NOTICE OF PUBLIC MEETING
PLANNING COMMISSION

Planning Commission October 13, 2022 @ 5:30 PM	2603 Santa Clara Drive Santa Clara, Utah 84765	Phone: (435) 673-6712 Email: contact@sccity.org

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Public Notice is hereby given that the Planning Commission of the City of Santa Clara, Washington County, Utah, will hold a Planning Commission meeting in the City Council Chambers, 2603 Santa Clara Drive, Santa Clara, Utah, on Thursday, October 13, 2022, commencing at 5:30 PM. The meeting will be broadcasted via YouTube linked on our website at https://sccity.org/meetings.

The agenda for the meeting is as follows:

1. **Call to Order**

2. **Opening Ceremony**

   A. Pledge of Allegiance: James Call
   B. Opening Comments (Invocation): James Call

3. **Communications and Appearances**

4. **Working Agenda**

   A. Public Hearing

      1. None

5. **General Business**

   A. Recommendation to City Council

      1. Recommendation to the City Council to consider Preliminary Plat approval for Lindsey Estate Subdivision. Located south of Vineyard Drive and east of Riverwood Lane. Jason Lindsey, applicant.

   B. Planning Commission Approval

      1. Planning Commission Review of a Project Plan Amendment for Harmon's Alumni Creamery, located in the Harmons Subdivision and north of Pioneer Parkway. Kristen Voros, applicant.

6. **Discussion Items**

   A. None

7. **Approval of Minutes**

   A. Request Approval of Regular Meeting minutes: September 8, 2022

8. **Adjournment**

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at least 24 hours in advance of the meeting by calling (435) 673-6712.

Posted this 6th day of October 2022.

_____

Jim McNulty, Planning Manager

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

Staff Report

Preliminary Subdivision Approval
Summary and Recommendation

Public Body: Santa Clara Planning Commission
Meeting Date: October 13, 2022
Current Zone: RA Single-Family Zone
General Plan Designation: Very Low Density Residential
Property Address: South of Vineyard Drive and east of Riverwood Lane
Request: Lindsey Estate Subdivision, Preliminary Plat Approval
Applicant Name: Jason Lindsey
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approval with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Jason Lindsey, is requesting Preliminary Plat Approval for the Lindsey Estate Subdivision. This subdivision plat includes a total of five (5) single-family lots. The subject property is 6.47 acres in size. The Residential Agriculture, RA Zone requires a minimum lot size of ½ an acre (21,780 sq. ft. minimum). The proposed lots range in size from 28,132 sq. ft. (0.65 acres) to 57,389 sq. ft. (1.32 acres) for an average lot size of 1-acre (43,560 sq. ft.). The project density equates to 0.77 dwelling units/acre which includes the required public streets.

The five (5) single-family lots proposed for the project will be required meet the area, width, and yard regulations as per Section 17.60.050 of city ordinance. The property owner intends to build a single-family home on one of the proposed lots, with other lots being available for purchase. Currently, the property is being used for agricultural purposes (see attached photos).

Ingress/Egress to the site will be provided via Vineyard Drive and Riverwood Lane. The preliminary plat includes two (2) common areas adjacent to these two access points. The third common area is adjacent to Road A (west) on the preliminary plat. The applicant will be required to form an HOA allowing for maintenance of the common areas.

Request: Preliminary Plat Approval

SITE & VICINITY DESCRIPTION

The subject property is located directly south of Vineyard Drive and east of Riverwood Lane. Major cross streets in the vicinity include Vineyard Drive, Heights Drive, and Santa Clara Drive.

PRELIMINARY REVIEW ITEMS/PROPOSED MITIGATION

City staff has identified the following preliminary review items that need to be addressed at this time:

1. **Public Streets & Dedication:** All required public street improvements must meet city standards and be installed or bonded for prior to Subdivision Plat Recordation. The public streets required for this subdivision include a 50-foot cross-section as per the preliminary plat. Additionally, full street improvements are required for the Lot 5 frontage along Vineyard Drive.

2. **Common Areas:** The preliminary plat includes three (3) common areas. One is adjacent to Lot 5, one is adjacent to an existing single-family home in a different subdivision (Cottonwood Creek #3), and one is adjacent to Road A. City staff recommends that an HOA be formed to maintain these two areas. Staff further recommends that each common area be labeled on the plat (e.g., Common Area 'A' and Common Area 'B').

3. **Secondary Water Availability:** The applicant will be required to connect/install secondary water for outdoor water use for each building lot and the common areas.

4. **Public Utility Easements:** The preliminary plat includes public utility easements. It's city staff's understanding that the public utilities will be located within the front yard setback; however, a 15' easement is shown within Lot 1. The applicant will be required to work with city staff to make sure all public utility easements are correct.

NEIGHBORHOOD RESPONSE

The Planning Commission agenda has been posted on the city website as well as City Hall, and the Santa Clara Post Office. 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 all lots within the subdivision at the time of building permit submittal.
Required Revisions: None at this time.

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

Request: Preliminary Plat Approval

DEPARTMENT: *Police & Fire*
Recommendations: N/A
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 plat. A secondary water connection is required. A final mylar with signature blocks is required after final plat approval.
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 and Post Office) 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

Planning Staff recommends that the Planning Commission recommends approval of the Preliminary Subdivision Plat for the Lindsey Estate Subdivision 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 (50-foot cross-section) which meet city standards. That public street improvements be required for the Lot 5 frontage along Vineyard Drive as well. That the public street improvements be installed or bonded for prior to subdivision plat recordation.
3. That the three (3) common areas included on the preliminary plat be identified as Common Area 'A', Common Area 'B', and Common Area 'C'. That the applicant be required to form an HOA for the maintenance of the common areas.
4. That the applicant be required to connect/install secondary water for outdoor water use for each building lot and the common areas.
5. That the applicant provides a will-serve letter from the WCWCD or other required verification for culinary water prior to plat recordation.
6. That the applicant be required to submit a final subdivision plat application prior to final plat recordation.

CITY OF SANTA CLARA
FOUNDED 1854

Residential Subdivision
Preliminary Plat Application

FEES				
	5	*Major Subdivision: $650 or Minor Subdivision: $550*	*# of lots x $35 per lot*	
WATER MODELING	*Lots: 1-9*	*$300*	*200-349*	*$1,175*
	10-19	*$400*	*350-499*	*$1,650*
	20-49	*$475*	*500-499*	*$2,100*
	50-99	*$625*	*700-999*	*$2,650*
	100-199	*$825*	*1000+*	*$2,650*

Filing Fee: $ 550
Lot Fee: $ 175
Water Modeling Fee: $ 300
Total Fees: $ 1075

Proposed Subdivision Name: SANTA CLARA SUBDIVISION

Applicant(s) / Property Owner(s) Information

LEGAL OWNER(S) OF SUBJECT PROPERTY: Jason Lindsey
MAILING ADDRESS: 440 Michael Cr CITY: Santa Clara STATE: UT ZIP: 84765
EMAIL: Jasonclindsey@gmail.com PHONE: (801) 560-7913 FAX: _____
APPLICANT: Jared Bates, P.E. Rosenberg Associates
(If different than owner)
MAILING ADDRESS: 352 E Riverside Dr. Suite A2 CITY: St George STATE: UT ZIP: 84790
EMAIL: jaredb@racivil.com PHONE: (435) 673-8586 FAX: _____
CONTACT PERSON/REPRESENTATIVE: _____
(If different than owner)
MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
EMAIL: _____ PHONE: _____ FAX: _____

Property Description

STREET ADDRESS OF PROPERTY: _____
Section(s): 16 Township(s): 42 south Range: 16 west
ASSESSOR'S PARCEL NUMBER(S): SC-23-B-1-A-2
Current Zoning Designation: R-A
Parcel Size (acres): 6.47 Number of Lots: 5 Number of Phases: 1
Major Cross Street(s): Riverwood Ln & Vineyard Dr.
Legal Description: See attached
(Attach separate sheet if necessary)

Approvals Required By:

- **Technical Review Committee (staff) – meets every Thursday at 8:00am.**
- **Planning Commission - meets every second Tuesday of each month at 6:00 pm.**
- **City Council – meets the second and fourth Wednesdays of each month at 5:00pm.**

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

Office Use Only:

Date Plan Submitted: _____ **Date Plan Accepted:** _____

Received by: _____ **Receipt number:** _____

Amt Due: _____ **Amt Paid:** _____

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 subdividing the property.

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.

DATE: _____

Manager Lindsay Land, LLC

PROPERTY OWNER

PROPERTY OWNER

STATE OF UTAH)
:SS
COUNTY OF WASHINGTON)

On this 6th day of September, 2022 personally appeared before me Jason Lindsay and _____, the signer's of the above instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

JASON S. SMITH
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 08/26/2024
Commission # 713749

8/26/2024
Commission Expires

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Exhibit "A"

Beginning at a point on the Westerly line of River Front Estates Subdivision as found on file at the Washington County Recorder's Office, said point being North 89°12'30" West 516.20 feet along the section line and North 00°47'30" East 62.86 feet, from the Southeast Corner of Section 16, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 70°57'58" West 103.23 feet;
thence North 62°58'09" West 118.05 feet;
thence North 62°43'45" West 258.42 feet;
thence North 22°40'54" East 392.98 feet to and along the Southeasterly line Riverwood Lane to the Southerly line of Cottonwood Creek Phase 3, as found on file at the Washington County Recorder's Office;
thence along the said line of Cottonwood Creek Phase 3 the following (3) courses;
thence South 54°06'40" East 169.30 feet;
thence North 71°23'54" East 21.49 feet;
thence North 22°09'51" East 603.88 feet to the Southerly line of Vineyards Drive;
thence Southeast 145.76 feet along an arc of a 600.00 feet radius curve to the right (center bears South 43°01'14" West, long chord bears South 40°01'12" East 145.40 feet with a central angle of 13°55'07") along the Southerly line of said Vineyards Drive;
thence South 33°03'39" East 68.97 feet along the Southerly line of said Vineyards Drive;
thence South 15°51'10" West 64.07 feet;
thence South 17°16'39" West 112.22 feet;
thence South 09°31'57" West 39.97 feet;
thence South 15°43'39" West 112.46 feet;
thence North 73°35'09" West 5.97 feet;
thence South 16°21'05" West 130.54 feet to the Northerly line of said River Front Estates;
thence Southwesterly along the Westerly line of said River Front Estates the following (3) courses;
thence South 19°51'52" West 70.14 feet;
thence South 15°31'52" West 159.12 feet;
thence South 15°31'35" West 144.66 feet to the POINT OF BEGINNING.

Containing 281,899 square feet or 6.47 acres.



July 25, 2022

SANTA CLARA
FOUNDED 1854

Subdivision/Development Approval Checklist
Santa Clara City

PRELIMINARY PLAT CHECKLIST

Project Name:_____

Yes	No	N/A	I. SKETCH PLAN/CONCEPT PLAN REQUIREMENTS (16.12.030)
Y	N	N/A	Sketch/Concept Plan review by staff and/or by Planning Commission although not required is highly encouraged.
			II. STATE WATER QUALITY REQUIREMENTS – (Resolution 2015-12R)
Y	N	N/A	1. Waterline and hydrant locations in electronic format.
Y	N	N/A	2. Applicable elevation data at valve clusters and hydrants.
Y	N	N/A	3. Coordinate system used and in draining. The water model is set up in Utah State planes, NAD83 datum, South Zone, US Foot (UT83-ASF).
Y	N	N/A	4. Submit Project Notification Form (PNF) with application. Available at: http://www.sccity.org/media/uploads/2015/08/19/files/PNF-WaterQuality.pdf
			III. PRELIMINARY PLAT REQUIREMENTS (16.12.040)
			A. Submittal of:
Y	N	N/A	1) Preliminary Plat Copies (eleven (11) 11" x 17" and four "Plat Size" (24" x 36") Copies). Must be a clear and legible graphic representation of the subdivision, existing conditions, and proposed improvements as outlined in the completeness review below
			B. Preliminary Plat Requirements (Chapter 16.16)
			1. Title Block (16.16.020)
Y	N	N/A	a. Proposed name of subdivision
Y	N	N/A	b. Location of subdivision, including the address, section, township, and range
Y	N	N/A	c. Owner's name and address
			2. General Requirements (16.16.030)
Y	N	N/A	a. North Arrow and Scale (1"= 100' is preferred; 1"= 200' for large subdivisions)
Y	N	N/A	b. Boundary and phasing plan of the subdivision
Y	N	N/A	c. All property under control of the owner showing part(s) being developed and overall street system (Note: The street system shall conform to the existing street master plan)
Y	N	N/A	d. Existing and proposed contour lines at vertical intervals of not greater than two feet unless approved at a greater interval by the Planning Commission.
			3. Existing Conditions (16.16.040)
Y	N	N/A	a. Location, width of all streets and homes within two hundred (200) feet of the subdivision.
Y	N	N/A	b. Boundaries of adjacent tracts of subdivided and un-subdivided land, showing ownership.
Y	N	N/A	c. Identification of the zone or zones in which the property is located.
Y	N	N/A	d. All public streets, utility rights-of-way, easements, parks, and other public open spaces within or adjacent to the proposed subdivision. All section and boundary lines within and adjacent to the proposed subdivision.
Y	N	N/A	e. Sewer mains, sewer manholes, water mains, secondary water system, fire hydrants, power lines, power poles, culverts, or other facilities within one hundred (100) feet of the proposed subdivision.
Y	N	N/A	f. Ditches, drainage channels, water ways and major washes.
Y	N	N/A	g. Location of the flood plain, floodways, and elevations designed by F.E.M.A. No subdivision in the city shall be allowed in a flood plain.
Y	N	N/A	h. Exceptional topography-submit necessary map, visuals, etc. that would best reveal the exceptional topography.
Y	N	N/A	i. Information required for the historic preservation ordinance if the proposed subdivision is within the historic preservation overlay zone.
Y	N	N/A	j. Vicinity map.
Y	N	N/A	k. A soils report unless waived by the City Engineer via written & signed correspondence.
Y	N	N/A	l. Inclusion of paragraph pertaining to Geotechnical Report Conclusions.

			4. Proposed Plan (16.16.050)
Y	N	N/A	a. Streets and Utility Easements: the layout of streets and utility easements showing identification and dimensions.
Y	N	N/A	b. Lots: layout, number, and typical dimensions of lots.
Y	N	N/A	c. Setback Lines: building setback lines in any questionable lot area.
Y	N	N/A	d. Parcels Set Aside: Parcels of land intended to be dedicated for public use or set aside for the use of property owners in the subdivision as common or limited areas.
Y	N	N/A	e. Stormwater Drainage: A proposed plan to dispose of stormwater drainage for the subdivision.
Y	N	N/A	f. Wastewater Collection: Determine how the proposed subdivision can be served by the existing wastewater collection system without the extension of any trunk or outfall line.
Y	N	N/A	g. Wastewater Treatment: Determine how wastewater estimated to be generated by the proposed subdivision can be accommodated and treated without any treatment plan expansion.
Y	N	N/A	h. Water Supply, Secondary water and Storage: Determine how the water needs of the subdivision can be accommodated.
Y	N	N/A	i. Fire Flow: show how the proposed development will be served by a central water system with appropriately located fire hydrants and adequate flows to meet insurance requirements.
Y	N	N/A	j. Fire Response Time: Is the proposed subdivision within two (2) miles of a five (5) minute response time of a fire station?
Y	N	N/A	k. Solid Waste: Determine that the proposed subdivision be served by the existing system.
Y	N	N/A	l. Electrical Supply: Determine whether or not the electrical needs to the subdivision can be accommodated, and under what conditions.
Y	N	N/A	m. Parks: Determine that the proposed development is within one mile of a city park or recreation facility, and within one-half (1/2) mile of a neighborhood park, and can accommodate the projected population of the subdivision.
Y	N	N/A	n. Phasing Plan: a phasing plan for the subdivision if phases are proposed.
Y	N	N/A	o. Arrangements with Outside Agencies: where public services are proposed by agencies outside those operated by the city, the owner shall provide agreements with those agencies approving proposed plans.
Y	N	N/A	p. Other items that may be requested by the TRC, Planning Commission, or City Council.
			5. Conformance with City Standards
Y	N	N/A	a. Historic Preservation Ordinance Requirements (Chapter 17.76)
Y	N	N/A	b. Building Codes
Y	N	N/A	c. Zoning Ordinance (Title 17)
Y	N	N/A	d. City Standards
Y	N	N/A	e. Hillside Development Permit as found in Chapter 17.80 of the City's Zoning Ordinance
Y	N	N/A	f. Flood Damage Prevention Permit as found in Chapter 15.36 of the City's Municipal Code
Y	N	N/A	g. Storm Water Management/BMP Facilities Maintenance Agreement

C. Review for Adequate Public Facilities (16.12.040 (H)):

NOTE: The City Council and/or staff may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determinations set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement (16.12.040 (H)). Note: Required signatures below will be garnered by Zoning Administrator.

› ***Review for Adequate Public Facilities Part 1 of 4***:

Floodplain or Hillsides: Proposed development is not located within a floodplain or hillside.

Owners of the development have submitted adequate documentation demonstrating that the development complies with the requirements of Public Facilities Part 1.

Comments: _____

Date: _____ **Signature:** _____
City Engineer

› *Review for Adequate Public Facilities Part 2 of 4*:

Roads: Be served by streets within one mile of the proposed development without causing a reduction in the level of service below "C" during peak hour.
Wastewater Collection: Can be served by the existing wastewater collection system, without the off-site extension of any trunk or outfall lines.
Wastewater Treatment: The wastewater estimated to be generated by the proposed development can be accommodated and treated in accordance with city standards without any treatment plant extension.
Water Supply and Storage: The water needs of the proposed development can be accommodated in accordance with legally authorized and physically available water rights and the capacity, storage, design, of construction requirements of the Utah Health Department without additional supply or storage requirements.
Solid Waste: The proposed development can be served by the existing collection and disposal capacity expenditures or improvements.
Electrical Supply: The electrical needs of the development can be accommodated by the city power department.
Storm Drainage: The proposed development can be served by the existing storm drainage system without the off-site extension of an interceptor or major collection lines.

Comments: _____

_____

_____

_____

Date: _____ **Signature:** _____
Public Services Director

› *Review for Adequate Public Facilities Part 3 of 4*:

Fire Flow: The proposed development shall be served by a central water system with appropriately located fire hydrants and adequate flows to meet insurance services office fire system grading standards (minimum of twelve-hundred and fifty (1,250) gallons per minute for a period of two hours) without additional capital improvements.
Fire Response Time: The proposed development is within two miles or a five minute response time of an existing fire station.

Owners of the development have submitted adequate documentation demonstrating that the development complies with the requirements of Public Facilities Part 3.

Comments: _____

_____

_____

_____

Date: _____ **Signature:** _____
Fire Chief

› ***Review for Adequate Public Facilities Part 4 of 4***:

Parks: The proposed development is within one mile of a city park or recreation facility, and within one-half mile of a community or neighborhood park, all of which meet city acreage and facility standards and can accommodate the population projected to be generated by the proposed development. The Owners of the development have submitted landscape plans that meet the Landscape Ordinance and City's Landscape Specifications for any property that will maintained by the City of Santa Clara.

Comments: _____

_____

_____

_____

Date: _____ **Signature:** _____
Parks Director

Miscellaneous Notes:

SANTA CLARA CITY SUBMITTAL DEADLINES

Development Submittal Deadlines

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

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

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

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

SUBDIVISIONS	
TRC & Planning Commission Reviews	
Preliminary Subdivision	Preliminary Plat 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.
Final Subdivision	Final Plat submittal deadline is three (3) weeks prior to the intended Planning Commission Meeting. Staff acceptance date is one (1) week prior to the intended Planning Commission Meeting.
City Council Reviews	
Preliminary Subdivision	Preliminary Plat submittal deadline is one (1) week prior to the intended City Council Meeting—submittal must include 11 copies of application materials, revised if necessary to consider recommendations of Planning Commission. Staff acceptance date is one (1) week prior to the intended City Council Meeting.
Final Subdivision	Final Plat submittal deadline is one (1) week prior to the intended City Council Meeting—submittal must include 11 copies of application materials, revised if necessary to consider recommendations of Planning Commission. Staff acceptance date is one (1) week prior to the intended City Council Meeting.

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

Typical Meeting Schedules:

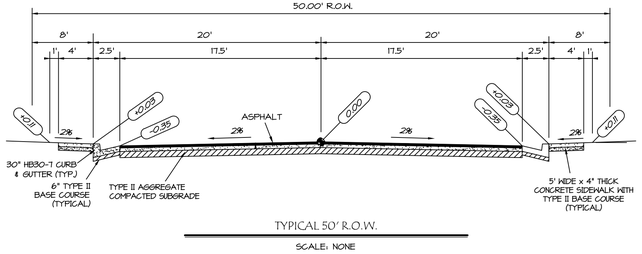
Note: Please refer to the submittal deadline requirements that must be met in order to have a formal Planning & Zoning application placed on the agenda and considered for approval. Agendas for these meetings are posted prior to the meeting date and can be found on the City's web site: www.santaclaracityutah.com

Technical Review Committee (TRC) Meetings – Generally every Thursday at 8:30 a.m.

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

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

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



TYPICAL 50' R.O.W.

SCALE: NONE

LINDSEY ESTATE SUBDIVISION

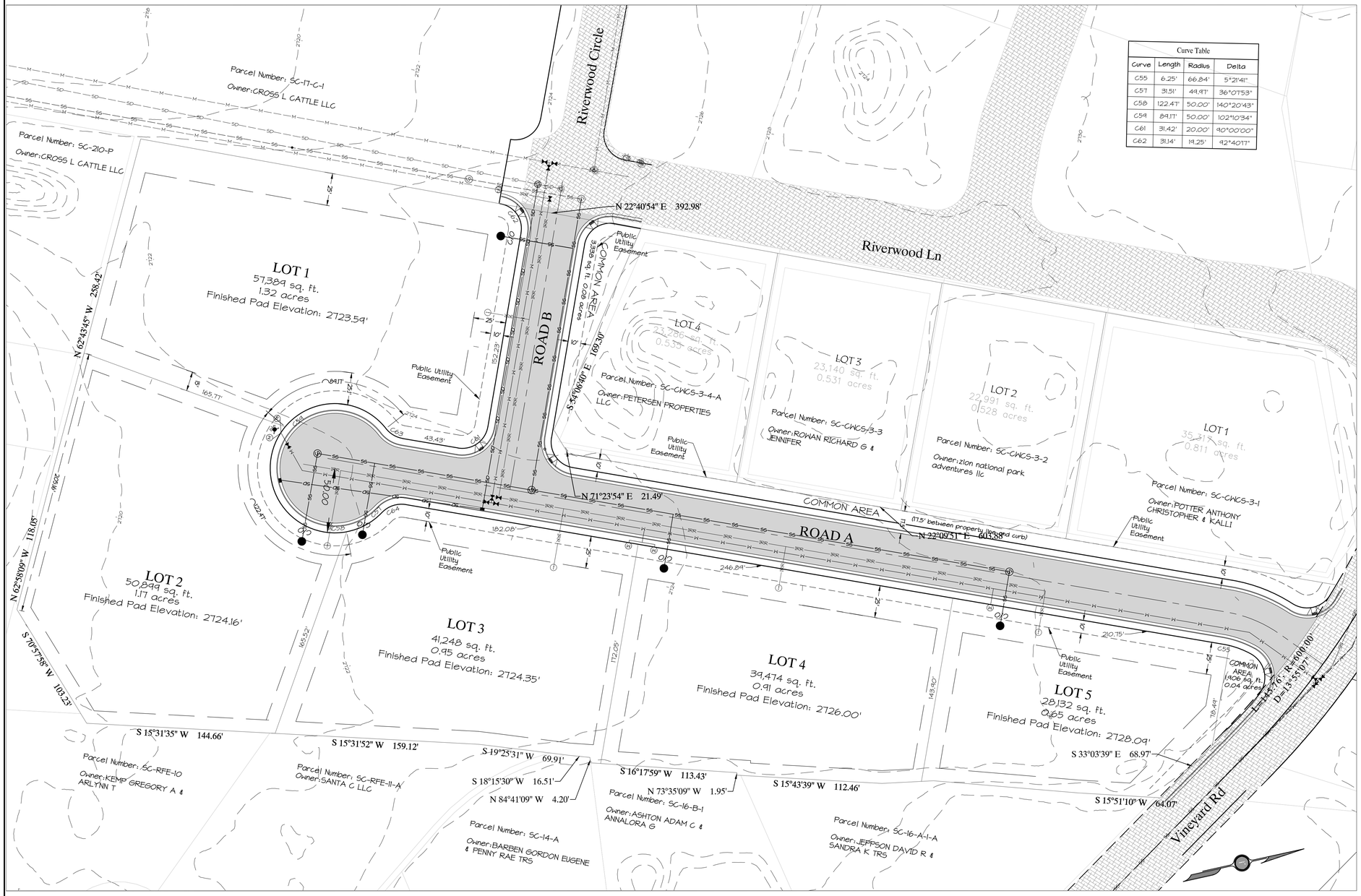
LOCATED IN SECTION 16, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN IN THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH.



VICINITY MAP

SCALE: NONE

Santa Clara, UTAH



Curve Table			
Curve	Length	Radius	Delta
C55	6.25'	66.84'	5°21'41"
C57	31.51'	49.97'	36°07'53"
C58	122.47'	50.00'	140°20'43"
C59	84.17'	50.00'	102°10'34"
C61	31.42'	20.00'	90°00'00"
C62	31.14'	19.25'	92°40'17"

LEGEND

- EXISTING CONT-MJR
- EXISTING CONT-MNR
- PROPOSED CONT-MJR
- PROPOSED CONT-MNR
- STACKED ROCK RETAINING WALL

UTILITY LEGEND

- EXISTING WATER MAIN (SIZE INDICATED ON PLAN)
- PROPOSED WATER LINE (SIZE INDICATED ON PLAN)
- EXISTING SEWER MAIN (SIZE INDICATED ON PLAN)
- PROPOSED SEWER MAIN (SIZE INDICATED ON PLAN)
- EXISTING STORM DRAIN MAIN (SIZE INDICATED ON PLAN)
- PROPOSED STORM DRAIN MAIN (SIZE INDICATED ON PLAN)
- EXISTING 3-PHASE POWER LINE (SIZE INDICATED ON PLAN)
- PROPOSED 3-PHASE POWER LINE (SIZE INDICATED ON PLAN)
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- EXISTING CURB INLET
- EXISTING DOUBLE CURB INLET
- PROPOSED CURB INLET

SETBACK TABLE	
LENGTH IN FEET	SETBACK DESCRIPTION
25'	FRONT SETBACK (TO RIGHT-OF-WAY)
8'-12'	SIDE SETBACK (BETWEEN LOTS)
10'	REAR SETBACK (FROM PROPERTY LINE)

SITE DATA
CURRENT ZONE: R-A
TOTAL AREA: 281,848 SQ. FT. 6.47 Acres
PROJECT LAND USE: RESIDENTIAL
NUMBER OF LOTS: 5
DENSITY: 0.77 DU/ ACRE

* DETENTION/ RETENTION PROVIDED ON INDIVIDUAL LOTS

*HOA HILL BE ESTABLISHED TO MAINTAIN COMMON AREAS

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

SCALE: 1"=40'

PROJECT OWNER/ DEVELOPER

JASON LINDSEY
440 MICHAEL CR
SANTA CLARA, UT 84765

CONTACT: JASON LINDSEY
(801) 560-7913

PROJECT ENGINEER

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790

CONTACT: JARED BATES
(435) 673-8586

DATE: 9-13-22
JOB NO.: 8461-22-006
DESIGNED BY: ETY
CHECKED BY: JWB
DWG: PRELIMINARY PLAT

REVISIONS | DATE

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

PRELIMINARY PLAT
FOR
LINDSEY ESTATE SUBDIVISION
SANTA CLARA
UTAH

PROFESSIONAL ENGINEER — JARED W. BATES — 9/30/22 — 7885881 — STATE OF UTAH

SHEET 1 OF 1 SHEETS







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

Staff Report

Project Plan Amendment
Summary and Recommendation

Public Body: Santa Clara City Planning Commission
Meeting Date: October 13, 2022
Current Zone: PDC
General Plan Designation: Main Street Commercial
Property Location: Approx. 3520 Pioneer Parkway
Request: Project Plan Amendment (Alumni Creamery) for Harmon's Center
Applicant Name: Kristen Voros (representing Harmon's)
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approval with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Kristen Voros (representing Harmon's), is requesting a Project Plan Amendment for the proposed Alumni Creamery. The existing Harmon's Shopping Center development commenced in 2014-2015 (site plan attached). Several pad sites have developed on the site as well and include retail tenants such as Café Rio, Mo Bettah's, Tag-N-Go carwash and many others. Currently, Pad A is under construction and will include a Beans and Brews, Roxberry, and a Great Clips. The Harmon's store is the anchor tenant for this site.

The proposed Alumni Creamery would be located within the Harmon's building (east end of building). The Alumni Creamery would occupy the last retail space available and adjacent to the new Sleepbetter Mattress Store.

Section 17.68.070 of city code allows for Project Plan Amendments and includes the following:

> *"The Planning Commission may approve an amendment to a previously approved project plan if: the proposed amendment does not alter any approved site development regulations of the plan and does not materially alter other aspects of the plan, including traffic circulation, mixture of use types, or general physical layout."*

A proposed site plan (Sheet C1.1) has been included. The changes to the site would include removal of a portion of the existing landscape improvements on the east side of the building adjacent to the eastern delivery driveway. A drive-thru with queuing for four (4) vehicles would be constructed next to the building, along with queuing for two (2) additional vehicles within the eastern driveway. This would include a solid painted line along with "Drive-Thru" and an arrow being painted on the asphalt to direct traffic. The remainder of this area

will be landscaped as per the submitted plans (Sheet L1.1). Changes to the building include the installation of a drive-thru window and service/delivery door with a walkway access. The applicant will be required to work with the Building Official to obtain a permit addressing these changes.

ISSUES OF CONCERN/PROPOSED MITIGATION

City staff discussed this proposal with the applicant at a recent TRC meeting. Providing some drive-thru queuing for vehicles next to the building, and access from the eastern deliver driveway with additional vehicle queuing was discussed along with Building Code requirements. It was decided that the applicant could proceed with the proposed application to amend the Project Plan.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission approve the proposed Project Plan Amendment for the proposed Alumni Creamery subject to the following conditions:

1. That the applicant (Harmon's/Alumni Creamery) be allowed to construct a drive-thru on the east end of the building.
2. That the applicant provides queuing for four (4) vehicles in the drive-thru next to the building, with queuing for two (2) additional vehicles within the eastern driveway. That a solid painted line along with "Drive-Thru" and an arrow be painted on the asphalt.
3. That the applicant provides landscaping in compliance with city ordinance #2022-05.
4. That the applicant be required to obtain a building permit before work commences.

With the following finding:

1. The amendment does not alter other aspects of the plan, including traffic circulation, mixture of use types, or general physical layout.

Santa Clara City
Planned Development Project Application
Amended

Name of Planned Development: Harmons Santa Clara - Creamery TI Date: 9/14/22

Applicant/Property Owner Information

Applicant / Contact Person: Kristen Voros
Address: 350 South 200 East, #106
City: Salt Lake City
State: Utah Zip: 84111
Contact Phone Number: 801-971-2998

Owner: Harmons
Address: _____
City: _____
State: _____ Zip: _____
Contact Phone Number: 801-699-0294

If additional owner(s) please add addendum

Property Description

Section(s): _____ Township(s): _____ Range: _____
Current Zoning Designation: _____
Parcel Size (acres): _____
Number of Phases: _____
Number of Lots: _____
Major Street(s): _____

Approvals Required By:

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

Attached checklists serve as a guide for adhering to Santa Clara City's planned development process/requirements. City Staff will use the checklists for completeness reviews and insuring code compliance. ***For comprehensive information on the planned development requirements/process, refer to appropriate City Codes and Statutes. Copy of which can be viewed at www.sccity.org or picked up at the City Offices.***

Office Use Only:

Date plan submitted: _____ Date plan accepted: _____

Planned Development
Approval Process

1. Sketch Plan

a. Review and recommendations by City Staff - required

b. Review and recommendations by Planning Commission – not required but strongly recommended

2. Project Plan and Re-zoning Application

a. Review and approval by City Staff

b. Review and approval by City Planner and Engineer

c. Public hearing for re-zoning application and project plan

d. Review and recommended approval by Planning Commission

e. Review and approval by City Council

3. Phase Plan – Preliminary Plat

(Can be completed simultaneously with project plan approval)

a. Review and approval by City Staff

b. Public Hearing for Preliminary Plat

c. Review and recommended approval by Planning Commission

d. Review and approval by City Council

4. Final Plat Approval

a. Review and approval by City staff

b. Review and recommended approval by Planning Commission

c. Review and approval by City Council

Santa Clara City
Planned Development Submittal Checklist

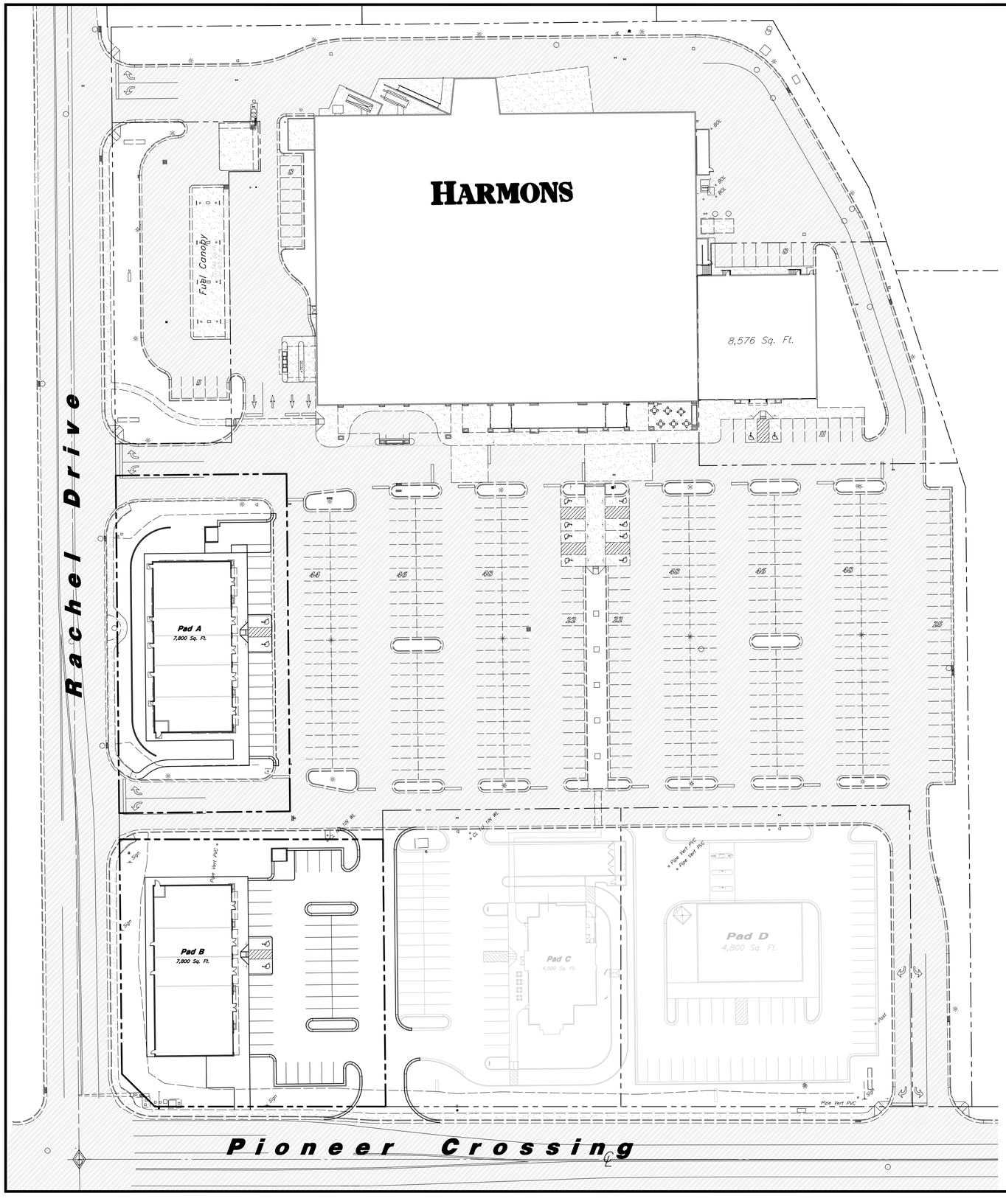
Project Name: _____

Yes	No	N/A	I. SKETCH PLAN
			a. Plan review by City staff required
			b. Submit for review to the Planning Commission strongly recommended
			c. Useful items included on sketch plan include:
Y	N	N/A	1. land use distribution
Y	N	N/A	2. open space
Y	N	N/A	3. circulation systems
Y	N	N/A	4. summary of residential and non-residential density
Y	N	N/A	5. other major elements
			2. PROJECT PLAN
			The project plan shall consist of a professionally designed schematic plan indicating the layout of the development and appropriate written text. Seventeen (17) copies of each graphic (on 11" X 17" sheets) and written text on 81/2" x 11" sheets; two (2) color renderings of the plan 36" x 48" on claycoat or similar heavy duty paper.
			A. Project Plan Elements
Y	N	N/A	1. Identify boundary of project plan and total project site area
Y	N	N/A	2. Identify phasing and acreage of each phase
Y	N	N/A	3. Project by type land use. (i.e.: residential, commercial, industrial, office, open space, utilities, and rights-of-way) and square footage or acreage and percent of each component
Y	N	N/A	4. Number of residential units and/or square footage of floor area of non-residential uses by type (i.e.: commercial, industrial, office)
Y	N	N/A	5. Number of residential units and/or square footage of floor area of non-residential uses by type (i.e.: commercial, industrial, office)
Y	N	N/A	6. Density of uses within each land use type or phase. Use Units Per Acre for residential uses and Floor Area Ratio (FAR) for non-residential
Y	N	N/A	7. Vehicular and pedestrian circulation plan including entrances, exits, and connections to vehicular and pedestrian facilities external to the project property
Y	N	N/A	8. Existing natural features including rivers, lakes, ponds, streams, wetlands, steep slopes, mature trees and tree stands, topography at contour intervals of two feet, and any other natural features
Y	N	N/A	9. Proposed open space provided by type of open space (i.e.: landscaping area, community green, plaza, formal or informal garden, natural area set aside)
Y	N	N/A	
Y	N	N/A	

Y	N	N/A	10. Square footage or acreage and percentage of open space as part of total project
			11. Proposed public open space provided and limits on accessibility
Y	N	N/A	12. Location of landscaping, buffers
			13. Lighting plan
			14. Typical Elevations
			B. Re-Zoning Application – Provide a complete re-zoning application and a cover letter requesting review of the project plan
Y	N	N/A	1. Review of Project Plan by City Staff
Y	N	N/A	2. Review and recommended approval of project Plan by Planning Commission
Y	N	N/A	3. Review and recommended approval of Project Plan by City Council and public hearing held
			3. PHASE PLAN
			A. Site Location Plan
Y	N	N/A	1. Show where phase is located in relation to overall project
			B. Existing Conditions Plan
			1. Refer to requirements of Santa Clara City Subdivision Ordinance
Y	N	N/A	**4. SITE DEVELOPMENT PLAN**
Y	N	N/A	1. Phase project boundaries
Y	N	N/A	2. Streets and access streets to the project
Y	N	N/A	3. Parcel delineation lines
Y	N	N/A	4. Site acreage
Y	N	N/A	5. Phase location compared to entire project
Y	N	N/A	6. Common facilities (i.e.: recreation amenities, service buildings, garages, trash collection stations)
Y	N	N/A	
Y	N	N/A	7. Site amenities (i.e.: benches, fountains, outdoor art, waste containers, kiosks)
Y	N	N/A	8. Location of proposed buildings or structures
Y	N	N/A	a. Total number of stories
Y	N	N/A	b. Building height
Y	N	N/A	c. Total number of dwellings or community unites including square footage.
Y	N	N/A	d. Proposed uses and ground coverage of each building
Y	N	N/A	9. Any adjacent property owned by application and planned uses
Y	N	N/A	10. Location and type of open space including landscaping area, community green, plaza, formal or informal garden, or natural area set aside
Y	N	N/A	

Y	N	N/A	11. Proposed square footage or acreage and percentage of open space as part of total project land by phase
Y	N	N/A	12. Proposed minimum and maximum floor areas of buildings
			13. Statements and illustrations of the elevations, design, materials, and floor plans of buildings
			14. Tables delineating percentage of land uses
Y	N	N/A	15. Statement of present and anticipated future ownership and control or management of maintenance and upkeep of the buildings, streets, sidewalks, drives, parking areas, utilities, common areas, and common facilities.
			16. Typical elevations
			D. CONSTRUCTION STANDARDS 1. Construction drawings must be reviewed and approved prior to construction.
			E. FINAL PLAT APPROVAL 1. Submit an application for final plat approval using the criteria and procedures required under the City's Subdivision Ordinance. 2. C.C.&R's are required to be submitted at this time
			F. SUBMITTAL OF SUBSEQUENT PHASES 1. If the project is phased, each phase subsequent to the initial submittal shall be submitted according to the same requirements as the initial phase plan. 2. Phases completed shall be shown with as-built site renderings on the project locator map indicating what has been already developed.

NOTE: The City Council may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determinations set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement.



Scale: 1" = 40'

40' 0 40' 80'

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: Name
Drafted by: Name
Client Name:
Client Name

17-010ov

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Overall Site Plan

Harmons Pads A and B
Project Address
Santa Clara, Utah

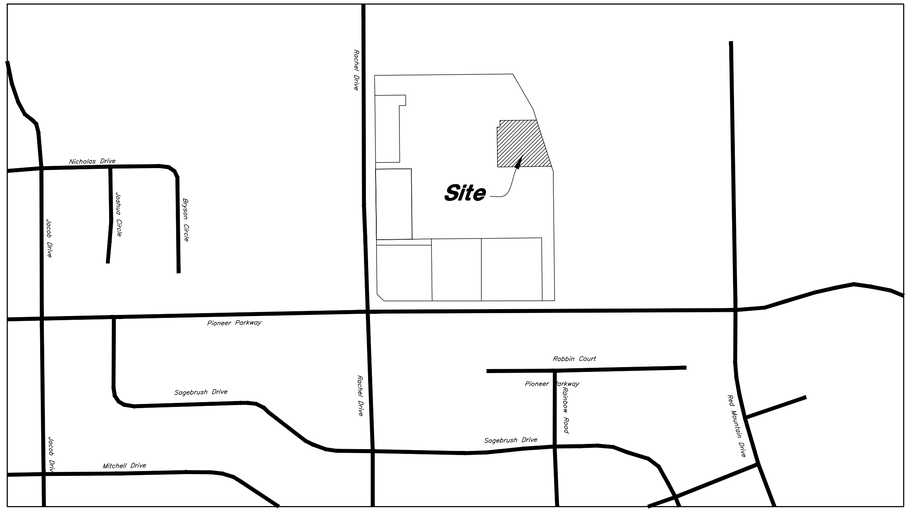
16 Feb, 2017

SHEET NO.
C1.0

W:\17-010 Harmons SC Pad B\dwgs\17-010ov.dwg, 2/17/2017 3:15:14 PM, 1:1, LC

Alumni Creamery - Drive Thru

3480 Pioneer Parkway
Santa Clara, Utah



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	℄
Proposed Gas Line	G	Existing Contour	78
Proposed Fire Line	F	Existing Spot	+(78.00TA)
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	• 78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / XX

Civil Sheet Index

C0.0	Cover Sheet
C1.1	Demolition / Site Plan
C2.1	Grading and Details
L1.1	Landscape & Irrigation Plans
L2.1	Landscape & Irrigation Details

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Washington County, Utah and Incorporated Areas Map Number 49053C0768G dated 2 April, 2009. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

HARMONS

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name: Harmons
22-069cv

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

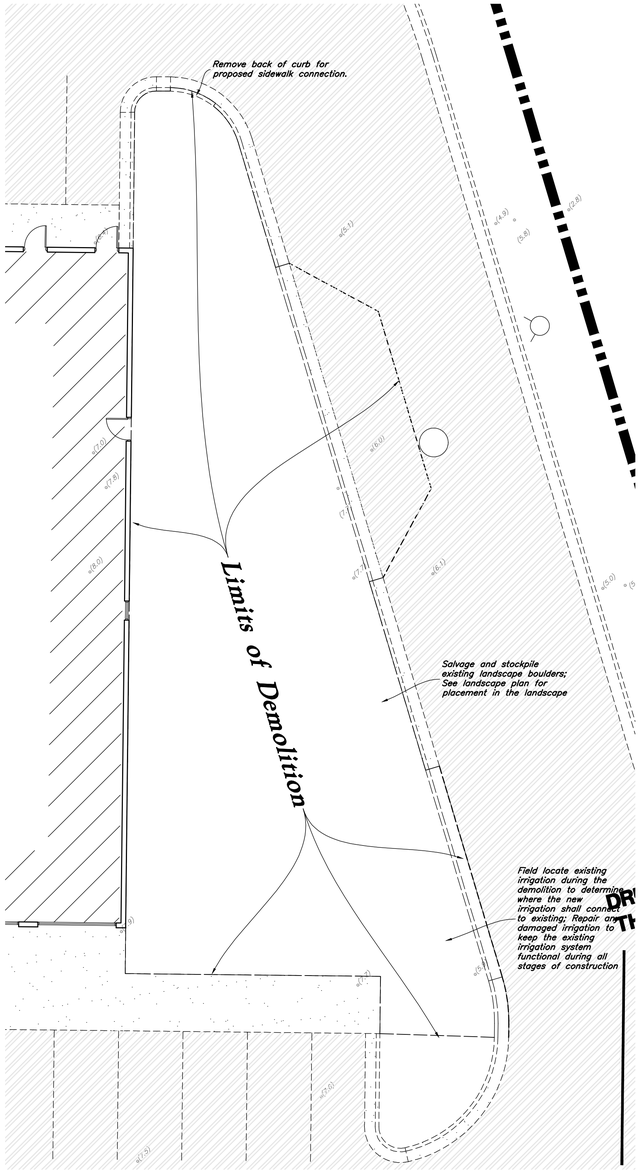
Cover Sheet

Alumni Creamery - Drive Thru
3480 Pioneer Parkway
Santa Clara, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7897285
SHAUN M. YOUNG
9/23/22
STATE OF UTAH

23 Sep, 2022

SHEET NO.
C0.0



Scale: 1" = 10'

10' 0 10' 20'

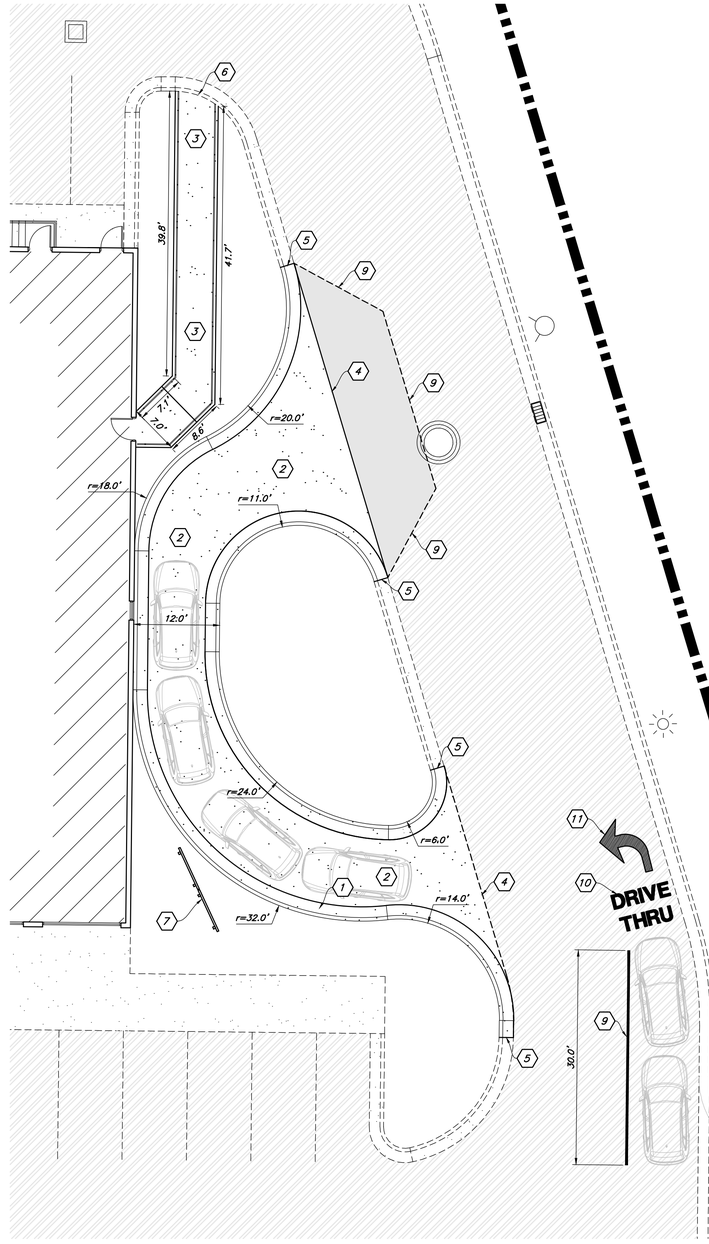
General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, and irrigation lines within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities are to remain in place unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
10. Install traffic warning devices as needed in accordance with local standards.
11. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
12. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
13. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Scale: 1" = 10'

10' 0 10' 20'

Hatch Legend

- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Site Construction Notes

1. Const. 24" Curb & Gutter (1 / C2.1)
2. Const. Concrete Paving (3 / C2.1)
3. Const. Conc. Sidewalk with railings. See arch plans for railing details. (2 / C2.1)
4. Remove existing curb and gutter, form new curb and gutter and concrete paving against edge of asphalt. Provide a smooth clean edge. If existing edge is damaged contractor is to provide a 2.0' sawcut to provide a smooth clean edge.
5. Connect & Match Existing Improvements
6. Sawcut and depress curb as necessary for new sidewalk / vendor ramp connection.
7. Menu Board (See Architectural plans for details)
8. Const. Asphalt Paving (4 / C2.1)
9. Const. 4" Solid White Paint Stripe
10. Const. "DRIVE THRU" Asphalt Markings (Reference MUTCD for Font and Size)
11. Const. Directional Turn Arrow per MUTCD

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or an electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name: Harmons
22-069dmsp

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Demolition / Site Plan

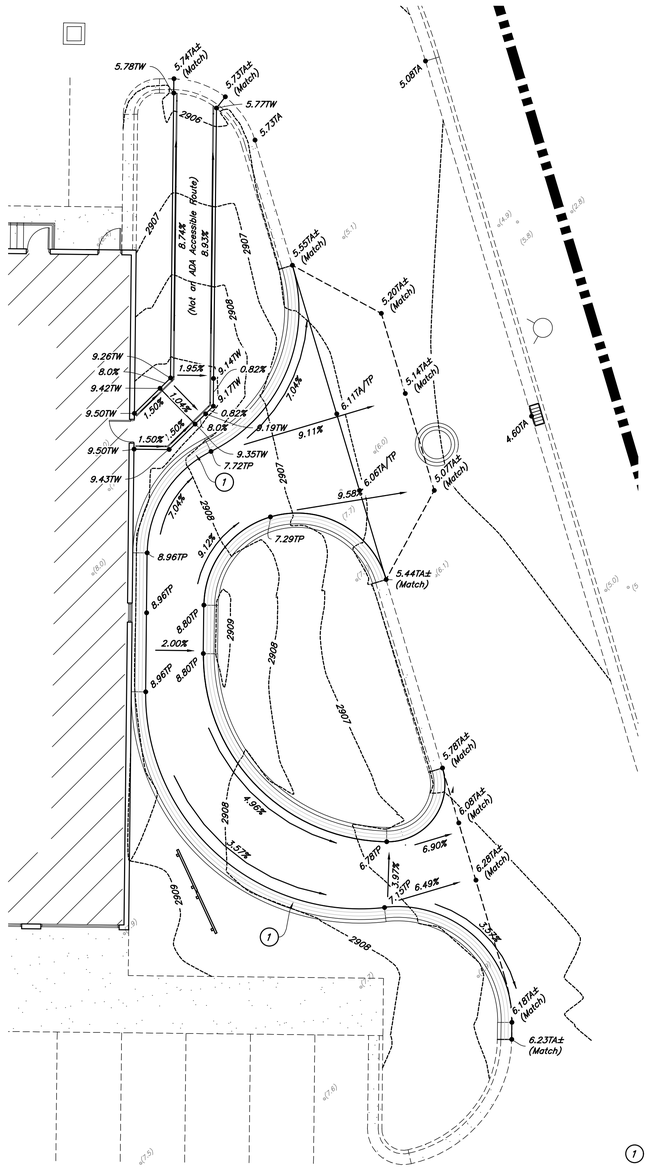
Alumni Creamery - Drive Thru

3480 Pioneer Parkway
Santa Clara, Utah

PROFESSIONAL ENGINEER
No. 7897289
SHAUN H. YOUNG
9/23/22
STATE OF UTAH

23 Sep, 2022

SHEET NO.
C1.1



Scale: 1" = 10'

10' 0 10' 20'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
8. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
9. Dust shall be controlled by watering.
10. The location and protection of all utilities is the responsibility of the permitee.
11. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
12. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
13. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
14. Aggregate base shall be compacted per the geotechnical report prepared for the project.
15. The recommendations in the following Geotechnical Engineering Report by GTS are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Investigation for proposed Harmon's Grocery Store Northwest Corner of Pioneer Parkway and Rachel Drive, Santa Clara, Utah "

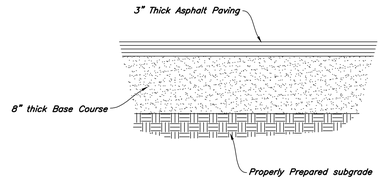
    Project No.: 18306
    Dated: July 16, 2008

16. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

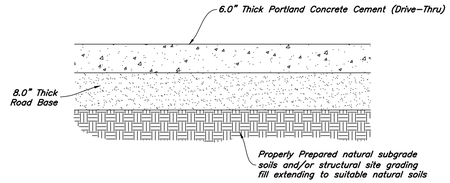
1. Open face gutter shall be constructed where drainage is directed away from curb.
2. (1) Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. (2) Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

1. See Geotechnical Report for Project



4 Standard Asphalt Section
Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



3 Concrete Paving Section
Not to Scale

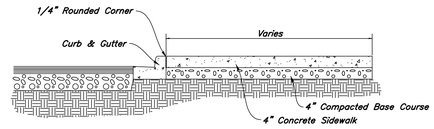
1. See Concrete Joint Detail

Contraction Joints

A. Spacing = 10' O.C.

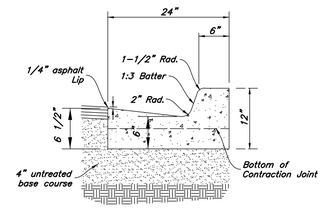
Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

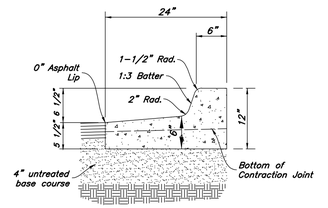


2 Typical Sidewalk Detail
Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard



Open Face

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1. See Concrete Joint Detail

1 24" Curb And Gutter
Not to Scale

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name: Harmons
22-069gr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Grading and Details

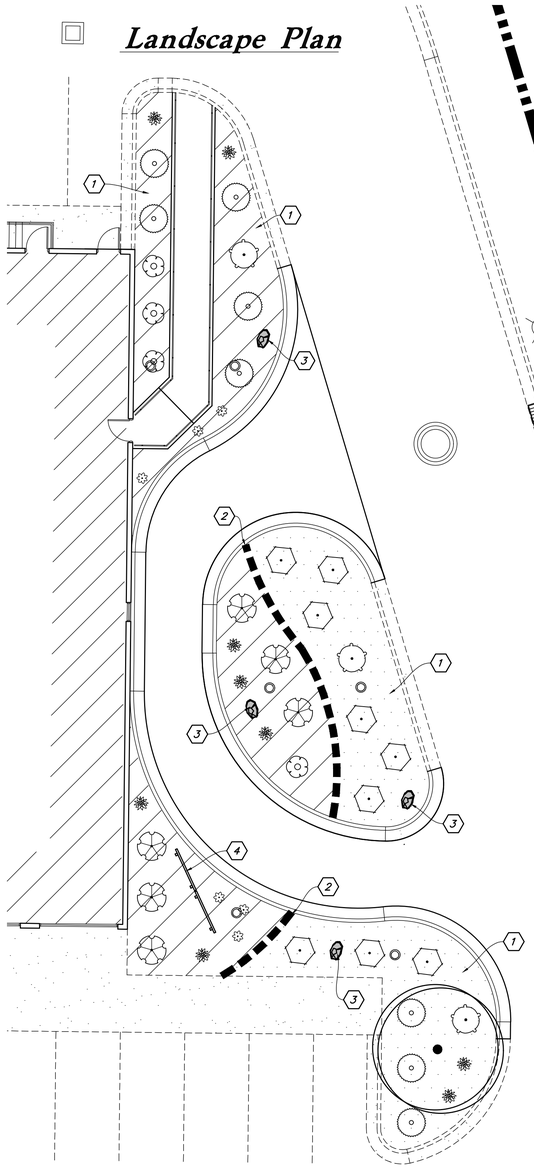
Alumni Creamery - Drive Thru
3480 Pioneer Parkway
Santa Clara, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 7897289
SHAUN T. YOUNG
9/23/22
STATE OF UTAH

23 Sep, 2022

SHEET NO.
C2.1

Landscape Plan



Landscape Notes:

1. All New Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Shall be Used for Shrub Areas. Existing Irrigation in the Area Shall be Modified and Extended to New Plant Material. See this Sheet for Irrigation Layout and Sheet L3.1. for Irrigation and Landscape Details.
2. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
3. All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone. Blend New Landscape into Existing Corner Landscape.

Scale: 1" = 10'

10' 0 10' 20'

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported topsoil shall be used for landscape areas. The landscape contractor shall perform a soil test on imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide an 8 inch depth in all other shrub areas.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil conditioner and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
23. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
24. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Landscape Keynotes

1. Remove Existing Landscape and Irrigation in Modified Shrub Area and Install New as Shown on Plan. Install Decorative Stone Over Weed Barrier. See Material Schedule for Type and Size
2. Install Steel Edging Between Two Different Type of Stone
3. Install Salvaged Landscape Boulders
4. Menu/Ordering Board; Adjust Proposed Plant Material as Needed so That New Plants Don't Bock Menu/Ordering Board

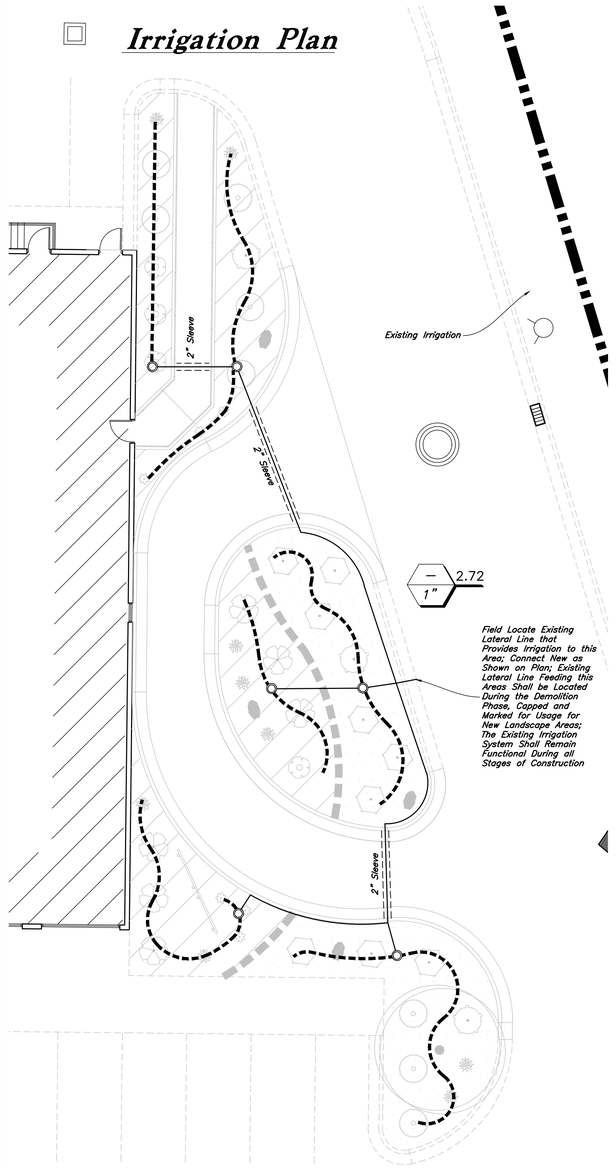
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	1	Pistacia chinensis 'Red Push' / Red Push Chinese Pistache	1 1/2" Caliper
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	6	Chrysactinia mexicana / Desert Daisy	1 gal
	3	Dasylirion wheeleri / Grey Desert Spoon	5 gal
	9	Euphorbia rigida / Gopher Plant	1 gal
	9	Hesperaloe parviflora / Red Yucca	5 gal
	6	Leucophyllum langmaniae 'Rio Bravo' TM / Rio Bravo Texas Ranger	5 gal
	4	Rosa x 'Noare' / Flower Carpet Red Groundcover Rose	5 gal
	8	Rosmarinus o. 'Huntington Carpet' / Huntington Carpet Rosemary	5 gal

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 – Install a (6) Six Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Stone Shall be 2-4" Diameter Rebel Red Chunky Stone (Washed) from Star Nursery	Detail: 4/L3.1
	Decorative Stone #2 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Stone Shall be 1" Diameter Apache Gold Stone (Washed) from Star Nursery	Detail: 4/L3.1
	3/16" x 4" Steel Edging – Install Flush to all Concrete Edges Between Different Stone Types; Manufacturer Shall be Sure-Loc Inc.; Color Shall be Black	Detail: 4/L3.1
	Salvaged Landscape Boulders – Boulders Shall be Salvaged From Existing Landscape and Installed Where Shown on Plan; See Demolition Plan for Salvaging Boulders	Detail: 5/L3.1

Irrigation Plan



Main Service Line & Other Irrigation Components Are Shown in Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Scale: 1" = 10'

10' 0 10' 20'

Irrigation Notes

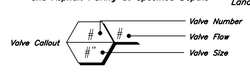
1. See this Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to Manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of branch opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Control valve wire shall be #14 single conductor white for common wire, #14 single conductor red for the hot wire, #14 for blue spare wire. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors, and contained in control valve boxes. Provide two (2) spare wires that run the length of the mainline. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible, taped to the underside of the piping at regular intervals. Provide slack in control wires at all changes in direction.
13. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
14. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-four (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
15. Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
16. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
17. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
18. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
19. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

Irrigation Schedule

Symbol	Manufacturer/Model #	Description	Notes	Detail
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	8/L3.1
	Rain Bird XBS-940 Rain Bird XQ-100 Rain Bird XB-20PC Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing – Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing – Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) – 1 per Perennial 2 per Shrub, 3 per Tree Tie Down Stake – Tubing to be Staked every 3' Diffuser Bug Cap – Install one per Emitter Removable Flush Cap – Install at the End of Each Line		6&9/L3.1
Pipes				
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	7/L3.1
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	10/L3.1



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

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name: Harmons
22-069ls_lr

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWengineering.net

Landscape & Irrigation Plan

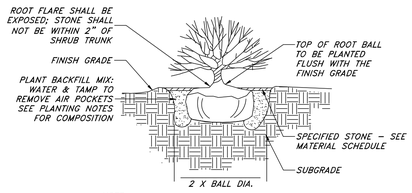
Alumni Creamery - Drive Thru

3480 Pioneer Parkway
Santa Clara, Utah

State of Utah – Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
09/23/2022

23 Sep, 2022

SHEET NO.
L1.1

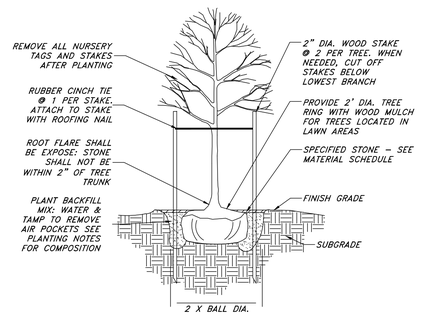


NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

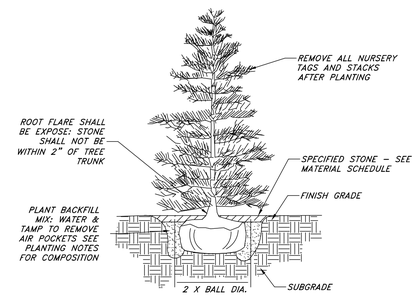
1 SHRUB PLANTING

NOT TO SCALE



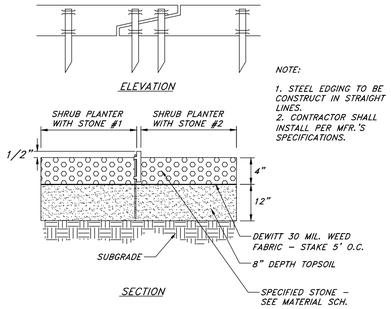
2 DECIDUOUS TREE PLANTING

NOT TO SCALE



3 EVERGREEEN TREE PLANTING

NOT TO SCALE



NOTE:

1. STEEL EDGING TO BE CONSTRUCT IN STRAIGHT LINES.
2. CONTRACTOR SHALL INSTALL PER MFR.'S SPECIFICATIONS.

4 STEEL EDGING

Not to Scale

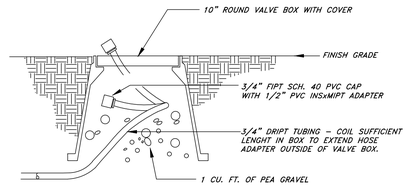


NOTE:

1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. BURY TWO INCHES OF BOULDER HEIGHT INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

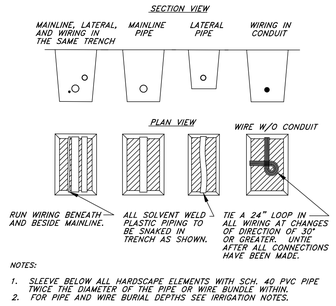
5 LANDSCAPE BOULDER

NOT TO SCALE



6 COMPRESSION FLUSH CAP

NOT TO SCALE

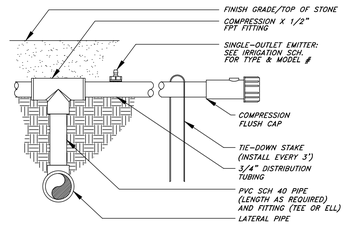


NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

7 PIPE & WIRE TRENCHING

NOT TO SCALE

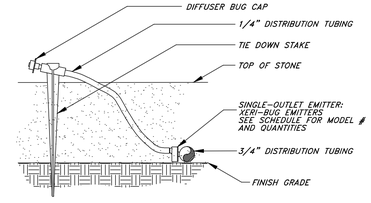


NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.

8 PVC TO POLY PIPE CONNECTION

NOT TO SCALE

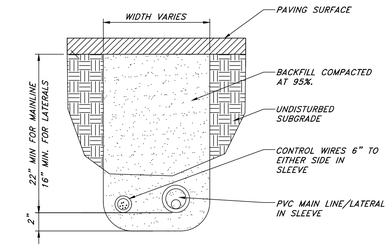


NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.
2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND AND A MAX. OF 2". FLUSH ALL LINES THOROUGHLY, INCLUDING 1/4" DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

9 EMITTER INTO DISTRIBUTION TUBE

NOT TO SCALE



NOTE:

1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

10 PIPE SLEEVING

NOT TO SCALE

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

REV	DATE	DESCRIPTION

Designed by: LC
Drafted by: LC
Client Name:
Harmons
22-0691s_ir

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWengineering.net

Landscape & Irrigation Details

Alumni Creamery - Drive Thru

3480 Pioneer Parkway
Santa Clara, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
09/23/2022

23 Sep, 2022

SHEET NO.
L2.1

6°36'53" E
238.26'
469.39'
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(89.7)
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SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, September 8, 2022

Present: Curtis Whitehead, Vice-Chair
Shelly Harris
James Call
Mark Hendrickson

Staff: Jim McNulty, Planning and Economic Development Manager
Cody Mitchell, Building Official
Selena Nez, Executive Assistant

Excused: Mark Weston
Logan Blake
Ryan Anderson

1. Call to Order.

Vice Chair Whitehead called the meeting to order at 5:31 p.m. James Call led the pledge of allegiance and gave the invocation.

2. Opening Ceremony.

A. Pledge of Allegiance: James Call.

B. Opening Comments (Invocation): James Call.

3. Communications and Appearances.

There were no communications or appearances.

4. Working Agenda.

A. Public Hearing.

i. None.

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5. General Business.

A. Planning Commission Approval.

i. Approval of Wall Signs for Aloe Urgent Care, located at 3663 Pioneer Parkway, Suites 1 and 2. Chad Christensen with Turnbow Sign and Art, Representing.

Planning and Economic Development Manager, Jim McNulty presented the staff report and stated that the request was for approval of a wall sign for Aloe Urgent Care to be located at 3663 Pioneer Parkway. It currently houses Quench It and Royal Thai. Aloe Urgent Care will utilize two of the suites in the building. The applicant is Chad Christensen. City ordinance specifies that wall signs are allowed in the Planned Development Commercial ("PDC") Zone subject to Planning Commission approval.

A total of three wall signs were proposed for the business. Section 17.44.090 (C) states that wall signs may not exceed 10% of the total square footage of the wall on which the wall sign is placed. The applicant has provided calculations that indicate that 10% would allow for a wall sign of 72 square feet per building side. The wall sign on the front of the building will not be illuminated as it faces single-family homes to the south. The side and back elevations will both have illuminated signs with white lettering. The proposed signs meet the standards for wall signs as per City Code. Staff recommended approval of the request subject to the conditions set forth in the staff report.

Commissioner Hendrickson asked if the signs will be on all night or go off at a certain time. It was noted that they will be on a timer.

Vice-Chair Whitehead asked if there will be a monument sign along the road. Mr. McNulty explained that Aloe Urgent Care plans to install a monument sign but the City will make sure that the sign is shared as there are three users in the building. The City will want to see plans for the sign before it is approved. There will be another monument sign for the building to the west.

Commissioner Hendrickson moved to APPROVE the proposed Wall Signs for Aloe Urgent Care located at 3663 Pioneer Parkway, Suites 1 & 2, subject to the following conditions:

1. **That the three (3) wall signs do not exceed 42 square feet in size per wall sign.**

2. **That the front elevation wall sign facing south be non-illuminated.**

3. **That the side elevation (back wall) wall sign and rear elevation (street side) wall sign be allowed to be illuminated with white lettering.**

4. **That a Building Permit be applied for and obtained prior to placement of the wall signs on the building.**

Commissioner Harris seconded the motion. The motion passed with the unanimous consent of the Commission.

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Commissioner Hendrickson asked why no approval is required for monument signs. Mr. McNulty explained that it was likely an oversight in the Code, however, the City is working to get it updated. The construction design standards and the subdivision ordinance are a priority but the City is planning on updating the Code for that.

6. Discussion Items.

A. Brief Overview of Title 16, Subdivisions.

Mr. McNulty reported that the City has been asked to update Title 16-Subdivisions. The City is also currently working on the Construction Design Standards. The Design Standards are mentioned in the Subdivision Ordinance and they will need to correlate. As a result, the references need to be added and revised. It has been in the works for several months with input from the Mayor, Mr. McNulty, the City Engineer, the Public Works Director, and other City staff as needed. It will likely come before the Planning Commission in October and be adopted by the City Council in November.

Some items need to be amended in the Subdivision Ordinance. Many of the changes relate to water efficiency. New policies will take effect as of the first of the year and the cities will be asked to add some of these policies to the Subdivision Ordinance.

Another item of concern in addition to water was Preliminary Plat approval. In many cities, once a developer gets Preliminary Plat Approval they can begin making horizontal improvements such as streets, curb and gutter, and utilities. Later, they can come back and post a bond to guarantee the improvements. The Water Conservancy District recognizes a preliminary plat approval for one year. They cannot guarantee the water for the development for longer than 12 months if the plat has not been recorded and the developer would have to request an extension with the City and the Water Conservancy District. Developers will likely phase projects into smaller portions to accommodate this new ruling.

The City will address this issue with the Preliminary Plat requirements as well as in the Final Plat language. There will also be language added regarding vesting and entitlements. The City's Subdivision Ordinance is currently 39 to 40 pages long so there is much to review and update. There are general provisions, definitions, approvals, and preliminary plat requirements and procedures. These revisions will come before the Planning Commission before the end of the year, possibly by October with a final draft being adopted in November. There will be additional language stating that the Preliminary Plat does not constitute vesting of development rights and language for approval procedures for the Final Plat, stating that the requirements will be similar to the Preliminary Plat requirements and must be recorded within one year of City approval. That language will be important because the water will only be guaranteed for one year.

Commissioner Harris asked about water rights once the Final Plat is recorded. There are limitations on water rights even after Final Plat recordation. For that reason, the Water Conservancy District is conducting workshops and discussions with homebuilders and developers to help them understand the limitations. The City has provisions with the Final Plat but the

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developer will need to continue working with the Water Conservancy District to maintain the water rights.

Discussion continued regarding the new rules with the Water Conservancy District and the limitations surrounding development such as renewing water rights until the lot is sold and maintaining fees on the lot if no structure has been constructed within a certain amount of time. Additional regulations will need to be followed now with respect to water as it is a diminishing commodity. The City is working to add the language for these regulations to the subdivision process.

Mr. McNulty stated that in addition to the water issues, he is working to update the design and construction standards. These updates will involve the Public Works Department and the City's legal counsel. Performance guarantees will also be addressed. A collective effort will be required from various City entities to ensure that the document is finalized by the end of the year. Mr. McNulty reported that Titles 16 and 17 deal with Land Use. Since the Planning Commission is the Land Use Authority, these changes will come first. Other parts of the ordinance can be modified by the City Council.

Commissioner Hendrickson asked if information for these changes comes from the Utah League of Cities and Towns ("ULCT"). Mr. McNulty explained that the ULCT looks at other cities and what they have done and customizes the document for Santa Clara City specifically. Mr. McNulty reminded the Commissioners that there will not be a meeting in two weeks due to Swiss Days. The next meeting is scheduled for October 13, 2022.

7. Approval of Minutes.

A. Request Approval of the Regular Meeting Minutes – August 25, 2022.

Commissioner Hendrickson moved to APPROVE the minutes of the August 25, 2022, Santa Clara Planning Commission Regular Meeting. Commissioner Whitehead seconded the motion. The motion passed with the unanimous consent of the Commission.

8. Adjournment

The Planning Commission Meeting adjourned at 6:00 p.m.

_____
Jim McNulty
Planning Manager

Approved: _____

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