THE IRRIGATION LEGEND AS INDICATED.
4. IRRIGATION CONTRACTOR TO INSTALL A COMPLETE NEW AND OPERATIONAL IRRIGATION SYSTEM WITHIN THE LIMIT OF WORK. INSTALL ALL IRRIGATION HEADS WITH NOZZLES OF THE APPROPRIATE SPRAY PATTERN AND RADIUS FOR THE AREA TO BE IRRIGATED.
5. THE NEW IRRIGATION SYSTEM MAY INCLUDE BUT IS NOT LIMITED TO IRRIGATION MAIN LINE (PRESSURE PIPE), LATERAL LINES (CIRCUIT PIPE), IRRIGATION VALVES, CONTROL WIRING, CONTROLLER, CONTROLLER ELECTRICAL SUPPLY, BACKFLOW PREVENTER, FILTER, GATE VALVE(S), SLEEVING, ISOLATION VALVES, QUICK COUPLER VALVES, VALVE BOXES, DRIP TUBING AND DRIP COMPONENTS AND IRRIGATION HEADS (FIXED SPRAY, ROTATORS, ROTORS, BUBBLERS).
6. WORK SHALL CONFORM WITH ALL APPLICABLE STANDARDS AND CODES.
7. IRRIGATION CONTRACTOR TO INSTALL CIRCUITS SO AS TO MAINTAIN APPROPRIATE OPERATING PRESSURE FOR EACH HEAD ON THE ENTIRE ZONE AND SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
9. THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL OF PROPOSED IRRIGATION SYSTEM PRIOR INSTALLATION OF IRRIGATION SYSTEM.
10. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION AND INSTALLATION. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
11. CONTROLLER LOCATION TO BE COORDINATED AND APPROVED BY LANDSCAPE ARCHITECT. INSTALL CONTROLLER AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
12. IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR 120V AC ELECTRICAL POWER SOURCE AT HE CONTROLLER LOCATION. POWER SOURCE SHALL BE INSTALLED PER CODE. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE CONTROLLER MANUFACTURER'S PRODUCT SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
13. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
14. INSTALL CHECK VALVES AS NEEDED TO PREVENT EXCESSIVE DRAINAGE AT LOW POINT OF EACH CIRCUIT.
15. IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
16. ALL IRRIGATION SYSTEM COMPONENTS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
17. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. ADDITIONAL SLEEVES WILL BE REQUIRED. NOT ALL SLEEVES ARE SHOWN.
18. REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
19. ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 75 PSI. IRRIGATION CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
20. ALL VALVE BOXES TO BE SUPPORTED WITH BRICK AS INDICATED.
21. LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE. BOXES LOCATED IN LAWN AREAS SHALL HAVE GREEN LIDS, BOXES LOCATED IN PLANTER BED AREAS SHALL HAVE TAN LIDS.
22. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE EXPENSE OF THE IRRIGATION CONTRACTOR.
23. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS.
24. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE IRRIGATION CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
25. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
26. EACH TREE TO BE IRRIGATED WITH DRIP RINGS ON AN IRRIGATION SEPARATE FROM OTHER DRIP EMITTER TYPES. DRIP CIRCUITS SHALL HAVE A MAXIMUM FLOW OF 40 GPM, .
27. ALL WIRING LAID APART FROM THE IRRIGATION MAIN LINE TO BE IN SLEEVE(S) OF ADEQUATE SIZE BURIED 18" DEEP.
28. CONTRACTOR TO CONDUCT A SYSTEM PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING MAIN LINE TRENCHES. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO CONDUCTING THE SYSTEM PRESSURE TEST. PRESSURE TEST MAIN LINE AND ALL VALVES INSTALLED AT 100 PSI FOR 2 HOURS MINIMUM.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM	COST	TOTAL
	GRASS LAWN - SPRAY, ROTARY, AND ROTOR HEADS Turf areas to be irrigated by high efficiency spray, rotary, or rotor heads as required with head to head coverage. Head type to be determined by space requirements. Select from the following equipment: - Rainbird U series or HE-VAN series spray nozzles - Hunter Pro-Spray series spray nozzles - Rainbird R-VAN rotary nozzles - Hunter MP rotator nozzles - Rainbird 5000 MPR rotors - Hunter I-20 or I-40 rotors	17,635 s.f.	2 in/h	45	366		
	PLANTER BEDS - AREA FOR DRIP EMITTERS Each shrub, perennial, and ornamental grass to receive min. 2 emitters. Trees to be on separate zone(s). Emitters to provide 1 gallon per hour per gallon container size. Provide drip ring, bubblers, or root watering system for all trees. Select from the following equipment: - Rainbird XB self piercing barbed - Hunter He self piercing barbed - Rainbird XFD (Drip Rings and high density planting areas) - Hunter HDL (Drip Rings and high density planting areas)	214,495 s.f.	0.25 in/h	40	557		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
BF	MAIN LINE CONNECTION ASSEMBLY 2-1/2" Backflow Preventer: Zurn 375 2-1/2" Reduced Pressure Master Valve: Rainbird BPES 2-1/2" Flow Sensor: Rainbird FS350B Quick Coupler: Rainbird 3-RC 3/4" With Rubber Cover Manual Drain Valve: See Details	3/LI500
BF2	MAIN LINE CONNECTION ASSEMBLY 2-1/2" Backflow Preventer: Zurn 375 2-1/2" Reduced Pressure Master Valve: Rainbird BPES 2-1/2" Flow Sensor: Rainbird FS350B Quick Coupler: Rainbird 3-RC 3/4" With Rubber Cover Manual Drain Valve: See Details	3/LI500
C	Rain Bird ESP12LXMEF with (02) ESPLXMSM12 36 Station Commercial Controller. Plastic Wall Mount. Flow Sensing.	9/LI501
POC1	Water Meter 2"	
POC2	Water Meter 2"	
	Irrigation Mainline: PVC Schedule 40	1/LI500
	Pipe Sleeve: PVC Schedule 40	2/LI500
+	Tree locations per planting plan	

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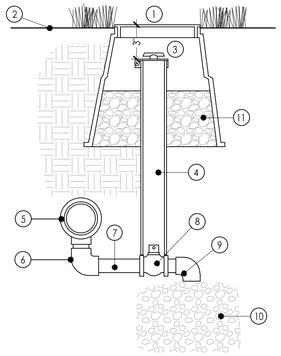
DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
LI500

LANDSCAPE

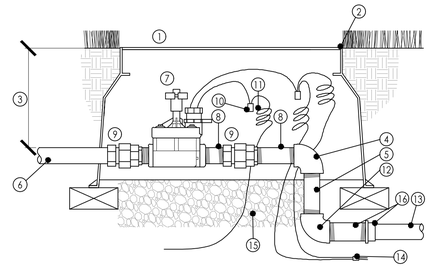


1. 10" ROUND VALVE BOX W/ LOCK BOLT
2. FINISH GRADE
3. LOCKING CAP PERMANENTLY ATTACHED TO SLEEVE. 4" CLEAR
4. 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
5. PVC SCH. 80 TEE & MAIN LINE
6. 3/4" PVC SCH. 80 ELBOW
7. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
8. 3/4" BALL VALVE
9. 3/4" MARLEX STREET ELBOW
10. GRAVEL SUMP - 18" x 18" x 12" MIN. SIZE
11. 3/4" GRAVEL, FILL TO 3" BELOW TOP OF SLEEVE

NOTE:
1. ALL PVC NIPPLES TO BE SCH. 80
2. PROVIDE VALVE KEY TO OWNER
3. INSTALL AT ALL LOW POINTS OF MAIN LINE FOR ADEQUATE DRAINAGE

1 MANUAL DRAIN VALVE ASSEMBLY

NOT TO SCALE T-IR-EQU-05

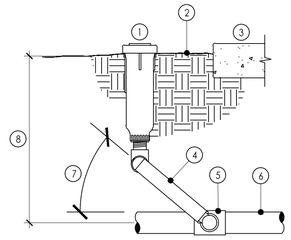


1. CARSON-BROOKS 1419-1220 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION)
2. TOP OF VALVE BOX FLUSH WITH FINISH GRADE
3. 10"-16"
4. PVC SCH 80 T X T ELBOW
5. PVC SCH. 80 NIPPLE: LENGTH AS REQUIRED (TYP.)
6. LINE FROM MANIFOLD CONNECTION
7. ELECTRIC CONTROL VALVE - SEE IRRIGATION SCHEDULE
8. SCH. 80 NIPPLE ON EITHER SIDE OF UNION
9. PVC SCH. 80 UNION
10. WATER TIGHT CONNECTORS (3M DBY ONLY)
11. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
12. SCH. 80 ELBOW WITH SCHED. 80 NIPPLE INTO T X T BUSHING TO LATERAL
13. LATERAL LINE
14. CONTROL WIRES
15. 3/4" WASHED GRAVEL. 6" DEPTH MINIMUM
16. THREADED NIPPLE WITH BUSHING

NOTE:
1. ONE REMOTE CONTROL VALVE PER JUMBO SIZE BOX.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC. USING TEFLON TAPE AND #5 RECTOR SEAL.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE 1 FOOT MINIMUM BEFORE CHANGE IN DIRECTION.
4. FOR INSTALLATION ON A 2-WIRE SYSTEM, SEE ADDITIONAL DETIALS PER IRRIGATION PLAN

2 CONTROL VALVE ASSEMBLY

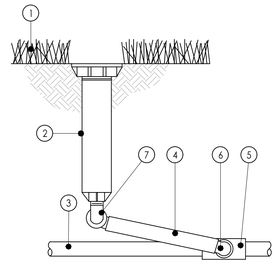
NOT TO SCALE T-IR-VAL-02



1. POP-UP ROTOR SPRINKLER - SEE LEGEND TOP OF ROTOR POP-UP SPRINKLER FLUSH WITH SIDEWALK
2. FINISH GRADE
3. NOTE: ALL SPRAY HEADS TO BE PLACED 2" CLEAR OF ALL HARDSCAPE SURFACES
4. SCH. 80 THREADED NIPPLE W/ MARLEX STREET ELBOWS
5. PVC SCH. 40 SxSxT TEE (OR ELL)
6. PVC LATERAL LINE, SIZE AS NOTED ON PLAN
7. SWING JOINT ARM INSTALLED AT ANGLE BETWEEN 30 AND 45 DRG. OF LATERAL PIPE. USE MALE THREAD MODEL
8. DEPTH - SEE NOTES & TRENCH DETAIL

3 ROTOR POP-UP SPRINKLER

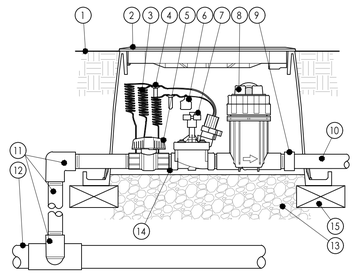
NOT TO SCALE T-IR-VAL-04



1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: SEE LEGEND
3. PVC LATERAL PIPE
4. SWING ASSEMBLY FLEX TUBE 24" MAXIMUM LENGTH
5. PVC SCH 40 SxSxT TEE OR ELL
6. 1/2" BARB 90d
7. 1/2" MARLEX 90d ELL

4 POP-UP SPRINKLER WITH SPRAY HEAD

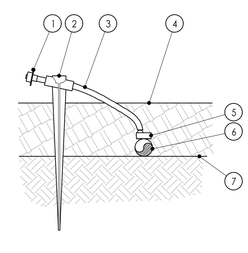
NOT TO SCALE T-IR-VAL-05



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. 30" LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF WIRE CONNECTION
5. 1" BALL VALVE (INCLUDED)
6. ID TAG AS REQUIRED
7. REMOVE CONTROL VALVE
8. PRESSURE REGULATING BASKET FILTER
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE TO DRIP ZONE
11. PVC PIPE AND FITTINGS
12. MAIN LINE PIPE
13. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
14. PVC SCH 80 CLOSE NIPPLE (INCLUDED)
15. BRICK (4) AS VALVE BOX FOOTING

5 DRIP CONTROL ZONE KIT

NOT TO SCALE T-IR-DRI-01

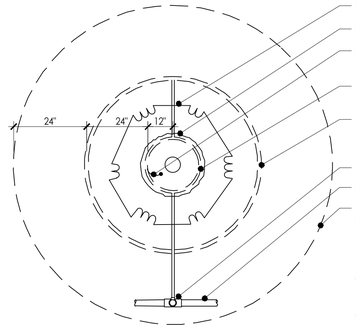


1. DIFFUSER BUG CAP
2. TUBING STAKE
3. DISTRIBUTION TUBING
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER
6. 1/2" POLYETHYLENE TUBING
7. FINISH GRADE

NOTES:
1. INSTALL EMITTER PER MANUFACTURER'S WRITTEN INSTRUCTIONS

6 DRIP EMITTER WITH DISTRIBUTION TUBING

NOT TO SCALE T-IR-DRI-02

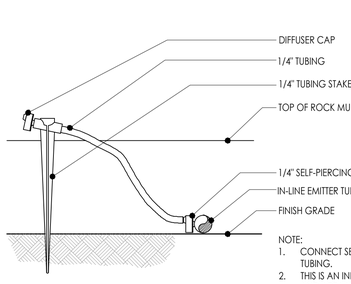


- TREE
- ROOT BALL
- (1) 1 GPH INDICATOR EMITTER INTO IN-LINE EMITTER TUBING AT BASE OF TREE, SEE DETAIL 6/L202
- INSTALL IN-LINE EMITTER TUBING WITH EMITTERS SPACED EVENLY ON TOP OF ROOT BALL
- IN-LINE EMITTER TUBING STAPLED ON TOP OF FINISH GRADE. INSTALL IN-LINE EMITTER TUBING UNDER ROCK MULCH. NO KINKS IN LINE.
- PVC TO PE PIPE CONNECTION
- PVC LATERAL LINE (12" DEEP)
- ADDITIONAL IN-LINE EMITTER TUBING IF REQUIRED FOR LARGE NEW TREES OR EXISTING TREES. PLACE DRIP LINES AT 2'-0" INTERVALS TO EDGE OF DRIP LINE OF TREE

NOTE:
1. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED. INSTALL WITH OETICKER CLAMPS.
2. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.
3. REFER TO DETAILS 6-7/L202.

7 TREE IN-LINE EMITTER TUBING LAYOUT (PLANTER AREAS)

NOT TO SCALE T-IR-DRI-03

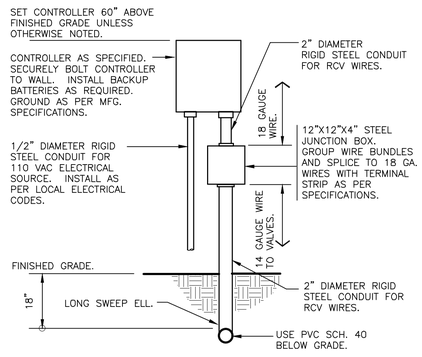


- DIFFUSER CAP
- 1/4" TUBING
- 1/4" TUBING STAKE
- TOP OF ROCK MULCH
- 1/4" SELF-PIERCING BARBED EMITTER - (1) GPH
- IN-LINE EMITTER TUBING (UNDER WEED FABRIC)
- FINISH GRADE

NOTE:
1. CONNECT SELF-PIERCING EMITTER DIRECTLY INTO IN-LINE EMITTER TUBING.
2. THIS IS AN INDICATOR EMITTER ONLY. TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE EMITTER TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14', MAXIMUM 24'.
4. REFER TO DETAIL 5/L202

8 INDICATOR EMITTER

NOT TO SCALE T-IR-DRI-04



9 WALL MOUNT CONTROLLER

1" = 1'-0" FX-IR-FX-CONT-08

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
LI501

LANDSCAPE

Deserts Edge Narrative

3-15-22

Project Summary

- The subdivision will be built in 6 phases, each phase will have it's own plat.
- Total Units 240 units (120 townhomes and 120 apartments)
- Site area = 20.011 acres
- Density = 11.99 units per acre
- Total Open Space = 8.25 acres (41.23%)
- The number of parking spaces provided will be 702, with 120 of those begin covered parking.
- Landscaping will be done primarily as desert scape, using low water emitters, that meet the city requirements. Very few turf areas will be installed.
- It is intended that there will be perimeter fencing along the north end of the project as well as down Hamblin Parkway. An open rail fence is planned along North Town Rd and the section of 400 E that runs along the apartment project.

The subdivision will officially be known as Deserts Edge and will have two sub areas more formally known as 1. Coyote Landing at Deserts Edge, which will consist of townhomes and 2. Quail Crossing at Deserts Edge, which will consist of apartment units.

The Quail Crossing apartments will be a mix of 1-bedroom units with 703 sf, 2-bedroom units between 784 - 1000- sf, and the 3-bedroom units at 1170 sf.

Quail Crossing at Deserts Edge will provide 60 apartments for families earning 25%, 35%, 45%, and 50% of the Adjusted Median Income (AMI) The project plans to provides 60 units below the county's adjusted median income (36 at 45% and 12 at 50%) The project also plans to provides 12 lower AMI Units (7 at 35% and 5 at 25%). Onsite amenities include in-unit laundry hookups, covered parking, community raised garden bed, computer room, as well as close access (within 1/3 mile) of a public park. Each unit comes equipped with ample storage, including a coat or linen closet and laundry room. The project will feature 8 units (13.3%) targeted specifically for individuals with mobility impairments (ADA accessible) and 5 units (8.3%) targeted specifically for the homeless (25% AMI) and operated under a services agreement with the St George Housing Authority.

For those individuals that don't qualify for affordable housing, but still want to live in Santa Clara, the townhomes will be an excellent option for them. The townhomes are zoned with a nightly rental overlay so homeowners will have the option to rent those out on a short term basis if they choose. The townhomes will range from 3-bedroom homes between 1735 sf to 1973 sf and a 4 bedroom home which is 2085 sf.

My intent and goal is to build a family friendly community that will complement and add to the surrounding communities. I want Deserts Edge to be a place that both the city of Santa Clara as well as residents of the community will be proud of.

I plan to provide excellent amenities for all who live at Deserts Edge to enjoy. Planned amenities include a clubhouse, splash pad or water toy feature and or water slide, and spa, pickleball and tennis courts. The amenities provided will be part of an HOA and will really set this development apart from any other development in the area. The HOA will provide landscape and pool maintenance as well as maintenance for all common areas. For those that choose to call Deserts Edge home I believe many will have never had access to such great, well cared, amenities as they will now.

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen

CITY OF
SANTA CLARA
FOUNDED 1854

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

CITY COUNCIL

Meeting Date: April 13, 2022 **Agenda Item:** 5

Applicant: Dustin Mouritsen **Requested by:** Dustin Mouritsen

Subject: Spring pavement maintenance bid for chip seal/slurry seal project

Description:
We recently advertised for our spring pavement maintenance for a chip seal and slurry seal with American Pavement Preservation being the low bid for Slurry Seal and Western Rock being the only bid for chip seal. American Pavement Preservation: 805,385 sq. ft. slurry @ .0174 cents sq. ft.= $ 140,136.00 Western Rock: 594,535 sq. ft. of chip seal @ .44 cents sq. ft. = $ 261,426.00

Recommendation: Approval

Attachments:

Cost: 401,562

Legal Approval: Yes

Finance Approval: Yes

Budget Approval: Yes

2603 Santa Clara Drive, Santa Clara, Utah 84765
Phone (435) 673-6712 Fax (435) 628-7338

CITY OF SANTA CLARA

SLURRY & CHIP SEAL 2022

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