NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, January 11, 2023
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 January 11, 2023, 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: Leina Mathis
   - Opening Comments: Rabbi Helene Ainbinder, Beit Chaverim Jewish Community, St. George Interfaith Council.

3. **Conflicts and Disclosures**

4. **Working Agenda:**

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

B. Consent Agenda

1. Approval of Claims and Minutes:
   - Nov. 30, 2022 CCSPC Meeting Minutes
   - Dec. 14, 2022 Regular City Council Meeting Minutes
   - Jan. 4, 2023 City Council Work Meeting Minutes
   - Claims through Jan. 11, 2023

2. Calendar of Events:
   - Jan. 25, 2023 Regular City Council Meeting
   - Jan. 26, 2023 Combined City Council Meeting with Ivins City Council (in Ivins)
   - Feb. 1, 2023 City Council Work Meeting
   - Feb. 8, 2023 Regular City Council Meeting
   - Feb. 16, 2023 Budget Retreat
   - Feb. 22, 2022 Regular City Council Meeting

3. Consider approving the 2023-2024 Budget Calendar

C. General Business:

1. Discussion and action approving the Water Rights Verification and Willow Stick Well Study. Presented by Dustin Mouritsen, Public Works Director.

2. Discussion and action to consider approving the Water Line Extension on Vineyard Drive. Presented by Dustin Mouritsen, Public Works Director.

3. Discussion and action considering a proposed General Plan Amendment for property located at approximately 2900 Pioneer Parkway (Parcel # SC-SB-103-B-N-1, 7.94 acres). Presented by Jim McNulty, City Planner.

4. Discussion and action considering a proposed Partial Amendment for the Hills at Santa Clara Subdivision, Phase 3 (Lots 303, 304, and 305) located at 3930 Hillside Way. Brett Boyce, Applicant. Presented by Jim McNulty, City Planner.

5. Discussion and action to consider an amendment to the Kohler Settlement. Presented by Matt Ence, City Attorney.

6. Discussion and action regarding the Regional Water Supply Agreement. Presented by Mayor Rosenberg/Dustin Mouritsen, Public Works Director.

7. Discussion and action regarding contracting with Dowdle Puzzles for the creation of a Santa Clara City Puzzle. Presented by Brock Jacobsen, City Manager.

8. Discussion and action regarding approval of the Updated Net Metering Agreement. Presented By Gary Hall, Power 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. Email calendar invitations will be sent out in advance of the meeting. Instructions for each meeting will include the meeting 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. 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 5th day of January 2023 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 3, 2023.

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Chris Shelley – City Recorder

City of Santa Clara
Check Register
Checking 1889 - 11/30/2022 to 11/30/2022

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
AFLAC	ACH120122	586054	11/30/2022	11/30/2022	890.01	Billing	102253-000 - AFLAC PAYABLE	
					$890.01			
AJ CONSTRUCTION	70149	SAC220316039	11/28/2022	11/30/2022	500.00	BLDG MAIN DEP REF PERMIT 22-039	102570-000 - BLDG SITE MAINTENAN	
AJ CONSTRUCTION	70149	SAC220316040	11/28/2022	11/30/2022	500.00	BLDG MAIN DEP REF PERMIT 22-040	102570-000 - BLDG SITE MAINTENAN	
AJ CONSTRUCTION	70149	SAC220316041	11/28/2022	11/30/2022	500.00	BLDG MAIN DEP REF PERMIT 22-041	102570-000 - BLDG SITE MAINTENAN	
AJ CONSTRUCTION	70149	SAC220316042	11/28/2022	11/30/2022	500.00	BLDG MAIN DEP REF PERMIT 22-042	102570-000 - BLDG SITE MAINTENAN	
AJ CONSTRUCTION	70149	SAC220316043	11/28/2022	11/30/2022	500.00	BLDG MAIN DEP REF PERMIT 22-043	102570-000 - BLDG SITE MAINTENAN	
AJ CONSTRUCTION	70149	SAC220316044	11/28/2022	11/30/2022	500.00	BLDG MAIN DEP REF PERMIT 22-044	102570-000 - BLDG SITE MAINTENAN	
					$3,000.00			
					$3,000.00			
BLUE STAKES OF UTAH 811	ACH110222	UT202203132	11/30/2022	11/30/2022	214.20	EMAIL NOTIFICATIONS	535310-210 - SUBSCRIPTIONS & ME	
					$214.20			
BUCKS ACE SANTA CLARA	70150	1444	11/01/2022	11/30/2022	338.19	INV 1444 - GAS TRIMMER	104510-253 - REPAIRS & MAINTENA	
BUCKS ACE SANTA CLARA	70150	1449	11/02/2022	11/30/2022	106.22	INV 1449 - KNIFE SHARPENING, GLOVES	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70150	1498	11/14/2022	11/30/2022	16.88	INV 1498 - DUCT TAPE & FUSES	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70150	1507	11/16/2022	11/30/2022	77.39	INV 1507 - EXT CORD & ZIP TIES	104652-601 - GENERAL PROMOTION	
					$538.68			
					$538.68			
CANNON TECHNOLOGIES INC.	0	946582640	07/30/2022	11/30/2022	19,992.00	INV946582640 POWER METERS	535310-252 - SUPPLIES & METERS	89
CANNON TECHNOLOGIES INC.	0	947915852	10/19/2022	11/30/2022	8,976.00	INV947915852 WATER METER NODES	515110-461 - WATER METERS	89
CANNON TECHNOLOGIES INC.	0	947934757	10/18/2022	11/30/2022	510.00	INV947934757-water meter nodes	515110-461 - WATER METERS	89
CANNON TECHNOLOGIES INC.	0	967155663-2	08/30/2021	11/30/2022	-29,478.00	WATER NODE INSTALLATION CREDIT	513725-000 - MISCELLANEOUS	
					$0.00			
					$0.00			
CHILD SUPPORT SERVICES	70151	113022-873789	11/28/2022	11/30/2022	206.77	CASEY-C000873789 PAY PERIOD END 11/30/22	102595-000 - GARNISMENTS PAYABL	
					$206.77			
CITY OF ST GEORGE - S	70152	NOV 2022-SEWE	11/29/2022	11/30/2022	36,900.05	2917 SEWER CONNECTIONS @12.65 NOV 2022	525210-945 - SEWER TREATMENT -	
					$36,900.05			
COMPUTECH CONSULTING	70153	23442	11/22/2022	11/30/2022	5,663.50	Standard Management Suite Plus Remote updates,	104130-310 - IT SERVICES	
COMPUTECH CONSULTING	70153	23501	11/22/2022	11/30/2022	840.00	OCT 2022 CONSULTING AND IT SERVICES	104130-310 - IT SERVICES	
					$6,503.50			
					$6,503.50			
DR. ROBERT R. FOSTER, D.O. P.C.	70154	DEC 2022-MED	11/29/2022	11/30/2022	1,200.00	MEDICAL SERVICES DIRECTOR-EMS & FIRE	104230-370 - PROFESSIONAL SERVI	
					$1,200.00			
ERIC GENTRY	70155	NOV 2022-CITY	11/29/2022	11/30/2022	1,500.00	PROFESSIONAL SERVICES	104120-330 - LEGAL SERVICES	
					$1,500.00			
KATERING KONCEPTS, INC.	70156	2009530	11/30/2022	11/30/2022	2,905.00	2022 Staff Christmas Dinner-Dec 8, 2022	104130-999 - CONTINGENCY	
					$2,905.00			
SUNRISE ENGINEERING, INC.	70157	129819	11/08/2022	11/30/2022	2,701.25	CULINARY & IRRIGATION MASTER PLAN	515110-320 - ENGINEERING SERVIC	
SUNRISE ENGINEERING, INC.	70157	129863	11/15/2022	11/30/2022	884.50	SC DR WATER LINE IMPROVEMENT	515110-320 - ENGINEERING SERVIC	
SUNRISE ENGINEERING, INC.	70157	129870	11/09/2022	11/30/2022	90.00	MISC ENGINEERING	515110-320 - ENGINEERING SERVIC	
SUNRISE ENGINEERING, INC.	70157	129871	11/09/2022	11/30/2022	7,747.50	SC MPO WESTERN CORRIDOR PRELIM	104410-320 - ENGINEERING SERVIC	
					$11,423.25			
					$11,423.25			

City of Santa Clara
Check Register
Checking 1889 - 11/30/2022 to 11/30/2022

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
TAYLOR BUILT HOMES	70158	SAC210907196	11/28/2022	11/30/2022	500.00	BLDG MAIN DEP REFUND PERMIT 21-196	102570-000 - BLDG SITE MAINTENAN	
TAYLOR BUILT HOMES	70158	SAC210907197	11/28/2022	11/30/2022	500.00	BLDG MAIN DEPOSIT REFUND PERMIT 21-197	102570-000 - BLDG SITE MAINTENAN	
					$1,000.00			
					$1,000.00			
WESTERN UNITED ELECTRIC SU	70159	6074263	11/16/2022	11/30/2022	8,368.44	Street Light Heads Vineyards PH 11	535310-254 - NEW SUBDIVISION EXP	
WESTERN UNITED ELECTRIC SU	70159	6074684	11/22/2022	11/30/2022	1,590.20	1" CONDUIT/MISC SUPPLIES DESERT EDGE-QU	535310-254 - NEW SUBDIVISION EXP	
					$9,958.64			
					$9,958.64			
					$76,240.10			

City of Santa Clara
Check Register
Checking 1889 - 12/08/2022 to 12/08/2022

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
CITY OF ST GEORGE - UTILITIES	70160	NOV 2022-SC LI	12/02/2022	12/08/2022	1,905.42	SNOW CANYON LINE NOV 2022	515110-275 - SNOW CANYON OP CO	
CITY OF ST GEORGE - UTILITIES	70160	NOV 2022-WELL	12/02/2022	12/08/2022	3,814.92	SNOW CANYON WELL #7 NOV 2022	515110-271 - WELLS UTILITY COSTS	
CITY OF ST GEORGE - UTILITIES	70160	NOV 2022-WELL	12/02/2022	12/08/2022	5,147.29	SNOW CANYON WELL #6 NOV 2022	515110-271 - WELLS UTILITY COSTS	
CITY OF ST GEORGE - UTILITIES	70160	NOV 2022-WTR	12/02/2022	12/08/2022	11,685.35	WATER TANK NOV 2022	515110-275 - SNOW CANYON OP CO	
					$22,552.98			
					$22,552.98			
COLE WEST DEVELOPMENT	70161	SAC210806170	12/08/2022	12/08/2022	500.00	BLDG MAIN DEP REF PERMIT 21-170	102570-000 - BLDG SITE MAINTENAN	
COLE WEST DEVELOPMENT	70161	SAC210806171	12/08/2022	12/08/2022	500.00	BLDG MAIN DEP REF PERMIT 21-171	102570-000 - BLDG SITE MAINTENAN	
COLE WEST DEVELOPMENT	70161	SAC210806172	12/08/2022	12/08/2022	500.00	BLDG MAIN DEP REF PERMIT 21-172	102570-000 - BLDG SITE MAINTENAN	
COLE WEST DEVELOPMENT	70161	SAC210806173	12/08/2022	12/08/2022	500.00	BLDG MAIN DEP REF PERMIT 21-173	102570-000 - BLDG SITE MAINTENAN	
COLE WEST DEVELOPMENT	70161	SAC210806174	12/08/2022	12/08/2022	500.00	BLDG MAIN DEP REF PERMIT 21-174	102570-000 - BLDG SITE MAINTENAN	
COLE WEST DEVELOPMENT	70161	SAC210806175	12/08/2022	12/08/2022	500.00	BLDG MAIN DEP REF PERMIT 21-175	102570-000 - BLDG SITE MAINTENAN	
COLE WEST DEVELOPMENT	70161	SAC210806176	12/08/2022	12/08/2022	500.00	BLDG MAIN DEP REF PERMIT 21-176	102570-000 - BLDG SITE MAINTENAN	
COLE WEST DEVELOPMENT	70161	SAC210806177	12/08/2022	12/08/2022	500.00	BLDG MAIN DEP REF PERMIT 21-177	102570-000 - BLDG SITE MAINTENAN	
					$4,000.00			
					$4,000.00			
ESO SOLUTIONS, INC	ACH120822	ESO-98221	12/08/2022	12/08/2022	3,076.25	FIRE REPORTING SOFTWARE	104510-370 - PROFESSIONAL SERVI	
					$3,076.25			
FREEDOM MAILING SERVICES, IN	70162	44169	11/30/2022	12/08/2022	1,889.42	BILL PROCESSING - 3123 BILLS	104130-370 - PROFESSIONAL SERVI	
					$1,889.42			
JOY MILES	70163	120622-JM	12/06/2022	12/08/2022	79.62	COURT INTERPRETER 12/06/22 MULTIPLE CAS	104120-330 - LEGAL SERVICES	
					$79.62			
LAURA SQUIRES	70164	88-NOV 22 CC M	12/01/2022	12/08/2022	650.00	Inv#88 CC MINUTES NOV 2022	104130-370 - PROFESSIONAL SERVI	
					$650.00			
MOUNT OLYMPUS WATERS (1385	70165	10221385 112722	11/27/2022	12/08/2022	34.98	COOLER RENT & 5 GAL WATERS NOV 2022	104130-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	70165	10221385 112722	11/27/2022	12/08/2022	47.97	COOLER RENT & 5 GAL WATERS NOV 2022	104410-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	70165	10221385 112722	11/27/2022	12/08/2022	88.71	COOLER RENT & 5 GAL WATERS NOV 2022	104240-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	70165	10221385 112722	11/27/2022	12/08/2022	126.41	COOLER RENT & 5 GAL WATERS NOV 2022	104510-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	70165	10221385 112722	11/27/2022	12/08/2022	201.58	COOLER RENT & 5 GAL WATERS NOV 2022	104230-260 - BUILDING MAINTENAN	
					$499.65			
					$499.65			
PINETOP ENGINEERING, LLC	70166	4545	11/30/2022	12/08/2022	2,002.50	INV 4545 SIGNAL SUPPORT	104410-370 - PROFESSIONAL SERVI	
					$2,002.50			
PROTECT YOUTH SPORTS	70167	1015338	12/01/2022	12/08/2022	21.95	BACKGROUND CHECK - PARKS/T NIEMAN	104510-370 - PROFESSIONAL SERVI	
					$21.95			
STUART C. IRBY CO.	ACH120822	S013282940.002	12/08/2022	12/08/2022	142.00	SECONDARY SQUIDS DESERT VILLAGE PH 1	535310-254 - NEW SUBDIVISION EXP	
STUART C. IRBY CO.	ACH120822	S013282940.003	12/08/2022	12/08/2022	859.15	SUPPLIES DESERT VILLAGE PH 1	535310-254 - NEW SUBDIVISION EXP	
STUART C. IRBY CO.	ACH120822	S013282940.004	12/08/2022	12/08/2022	20,256.00	PRIMARY WIRE DESERT VILLAGE PH1	535310-254 - NEW SUBDIVISION EXP	
STUART C. IRBY CO.	ACH120822	S013282940.005	12/08/2022	12/08/2022	10,098.30	ELEC SUPPLIES DESERT VILLAGE PH 1	535310-254 - NEW SUBDIVISION EXP	
STUART C. IRBY CO.	ACH120822	S013282940.006	12/08/2022	12/08/2022	45.25	ELEC SUPPLIES DESERT VILLAGE PH 1	535310-254 - NEW SUBDIVISION EXP	
					$31,400.70			
					$31,400.70			
UPPER CASE PRINTING INK.	70168	19003	12/06/2022	12/08/2022	193.44	BACK OF BILL PRINTING	104130-370 - PROFESSIONAL SERVI	
					$193.44			

City of Santa Clara
Check Register
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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
UTAH STATE TREASURER / FINES	70169	NOV 2022-COUR	12/05/2022	12/08/2022	5,861.69	COURT SURCHARGES	104120-905 - STATE FINE COLLECTI	
					$5,861.69			
XEROX FINANCIAL SERVICES	ACH120822	3622428	12/08/2022	12/08/2022	153.60	Xerox Lease Payment	104240-250 - OPERATING SUPPLIES	
					$153.60			
					$72,381.80			

City of Santa Clara
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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
AJ CONSTRUCTION	70180	Refund: 2001844	10/03/2022	12/21/2022	103.12	Refund: 2001844 - AJ CONSTRUCTION	531311-000 - ACCOUNTS RECEIVABL	
AJ CONSTRUCTION	70180	SAC220216024	10/04/2022	12/21/2022	500.00	MAIN DEP REF PERMIT 22-024	102570-000 - BLDG SITE MAINTENAN	
AJ CONSTRUCTION	70180	SAC220216025	10/04/2022	12/21/2022	500.00	MAIN DEP REF PERMIT 22-025	102570-000 - BLDG SITE MAINTENAN	
AJ CONSTRUCTION	70180	SAC220216026	10/04/2022	12/21/2022	500.00	MAIN DEP REF PERMIT 22-026	102570-000 - BLDG SITE MAINTENAN	
AJ CONSTRUCTION	70180	SACX220216027	10/04/2022	12/21/2022	500.00	MAIN DEP REF PERMIT 22-027	102570-000 - BLDG SITE MAINTENAN	
					$2,103.12			
					$2,103.12			
CHRISTOFFERSON, CHAD & MIND	70181	Refund: 1051102	12/20/2022	12/21/2022	412.59	Refund: 1051102 - CHRISTOFFERSON, CHAD & M	531311-000 - ACCOUNTS RECEIVABL	
					$412.59			
COMPUTECH CONSULTING	70182	23642	12/13/2022	12/21/2022	5,663.50	Standard Management Suite Plus Remote updates,	104130-310 - IT SERVICES	
					$5,663.50			
GRAFF, JUDGE JAKE	70183	80222-J GRAFF	08/02/2022	12/21/2022	100.00	SC CITY JUSTICE COURT SESSION 8/2/22	104120-330 - LEGAL SERVICES	
					$100.00			
JOY MILES	70184	121322-JM	12/19/2022	12/21/2022	79.62	COURT INTERPRETER DEC 13, 2022	104120-330 - LEGAL SERVICES	
					$79.62			
LAURA SQUIRES	70185	89-CC MIN	12/19/2022	12/21/2022	350.00	Inv#89 CC MINUTES DEC 2022	104130-370 - PROFESSIONAL SERVI	
					$350.00			
SOUTHERN UTAH GRADE & PAVE	70186	838	12/16/2022	12/21/2022	4,750.00	INV 838-SANTA CLARA DR WATERLINE PATCH	515110-730 - IMPROVEMENTS	104
					$4,750.00			
SUNRISE ENGINEERING, INC.	70187	129872	11/09/2022	12/21/2022	1,007.50	VINEYARDS PH 11 ENGINEEERING	104240-370 - PROFESSIONAL SERVI	
SUNRISE ENGINEERING, INC.	70187	129873	11/09/2022	12/21/2022	60.00	DESERT EDGE PH 1	104240-370 - PROFESSIONAL SERVI	
					$1,067.50			
					$1,067.50			
UTAH DEPT OF HEALTH	70188	22H5001350	07/12/2022	12/21/2022	3,920.86	AMBULANCE ASSESSMENT SFY 2022 Q4	104230-370 - PROFESSIONAL SERVI	
					$3,920.86			
WESTERN UNITED ELECTRIC SU	70189	6076719	12/19/2022	12/21/2022	1,415.31	ELBOW PVC DESERT EDGE-QUAIL CROSSING P	535310-254 - NEW SUBDIVISION EXP	
					$1,415.31			
					$19,862.50			

City of Santa Clara
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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
CHILD SUPPORT SERVICES	70170	121422-873789	12/12/2022	12/13/2022	206.77	CASEY-C000873789 PAY PERIOD END 12/14/202	102595-000 - GARNISMENTS PAYABL	
					$206.77			
CITY OF SANTA CLARA-UTILITIES	ACH121322	2022-11	11/30/2022	12/13/2022	416.41	CITY BILLS	515110-270 - UTILITIES	
CITY OF SANTA CLARA-UTILITIES	ACH121322	2022-11	11/30/2022	12/13/2022	542.28	CITY BILLS	104410-270 - UTILITIES	
CITY OF SANTA CLARA-UTILITIES	ACH121322	2022-11	11/30/2022	12/13/2022	736.41	CITY BILLS	535310-271 - UTILITIES - STREETSC	
CITY OF SANTA CLARA-UTILITIES	ACH121322	2022-11	11/30/2022	12/13/2022	808.53	CITY BILLS	104230-270 - UTILITIES	
CITY OF SANTA CLARA-UTILITIES	ACH121322	2022-11	11/30/2022	12/13/2022	2,719.24	CITY BILLS	535310-270 - UTILITIES - Generator PI	
CITY OF SANTA CLARA-UTILITIES	ACH121322	2022-11	11/30/2022	12/13/2022	2,861.53	CITY BILLS	104240-270 - BUILDING UTILITIES	
CITY OF SANTA CLARA-UTILITIES	ACH121322	2022-11	11/30/2022	12/13/2022	5,518.91	CITY BILLS	104510-270 - UTILITIES	
					$13,603.31			
					$13,603.31			
COWLEY, KEVIN	70171	SAC211007208	12/12/2022	12/13/2022	500.00	BLDG MAIN DEP REF PERMIT 21-208	102570-000 - BLDG SITE MAINTENAN	
					$500.00			
EXPRESS LUBE	70172	64065	11/08/2022	12/13/2022	44.09	INV 64065-BLDG DEPT 2019 FORD F150 OIL CHG	104240-253 - REPAIRS & MAINTENA	
EXPRESS LUBE	70172	64328	11/16/2022	12/13/2022	67.04	INV64328 PW 2020 FORD F150 OIL CHG	104410-253 - REPAIRS & MAINTENA	
EXPRESS LUBE	70172	64339	11/16/2022	12/13/2022	67.04	INV64339 PARKS 2018 GMC SIERRA 2500	104510-253 - REPAIRS & MAINTENA	
EXPRESS LUBE	70172	64691	11/29/2022	12/13/2022	67.04	INV64691 2021 FORD F150 OIL CHG	535310-253 - REPAIRS & MAINTENA	
					$245.21			
					$245.21			
FERGUSON WATERWORKS #1600	70173	0990468	11/28/2022	12/13/2022	25,495.99	INV0990468 SC DR WATERLINE REPAIR	515110-730 - IMPROVEMENTS	104
FERGUSON WATERWORKS #1600	70173	0991444	11/28/2022	12/13/2022	534.72	INV0991444-SC DR WATERLINE	515110-730 - IMPROVEMENTS	104
					$26,030.71			
					$26,030.71			
JACKSON PEST CONTROL	70174	72822-PEST CO	07/28/2022	12/13/2022	85.00	CITY YARD PEST CONTROL JUL 28 2022	104410-260 - BUILDING MAINTENAN	
JACKSON PEST CONTROL	70174	92722-PEST CO	09/27/2022	12/13/2022	85.00	PEST CONTROL CITY YARD SEP 27, 2022	104410-260 - BUILDING MAINTENAN	
					$170.00			
					$170.00			
MARY JO HAFEN	70175	336511	12/13/2022	12/13/2022	75.00	BANQUET ROOM Coordinator NOV 2022	104130-370 - PROFESSIONAL SERVI	
					$75.00			
VOWELL, TODD	70176	Refund: 1304	12/12/2022	12/13/2022	197.36	Refund: 1304 - VOWELL, TODD	531311-000 - ACCOUNTS RECEIVABL	
					$197.36			
WASH. CO. FLOOD CONTROL DIS	70177	NOV 2022-FLOO	12/13/2022	12/13/2022	4,660.50	FLOOD CONTROL DISTRICT 53-3301000004-NO	545410-770 - FLOOD CONTROL DIST.	
					$4,660.50			
WASH. COUNTY WATER CONSER	70178	52936	12/01/2022	12/13/2022	4,509.02	REG.PIPELINE BOND PAYMENT FOR NOV 2022	515110-822 - DEBT PAYMENT TO WA	
WASH. COUNTY WATER CONSER	70178	52941	11/30/2022	12/13/2022	5,816.38	REGIONAL WATER SURCHARGE	513714-000 - REGIONAL WATER SUR	
					$10,325.40			
					$10,325.40			
WASHINGTON COUNTY SOLID WA	70179	134731	11/30/2022	12/13/2022	11,681.20	2824 UNITS-GARBAGE @ 12.24 & 2014 BLUCAN	103445-000 - RECYCLING CHARGE	
WASHINGTON COUNTY SOLID WA	70179	134731	11/30/2022	12/13/2022	34,565.76	2824 UNITS-GARBAGE @ 12.24 & 2014 BLUCAN	104130-311 - SOLID WASTE DISPOS	
					$46,246.96			
					$46,246.96			
					$102,261.22			

City of Santa Clara
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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
5 STAR INTERPRETING, LLC	70194	431644	01/03/2023	01/04/2023	120.00	SIGN LANGUAGE INTERPRETER-TRC 12/22/22	104130-370 - PROFESSIONAL SERVI	
					$120.00			
BLOMQUIST HALE CONSULTING	ACH010423	JAN23210	01/04/2023	01/04/2023	285.00	EMPLOYEE ASSISTANCE COVERAGE	104130-133 - INSURANCE	
					$285.00			
BUCKS ACE SANTA CLARA	70195	1548	11/28/2022	01/04/2023	50.35	POWER-EXT CORDS FOR SHOP	535310-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70195	1555	11/29/2022	01/04/2023	153.77	POWER-TOOLS FOR CREW TRUCK	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70195	1557	11/29/2022	01/04/2023	70.00	POWER-SAWZALL FOR CREW TRUCK	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70195	1565	11/30/2022	01/04/2023	27.02	PARKS-ANTIFREEZE	104510-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70195	1597	12/07/2022	01/04/2023	63.31	PARKS-BLDG MAIN SUPPLIES	104510-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70195	1630	12/31/2022	01/04/2023	35.56	PARKS-ZERO ICEMELT	104510-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70195	1651	12/16/2022	01/04/2023	17.79	BLDG-DUAL AERATOR	104240-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70195	1652	12/16/2022	01/04/2023	18.66	POWER-STRAP TOGGLE	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70195	1653	12/16/2022	01/04/2023	5.33	BLDG-AERATOR	104240-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70195	1666	12/20/2022	01/04/2023	240.98	PARKS-LADDER	104510-260 - BUILDING MAINTENAN	
BUCKS ACE SANTA CLARA	70195	1680	12/22/2022	01/04/2023	47.82	POWER-SPRAY PAINT	535310-250 - OPERATING SUPPLIES	
BUCKS ACE SANTA CLARA	70195	1682	12/22/2022	01/04/2023	15.65	POWER-GRINDER DISC SANDPAPER	535310-250 - OPERATING SUPPLIES	
					$746.24			
					$746.24			
CITY OF ST GEORGE - S	70196	DEC 2022-SEWE	01/04/2023	01/04/2023	36,988.60	2924 SEWER CONNECTIONS @12.65 DEC 2022	525210-945 - SEWER TREATMENT -	
					$36,988.60			
CITY OF ST GEORGE - UTILITIES	70197	123022-SC LINE	12/30/2022	01/04/2023	0.12	SNOW CANYON LINE DEC 2022	515110-275 - SNOW CANYON OP CO	
CITY OF ST GEORGE - UTILITIES	70197	123022-WELL 6	12/30/2022	01/04/2023	7,192.46	SNOW CANYON WELL #6 DEC 2022	515110-271 - WELLS UTILITY COSTS	
CITY OF ST GEORGE - UTILITIES	70197	123022-WELL 7	12/30/2022	01/04/2023	5,113.97	SNOW CANYON WELL #7 DEC 2022	515110-271 - WELLS UTILITY COSTS	
CITY OF ST GEORGE - UTILITIES	70197	123022-WTR TA	12/30/2022	01/04/2023	15,322.81	WATER TANK DEC 2022	515110-275 - SNOW CANYON OP CO	
					$27,629.36			
					$27,629.36			
DEERE CREDIT INC	70198	2727077	12/16/2022	01/04/2023	10,915.47	Product ID - 1T0310SLKHF321870 Lease Payment	104510-825 - LEASE PAYMENTS	
					$10,915.47			
DR. ROBERT R. FOSTER, D.O. P.C.	70199	JAN 2023-MED S	01/04/2023	01/04/2023	1,200.00	MEDICAL SERVICES DIRECTOR-EMS & FIRE	104230-370 - PROFESSIONAL SERVI	
					$1,200.00			
ERIC GENTRY	70200	DEC 2022-CITY	01/04/2023	01/04/2023	1,500.00	PROFESSIONAL SERVICES	104120-330 - LEGAL SERVICES	
					$1,500.00			
FREEDOM MAILING SERVICES, IN	70201	44329	12/29/2022	01/04/2023	1,894.26	BILL PROCESSING	104130-370 - PROFESSIONAL SERVI	
					$1,894.26			
JOY MILES	70202	10323-JM	01/03/2023	01/04/2023	79.62	COURT INTERPRETER 01/03/2023	104120-330 - LEGAL SERVICES	
					$79.62			
PROTECT YOUTH SPORTS	70203	1021762	12/31/2022	01/04/2023	21.95	BACKGROUND CHECK - ADMIN-JULIE MONSON	104130-370 - PROFESSIONAL SERVI	
					$21.95			
SOUTHERN UTAH GRADE & PAVE	70204	843	01/04/2023	01/04/2023	600.00	INV 843-4 HR BLADE RENTAL 12/28/22	104410-414 - ROAD MATERIAL & SUP	
					$600.00			
SUNRISE ENGINEERING, INC.	70205	129014	10/10/2022	01/04/2023	575.00	VINEYARDS PH 11 ENGINEEERING	104240-370 - PROFESSIONAL SERVI	
SUNRISE ENGINEERING, INC.	70205	129016	10/10/2022	01/04/2023	435.00	SNATA CLARA HTS PLAT A	104240-370 - PROFESSIONAL SERVI	

City of Santa Clara
Check Register
Checking 1889 - 01/04/2023 to 01/04/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
SUNRISE ENGINEERING, INC.	70205	129017	10/10/2022	01/04/2023	462.50	SOMERSET ESTATES	104240-370 - PROFESSIONAL SERVI	
SUNRISE ENGINEERING, INC.	70205	129018	10/10/2022	01/04/2023	352.50	TEMP GOLF MAIN FACILITY	104240-370 - PROFESSIONAL SERVI	
SUNRISE ENGINEERING, INC.	70205	130460	12/08/2022	01/04/2023	534.00	SC MPO WESTERN CORRIDOR PRELIM	104410-320 - ENGINEERING SERVIC	
					$2,359.00			
					$2,359.00			
UTAH DEPARTMENT OF TRANSP	70206	2354000208	12/28/2022	01/04/2023	8,001.62	SIGNAL EQUIPMENT	104410-263 - STREET LIGHT REPAIR	
					$8,001.62			
UTAH STATE TREASURER / FINES	70207	DEC 2022-COUR	01/04/2023	01/04/2023	8,282.81	COURT SURCHARGES	104120-905 - STATE FINE COLLECTI	
					$8,282.81			
WASH. CO. FLOOD CONTROL DIS	70208	DEC 2022-FLOO	01/04/2023	01/04/2023	4,687.50	FLOOD CONTROL DIST 53-3301000004-DEC 202	545410-770 - FLOOD CONTROL DIST.	
					$4,687.50			
WESTERN UNITED ELECTRIC SU	70209	6077372	01/03/2023	01/04/2023	94.44	4/0 TWO BOLT LUGS	535310-466 - POWER LINES/POLES/	
					$94.44			
					$105,405.87			

City of Santa Clara
Check Register
Checking 1889 - 12/28/2022 to 12/28/2022

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
CHILD SUPPORT SERVICES	70190	122822-837789	12/27/2022	12/28/2022	206.77	CASEY-C000873789 PAY PERIOD END 12/28/202	102595-000 - GARNISMENTS PAYABL	
					$206.77			
DOMINION ENERGY	ACH122822	122822-CIRCLE	12/28/2022	12/28/2022	119.60	FIRE STATION CIRCLE - 5978120000	104230-270 - UTILITIES	
DOMINION ENERGY	ACH122822	122822-GUBLER	12/28/2022	12/28/2022	83.62	GUBLER PARK - 6922398938	104510-270 - UTILITIES	
DOMINION ENERGY	ACH122822	122822-GUBLER	12/28/2022	12/28/2022	213.93	GUBLER NEW RESTROOM-3789794987	104510-270 - UTILITIES	
DOMINION ENERGY	ACH122822	122822-HERITAG	12/28/2022	12/28/2022	147.63	HERITAGE SQUARE GAS - 6142840000	104510-270 - UTILITIES	
DOMINION ENERGY	ACH122822	122822-RACHEL	12/28/2022	12/28/2022	367.54	FIRE STATION RACHEL - 3929140000	104230-270 - UTILITIES	
					$932.32			
					$932.32			
PITNEY BOWES GLOBAL FINANCI	70191	CASE 34025463	12/28/2022	12/28/2022	78.57	QUOTE 3373329 LEASE CONTRACT 0041152170	104130-282 - RENTALS	
					$78.57			
SUNRISE ENGINEERING, INC.	70192	130387	12/07/2022	12/28/2022	378.00	CLOUD SMART GIS SERVICES	104410-320 - ENGINEERING SERVIC	
					$378.00			
UPPER CASE PRINTING INK.	70193	19035	12/27/2022	12/28/2022	195.30	BACK OF BILL PRINTING	104130-370 - PROFESSIONAL SERVI	
					$195.30			
					$1,790.96			

From: Santa Clara City
To: Katie Casselman; Chris Shelley; Brock Jacobsen
Subject: City Council Action Application Form - Willow Stick - Item 2
Date:] Thursday, January 5, 2023 10:29:37 AM

Meeting Type	CITY COUNCIL
User ID	Dustin Mourtisen
Date Submitted	January 5, 2023
Requested Meeting Date	January 11, 2023
Applicant	Dustin Mouritsen
Subject	Consider approval of the Water Rights verification and Willow Stick Well Study.
Background Description	Verification of City owned Water Rights. Cost= $7,000 Willow Stick Well Study. Cost $45,000 Will require a budget amendment.
Proposed Recommendation (drop-down select	Approval
Cost	52,000
Approved by Legal Department (drop-down select)	Yes
Approved in Budget? (drop-down select)	No
Approved by City Finance Department? (drop-down select)	Yes
Amount	52,000
Requested By	Dustin Mouritsen

SANTA CLARA

Summary

Edit

Meeting Action Item Application; Item 2

MEETING TYPE	CITY COUNCIL
DATE SUBMITTED	January 5, 2023
REQUESTED MEETING DATE	January 11, 2023
APPLICANT	Dustin Mouritsen
SUBJECT	Vineyard Drive Waterline
BACKGROUND DESCRIPTION	Consider approval of waterline extension on Vineyard Drive from the end of phase 1 to Riverwood Lane. Whitaker Const. will honor their price on labor and Mountainland supply will honor their price on material. Public works dept. will install services.
PROPOSED RECOMMENDATION (DROP-DOWN SELECT	Approval
COST	150,000
FILE UPLOAD	
APPROVED BY LEGAL DEPARTMENT (DROP-DOWN SELECT)	Yes
APPROVED IN BUDGET? (DROP-DOWN SELECT)	Yes
APPROVED BY CITY FINANCE DEPARTMENT? (DROP-DOWN SELECT)	Yes

AMOUNT	150,000
REQUESTED BY	Dustin Mouritsen

Previous Update

Waterline Extension Vineyard Drive
BONNELI TRL
OLD FARM RD
SOMERSET LN
VINEYARD DR
HEIGHTS DR
ARCH CIR
COTTONWOOD CIR
RIVERWOOD LN
RIVER CIR
RIVER FRONT DR
ARROWHEAD CIR
ARROWHEAD TRL
BLACK ROCK DR
LAVA FLOW DR
SAGE DR
HERITAGE DR
HAFEN LN
LEDA LN
WARRIOR WAY
MU
R-A
R1-10
PDC
COM
02/06/2022 - 04/17/2022

From: Santa Clara City
To: Katie Casselman; Chris Shelley; Brock Jacobsen
Subject: City Council Action Application Form submitted on Santa Clara City- Item 3
Date: Wednesday, January 4, 2023 10:13:47 AM

Meeting Type	CITY COUNCIL
Date Submitted	January 4, 2023
Requested Meeting Date	January 11, 2023
Applicant	Andy Bentley
Subject	Proposed General Plan Amendment
Background Description	The applicant, Andy Bentley, is requesting a General Plan Amendment for property located at approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres). A staff report with a recommendation and other project information has been attached for your review and consideration.
Proposed Recommendation (drop-down select	Denial
Cost	N/A
Approved by Legal Department (drop-down select)	N/A
Approved in Budget? (drop-down select)	N/A
Approved by City Finance Department? (drop-down select)	N/A
Amount	N/A
Requested By	Jim McNulty

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

Staff Report

General Plan Amendment
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: January 11, 2022
Current Zone: R-1-10
General Plan Designation: Open Space, OS
Property Location: Approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres)
Request: General Plan Amendment
Applicant Name: Andy Bentley
Staff Planner: Jim McNulty
City Staff Recommendation: Denial
Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicant, Andy Bentley, is requesting a General Plan Amendment for property located at approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres). Mr. Bentley is proposing a General Plan Amendment from Open Space, OS to Medium Density Residential, MDR on 5.38 acres of property to allow for clustered townhomes. The remaining 2.56 acres of property would stay in the Open Space, OS designation.

The applicant has submitted a Concept Plan (attached) that includes two (2) areas on the property where the MDR is proposed, with the remaining area in the OS designation. The Concept Plan includes a design for a potential clustered townhome project on the eastern 3.65 acres; however, the western 1.73 acres does not include a design.

The proposed General Plan Amendment from OS to the MDR designation allows for a range of 3 – 12 dwelling units/acre according to the General Plan. The Concept Plan includes a total of 22-units on the eastern 3.65 acres which equates to a density of 6 units per acre.

City staff has asked the applicant to consider a Low Density Residential, LDR designation for the property, but the applicant has elected to proceed with the MDR application. The LDR designation allows for a range of 2 – 4 dwelling units/acre according to the General Plan.

Request: General Plan Amendment

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. The subject property was also posted as per State Code. No written responses have been received by city staff. However, on December 15, 2022, several nearby residents came to the public hearing against the proposal. ***A Petition was submitted against the proposal by nearby residents which includes names of approximately 150 people (attached).***

GENERAL PLAN CONSIDERATION

The Santa Clara City General Plan indicates an Open Space, OS Land Use for the subject property. The description for the OS Land Use states the following:

> *"Includes permanent, natural open space, as well as limited passive recreation such as golf courses and trails. The Open Space designation is applied to most sensitive lands".*

Section 9.3 of the General Plan includes the "Preservation of Sensitive Lands and Habitats" and states the following:

> *"Natural features, such as the floodplains and dry washes, are important to the drainage and protection of health and property. These features are both opportunities and constraints, they can easily be compromised by typical development practices, but if avoided and protected, they can reduce the cost of infrastructure and contribute to Santa Clara's distinctive character and appeal".*

Policy 9.5: In support of Section 9.3 above, states that new development will avoid or mitigate impacts on sensitive lands.

Section 9.3.4 of the General Plan includes language regarding "Dry Washes" as follows:

> *"Dry washes run through the City in a northwest-to-southeast direction. Although dry most of the time, these drainage ways are important for conveying the large amounts of water that result from the sudden intense storms characteristic of our local desert conditions. They also provide valuable wildlife habitat and are often attractive for hiking".*

Policy 9.8: In support of Section 9.3.4 above, states that dry washes are to be protected in a natural state for floodways, wildlife habitat, and passive recreation (hiking trails).

Section 9.3.5 of the General Plan includes language regarding "Expansive Clay Soils" as follows:

> *"While there are a variety of soil conditions in Santa Clara, there is a layer of expansive clay that extends through much of the City. It is particularly prominent in the Heights and South Hills subareas. When these clays are subject to water, through rainfall and irrigation, they expand dramatically. The resulting force can lift foundations and roadbeds. Evidence of expansive soils can be seen near the edge of the bluff on the south side of Santa Clara Heights, near the steep slopes below the bluff".*

Policy 9.9: In support of Section 9.3.5 above, indicates that the City requires careful engineering, design, and mitigation in areas of expansive clay soils. In these areas, clustered and attached dwelling units will also be encouraged in order to reduce the per-dwelling-unit cost of mitigation.

Request: General Plan Amendment

Sensitive Land Objective are provided in the General Plan as follows:

1. Preserve natural and cultural setting to preserve the unique identity and to attract visitors.
2. Preserve and enhance our pioneer and Native American Heritage.
3. ***Maintain open space in lava, hillside, and floodplain areas.***
4. Preserve the Santa Clara River for the enjoyment of current and future generations.
5. ***Protect investments by avoiding development on expansive soils.***
6. ***Protect future homeowners by avoiding or adequately mitigating development on expansive soils.***

IDENTIFIED ISSUES OF CONCERN

City staff and legal counsel have discussed the proposed application. As a result, we've identified the following concerns:

1. The General Plan description for Open Space indicates that this designation is applied to most sensitive lands.
2. Section 9.3 of the General Plan indicates that natural features, such as floodplains and dry washes, are important to the drainage and protection of health and property. Both can be comprised by typical development practices.
3. Section 9.3.4 of the General Plan indicates that dry washes run through the city in a northwest-to-southeast direction, and that these drainage ways are important for conveying large amounts of water that result from sudden intense storms characteristic of our local desert conditions.
4. Section 9.3.5 of the General Plan discusses expansive clay soils and indicates that there is a layer of expansive clay that extends through much of the City. This is prominent in the Heights and South Hills subareas.
5. City staff has requested that the project applicant submit a Soils Report for the subject property; however, the applicant has been unwilling to do so. The applicant has stated that a Soils Report is not required for a General Plan Amendment. A complete Soils Report would allow for City staff and the project engineer to determine what type of density and/or project could be constructed on the property. A Soils Report may also help City staff and the project engineer determine if portions of the site are undevelopable or require special mitigation for sensitive land conditions.
6. Additional information is needed to protect the health, safety, and welfare of future residents.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-404 includes requirements for a general plan or amendment. To consider a general plan or amendment, a city must hold at least one public hearing. Additionally, a public hearing to consider the item 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. Planning Staff has determined that all State Code requirements have been met with this application.

Request: General Plan Amendment

PLANNING STAFF RECOMMENDATION

On December 15, 2022, the Planning Commission held a public hearing, took public comments, and forwarded a recommendation of DENIAL to the City Council on this item. City staff recommends that the City Council ***DENY*** the proposed General Plan Amendment for property located at approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres), subject to the following findings:

1. That the proposed General Plan Amendment does not comply with Section 9.3 of the General Plan **(Preservation of Sensitive Lands and Habitats),** or Policy 9.5 which supports this section.
2. That the proposed General Plan Amendment does not comply with Section 9.3.4 of the General Plan **(Dry Washes),** or Policy 9.8 which supports this section.
3. That the proposed General Plan Amendment does not comply with Section 9.3.5 of the General Plan **(Expansive Clay Soils),** or policy 9.9 which supports this section.
4. That the proposed General Plan Amendment does not comply with the **Sensitive Land Objectives (Items #3, #5, and #6)** as identified in the General Plan.
5. That the applicant has not submitted a **Soils Report** as requested by City staff.
6. That the proposed General Plan Amendment does not include sufficient information to protect the **health, safety, and welfare of future residents.**

WALKER CHRISTINE D TR
SC-SB-103-F-1

ENLAW LLC
SG-6-2-9-42012

SC-SB-103-B-N-1

GENERAL PLAN - OPEN SPACE
2.56 ACRES (TOTAL)

GENERAL PLAN -
MEDIUM DENSITY RESIDENTIAL
5.38 ACRES (TOTAL)

PIONEER PARKWAY

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22

AMENITY

POOL

EXISTING SANTA CLARA CITY RIGHT OF WAY
HALF WIDTH TO BE ABANDONED

FLOODWAY (2016 LOMR)

100 YEAR FLOODPLAIN (2016 LOMR)

FLOW LINE

SANTA CLARA CITY
SC-6-2-9-1101

ALAND JOHN J & MARSHA G
SC-VRE-2-A

RED MOUNTAIN ROAD

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.

0 40' 80'
SCALE: 1"=40'

DATE: 11/21/2022
JOB NO.: 13245-22
DESIGNED BY: TKH
CHECKED BY: JWB
DWG: GPA

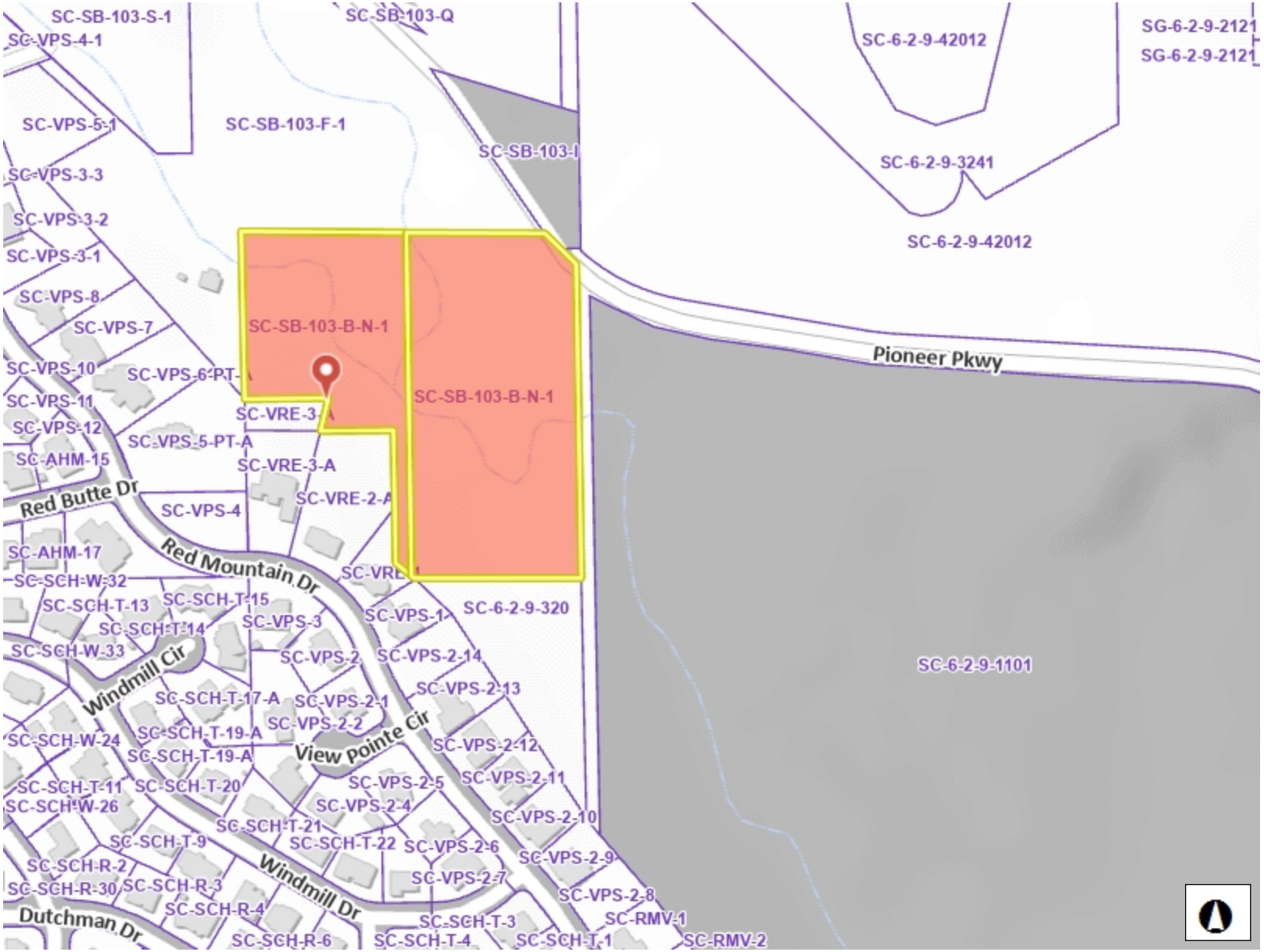
REVISIONS
DATE

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.racivil.com

PROPOSED GENERAL PLAN AMENDMENT
FOR
TUACHAN WASH PARCEL
SANTA CLARA
UTAH

SHEET
1
OF SHEETS

Subject Property Map



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

Parcel #SC-SB-103-B-N-1

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

GENERAL PLAN AMENDMENT APPLICATION

Date Submitted/Completed: _____ Fees (Office Use): _____ Receipt Number (Office Use): _____

PROPERTY OWNER CONTACT INFORMATION*

Name(s): Andy Bently

Phone: 435-770-4759 Email Address: Jabaalle@gmail.com

Mailing Address: 40 W Cache Valley Blvd Suite 9-A City: Logan State: UT ZIP: 84341

*If applicable, please attach an additional sheet containing the information requested above for each additional property owner.

AUTHORIZED REPRESENTATIVE CONTACT INFORMATION (IF APPLICABLE)*

Name(s): Jared Bates (Rosenberg Associates)

Phone: 435-673-8586 Email Address: Jared6@rac.wil.com

Mailing Address: 352 E Riverside Drive Suite A-2 City: St. George State: UT ZIP: 84790

*If applicable, please attach an additional sheet containing the information requested above for each additional representative.

PROPERTY INFORMATION*

Full Address: Approximately 2900 Pioneer Rd. Parcel ID: SC-SB-103-B-N-1

*additional information requested on next page

ADDITIONAL INFORMATION*

What is the present zoning on the property?: Residential - Single Family

What is the current General Plan designation of the property/area?: Open Space

What is your proposed General Plan designation of the property/area?: MDR, Open Space

What is the purpose for amending the General Plan? (Please describe the proposal.): It is proposed to amend the general plan to allow for clustered townhomes with the parcel. Much of the parcel is floodplain and the proposed development would be approximately 2.8 units per acre.

How will the proposed project affect adjoining properties?: It is assumed the project will have minimum impacts as it is much lower in elevation than the existing development to the southwest. adjacent parcels to the NE, SE and NW are vacant.

Total acreage of the proposed General Plan change? 5.38 acres

Does the property contain any floodplains, wetlands, and/or any slopes at or above 20%?: yes.

If so, please describe: The Tuscaloosa Wash runs through the center of the property and hillside is present along the SW boundary.

Will any major planned roads be affected by this proposed change?: Yes

If so, please list: Pioneer Road - Deceleration Lane and Center Turn Lane

*Attach more sheets if necessary.

PROPERTY OWNER AFFIDAVIT

I (We), Andrew Bentley, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached documents, and other exhibits are in all respect true and correct to the best of my (our) knowledge.

Property Owner

Property Owner

Subscribed and sworn to me this 1 day of November, 2022.

Notary

Notary Public
State Of Utah
My Commission Expires
March 2025

AUTHORIZED REPRESENTATIVE AFFIDAVIT

I (We), _____, the owner(s) of the property described in the attached application, do authorize as my (our) representative(s),

_____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body regarding the attached application and the act in all respects as my (our) agent in matters pertaining to the attached application.

Property Owner

Property Owner

Dated this ____ day of _____, 20___, personally appeared before me, _____, the signer(s) of the Authorized Representative Affidavit who duly acknowledged to me that the executed the same.

Notary

From:	Jim McNulty
To:	Mayor; Jarett Waite; Leina Mathis; Christa Hinton; Ben Shakespeare; Denny Drake
Cc:	Brock Jacobsen; Matt Ence
Subject:	FW: Opposition to Zoning Change near Pioneer Parkway
Date:	Wednesday, December 14, 2022 4:22:00 PM
Attachments:	image001.jpg

All:

Please see the attached email from Patrice Hunt who lives at 2859 Canyon View Drive. This is regarding the proposed General Plan Amendment (not a zoning change) for the property located at approximately 2900 Pioneer Parkway (Parcel #SC-SB-103-B-N-1, 7.94 acres). We have noticed this property with a banner and QR code. This item is on the Planning Commission agenda tomorrow night for a public hearing. The item will likely come to the City Council on January 11, 2023, for a decision.

Jim McNulty
Planning & Economic Development Manager
Santa Clara City
(435) 656-4690, Ext. 225
jmcnulty@sccity.org

From: Selena Nez <snez@sccity.org>
Sent: Wednesday, December 14, 2022 3:05 PM
To: Jim McNulty <jmcnulty@sccity.org>
Subject: FW: Opposition to Zoning Change near Pioneer Parkway

Can you send out to correct people, thanks.

Selena Nez
Executive Assistant
Deputy City Recorder
Santa Clara City
(435)656-4690, ext. 215
snez@sccity.org

From: Patrice Hunt <huntent@gmail.com>
Sent: Wednesday, December 14, 2022 2:41 PM
To: Selena Nez <snez@sccity.org>
Subject: Opposition to Zoning Change near Pioneer Parkway

Dear Mayor Rosenberg and the City of Santa Clara Building Officials,

My name is Patrice Hunt and I have lived at 2859 Canyon View Drive, Santa Clara for the past 37+ years. My husband and I have watched many wonderful things take place in our city over the years. We have tried to be proactively involved when at all possible, helping promote good things, and helping prevent bad things.

One of the few negative events in our beautiful city was the hillside incident above the Santa Clara Valley LDS church building that resulted in the loss of some homes as the hillside slipped due to the toe of the slope being undercut (among other things.)

I am very familiar with the unstable soils located in the wash area that is being petitioned for rezoning to allow townhomes to be built. I noticed, upon reading the entire 87 pages of the Planning Commission meeting set for December 15th, that the city is recommending a denial of Mr. Bentley's petition. I am so relieved to hear that. However, I feel I would be remiss if I didn't share the things I know from personal experience.

1. There is clay all throughout the wash area bordering Pioneer Parkway. I have kept my horses at the corrals there for the past 17 years and have ridden (or tried to ride) extensively down there. I finally had to resort to trailering our horses elsewhere to ride because the soil is SO unstable. I have had two horses sink down to their bellies in what appeared to be stable soil. It wasn't. The clay had soaked up a bunch of rain water and became a quagmire that was nearly impossible to get the horses out of.

2. Given the past with the south slopes and watching all of the engineering work that was put into stabilizing the hillside, just to be a lost cause, really should stand as a reminder to the city that even the best geo-technical work can't outdo mother nature. The LDS church located on Desert Dawn is another one of the buildings that has had millions of dollars literally sunk into it, and is still having issues.

3. I think the City would be putting itself, and its residents, at financial risk to allow building townhomes on this land. It is unstable and not suitable on which to build.

4. Several years ago, an attorney from SLC stated in one of our city council meetings that there was no underground water present. I was so glad I was in attendance because after his comments, I addressed the council and stated that MY house has underground water currently being pumped via sump pump, and I could take the council to at least five other

homes on the rim where we live, that are doing the same thing. There is underground water present which exacerbates the soils problem.

I wish Mr. Bentley well. However, I most definitely oppose changing the zoning to accommodate townhomes being built in the wash area off of Pioneer Parkway.

Thank you so much for all each of you do to make our City a great place to live.

(We would attend the meeting in person, but Rod and I are currently serving a fullt-time mission for the Church of Jesus Christ of Latter Day Saints in the Texas Dallas East Mission...currently living in Tyler, Texas. We will be home next Christmas!)

Sincerely,

Patrice Hunt

--

Elder & Sister Hunt
435-632-6733 (Cell)
Zoom Meeting ID: 818 875 1034

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

Santa Clara Residents' Petition:

NO to General Plan Amendment! NO to more Townhomes in the Heights!

Our primary objection to Andy Bently's proposed General Plan amendment is that it is **incompatible with sound development principles.** The General Plan should remain as is. Do not change the General Plan in a manner that would allow housing in an area prone to flooding. Soil testing shows blue clay throughout the entire area. This proposed building site lies within a wash which is designated by FEMA on their updated map (after a LOMAR effective 12/13/19) as a "regulatory floodway." This is exactly how we have suffered in Santa Clara before, when houses have experienced severe damage due to their proximity to natural washes, causing destruction of property and all of the possessions within them.

Also, changing the General Plan, as requested by the applicant, would make way for development that is not consistent with the City's adjacent zoning. This area is currently designated as open space but is zoned for single family residences. It is surrounded by single family residences, and thus that is the appropriate zoning for this property.

We request you use the limited land left to build on in Santa Clara more wisely. The Heights are already getting three medium density residential builds, which are not home owner based. We do not need more! We do not need clustered townhomes coming off Pioneer Parkway, which is already not wide enough to safely accommodate the increase in traffic projected from Black Desert Resort & Desert Village, plus all the new building in Ivins.

This proposal is not good for our city nor for Santa Clara's General Plan goal of remaining a "vibrant, active, and gracious small town community." Do not amend the General Plan to accommodate this poor proposal.

Petition:

I request and support that Santa Clara City Council deny a General Plan Amendment for the property located at approximately 2900 Pioneer Parkway (parcel # SC-SB-103-B-N-1, 7.94 acres) to disallow the building of clustered townhomes in this wash.

Timestamp	Full Name	Address	
12/13/2022 18:17:2	Dan Davie	3355 Red Butte Drive	12/13/2022
12/13/2022 18:25:5	Robyn Davie	3355 Red Butte Drive	12/13/2022
12/14/2022 10:35:4	Lesley H Benson	1866 Red Mountain Drive, Santa Clara	12/14/0022
12/14/2022 10:36:5	Stanford J Benson	1866 Red Mountain Drive, Santa Clara	12/14/0022
12/14/2022 10:41:1	Julie & Gordon Palmer	2200 Red Mountain Drive Santa Clara, UT	12/14/2022
12/14/2022 11:52:2	Natalie Wild	1859 Res Mountain Dr	12/14/2022
12/14/2022 13:02:4	Marc Wittwer	2000 Red Mountain Drive, Santa Clara	12/14/2022
12/14/2022 13:08:2	Patrice Hunt	2859 Canyon View Drive, Santa Clara, Ut 84765	12/14/2022
12/14/2022 13:12:0	Stockton Wittwer	2000 Red Mountain Dr	12/14/2022
12/14/2022 13:12:1	Roderick Joseph Hunt	2859 Canyon View Drive, Santa Clara, UT	12/14/2022
12/14/2022 13:12:3	Lilly Ann Wittwer	2000 Red Mountain Drive	12/14/2022
12/14/2022 13:17:1	Elisa Snow	3417 Adobe Dr. Santa Clara, UT 84765	12/14/2022
12/14/2022 13:19:2	Marsha Aland	1852 Red Mountain	12/14/2022
12/14/2022 13:20:0	John Aland	1852 Red Mountain	12/14/2022
12/14/2022 14:14:5	Andrea Wittwer	2000 Red Mountain Dr	12/14/2022
12/14/2022 15:44:1	Dan snow	3417 adobe dr 84765	12/14/2022
12/14/2022 16:40:4	Kyleigh Wade	2000 n red Mtn dr Santa Clara UT	
12/14/2022 16:52:2	George G. Hales	3486 Red Butte Dr.	12/19/1932
12/14/2022 16:55:5	Angela Atkinson	3555 Robbin Court, Santa Clara	12/14/2022
12/14/2022 16:57:5	Julie Shirts	1965 Red Mountain Dr Santa Clara UT	12/14/2022
12/14/2022 16:59:1	Julie C. Wood	3550 Robbin Court, Santa Clara, UT 84765	12/14/2022
12/14/2022 17:02:1	Darla Saunders	3456 Robbin Court	12/14/2022
12/14/2022 17:11:2	Cachet Blackhurst	3508 Red Butte Dr.	12/14/2022
12/14/2022 17:22:1	Michael Quinto	3500 Robbin Ct	12/14/2022

Timestamp	Full Name	Address	
12/14/2022 17:23:3	Rachel suchla	3437 Robbin ct	12/14/2022
12/14/2022 17:27:2	Dan B Wood	3550 Robbin Ct	12/14/2022
12/14/2022 17:31:1	Terence Moores	3445 Robbin Ct. Santa Clara Ut 84765	12/14/2022
12/14/2022 17:32:1	Jessica Gish	3415 Robbin Court, Santa Clara, UT, 84765	12/14/2022
12/14/2022 17:43:5	Rusty Adam Moore	1867 N. Red Mountain Dr.	12/14/2022
12/14/2022 17:58:5	Laurie Perez	3568 Robbin Ct. Santa Clara Utah 84765	12/14/2022
12/14/2022 17:59:4	Carlos Perez	3568 Robbin Ct. Santa Clara Utah 84765	12/14/2022
12/14/2022 18:31:3	Anne Foisy	3446 Red Butte Dr	12/13/2022
12/14/2022 19:19:4	Christopher A Lund	1550 EL VISTA CIR	12/14/2022
12/14/2022 19:39:0	Sara frei	2542 stefanie ln Santa Clara Utah	12/14/2022
12/14/2022 19:40:1	Hayley Bradshaw	2610 Scenic Drive Santa Clara, UT 84765	12/14/2022
12/14/2022 19:40:4	Kacee Payne	3436 Windmill Dr	12/14/2022
12/14/2022 19:51:5	Beverly Knox	250 LeGrande Circle	12/14/0022
12/14/2022 19:52:0	Lauren Murray	2198 W Carey Ln	10/19/1984
12/14/2022 20:18:5	David Carter Feller	3736 Nicholas Dr	12/14/2022
12/14/2022 20:19:0	Liz Fisher	1982 Red Creek Dr. Santa Clara, Ut	12/14/2022
12/14/2022 20:27:1	Hollie Alverson	3094 Windmill Cir Santa Clara 84765	12/14/2022
12/14/2022 20:31:2	Michelle Packard	1851 Red Mountain Dr. Santa Clara, UT 84765	12/14/2022
12/14/2022 20:37:4	Shawna Asay	3686 Colina Cir	12/14/2022
12/14/2022 20:41:4	Bryce Packard	1851 Red Mountain Dr Santa Clara, UT 84765	12/14/2022
12/14/2022 20:41:5	Hollie Fillmore	3117 Canyon View Drive	12/14/2022
12/14/2022 20:49:4	Angie Staheli	2939 Swiss Drive	12/14/2022
12/14/2022 20:52:0	Britney Prince	1335 Canyon view dr	12/14/2022
12/14/2022 20:52:3	Randal Payne	2799 Bella Sol Dr Santa Clara UT 84765	12/14/2022
12/14/2022 20:56:0	Ashlee Gunn	3868 Madison Ave	12/14/2022
12/14/2022 20:57:3	Edith Varney	2143 Blake Santa Clara UT 84765	12/14/2022
12/14/2022 20:58:0	Zachary Gunn	3868 Madison Ave	12/14/2022

Timestamp	Full Name	Address	
12/14/2022 21:00:3	Susannah Nilsson	2764 Canyon View Dr.	12/14/2022
12/14/2022 21:05:5	Rebecca Evans	2130 Sagebrush Drive	12/14/2022
12/14/2022 21:08:3	Vickie Belmont	3579 Kenzies Way N.	12/14/2022
12/14/2022 21:11:2	Michael W Brown	3769 Bella Sol Dr. Santa Clara, UT. 84765	12/14/2022
12/14/2022 21:12:3	Mary V Brown	3769 Bella Sol Dr. Santa Clara, UT. 84765	12/14/2022
12/14/2022 21:12:4	Joy Carroll	3477 Serenity Lane Santa Clara, Utah 84765	12/14/2022
12/14/2022 21:19:0	Sally Welling	1836 Red MountainDr.	12/14/2022
12/14/2022 21:20:5	Harold Welling	1836 Red Mountain Dr., Santa Clara, Ut 84775	12/14/2022
12/14/2022 21:22:2	Mark Nilsson	2764 Canyon View Dr	12/14/2022
12/14/2022 21:36:1	Amy Call	3743 Rachel Drive	12/14/2022
12/14/2022 21:45:4	Donna Paynw	2799 Bella Sol Dr Utah 84775	12/14/2022
12/14/2022 21:48:2	Emily Mattson	1849 Red Mountain Drive Santa Clara	12/14/2022
12/14/2022 22:17:1	Britta Foster	1809 Red Mountain Dr	12/14/2022
12/14/2022 22:37:4	Julie Allen	1847 View Pointe Cir	12/14/2022
12/14/2022 22:38:4	David Allen	1847 View Pointe Cir	12/14/2022
12/14/2022 23:21:2	Alison Lund	1550 El Vista Circle, Santa Clara	12/15/2022
12/14/2022 23:22:2	Damon Lund	1550 El Vista Circle Santa Clara	12/15/2022
12/14/2022 23:23:0	Aiden Lund	1550 El Vista Circle	12/15/2022
12/15/2022 4:37:56	Patti Culver	3515 Red Butte Dr	12/15/2022
12/15/2022 4:41:41	Barbara & Lee Prescott	3753 W Kenzies Way	12/15/2022
12/15/2022 5:06:43	Ryan Evans	2130 Sagebrush Dr	12/15/2022
12/15/2022 5:38:26	Dayna VanAusdal	3422 Robbin Ct Santa Clara, UT 84765	12/15/2022
12/15/2022 5:48:23	Brenda Vincent	3580 Windmill Dr, Santa Clara	

Timestamp	Full Name	Address	
12/15/2022 6:39:36	Aladeen Davis	3095 Windmill Drive Santa Clara, Utah 84765	12/15/2022
12/15/2022 8:15:04	Cindy Sullivan	1807 Tamarack Trail, Santa Clara, UT 84765	12/15/0022
12/15/2022 8:19:14	Kristin Hill	660 Cynthia Lane, Santa Clara UT 84765	12/15/2022
12/15/2022 8:27:04	Jennifer Johnson	3839 Sweetwater Drive Santa Clara	12/15/2022
12/15/2022 8:32:04	Brinley Sullivan	2148 Rachel Drive	12/15/2022
12/15/2022 8:35:16	Sammie Edwards	1864 red mountain drive	12/15/2022
12/15/2022 8:36:34	Toni Johnson	3678, Kenzies Way N	12/15/2022
12/15/2022 8:42:20	Leah Cox	2051 w bamberger dr	12/15/2022
12/15/2022 9:01:48	David Ortez	3441 Serenity Lane, Santa Clara Ut.	12/15/2022
12/15/2022 9:06:54	Austin VanAusdal	3422 Robbin Ct, Santa Clara, UT 84765	12/15/2022
12/15/2022 9:12:06	Kiel Lambson	3474 Robbin Ct. Santa Clara, Ut	12/15/2022
12/15/2022 9:12:46	Christy Miller	3490 Sagebrush Dr.	12/15/2022
12/15/2022 9:24:33	Melissa Barnes	1631 Gubler Dr	12/15/2022
12/15/2022 9:29:07	Debra McNeff	3705 Alpine Dr Santa Clara	12/15/2022
12/15/2022 9:31:20	Ester West	2991 Swiss Drive	12/15/2022
12/15/2022 9:31:38	Annette Christensen	395 Michael Cir	12/15/2022
12/15/2022 9:37:39	Lisa Higgins	2110 Red Mesa Circle	12/15/2022
12/15/2022 9:38:52	Aubrey Goodrich	231 north 1200 west #301 Orem utah 84057	12/15/2022
12/15/2022 9:43:43	Karin Webb	2151 Rainbow Rd	12/15/2022
12/15/2022 9:47:34	Lexie Bastian	1864 red mountain drive, Santa Clara Utah	12/15/2022
12/15/2022 9:55:02	No to zone change	No to zone change!	
12/15/2022 10:00:0(	Paul & Karen Watkins	3034 Swiss Dr.	12/15/2022
12/15/2022 10:05:2(	Brandi marble	2653 W Mont Sur Dr. Riverton, UT 84065	12/15/2022
12/15/2022 10:09:3:	Anne Roberts	1588 Desert Heights Drive Santa Clara, UT	12/15/2022

Timestamp	Full Name	Address	
12/15/2022 10:09:5	Kathleen V. Nielson & Lee E. Hughes	1828 Red Mountain Drive Santa Clara UT	12/15/2002
12/15/2022 10:22:5	Mikayla mills		12/15/2022
12/15/2022 10:29:3	Alan Knox	250 Le Grande Cir	12/15/2022
12/15/2022 10:29:4	Dyle Bond	2255 Jacob Dr Santa Clara,UT 84765	12/15/2022
12/15/2022 10:32:3	Margaret Bond	2255 Jacob Dr Santa Clara,UT84765	12/15/2022
12/15/2022 10:43:0	Jennifer Leach	2155 Red Mesa Circle Santa Clara, Ut	12/15/2022
12/15/2022 10:44:3	Dallin Leach	2155 red mesa circle, santa clara, ut 84765	12/15/2022
12/15/2022 10:46:4	zach Stover	570 north daybreak drive	12/15/2022
12/15/2022 10:54:5	McKenna cloward	2550 vineyard drive Santa Clara	12/15/2022
12/15/2022 10:54:5	McKenna cloward	2550 vineyard drive Santa Clara	12/15/2022
12/15/2022 10:56:2	Megan Bryan	1098 E Mesa Vista Rd.	12/15/2022
12/15/2022 11:19:3	Jan Caplin	3678 Colina Circle	12/15/2022
12/15/2022 11:23:0	Paul Sullivan	1807 Tamarack TRL, Santa Clara, UT 84765	12/15/2022
12/15/2022 11:39:3	Max edwards	1864 red mountain drive	12/15/2022
12/15/2022 11:41:4	Sarah Heinz	3601 Sagebrush Drive	12/15/2022
12/15/2022 11:43:1	Darrin Heinz	3601 Sagebrush Drive, Santa Clara	12/15/2022
12/15/2022 11:44:4	Lainee Frei	3503 Sycamore Lane	12/15/2022
12/15/2022 11:46:3	Haley Hammons	1528 Desert Heights Dr Santa Clara	12/15/2022
12/15/2022 11:47:5	Misha Hendershot	1864 red mountain drive Santa Clara Utah 84765	12/15/2022
12/15/2022 11:48:3	Beau Hendershot	1864 red mountain drive Santa Clara Utah 84765	12/15/2022
12/15/2022 11:49:0	Sammie Edwards	1864 red mountain drive Santa Clara Utah 84765	12/15/2022
12/15/2022 11:49:2	Daxton Edwards	1864 red mountain drive Santa Clara Utah 84765	12/15/2022

Timestamp	Full Name	Address	
12/15/2022 11:50:3(	Sam Edwards	2720 Santa Clara Drive Santa Clara Ut 84765	12/15/2022
12/15/2022 12:01:2	Courtney Robison		12/15/2022
12/15/2022 12:18:0(	Erica Wild	1859 Red Mountain Dr. Santa Clara, 84765	12/15/2022
12/15/2022 12:25:3	Ellie Sandstrom	108 Shadow Point Dr. St. George, UT 84770	12/14/2022
12/15/2022 12:56:3	Ron Caplin	3678 Colina Circle. Santa Clara, UT 84765	12/15/2022
12/15/2022 13:02:2	Andrea Reid	3604 Sagebrush Drive Santa Clara UT 84765	12/15/2022
12/15/2022 13:03:0(	Brian Reid	3604 Sagebrush Dr Santa Clara, UT 84765	12/15/2022
12/15/2022 13:08:4	Adam Webb	2151 Rainbow Rd	12/15/2022
12/15/2022 13:17:5	Kylie Ortez		12/15/2022
12/15/2022 13:27:5	Janet Froelich	3410 Red Butte Dr	12/15/2022
12/15/2022 13:30:4	Jen allred	225 s 1160 west circle	12/15/2022
12/15/2022 13:30:4	Michelle Ortez	3441 Serenity Lane Santa Clara	12/15/2022
12/15/2022 13:35:0	NANCY carol EDGREN	2869 N.>kenzies way	12/15/2022
12/15/2022 13:42:5(	Doug Froelich	3410 Red Butte Dr. Santa Clara, UT	12/15/2022
12/15/2022 13:53:1	Rylie Gordon	P.O. Box 586 Moapa Nevada 89025	12/15/2022
12/15/2022 14:06:0(	Susan Wagner	3631 North Town Road, Santa Clara, UT 84765	12/15/2022
12/15/2022 14:12:4	Ashley Adams	2656 Canyon View Dr	12/15/2022
12/15/2022 14:13:2	Vickie H Weir	2099 Blake Dr	12/15/2022
12/15/2022 14:20:5	Anna Hall	2735 Kenzies Way	12/15/2022
12/15/2022 14:33:4	Shawnee hatfield	3577 windmill drive Santa Clara	12/15/2022
12/15/2022 14:38:4	Amanda Baxter	2288 Bryson Circle, Santa Clara, UT 84865	12/15/2022
12/15/2022 14:59:0	Chrystal Clarke	1655 Gubler Drive	12/15/2022
12/15/2022 15:00:2	Rob Cook	2145 Red Mountain Dr, Santa Clara, UT 84765	12/15/2022
12/15/2022 15:04:1	Benjamin Davie	3355 Red Butte Drive	12/15/2022

Timestamp	Full Name	Address	
12/15/2022 15:04:2	Ralph Clarke	1655 Gubler Dr	12/15/2022
12/15/2022 15:23:5	Rosie Renouf	1380 Vernon Street	12/15/2022
12/15/2022 15:24:2	Tiffani L Moore	1867 N Red Mountain Dr	9/13/1974
12/15/2022 15:28:5	Laralee Davenport	1908 Centennial Dr, St George, UT 84770	12/15/2022
12/15/2022 15:33:1	Amelia Bayardo	1840 Red Mountain Drive	12/15/2022
12/15/2022 16:05:4	Terrence & Katherine Mundt	2177 W 1010 N, St. George, UT 84770	12/15/2022

From: Santa Clara City
To: Katie Casselman; Chris Shelley; Brock Jacobsen
Subject: City Council Action Application Form submitted on Santa Clara City - Item 4
Date: Wednesday, January 4, 2023 10:19:50 AM

Meeting Type	CITY COUNCIL
Date Submitted	January 4, 2023
Requested Meeting Date	January 11, 2023
Applicant	Brett Boyce
Subject	Partial Plat Amendment, Hills at Santa Clara Subdivision, Phase 3 (Lots 303, 304, and 305)
Background Description	The applicant, Brett Boyce, with Split Rock Builders, is requesting to amend the Hills at Santa Clara Subdivision, Phase 3. The applicant is proposing to amend Lots 303, 304, and 305. The proposed plat amendment would include combining each of these lots into one large lot (proposed Lot 303) which would be 89,298 sq. ft. (2.05 acres). The applicant intends to build one (1) large single-family home on the property.
Proposed Recommendation (drop-down select	Approval
Cost	N/A
Approved by Legal Department (drop-down select)	N/A
Approved in Budget? (drop-down select)	N/A
Approved by City Finance Department? (drop-down select)	N/A
Amount	N/A

Requested By	Jim McNulty

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

Staff Report

Subdivision Plat Amendment
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: January 11, 2022
Current Zone: Mixed Lot Size
General Plan Designation: Low Density Residential, LDR
Property Address: 3930 Hillside Way
Request: Partial Plat Amendment, Hills at Santa Clara Subdivision, Phase 3 (Lots 303, 304, and 305)
Applicant Name: Brett Boyce
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approval with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Brett Boyce, with Split Rock Builders, is requesting to amend the Hills at Santa Clara Subdivision, Phase 3. This subdivision plat includes a total of 26-lots. The applicant is proposing to amend Lots 303, 304, and 305. Lot 303 is currently 18,107 sq. ft. (0.42 acres), Lot 304 is currently 33,728 sq. ft. (0.77 acres), and Lot 305 is currently 37,347 sq. ft. (0.86 acres). The proposed plat amendment would include combining each of these lots into one large lot (proposed Lot 303) which would be 89,298 sq. ft. (2.05 acres). Additionally, the proposed plat amendment would decrease the size of the "No Build Area" allowing for the applicant to build one (1) large single-family home on the property. A copy of the partial plat amendment has been attached.

Lot 303 will meet the area, width, and yard regulations as per Section 17.65.050 of city ordinance. The applicant is representing the property owner who owns all three lots mentioned above. The proposed plat amendment will reduce the number of lots in the subdivision from 26 lots to 24 lots.

SITE & VICINITY DESCRIPTION

The subject properties are located near the southwest end of the city boundary at 3930 Hillside Way. Major cross streets in the vicinity include Boomer's Loop and Clary Hills Drive.

Request: Partial Plat Amendment

ISSUES OF CONCERN/PROPOSED MITIGATION

This item went to the Hillside Review Board on November 22, 2022. Several items related to the construction of the proposed residence were discussed. The Hillside Review Board made a motion to forward a positive recommendation to the Planning Commission and City Council for the Hills @ Santa Clara, Phase 3, Lots 303, 304, and 305 (Partial Plat Amendment), to allow for the construction of a proposed residence, with the following five criteria:

1. That the design drawings be updated to include the sub-basement profiles.
2. That the area between the two-tiered wall and the newly proposed third wall be mitigated for disturbance.
3. That the Geotechnical Engineer look at temporary excavation stability, particularly along the upper roadway and the basement area coming into the new proposed residence.
4. That the Geotechnical Investigation be updated to verify that there are no expansive materials within the required separation distance below the lower basement level.
5. That the backyard drainage be collected and discharged to an appropriate location on the lower street. Alternatively, the drainage could be pumped to the upper street.

Each of these items will be reviewed by City staff for compliance at the time of building permit submittal. However, Commissioner Logan Blake, who is on the Hillside Review Board, asked for the cross-section drawings to be submitted for review. Commissioner Blake was in support of the updated drawings (attached).

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within the Hills at Santa Clara Subdivision, Phase 3. No written responses have been received by city staff. However, on December 15, 2022, two (2) adjacent property owners came to the public meeting. Both had an opportunity to speak and were in support of the project.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*
Recommendations: A geotechnical report will be required for Lot 303 at the time of building permit submittal. All items required by the Hillside Review Board on November 22, 2022, will be required at the time of building permit submittal.
Required Revisions: None at this time.

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

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.

Request: Partial Plat Amendment

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

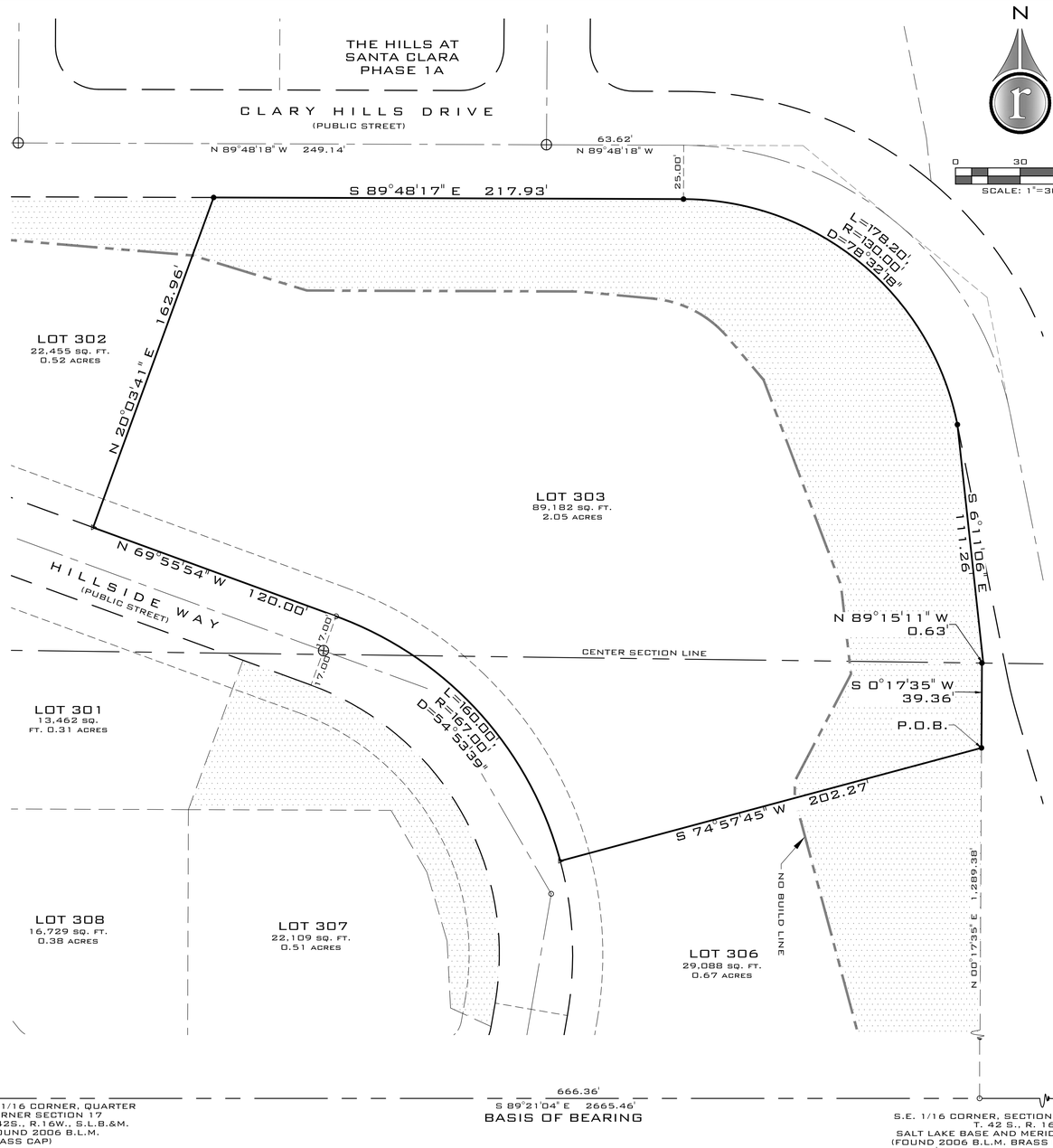
STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-608 includes requirements for subdivision amendments. To amend a subdivision, a city must hold at least one public meeting (not public hearing). Additionally, a public meeting to consider an amendment to a subdivision requires 10 days' notice rather than 24 hours' notice. A notice must also be sent to all property owners in the subdivision, with a notice in a visible location, with a sign of sufficient size and durability. Planning Staff has determined that all State Code requirements have been met with this application.

PLANNING STAFF RECOMMENDATION

On December 11, 2022, the Planning Commission held a public meeting, and forwarded a positive recommendation to the City Council on this item. City staff recommends that the City Council grant approval of the Partial Plat Amendment for Lots 303, 304 and 305 of the Hills at Santa Clara Subdivision, Phase 3 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 record the Partial Plat Amendment prior to building permit issuance.
3. That an electronic copy of the recorded Partial Plat Amendment be provided to City staff.
4. That the applicant be required to submit an updated Geotechnical Report.
5. That the applicant be required to comply with all recommendation made by the Hillside Review Board on November 22, 2022.



OWNER'S DEDICATION:

Know all men by these presents that the undersigned owner(s) of all the above described tract of land having caused the same to be subdivided into a lot and easements to be hereinafter known as:

THE HILLS AT SANTA CLARA PHASE 3 AMENDED PARTIAL AMENDMENT "A"

For good and valuable consideration received, the undersigned owner(s) do(es) hereby dedicate and convey to Santa Clara City for perpetual use of the public, all parcels of land shown on this plat as Public utility easements. All public utility easements are as noted or shown. The owner(s) do(es) hereby warrant to Santa Clara City, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 2022.

J3SB, LLC, a Wyoming Limited Liability Company

_____

By: Jeffrey Lerner, Trustee

ACKNOWLEDGMENT:

State of _____ } s.s.
County of _____

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

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

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

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

MORTGAGEE CONSENT TO RECORD:

Cache Valley Bank, a Mortgagee & lien holder of the said tract of land does hereby give consent of said tract of land to be used for the uses and purposes described in the plat, to recording plat, recording of Covenants, Conditions and Restrictions and joins in all dedications and conveyances.

_____

Name: _____

Position: _____

ACKNOWLEDGMENT:

State of _____ } s.s.
County of _____

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

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

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

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

NOTES:

1. All lots in this subdivision are subject to a 14.00 foot wide public utility, sidewalk and drainage easement along the Street, unless otherwise noted on plan.
2. All lots in this subdivision are subject to a 20.00 foot front yard setback, an 8.00 and 12.00 foot side yard setback, and a 10.00 foot rear yard setback. Garage setbacks must be a minimum of 20 feet from the back of sidewalk.
3. Not withstanding the posting of bond for installation of off-site improvements, no building permit will be issued for any lot in this subdivision until all utilities are fully installed in the entire subdivision.
4. Unstable soil conditions might exist on lots in this subdivision. Purchasers of lots herein have the sole responsibility for obtaining appropriate engineering services and advice relative to the usability of the lots. The City of Santa Clara disclaims any and all responsibility for such soil conditions, water control (surface and/or subsurface), and drainage control.
5. The Basis of Bearing for the plat is the 1/16th line of Section 17, Township 42 South, Range 16 West, Salt Lake Base and Meridian between the South 1/16th corner and the Southeast 1/16th corner of said section. The bearing is South 89°21'04" East and measures 2665.46 feet on the ground.
6. All Street Landscaping shall conform to Santa Clara City's Landscape Ordinance.
7. All retaining walls constructed by individual property owners will be required to match in color and texture with walls constructed by developer.

GEOTECHNICAL INVESTIGATION:

A geotechnical investigation was performed by Applied Geotechnical Environmental Consultants. The investigation results and specific recommendations for the construction of foundations, floor slabs and exterior flatwork, are compiled in a report dated June 17, 2020 (the "AGEC Report"). However, as a condition of building permit issuance the Santa Clara Hillside Committee has required a supplemental report be completed to provide updated recommendations as may be justified by additional required testing. The AGEC Report is available from the Developer and a copy is on file with Santa Clara City. Issuance of building permits on the property will be conditioned upon receipt of the supplemental report by Santa Clara City, and the same will be available from Developer and Santa Clara City upon its completion. Owners, builders and contractors should become familiar with both reports and comply with all recommendations.

SURVEYOR'S CERTIFICATE:

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

THE HILLS AT SANTA CLARA PHASE 3 AMENDED PARTIAL AMENDMENT "A"

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

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

Date: _____

Brandon E. Anderson — Certificate No. 4938716

LEGAL DESCRIPTION:

Beginning at the northeast corner of Lot 306, The Hills at Santa Clara Phase 3 Amended, said point being South 89°21'04" East 666.36 feet along the 1/16th line and North 00°17'35" East 1,289.38 feet from the South 1/16th Corner of Section 17, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 74°57'45" West 202.27 feet along the northerly line to the northwest corner of said Lot 306;
thence northwesterly the following (2) courses along the northeasterly line of Hillside Way;
thence Northwest 160.00 feet along an arc of a 167.00 foot radius curve to the left (center bears South 74°57'45" West, long chord bears North 42°29'04" West 153.95 feet with a central angle of 54°53'39");
thence North 69°55'54" West 120.00 feet to the southeast corner of Lot 302, said The Hills at Santa Clara Phase 3 Amended;
thence North 20°03'41" East 162.96 feet along the easterly line to the northeast corner of said Lot 302;
thence southeasterly the following (2) courses along the southerly line of Clary Hills Drive;
thence South 89°48'17" East 217.93 feet;
thence Southeast 178.20 feet along an arc of a 130.00 foot radius curve to the right (center bears South 00°11'49" West, long chord bears South 50°32'02" East 164.57 feet with a central angle of 78°32'18");
thence South 06°11'06" East 111.26 feet to the center section line;
thence North 89°15'11" West 0.63 feet along said center section line;
thence South 00°17'36" West 39.36 feet to the Point of Beginning.

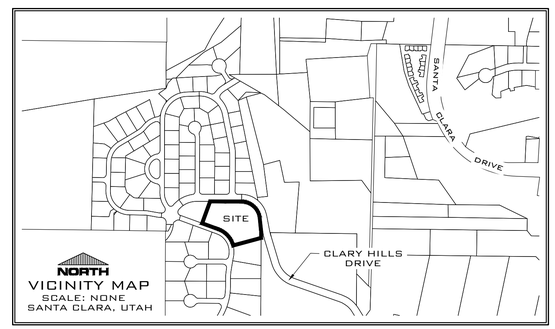
Containing 89,182 square feet or 2.05 acres.

AMENDMENT NOTE:

The purpose of this amendment is to combine lots 303 & 305 of The Hills at Santa Clara Phase 3, Amended.

LEGEND

- ✦ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ● SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES AS PER ORIGINAL PLAT
- ○ NOTHING SET OR FOUND
- ⊕ STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I AS PER ORIGINAL PLATS
- NO BUILD AREA
- ◬ FRONT PROPERTY CORNERS ARE OFFSET 7.0' WITHIN THE LOT, ON LINE, IN THE SIDEWALK, WITH A BRASS PLUG - AS PER ORIGINAL PLAT



VICINITY MAP
SCALE: NONE
SANTA CLARA, UTAH

THE HILLS AT SANTA CLARA

- PHASE 3 AMENDED - PARTIAL AMENDMENT "A"

LOCATED IN SECTION 17
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

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

Survey-fplat File Number:	07/14/2022 Date:	B.E.A. Drawn:
10588-18 Job Number:	1" = 30' Scale:	B.E.A. Checked:

ENGINEER'S APPROVAL:

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

_____
Engineer
Santa Clara City, Utah

APPROVAL OF THE PLANNING COMMISSION:

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

_____
Chairman of the Planning Commission
Santa Clara City, Utah

CITY SURVEYOR'S CERTIFICATE:

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

_____
City Surveyor
Santa Clara City, Utah

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

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

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

APPROVAL AS TO FORM:

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

_____
City Attorney
Santa Clara City, Utah

TREASURER APPROVAL

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

_____
Washington County Treasurer

RECORDED No.

_____
Fee:

_____
County Recorder
Washington County, Utah

THE HILLS AT SANTA CLARA
PHASE 3

LERNER - LOTS 303-305

CONCEPT DESIGN
November 17, 2022

THE DRAWINGS, DESIGN CONCEPTS, AND IDEAS HEREIN ARE INTENDED TO EXPRESS DESIGN INTENT ONLY

SITE PLAN

01 SITE PLAN
scale 1" = 20'-0"

0 10 20 40 80
(1" INCH = 20' FEET)

Scale: PER TITLE
Date: 02-03-22
Job No: -
Revision:

Project:
Lerner Residence
Lot 304-305, The Hills at Santa Clara Phase 3
Hillside Way
Santa Clara City, Washington County, Utah

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4c Architecture
architecture | interiors | development

Architects Stamp:

Architectural Site Plan

Sheet Title:

AS1.0

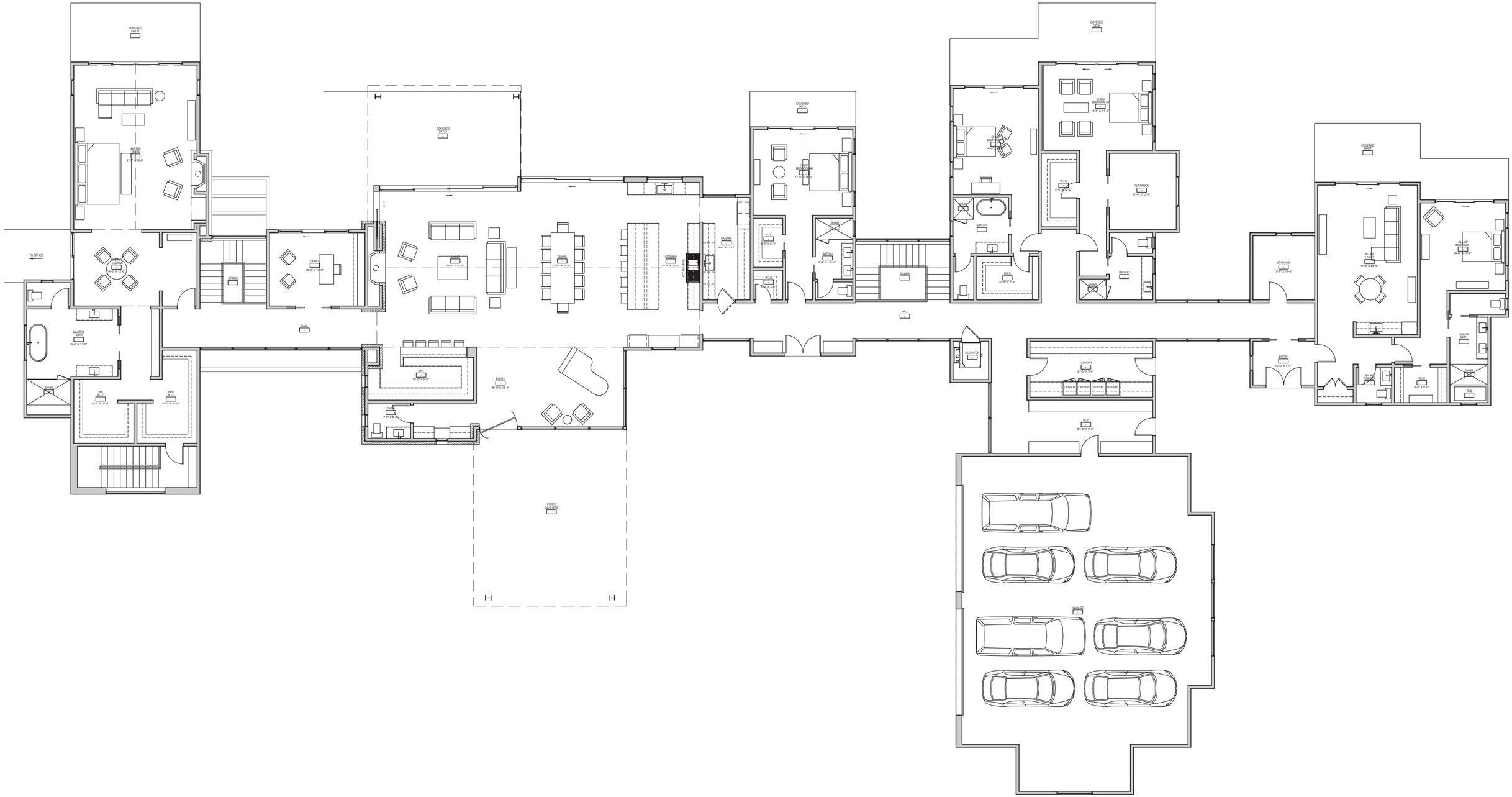
Sheet No.

CAD File No.

12_12345_

FLOOR PLAN

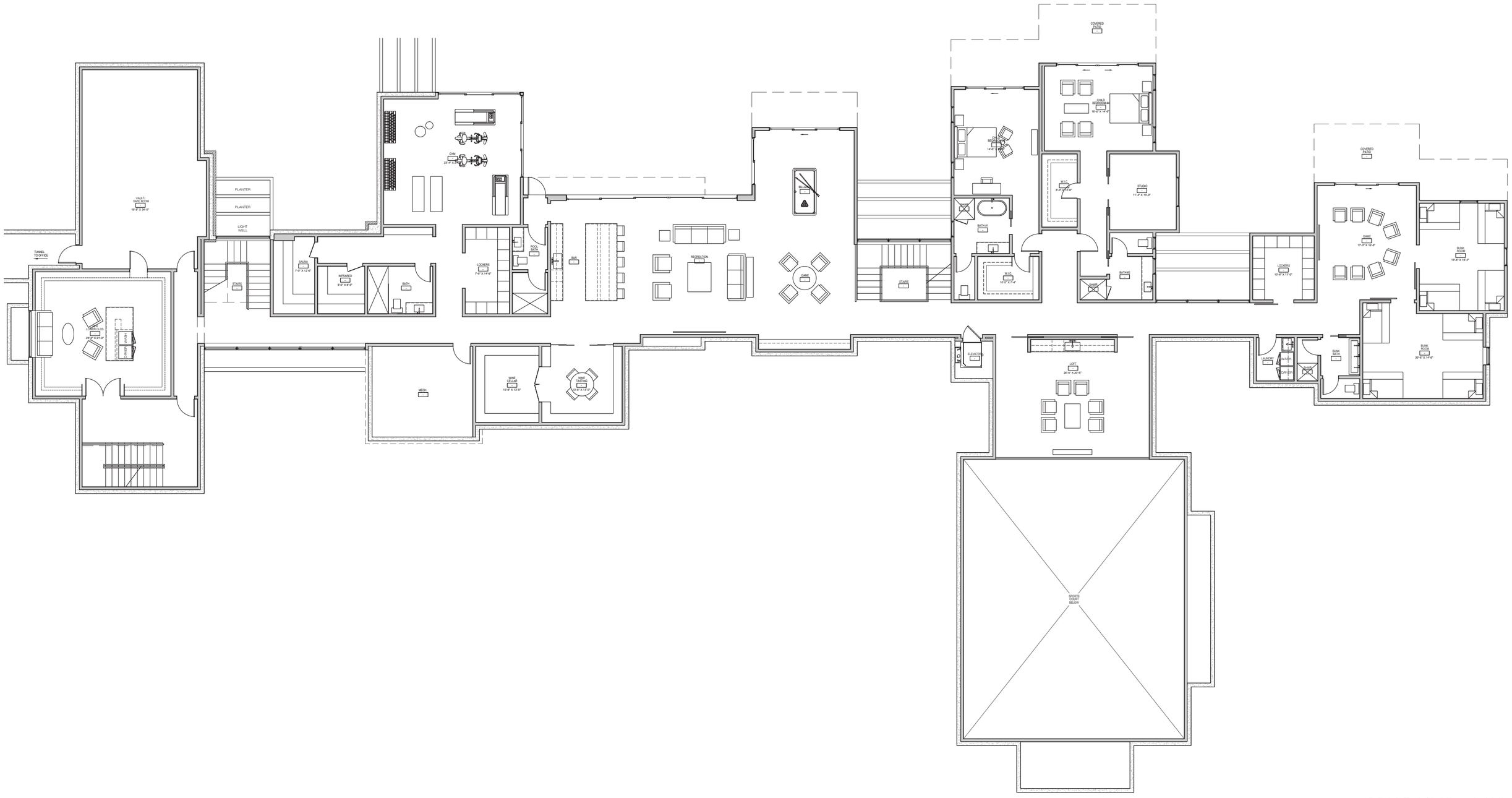
MAIN LEVEL



SCALE 1/16" = 1-'0"

FLOOR PLAN

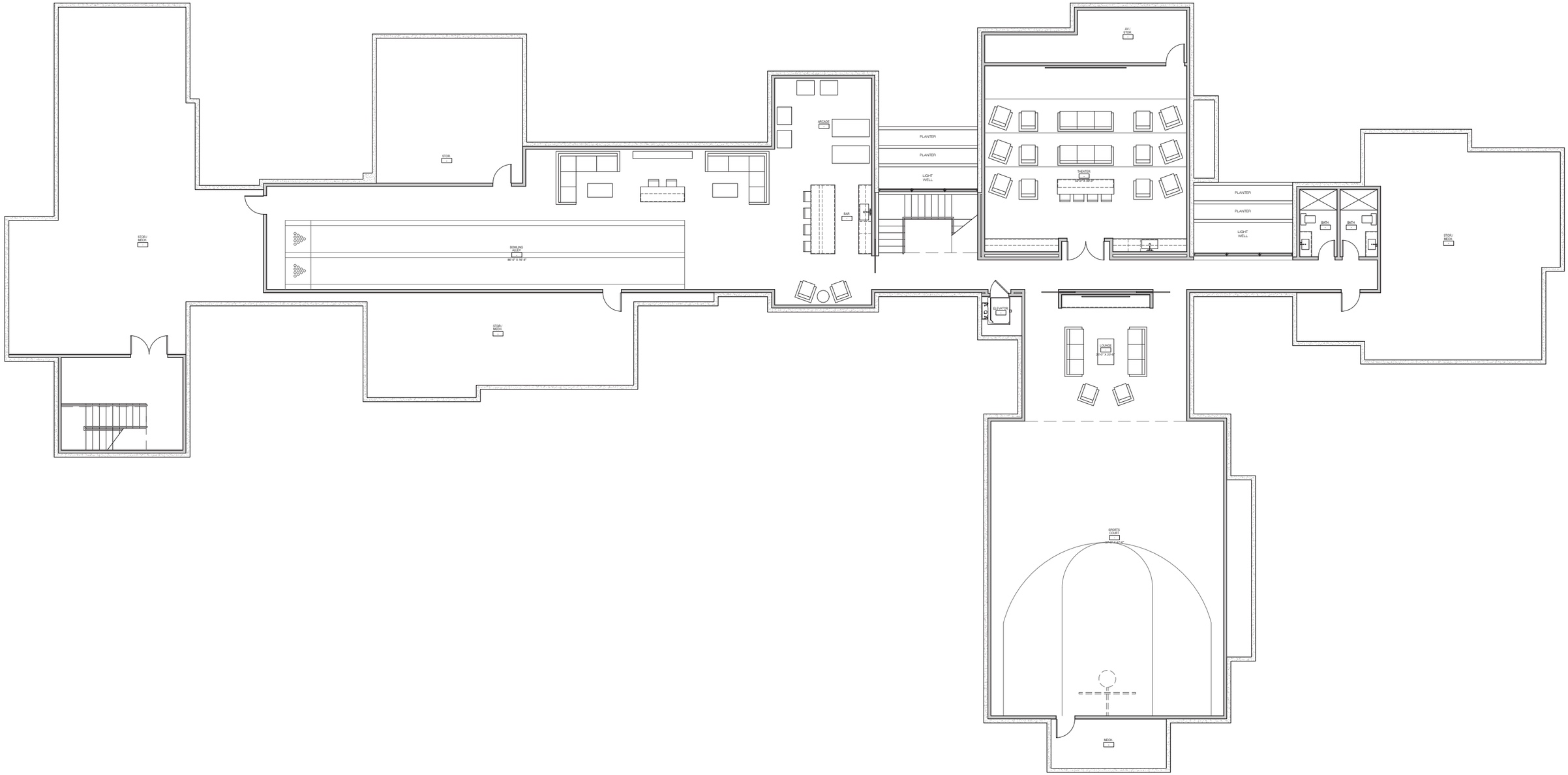
LOWER LEVEL



SCALE 1/16″ = 1-′0″

FLOOR PLAN

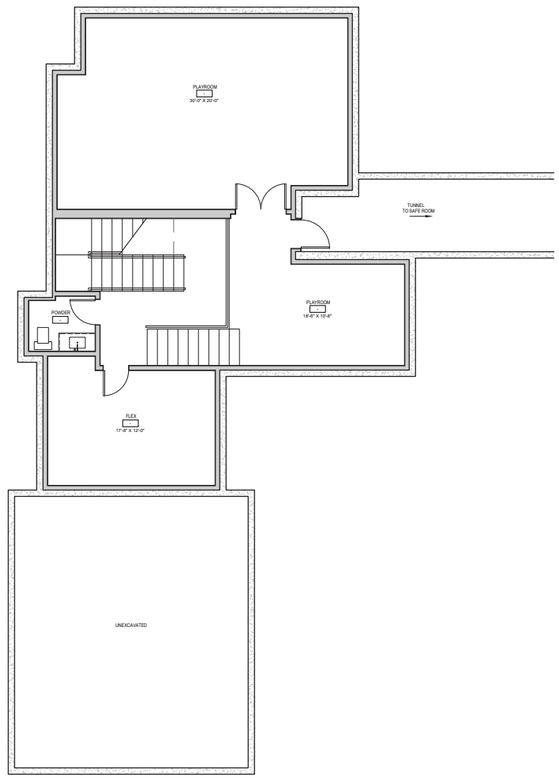
SUB BASEMENT LEVEL



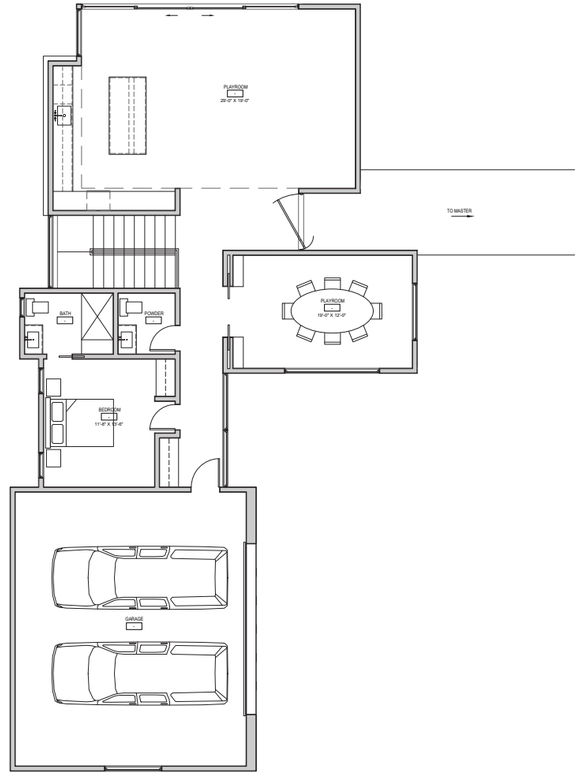
SCALE 1/16" = 1-'0"

FLOOR PLAN

GUEST WING



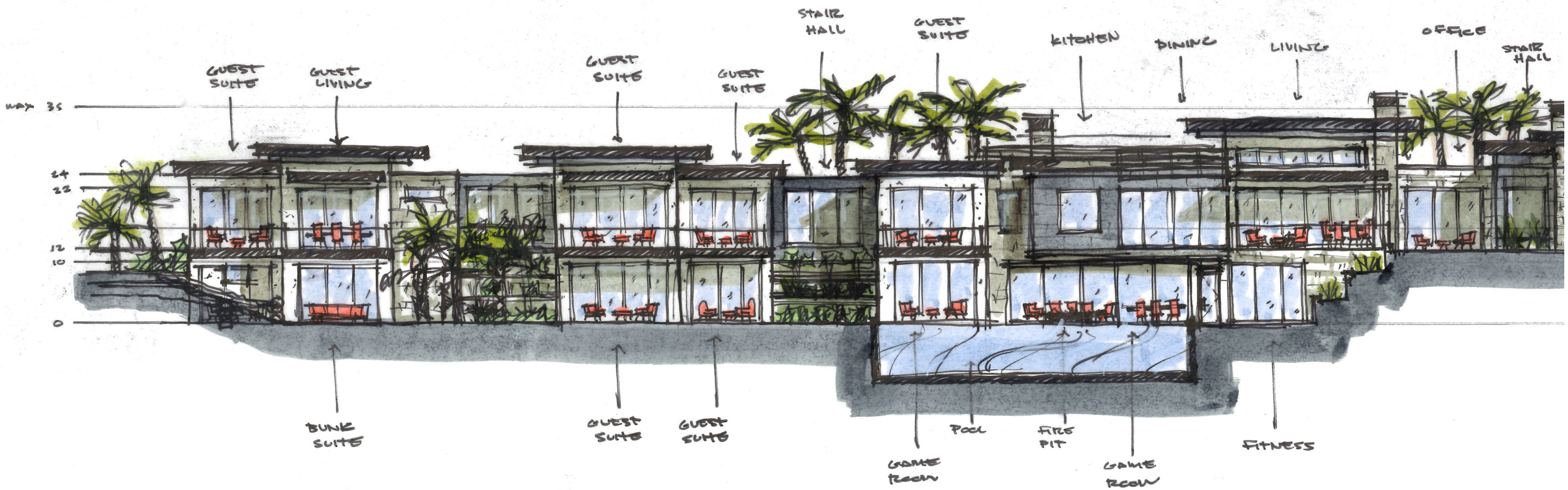
LOWER LEVEL



MAIN LEVEL

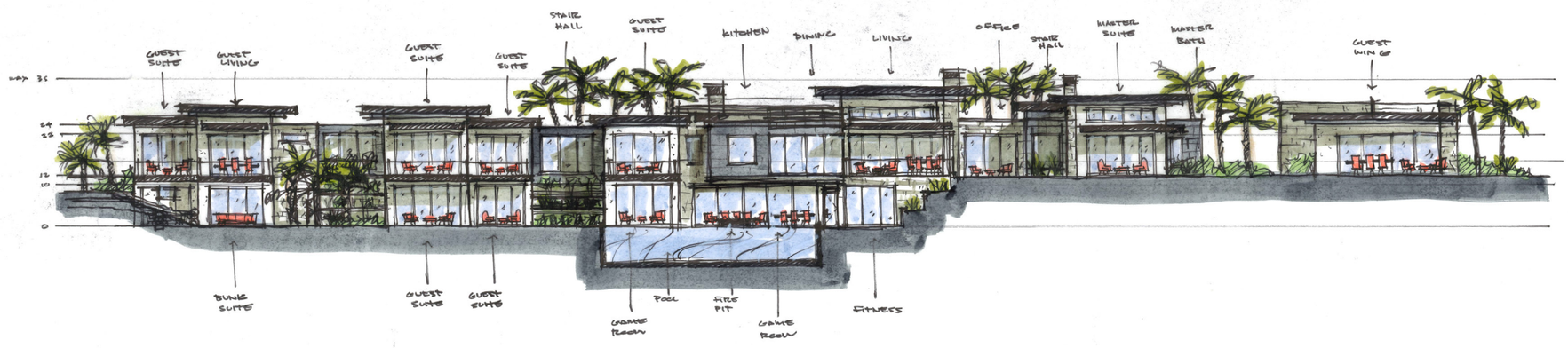
SCALE 1/16″ = 1-′0″

ELEVATION SKETCH



PARTIAL ELEVATION LEFT

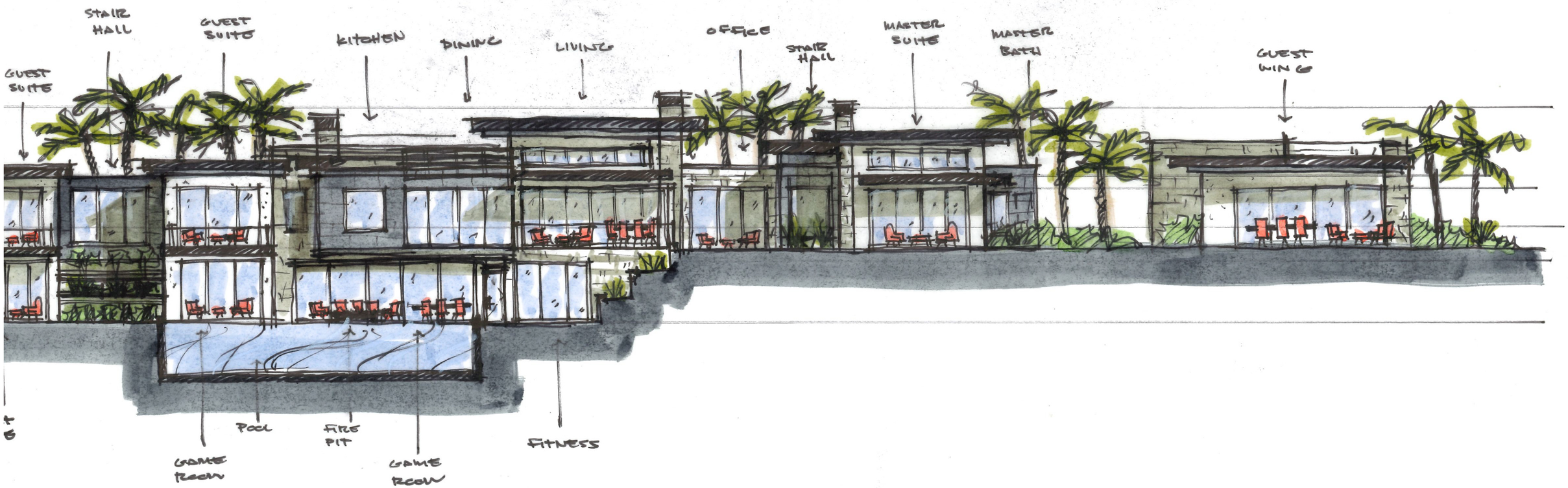
SCALE 1/16" = 1-'0"



FULL ELEVATION

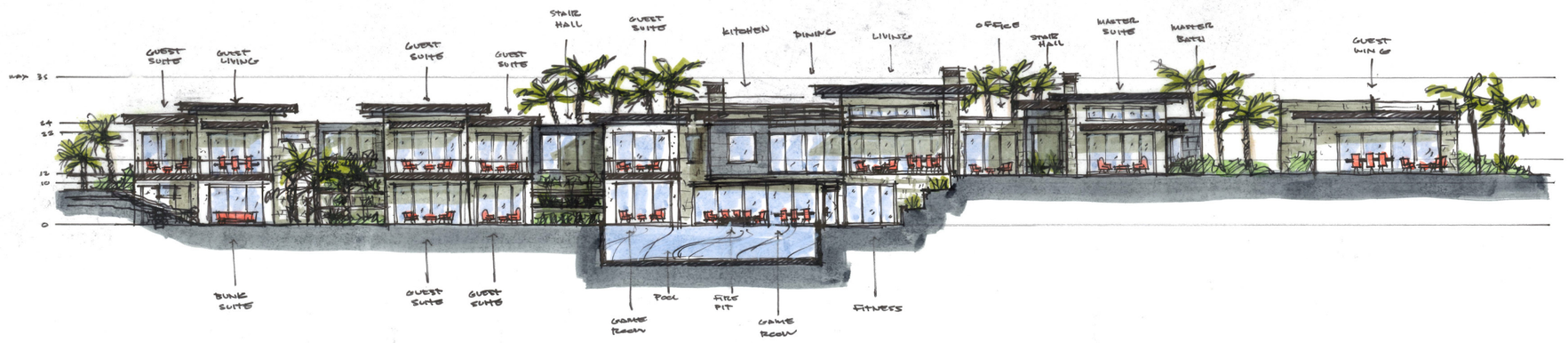
SCALE 1/32" = 1-'0"

ELEVATION SKETCH



PARTIAL ELEVATION RIGHT

SCALE 1/16" = 1-'0"



FULL ELEVATION

SCALE 1/32" = 1-'0"

CONCEPT IMAGERY

Residential Subdivision Final Plat Application Amended

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

Subdivision Name: THE Hills at Santa Clara Phase 3 Partial Amendment A

Applicant(s)/Property Owner(s) Information

Name: JJSB LLC (Jeff)

Address: 1473 Boone Park Cir.

City: Santa Clara State: UT Zip: 84765

Phone Number: 435 669 8379

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____

(If additional property owners please add addendum)

Property Description

Section(s): 17 Township(s): 42 Range: 16

Current Zoning Designation: R1-10 / RA

Parcel Size (acres): 2.05

Number of Lots: 1

Major Cross Street(s): Hillside Way

Approvals Required By:

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

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

Office Use Only:

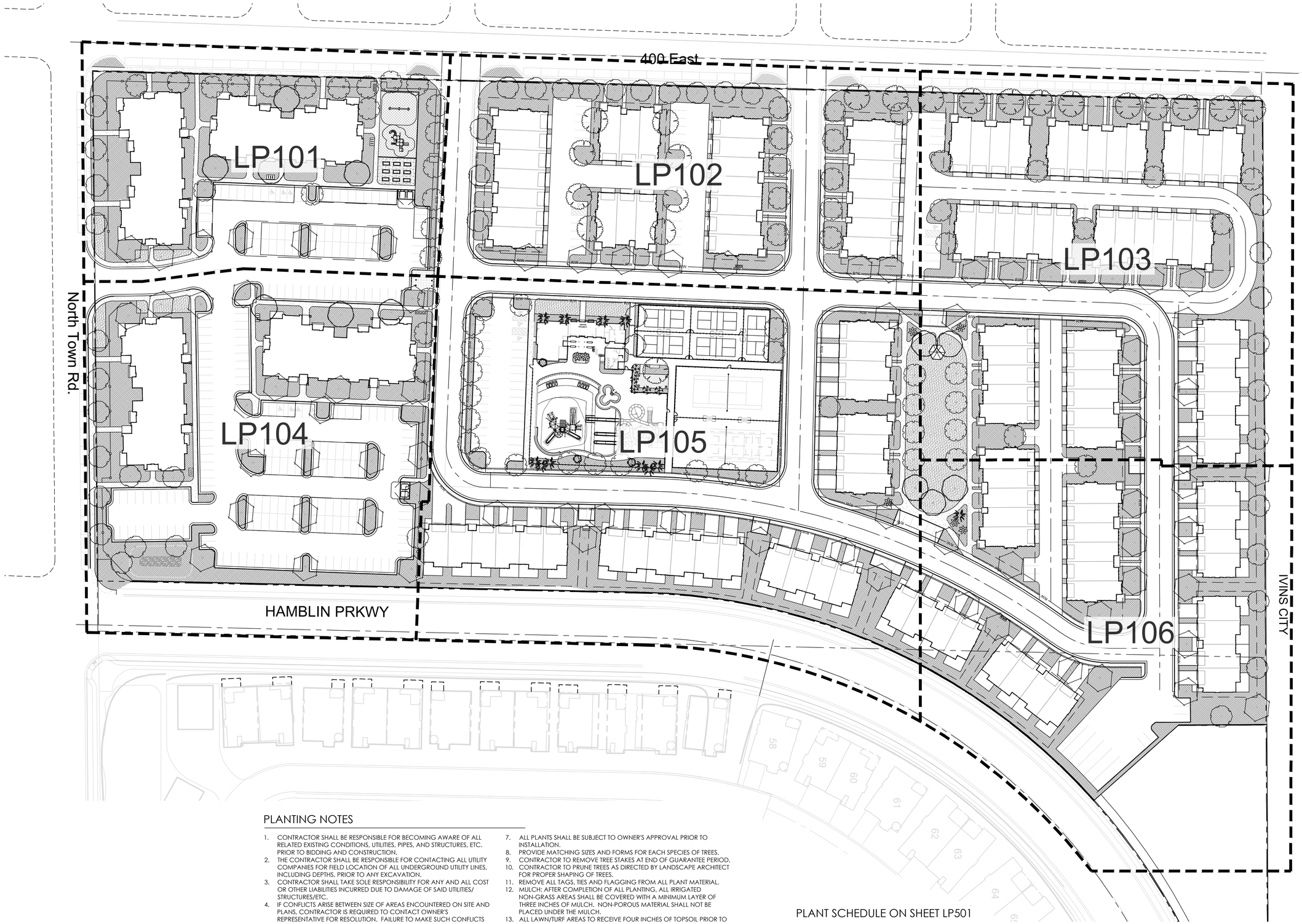
Date plan submitted: _____ Date plan accepted: _____

Subdivision/Development Approval Checklist

FINAL PLAT CHECKLIST

			I. *Final Plat Requirements*
Y	N	N/A	A. TRC with developer
Y	N	N/A	A. Submittal of: 1) Engineering Drawings (3 copies); 2) Final Plat (8 11"x17" & 1 8.5"x11"); 3) One (1) Mylar; and 4) Engineer Cost Estimates
Y	N	N/A	B. Completeness Review (Chapter 16.24)
			1. Description and delineation (16.24.20)
Y	N	N/A	a. Name of subdivision approved by the Planning Commission
Y	N	N/A	b. Identification system for all lots: name of streets, easements, and lot sizes
Y	N	N/A	c. Traverse of the perimeter of the subdivision
Y	N	N/A	d. Monumentation and survey control 1. Official Monuments 2. Street Monuments 3. Street centerline data and street widths… 4. Property Corners set prior to recording of final plat.
Y	N	N/A	e. Dedication to the public of all streets, easements, etc.
Y	N	N/A	f. North arrow, scale, point of beginning, legal description and basis of bearing.
Y	N	N/A	g. Subdivision boundary closures shall be .01 or less on exterior boundaries and .02 on interior lots
			2. Standard Forms (16.24.030)
Y	N	N/A	a. Surveyor's "Certificate of Survey"
Y	N	N/A	b. Owner's "Certificate of Dedication"- signed by all owners
Y	N	N/A	c. Notary Public's Acknowledgement of all signatures
Y	N	N/A	d. Notarized Consent of all Leinholders
Y	N	N/A	e. Planning Commission's "Certificate of Approval"
Y	N	N/A	f. City Engineer's "Certificate of Approval"
Y	N	N/A	g. City Surveyor's "Certificate of Approval"
Y	N	N/A	h. City Attorney's "Certificate of Approval"
Y	N	N/A	i. City Council's "Certificate of Approval"
Y	N	N/A	j. A one-and-one half by five-inch space in the lower right-hand corner of the plat for the county recorder.
Y	N	N/A	k. Quit Claim Deed from Irrigation Company – Heights Only
Y	N	N/A	l. General Notes – The following general notes must appear on the plat: 1. Notes Pertaining to the Issuance of building permit until all utilities are installed 2. Notes Pertaining to Unstable Soil Conditions 3. Basis of Bearings for Plat 4. Property is Subject to Findings, Summary and Conclusions of a Geotechnical Report 5. R-of-W Landscaping Requirements & Subsequent Maintenance Requirements

			3. Additional Information Submitted with Final Plat (16.24.040)
Y	N	N/A	a. Deed restrictions in final form signed by all owners of any interest: if applicable
Y	N	N/A	b. Engineer's itemized estimate of the cost of all required improvements to be developed in the subdivision and a separate cost estimate for any upsizing of piping
Y	N	N/A	c. Current title report
Y	N	N/A	d. Final utility plans: Water, sewer, power and natural gas
Y	N	N/A	e. Final drainage plans 1. Complete drainage system for entire subdivision 2. Comprehensive of drainage system to include area of subdivision but surrounding areas. 3. Final Plans and profiles for all streets to be constructed: reviewed and approved by engineer 4. Erosion control plan where applicable
Y	N	N/A	f. Soils report covering each lot in the subdivision as per geotechnical requirements prepared by a soil testing laboratory acceptable to the City
Y	N	N/A	g. Irrigation Company: existing ditch/easement issues on property
Y	N	N/A	D. Conformance to Applicable Rules and Regulations
			1. Subdivision plan complies with all applicable laws, plans, and regulations:
Y	N	N/A	a. Zoning Ordinance
Y	N	N/A	b. General Plan
Y	N	N/A	c. UDOT; Health Department, etc.
Y	N	N/A	d. Standards adopted by the City including all boards, commissions, etc.
Y	N	N/A	E. Self-imposed Restrictions Incorporated – Restrictions:
Y	N	N/A	F. Special Conditions Incorporated (ex. Historical district) – E.G.:
Y	N	N/A	G. Planning Commission Review and Recommendation- Date(s) of review: Date of Recommendation
Y	N	N/A	H. Inclusion of Planning Commission Changes
Y	N	N/A	I. Final Plat and Engineer drawings are to comply with all sections of the City's Design Standards found in Chapter 16.28 (Red lines comply)
Y	N	N/A	J. Engineering Plans Approved by City Engineer and City Staff Public Services Date signed: _____ Public Safety Date signed: _____ City Engineer Date signed: _____
Y	N	N/A	K. City Council Review and Adoption of Final Plat-Date of Review(s): _____ Date of Adoption: _____
Y	N	N/A	L. Inclusion of City Council Changes



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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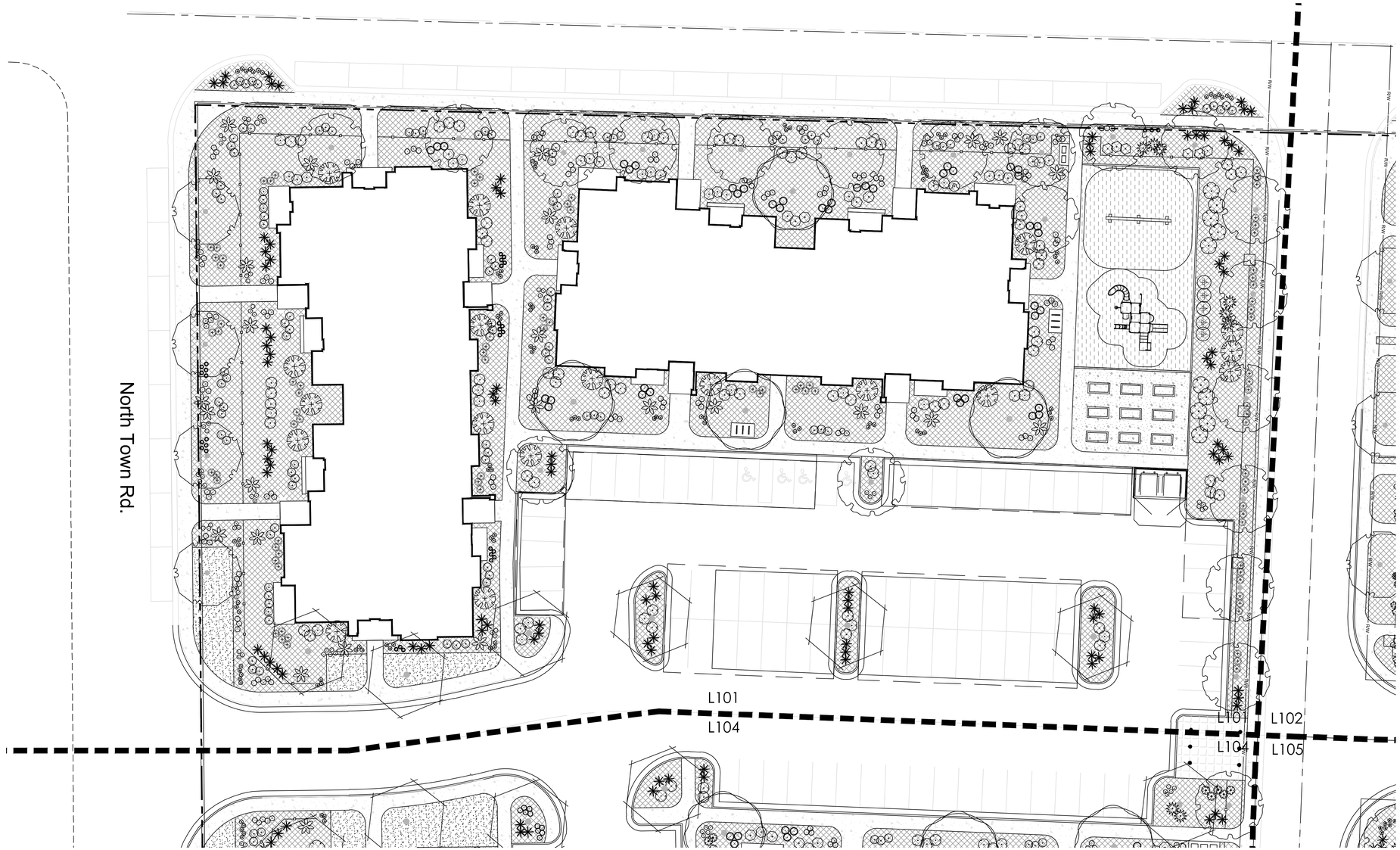
DESERTS EDGE
SANTA CLARA UTAH

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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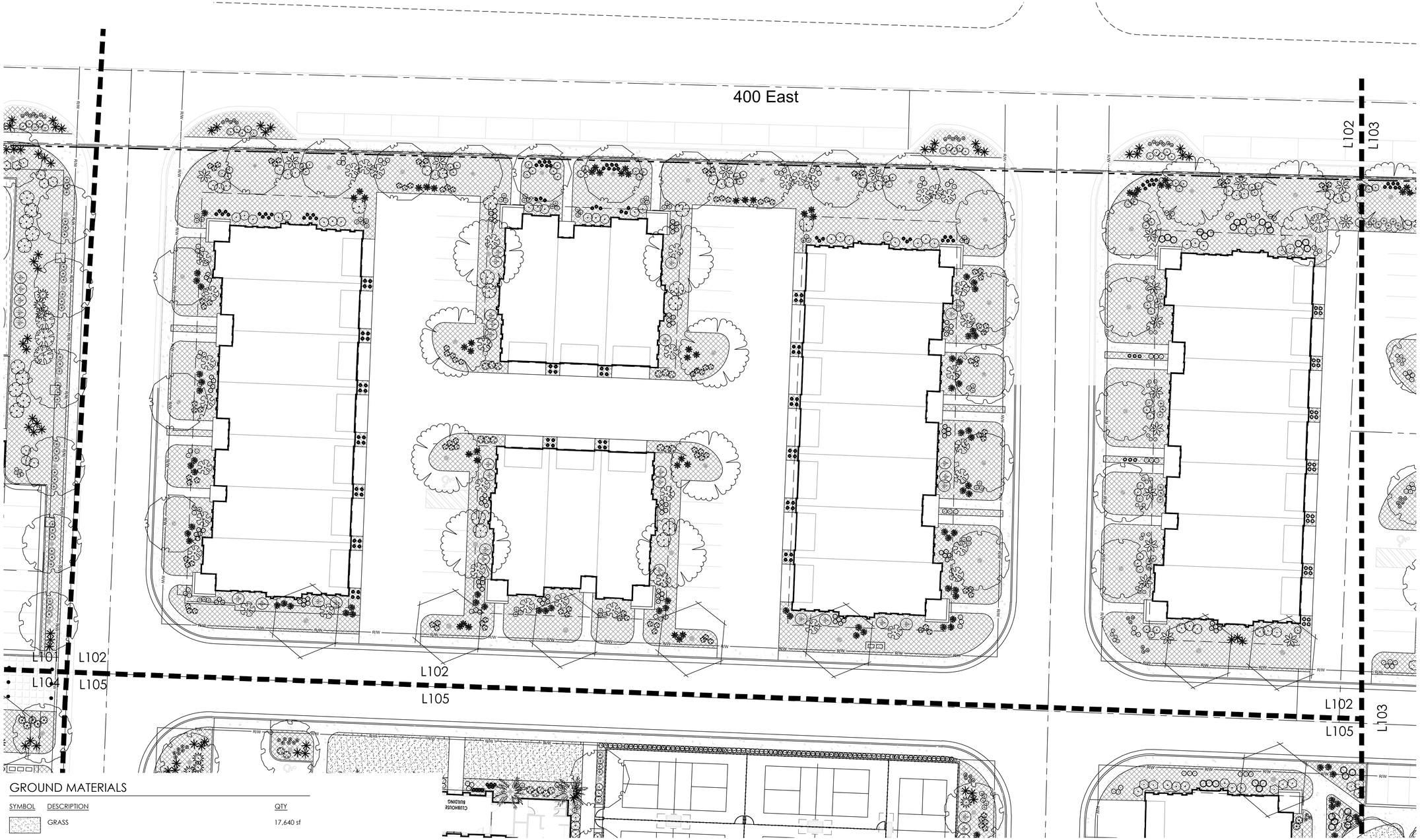
DESERTS EDGE
SANTA CLARA UTAH

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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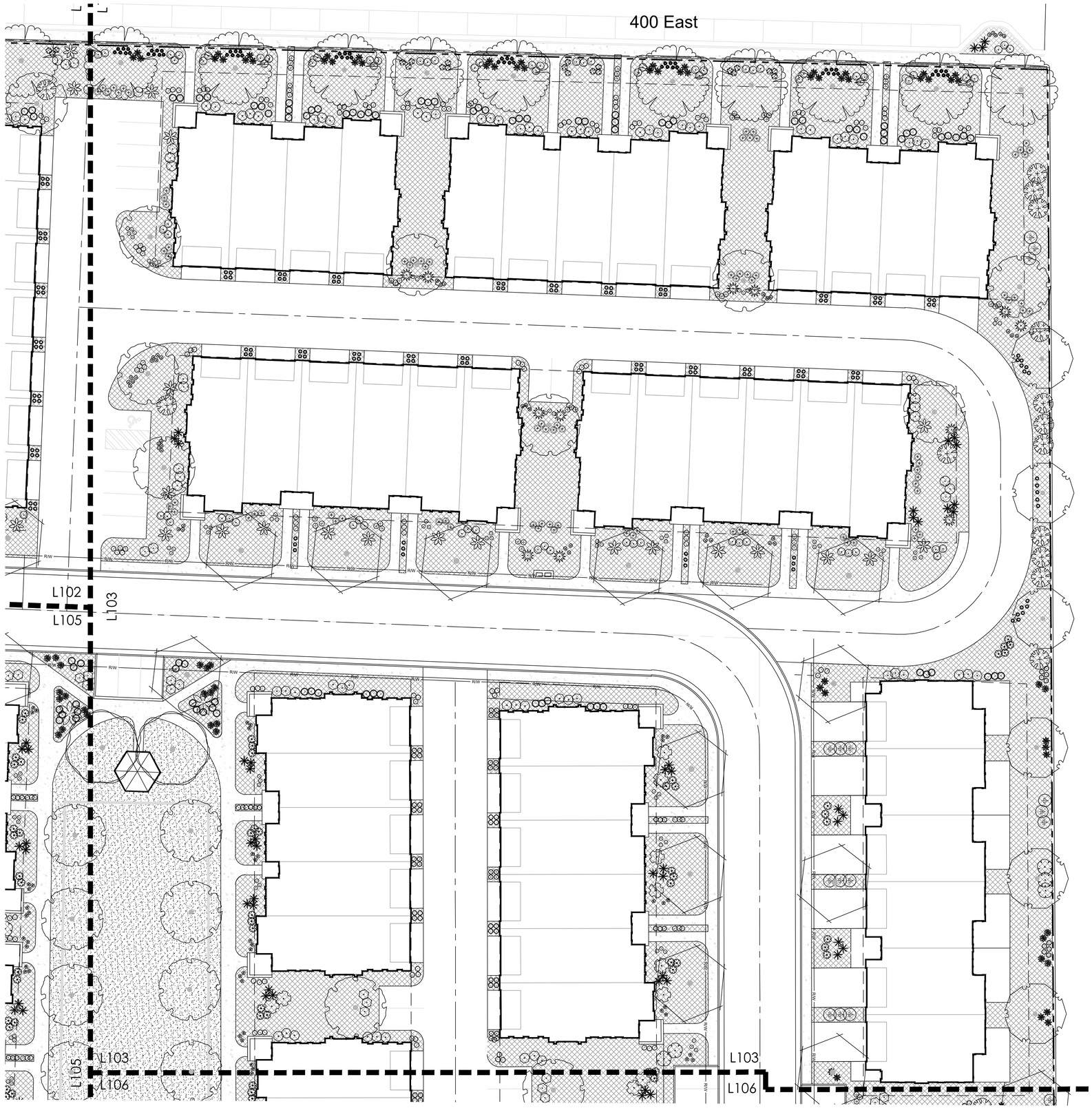
PROJECT NO. 20055
DATE: 1 MARCH 2022

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

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SANTA CLARA UTAH

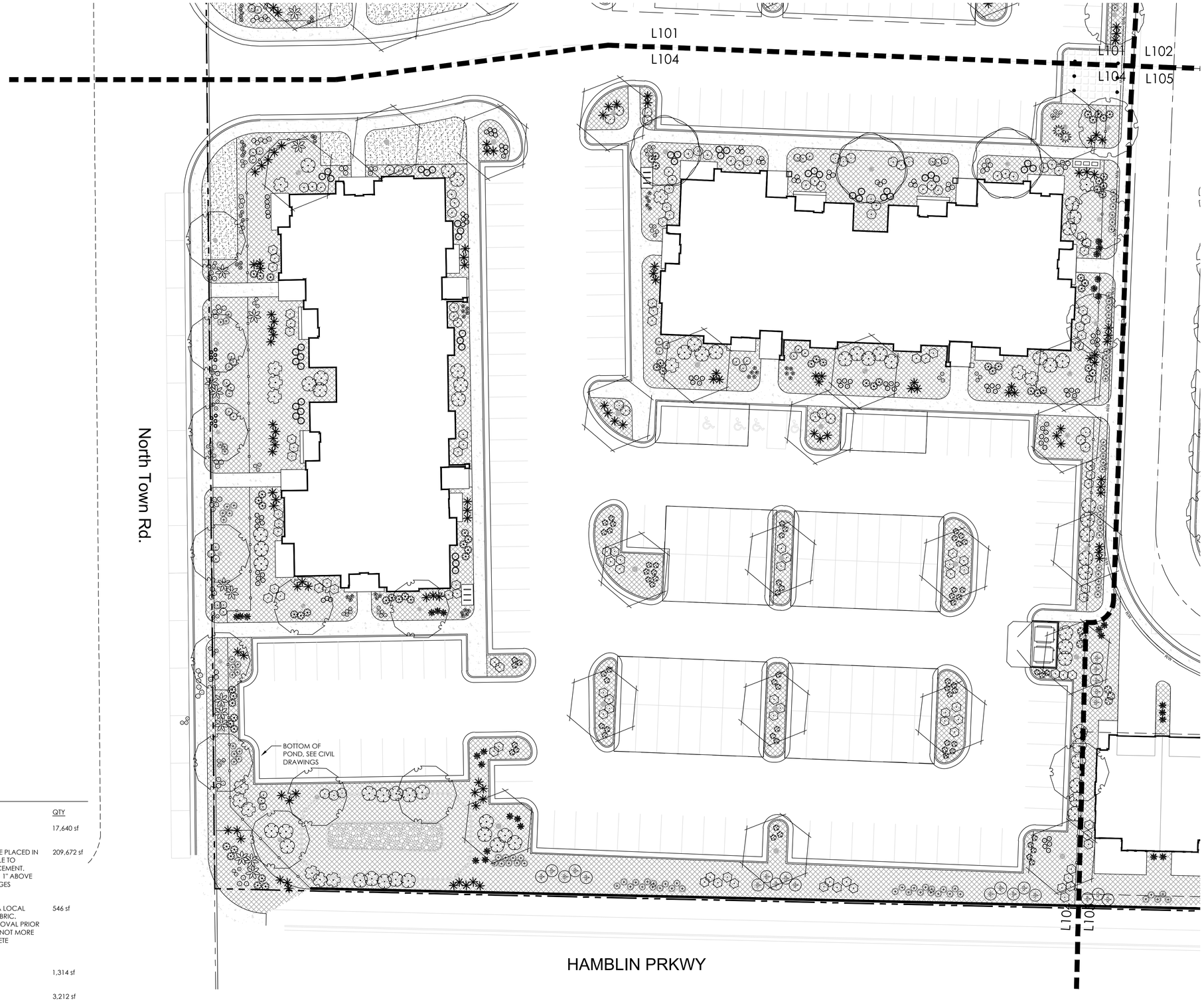
PROJECT NO. 20055
DATE: 1 MARCH 2022

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

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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
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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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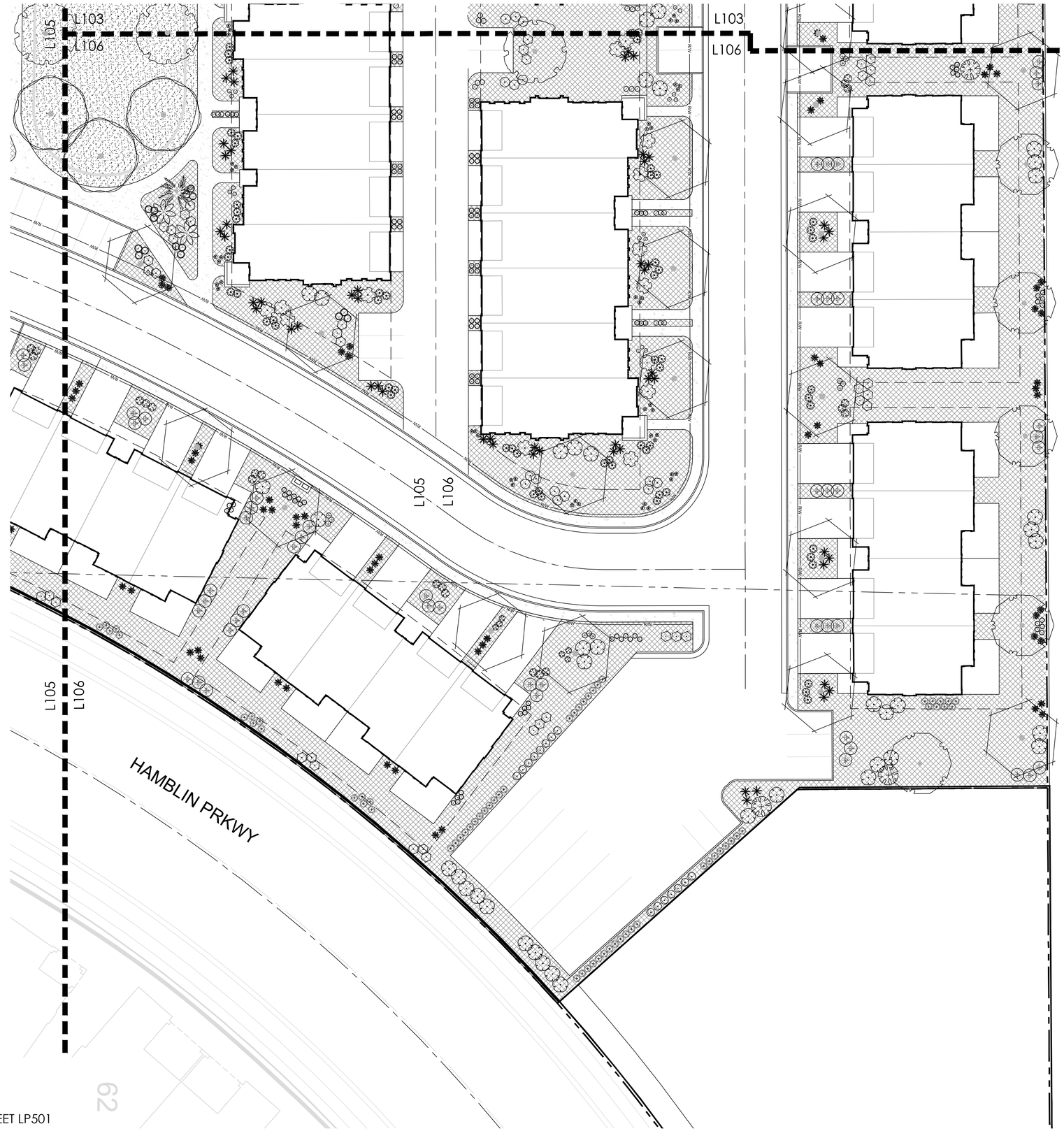
SANTA CLARA UTAH

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

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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

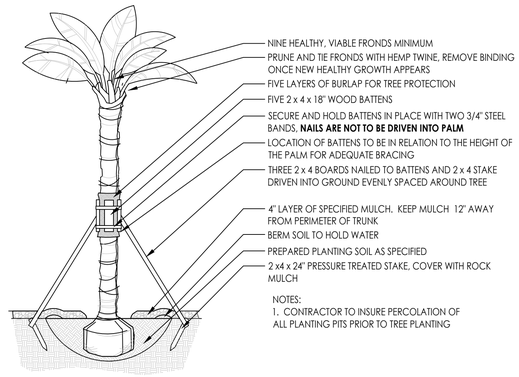
PLANT SCHEDULE

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

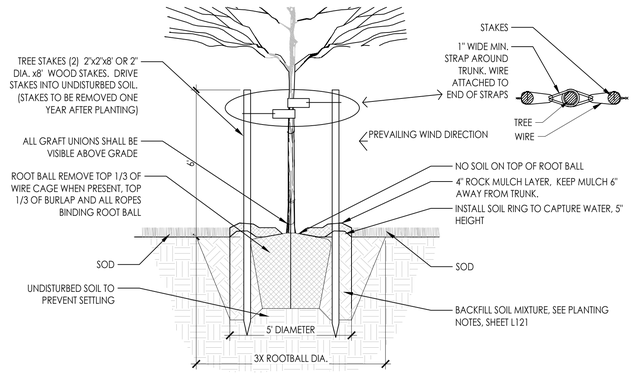
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BW	184	Buxus microphylla japonica 'Winter Gem' Winter Gem Japanese Boxwood	5 gal.
	CD2	187	Caryopteris x clandonensis `Dark Knight` Dark Knight Bluebeard	5 gal.
	EL	193	Erysimum linifolium 'Bowles Mauve' Wallflower	5 gal.
	LC	193	Leucophyllum frutescens 'Compacta' 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.



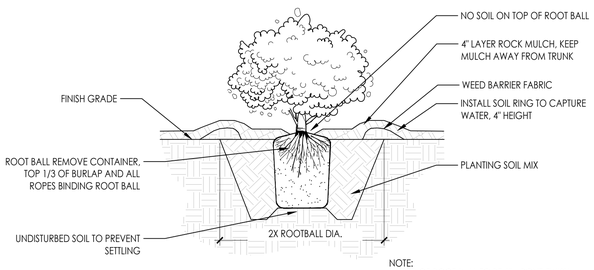
1 SINGLE TRUNK PALM PLANTING

NOT TO SCALE T-PL-06



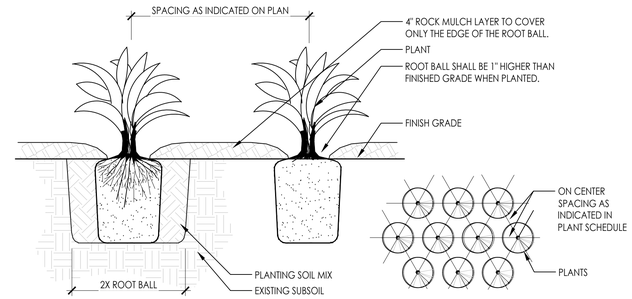
2 DECIDUOUS TREE PLANTING

NOT TO SCALE T-PL-02



3 SHRUB PLANTING

NOT TO SCALE T-PL-04

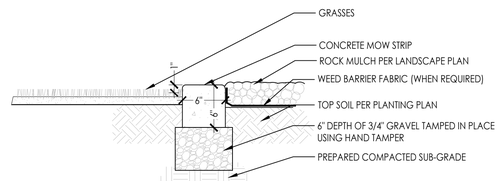


4 PERENNIAL PLANTING

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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DESERTS EDGE

SANTA CLARA UTAH

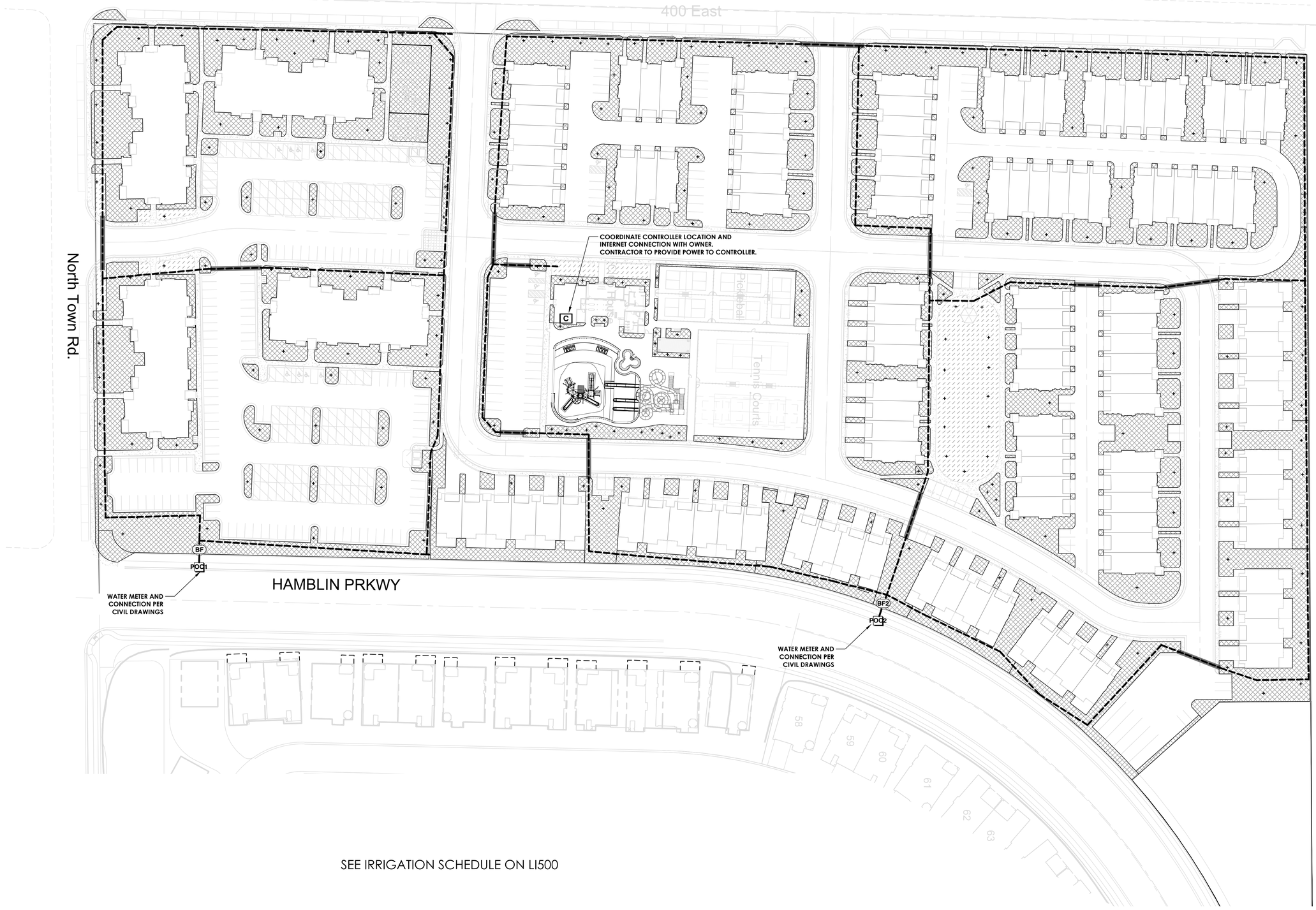
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
LP501

LANDSCAPE



SEE IRRIGATION SCHEDULE ON LI500

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DESERTS EDGE

SANTA CLARA UTAH

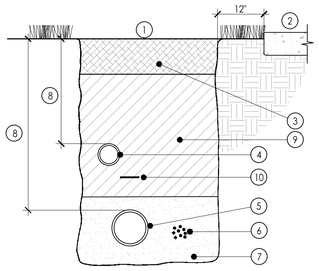
PROJECT NO. 20055
DATE: 1 MARCH 2022

REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
LI100

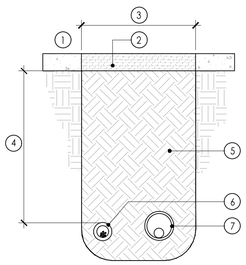
LANDSCAPE



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

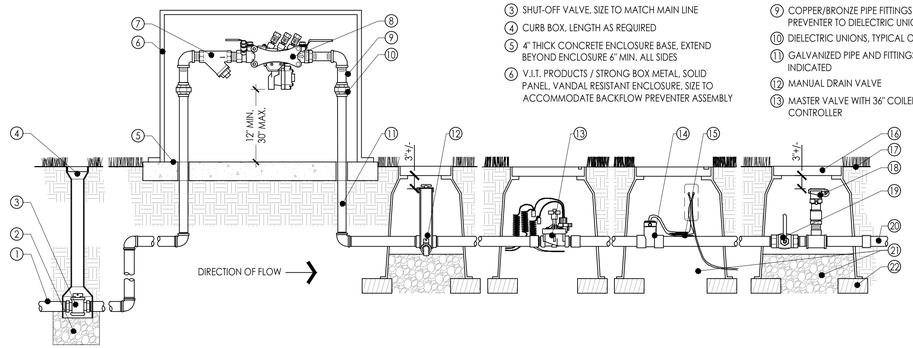


1. CONCRETE OR ASPHALT PAVING
2. EXISTING HARD SURFACE TO BE SAWCUT, PATCH AS REQUIRED
3. WIDTH AS REQUIRED
4. DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
5. COMPACTED BACKFILL FREE FROM ROCK GREATER THAN 1" IN DIAMTER
6. CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BENEATH MAIN LINE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

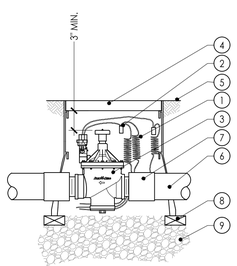


1. MAIN LINE FROM WATER METER
2. GRAVEL DRAIN SUMP, 3/4" WASHED GRAVEL, 2 CU. FT. MINIMUM
3. SHUT-OFF VALVE, SIZE TO MATCH MAIN LINE
4. CURB BOX, LENGTH AS REQUIRED
5. 4" THICK CONCRETE ENCLOSURE BASE. EXTEND BEYOND ENCLOSURE 6" MIN. ALL SIDES
6. V.I.T. PRODUCTS / STRONG BOX METAL, SOLID PANEL, VANDAL 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

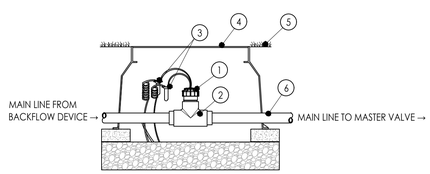
NOT TO SCALE T-IR-EQU-03



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	

Think
Architecture
Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management
7927 High Point Parkway, Suite 300
Salt Lake City, Ut 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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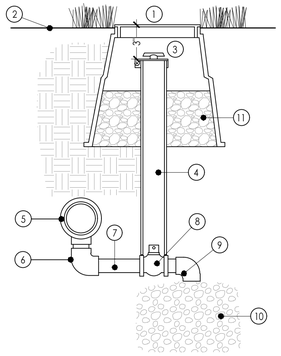
DESERTS EDGE
SANTA CLARA UTAH

PROJECT NO. 20055
DATE: 1 MARCH 2022
REVISIONS:

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
LI500

LANDSCAPE

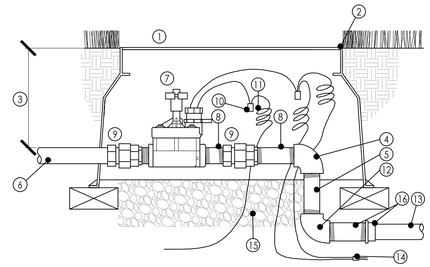


1. 10" ROUND VALVE BOX W/ LOCK BOLT
2. FINISH GRADE
3. LOCKING CAP PERMANENTLY ATTACHED TO SLEEVE. 4" CLEAR
4. 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
5. PVC SCH. 80 TEE & MAIN LINE
6. 3/4" PVC SCH. 80 ELBOW
7. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
8. 3/4" BALL VALVE
9. 3/4" MARLEX STREET ELBOW
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

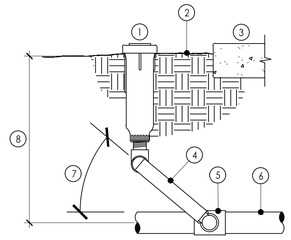


1. CARSON-BROOKS 1419-1220 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION)
2. TOP OF VALVE BOX FLUSH WITH FINISH GRADE
3. 10"-16"
4. PVC SCH 80 T X T ELBOW
5. PVC SCH. 80 NIPPLE: LENGTH AS REQUIRED (TYP.)
6. LINE FROM MANIFOLD 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

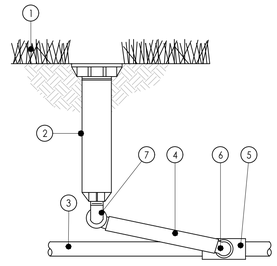
NOT TO SCALE T-IR-VAL-02



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

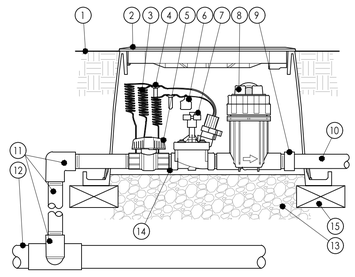
NOT TO SCALE T-IR-VAL-04



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

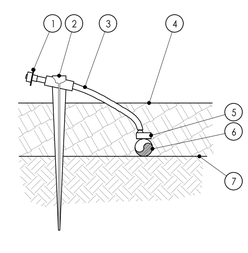
NOT TO SCALE T-IR-VAL-05



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

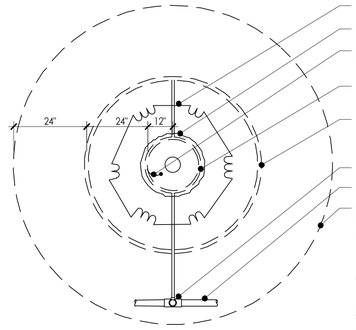


1. DIFFUSER BUG CAP
2. TUBING STAKE
3. DISTRIBUTION TUBING
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER
6. 1/2" POLYETHYLENE TUBING
7. FINISH GRADE

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

6 DRIP EMITTER WITH DISTRIBUTION TUBING

NOT TO SCALE T-IR-DRI-02

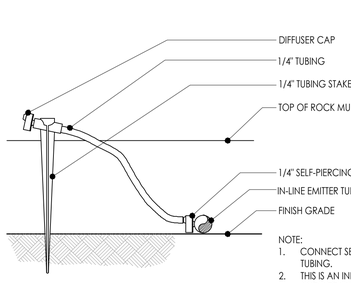


- TREE
- ROOT BALL
- (1) 1 GPH INDICATOR EMITTER INTO IN-LINE EMITTER TUBING AT BASE OF TREE, SEE DETAIL 6/L202
- INSTALL IN-LINE EMITTER TUBING WITH EMITTERS SPACED EVENLY ON TOP OF ROOT BALL
- IN-LINE EMITTER TUBING STAPLED ON TOP OF FINISH GRADE. INSTALL IN-LINE EMITTER TUBING UNDER ROCK MULCH. NO 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

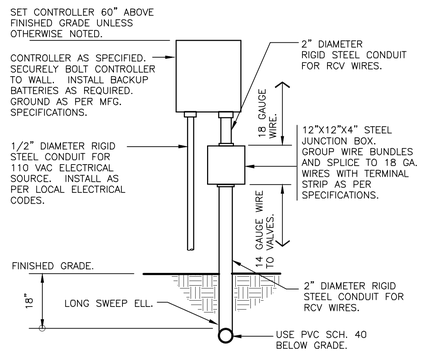


- DIFFUSER CAP
- 1/4" TUBING
- 1/4" TUBING STAKE
- TOP OF ROCK MULCH
- 1/4" SELF-PIERCING BARBED EMITTER - (1) GPH
- IN-LINE EMITTER TUBING (UNDER WEED FABRIC)
- FINISH GRADE

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

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7927 High Point Parkway, Suite 300
Salt Lake City, Ut 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkoec.com

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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

Residential Subdivision Final Plat Application

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

Subdivision Name: COYOTE LANDING AT DESERTS EDGE

Applicant(s)/Property Owner(s) Information

Name: ROBERT SMITH
Address: 1100 E SOUTH UNION AVE
City: MIDVALE State: UT Zip: 84047
Phone Number: 801 - 449 - 9706

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

(If additional property owners please add addendum)

Property Description

Section(s): _____ Township(s): _____ Range: _____

Current Zoning Designation: _____

Parcel Size (acres): _____

Number of Lots: PHASE 1 = 24 LOTS

Major Cross Street(s): 400 E AND NORTH TOWN RD

Approvals Required By:

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

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

Office Use Only:

Date plan submitted: _____ Date plan accepted: _____

Subdivision/Development Approval Checklist

FINAL PLAT CHECKLIST

			I. *Final Plat Requirements*
Y	N	N/A	A. TRC with developer
Y	N	N/A	A. Submittal of: 1)Engineering Drawings (3 copies); 2) Final Plat (8 11"x17" & 1 8.5"x11"); 3) One (1) Mylar; and 4) Engineer Cost Estimates
Y	N	N/A	B. Completeness Review (Chapter 16.24)
			1. Description and delineation (16.24.20)
Y	N	N/A	a. Name of subdivision approved by the Planning Commission
Y	N	N/A	b. Identification system for all lots: name of streets, easements, and lot sizes
Y	N	N/A	c. Traverse of the perimeter of the subdivision
Y	N	N/A	d. Monumentation and survey control 1. Official Monuments 2. Street Monuments 3. Street centerline data and street widths… 4. Property Corners set prior to recording of final plat.
Y	N	N/A	e. Dedication to the public of all streets, easements, etc.
Y	N	N/A	f. North arrow, scale, point of beginning, legal description and basis of bearing.
Y	N	N/A	g. Subdivision boundary closures shall be .01 or less on exterior boundaries and .02 on interior lots
			2. Standard Forms (16.24.030)
Y	N	N/A	a. Surveyor's "Certificate of Survey"
Y	N	N/A	b. Owner's "Certificate of Dedication"- signed by all owners
Y	N	N/A	c. Notary Public's Acknowledgement of all signatures
Y	N	N/A	d. Notarized Consent of all Leinholders
Y	N	N/A	e. Planning Commission's "Certificate of Approval"
Y	N	N/A	f. City Engineer's "Certificate of Approval"
Y	N	N/A	g. City Surveyor's "Certificate of Approval"
Y	N	N/A	h. City Attorney's "Certificate of Approval"
Y	N	N/A	i. City Council's "Certificate of Approval"
Y	N	N/A	j. A one-and-one half by five-inch space in the lower right-hand corner of the plat for the county recorder.
Y	N	N/A	k. Quit Claim Deed from Irrigation Company – Heights Only
Y	N	N/A	l. General Notes – The following general notes must appear on the plat: 1. Notes Pertaining to the Issuance of building permit until all utilities are installed 2. Notes Pertaining to Unstable Soil Conditions 3. Basis of Bearings for Plat 4. Property is Subject to Findings, Summary and Conclusions of a Geotechnical Report 5. R-of-W Landscaping Requirements & Subsequent Maintenance Requirements

			3. Additional Information Submitted with Final Plat (16.24.040)
Y	N	N/A	a. Deed restrictions in final form signed by all owners of any interest: if applicable
Y	N	N/A	b. Engineer's itemized estimate of the cost of all required improvements to be developed in the subdivision and a separate cost estimate for any upsizing of piping
Y	N	N/A	c. Current title report
Y	N	N/A	d. Final utility plans: Water, sewer, power and natural gas
Y	N	N/A	e. Final drainage plans
			1. Complete drainage system for entire subdivision
			2. Comprehensive of drainage system to include area of subdivision but surrounding areas.
			3. Final Plans and profiles for all streets to be constructed: reviewed and approved by engineer
			4. Erosion control plan where applicable
Y	N	N/A	f. Soils report covering each lot in the subdivision as per geotechnical requirements prepared by a soils testing laboratory acceptable to the City
Y	N	N/A	g. Irrigation Company: existing ditch/easement issues on property
Y	N	N/A	D. Conformance to Applicable Rules and Regulations
			1. Subdivision plan complies with all applicable laws, plans, and regulations:
Y	N	N/A	a. Zoning Ordinance
Y	N	N/A	b. General Plan
Y	N	N/A	c. UDOT; Health Department, etc.
Y	N	N/A	d. Standards adopted by the City including all boards, commissions, etc.
Y	N	N/A	E. Self-imposed Restrictions Incorporated – Restrictions:
Y	N	N/A	F. Special Conditions Incorporated (ex. Historical district) – E.G.:
Y	N	N/A	G. Planning Commission Review and Recommendation- Date(s) of review: Date of Recommendation
Y	N	N/A	H. Inclusion of Planning Commission Changes
Y	N	N/A	I. Final Plat and Engineer drawings are to comply with all sections of the City's Design Standards found in Chapter 16.28 (Red lines comply)
Y	N	N/A	J. Engineering Plans Approved by City Engineer and City Staff
			Public Services Date signed: _____
			Public Safety Date signed: _____
			Parks (if applicable) Date signed: _____
			City Engineer Date signed: _____
Y	N	N/A	K. City Council Review and Adoption of Final Plat-Date of Review(s): _____ Date of Adoption: _____
Y	N	N/A	L. Inclusion of City Council Changes

From: Santa Clara City
To: Katie Casselman; Chris Shelley; Brock Jacobsen
Subject: City Council Action Application Form submitted on Santa Clara City by [990]
Date: Thursday, January 5, 2023 2:07:16 PM

Meeting Type	CITY COUNCIL
Date Submitted	January 5, 2023
Requested Meeting Date	January 11, 2023
Applicant	Santa Clara City
Subject	Contracting with Dowdle Puzzles for the creation of a Santa Clara City puzzle
Background Description	At the December 14, 2022 city council meeting Davide Halling gave a presentation on Dowdle Puzzles. Dowdle's goal is to showcase cities unique histories. The City of Santa Clara has a lot of history that could be put into a folk-art piece, and they can tell the City's story from the founding to the most modern building in the City and make it look like a cohesive piece that is telling a story of the City. The goal is to get the City's story and then create a legacy piece of art that the City can be proud of. Once Eric Dowdle (the artist) has done that, they will create a large puzzle for the City to display where the different elements of the City will come and put their piece in at the unveiling. The puzzles are the fund-raising part of it where the City makes back what they invest in the project. The minimum order of puzzles is 6,000 and if all 6,000 puzzles are sold the city would recoup all of the cost of the puzzle. The total cost of the puzzle is $150,000 with 50% ($75,000) payment upfront.
Proposed Recommendation (drop-down select	Approval
Cost	150,000
Approved by Legal Department (drop-down select)	N/A
Approved in Budget? (drop-down select)	No

Approved by City Finance Department? (drop-down select)	N/A
Amount	150,000
Requested By	Brock Jacobsen

From:	Santa Clara City
To:	Katie Casselman; Chris Shelley; Brock Jacobsen
Subject:	City Council Action Application Form submitted on Santa Clara City by [990] Item 4
Date:	Thursday, December 29, 2022 10:22:25 AM

Meeting Type	CITY COUNCIL
Date Submitted	Jan. 5, 2023
Requested Meeting Date	January 11, 2023
Applicant	Gary Hall
Subject	Net Metering Agreement Review
Background Description	The Santa Clara net metering resolution for solar customers was adopted in 2016. This policy was based on research completed by Utility Financial Solutions (UFS) along with a rate study done at that time. It was determined that Santa Clara would need to charge a Solar Reliability Charge (SRC), to solar customers in order to maintain financial stability with the loss of revenue from power sales. When purchasing power, building power lines, building substations, ordering transformers, the full load of each home is considered without solar. We need to be able to provide the same level of service to solar customers as non-solar customers but with less revenue. It was the intention of the net metering agreement to charge all solar customers the base rate, the solar reliability charge, and for the amount of energy used from the city, and credited for excess energy that the customer produced. It has been brought to our attention that the city has charged customers the SRC contrary to the way the agreement is written. Tonight I would like to discuss with Council this agreement and how they feel about the the current charges and where they would like to see it in the future.
Proposed Recommendation (drop-down select	Discussion
Cost	N/A
Approved by Legal Department (drop-down select)	N/A
Approved in Budget? (drop-	N/A

down select)	
Approved by City Finance Department? (drop-down select)	N/A
Amount	N/A
Requested By	Gary Hall

RENEWABLE NET METERING &
INTERCONNECTION AGREEMENT

This Net Metering and Interconnection Agreement ("Agreement") is made and entered into as of this _____ day of _____, 20__, by the City of Santa Clara, a municipal corporation and political subdivision of the State of Utah herein referred to as the "City" and _____, herein referred to as the "Customer" located at _____, Santa Clara, Utah, 84765.

RECITALS

WHEREAS the City Council of the City of Santa Clara adopted the Renewable Net Metering & Interconnection agreement Policy ("Net Metering Policy"), effective February 24, 2016, to encourage and regulate the orderly installation and maintenance of parallel renewable energy systems interconnected with the City's exiting electric distribution system;

WHEREAS, pursuant to the City's Net Metering Policy, Customer wishes to install, operate, and maintain a renewable energy net metering facility, no greater than 8 kilowatts, interconnected with the City's existing electric distribution system;

WHEREAS, the City intends to credit against customers total electric energy usage that potion supplies by the Customer's own renewable energy net metering facility; and

WHEREAS, customer wishes to sell and the City wishes to purchase an excess energy produced by the Customer's renewable energy net metering facility;

AGREEMENT

NOW, THEREFORE, the parties mutually agree and covenant as follows:

1. Renewable Energy Net Metering Facility:
   Customer's renewable energy net metering facility (the "Facility") shall mean the generating facility described in Exhibit A attached hereto. The Facility shall consist of a solar (Photovoltaic) generating facility located on the Customer's premises, that is interconnected with and operates in parallel with the City's electric transmission and distribution facilities, and is intended to primarily to offset part of all of the Customer's own electrical requirements. The design, installation, and operation of the Facility shall comply in all aspects with the City's Net Metering Policy. Customer shall be responsible for the design, installation and operation of the Facility and for obtaining and maintaining all required permits and approvals as well as payments of all applicable fees related thereto. This Agreement is applicable only to the renewable energy net metering facility described in Exhibit A and Customer shall not make any modification to the Facility without the prior written consent of the City.

2. Term: **Initial:** _____

This Agreement shall commence on the date established above and shall remain in effect until terminated by either party upon thirty (30) days prior written notice, provided, however, that this Agreement will terminate automatically upon:

a. Any change of ownership of Customer, if Customer is not an individual;
b. Any change in ownership of the Facility or the premises upon which the Facility is located;
c. Any change in the location of the Facility; or
d. Removal of the Customer from the utility account associated with the Facility.

The City reserves the right to review, modify, or amend this Policy at a minimum of every three (3) years. The City reserves the right to modify or amend the Solar Reliability Charge (SRC), and/or the Renewable Power Rate, as described in Exhibit B, at any time during the contract period, upon thirty (30) days written notice to the Customer.

3. Definition of Net Energy:

Net Energy is the difference between electrical energy consumed by the Customer from the City's electric distribution system and the electrical energy generated by the Customer and fed back into the City's electric distribution system.

4. Measurement of Net Energy:

Bi-direction metering equipment ("Net Meter") shall be installed to measure the flow of electrical energy in each direction. The bi-directional metering equipment shall be installed at the Customer's expense. The bi-directional metering equipment shall be used to provide information necessary to accurately bill or credit Customer and to collect electrical generating system performance information for research purposes.

A Production Meter will also be installed by the City, at the City's expense, near the bi-direction meter. The Production Meter shall be used to measure the flow of electrical energy from the Facility for research purposes and determining total usage of the connection.

5. Purchase of Energy and Payment:

A. The City shall measure the net energy produced or consumed by the Customer during each billing period, in accordance with normal metering practices.

B. If the energy supplied by the City exceeds the electricity generated by the Customer and fed back to the City during the billing period, or any portion thereof, then the customer shall be billed for:

i. The appropriate customer base charge paid by other customers of the City in the same rate class;
and
ii. The monthly Solar Reliability Charge as described in Exhibit B;
and
iii. The net energy supplied to Customer by the City's electric distribution system.

C. If the energy generated by Customer and distributed back to the City's electric distribution system during the billing period, or any portion thereof, exceeds the energy supplied to the Customer by the City's electric distribution system, then the customer shall be:

i. The appropriate customer base charge paid by other customers of the City in the same rate class;
and
ii. The monthly Solar Reliability Charge as described in Exhibit B;
and
iii. Credit for the net excess kWh's generated during the billing period at the Renewable Power Rate as described in Exhibit B, with this kWh credit appearing on the Customer's bill for the following billing period.

CI. The City will purchase a Customer's excess kWh credit in the last billing cycle of the fiscal year by crediting the Customer at the Renewable Power Rate Available as defined in the Renewable Net Metering Program.

CII. If a home with a Renewable Resource is sold, any remaining credits will be applied to the electrical billing for kWh consumption with any remaining unused credits above the total billing will be paid to the customer at the Renewable Power Rate Available within thirty (30) days.

CIII. Net Metering credit shall only be applied to offset part of all of the Customer's own electrical requirements at a single metering point exclusively. Net Metering credit shall not be applied to multiple meters owned by a single Customer at separate locations.

CIV. This agreement may not be signed by a person who is not both the City's electric Customer and the owner of the renewable energy generating facility.

6. Interconnection:
Customer shall provide the electrical energy metering facility of the bi-directional metering equipment in accordance with the City's Net Metering Policy. The City may make such modifications to the City's system as are reasonably necessary to accommodate the Facility in accordance with the City's Net Metering Policy. The cost for such modifications will be due in advance of construction. Customer shall ensure at its own expense that the Facility includes all equipment necessary to meet applicable safety, power quality and interconnection requirements established by the City's Net Metering Policy, as may be amended form time to time by other applicable City policies and ordinances, by applicable state law and by the National Electric Code ("NEC"), National Electric Safety Code ("NESC"), the Institute of Electrical and Electronic Engineers, Inc. ("IEEE") – standard 1547 for Interconnecting Distributed Resource with Electric Power Systems and Underwriters Laboratories Inc. ("UL") – standard 1741, Inverters, Converters and Controllers for use in Independent Power Systems. Customer shall not commence parallel operation of the Facility until the City has inspected the Facility, including all interconnection equipment and issued a written approval in accordance with the City's Net Metering Policy, which includes a stipulated start time and following which operations in parallel are permitted.

7. Disconnect Device:
Customer shall furnish and install, on its side of the bi-directional metering equipment a safety disconnect device capable of fully disconnecting and isolating the Facility from the City's electric distribution system. The disconnect device shall be located adjacent to the City's bi-directional metering equipment or other location approved by the City and shall be of the visible break type

in a metal enclosure that can be secured by a padlock. The disconnect device shall be accessible to the City's personnel at all times and shall conform to the National Electric Code Standards. They City shall have the right to disconnect the Facility form the City's electric distribution system when necessary to maintain safe and reliable electrical operation condition or if in the City's sole judgement, the Facility at any time adversely affects the operation of the City's electric distribution system or the quality and reliability of the City's service to other customers. The City shall have the right to require that the Facility remain disconnected until such time as the City determines, in the sole discretion, that the condition(s) required the disconnection have ended or been corrected. The City shall have the option of requiring ongoing testing of disconnection equipment.

8. Operational Standards:
   Customer shall furnish, install, operate and maintain in good order and repair, all without cost to the City, all equipment required for the safe operation of the Facility in parallel with the City's electric distribution system. This includes, but is not limited to, equipment necessary to:

   a. Establish and maintain automatic synchronism with the City's electric distribution system; and
   b. Automatically disconnect the Facility from the City's electrical distribution system in the event of overload or outage of the City's electrical distribution system.

   The Facility must be designed to operate within allowable operating standards for the City's electric distribution system. The Facility must not adversely affect the quality or reliability of service provided to the City's other customers. The City shall have the right to periodically inspect the Facility.

9. Installation and Maintenance:
   Except for the bi-directional and production metering equipment owned by the City, all equipment on Customer's side of the delivery point, including the required disconnect device, shall be provided and maintained in satisfactory operating condition by Customer and shall remain the property and responsibility of the Customer. The City will bear no responsibility for the installation or maintenance of Customer's equipment or for any damage to property as a result of any failure or malfunction thereof. The City shall not be liable, directly or indirectly for permitting or continuing to allow the interconnection of the Facility or for the acts or omission of Customer or the failure or malfunction of any equipment of Customer that causes loss or injury, including death, to any party.

10. Indemnity and Liability:
    Customer shall defend, hold harmless, and indemnify the City and its directors, officers, employees and agents against any and all loss, liability, damage, claim, cost charge, demand or expense (including any direct, indirect or consequential loss, liability, damage, claim, cost, charge, demand, or expense including attorney's fees) for injury or death to persons, including employees of the City and Customer or damage to property, including property of the city and Customer, arising out of or in connection with (a) the engineering, design, construction, maintenance, repair, operation, supervision, inspection, testing, protection or ownership of the Facility or (b) the making of placements, additions, betterment of or reconstruction of the Facility. Customer's duty to indemnify the City hereunder shall not extend to loss, liability, damage, claim, cost charge,

demand, or expense resulting from interruptions in electrical service to the City's customers other than the Customer or resulting from the negligent, willful, or intentional acts of the City.

11. Pre-Operation Inspection:
    Prior to interconnection, the Facility and associated interconnection equipment must be inspected and approved by the City and by any other governmental authority having jurisdiction.

12. Access:
    Authorized City employees shall have the right to enter upon Customer's property at any time for the purposes of inspection and/or operating the disconnect device and meters or making additional tests concerning the operation and accuracy of the City's meters.

13. Merger:
    This agreement constitutes the entire agreement of the parties with respect to the subject matter contained herein and supersedes any prior such agreements. There are no other agreements, written or oral, except as specifically provided herein.

    The City reserves the right to modify or amend this Net Metering Agreement, the City's avoided cost rate, the Renewable Power Rate or the Solar Reliability Charge, upon reasonable advance notice to the Customer (30 days).

14. Governing Law and Venue:
    This Agreement shall be construed according to the laws of the State of Utah. The parties agree that venue for all legal actions, unless they involve the cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction.

15. Notices:
    All notices required herein, and subsequent correspondence in connection with this agreement shall be mailed to the following:

    City of Santa Clara
    ATTN: City Attorney
    2603 Santa Clara Drive
    Santa Clara, UT 84765

    Such notices shall be deemed delivered following the mailing of such notices in the Unites States mail. Adequate notice shall be deemed given at the addresses set forth herein unless either party of a change of address gives written notice.

16. Counterparts:
    This Agreement may be executed in counterparts each of which shall be an original and shall constitute one of the same agreements.

17. Application Provisions:
    The City shall make Net Metering available to eligible Customers on a first-come, first-served basis. Single or multiple Net Metering connections to a City owned transformer, which create an

imbalance that exceeds 20% of the nameplate rating, may be denied at the City's discretion, or if approved may require system upgrades including additional transformers or other system upgrades a the Customer's expense.

The City reserves the right to restrict the amount of kW ("kilowatts") installed per connection. The maximum allowed for Residential Customers is 8 kW. Commercial customers shall not be allowed under this policy and shall be reviewed by the City under a separate review and approval process, which may include a system impact study. Renewable Resource connection to transmission lines within the City are prohibited.

WITNESS the hands and seals of the parties, the month, day and year first written above.

_____
Property Owner / Customer

STATE OF UTAH)
ss.
COUNTY OF WASHINGTON)

On the _____ day of _____ 20 _____, personally appeared before me,

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed in the foregoing document and acknowledged before me that he/she signed it voluntarily for its stated purpose.

_____
Notary Public

SANTA CLARA CITY

_____
Jack Taylor, Public Works Director

ATTEST:

_____
Chris Shelley, City Recorder

"EXHIBIT A"
NET METERING AND INTERCONNECTION AGREEMENT

SECTION 1 – CUSTOMER INFORMATION

Name: _____

Owner Address: _____

City, State, Zip: _____

Mailing Address (if different): _____

Phone: (_____) _____ Mobile: (_____) _____

Email: _____

SECTION 2 – NET METERING FACILITY INFORMATION

System Type: Solar (PV)

Generator Size (kW AC): _____

Inverter Manufacturer: _____ Model #: _____

Inverter Serial #: _____ Inverter Power Rating: _____

Inverter Location: _____

SECTION 3 – INSTALLATION INFORMATION

Licensed Electrician: _____ Contractor #: _____

Electrician Address: _____

City, State, Zip: _____

Phone: (_____) _____ Mobile: (_____) _____

Email: _____

SECTION 4 – CERTIFICATIONS

The Facility has been installed to my satisfaction and I have been given Facility warranty information and an operations manual. I have been instructed regarding the properly operation of the Facility and associated equipment. In addition, the installation has received all necessary local, state and federal approvals and certifications.

Signed (Owner): _____ Date: _____

Stipulated Start-up Date: _____

"EXHIBIT B"
SOLAR RELIABILITY CHARGE & RENEWABLE POWER RATE

Solar Reliability Charge

The Solar Reliability Charge reflects both the Customer solar PV system inverter's continuous AC name plate rated kW capacity, and the cost per kilowatt-hour (kWh) for Santa Clara City to meet the full power demand of net-metered customers. First, the Customer's estimated monthly kWh solar generation is calculated by multiplying the total kW capacity of the Customer's system times 149 kWh (estimated average solar generation per kW capacity per month in Santa Clara). Second, Santa Clara City Utility determines its cost per kWh by dividing its total operation expense by the total kWh it purchases during a given period. The Customer's Solar Reliability Charge is then calculated by multiplying the Customer's estimated monthly kWh solar generation, times the City's cost per kWh. Both the estimated average solar generation per kW capacity per month for Santa Clara, and Santa Clara's per kWh cost will be reviewed annually and adjusted by the City as needed.

For example only:

kW Size	Monthly kWh * Charge	SRC	*To find your SRC charge, take the total kW installed and multiply by 149 kWh, to get your total estimated kWh solar generation per month. Then multiply by the City's per kWh cost of $0.0272. In this example, the Solar Reliability Charge is $4.05 per kW capacity.*
1 kW	1 * 149 = 149 kWh * $0.0272 =	$ 4.05	
2 kW	2 * 149 = 298 kWh * $0.0272 =	$ 8.10	
3 kW	3 * 149 = 447 kWh * $0.0272 =	$12.15	
4 kW	4 * 149 = 596 kWh * $0.0272 =	$16.20	
5 kW	5 * 149 = 745 kWh * $0.0272 =	$20.25	
6 kW	6 * 149 = 894 kWh * $0.0272 =	$24.30	
7 kW	7 * 149 = 1,043 kWh * $0.0272 =	$28.35	
8 kW	8 * 149 = 1,192 kWh * $0.0272 =	$32.40	

Renewable Power Rate

The renewable power rate is calculated from the weighted average cost of power Santa Clara City receives from its' energy sources. Additionally, the rate includes the cost of transmission, schedule, and reserves and factors in the Solar Reliability Charge. The renewable power rate will be review annually and adjusted by the City as needed.

Santa Clara's Renewable Power Rate is $ .06 per kWh.